

FILE NUMBER: Z201-269(KC) **DATE FILED:** May 27, 2021
LOCATION: On the south line of Main Street, east of South Field Street
COUNCIL DISTRICT: 14 **MAPSCO:** 45 P
SIZE OF REQUEST: Approx. 0.687 acres **CENSUS TRACT:** 31.01

REPRESENTATIVE: Suzan Kedron, Jackson Walker, LLP

APPLICANT: Tanya Lillie, Outfront Media

OWNER: RBP Adolphus LLC
Apal LLC
1412 Main Street LLC

REQUEST: An application for the renewal of Specific Use Permit No. 1788 for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619, with H/36 Adolphus Historic District Overlay.

SUMMARY: The purpose of the request is to continue the use of the existing videoboard sign.

CPC RECOMMENDATION: **Approval** for a six-year period, subject to conditions.

STAFF RECOMMENDATION: **Approval** for a six-year period, subject to conditions.

BACKGROUND INFORMATION:

- The area of request is currently developed and occupied with a historic hotel, office tower, and parking structure, with retail and restaurant uses on the ground floor.
- The request site currently has the attached projecting non-premise district activity videoboard sign located on the southeast corner of Commerce Street and South Field Street
- With this SUP renewal request, the applicant proposes to continue the use of the videoboard sign as shown on the existing site plan.
- The existing signs are in compliance with the renewal conditions of SEC. 51A-7.909. Attached Non-Premise District Activity Videoboard Signs of the Dallas Development Code.

Zoning History:

There have been seven zoning cases on six sites in the area in the past five years.

1. **Z167-130:** On June 28, 2017, City Council approved the new Historic Overlay establishing Historic Overlay No. 150 (One Main Place) on the northeast corner of Main Street and Griffin Street.
2. **Z167-398:** On January 24, 2018, City Council approved the renewal of Specific Use Permit No. 2127 for a restaurant without drive-in or drive-through service on the southwest corner of Main Street and Four Way Place for a three-year period.
3. **Z178-214:** On May 13, 2020, City Council approved Specific Use Permit No. 1959 for a bail bond office on the southeast corner of Elm Street and Field Street for a six-year period.
4. **Z189-340:** On January 08, 2020, City Council approved the renewal of Specific Use Permit No. 2127 for a restaurant without drive-in or drive-through service on the southwest corner of Main Street and Four Way Place for a five-year period.
5. **Z190-370:** On March 24, 2021, City Council approved the renewal of Specific Use Permit No. 2411 for an attached non-premise district activity videoboard sign near the intersection of Elm Street and South Akard Street for a six-year period.
6. **Z201-268:** An application for the renewal of Specific Use Permit No. 1755 for a videoboard sign on the northeast corner of Main Street and Four Way Place. [CPC Hearing on August 19].

7. **Z201-278:** An application for the renewal of Specific Use Permit No. 1791 for a videoboard on the southeast corner of Elm Street and North Akard Street. [Under Review]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Main Street	Two-way Street per CBD	80'
Commerce Street	One-way Street per CBD	80'
Akard Street	Two-way Street per CBD	50'

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

The applicant submitted a traffic study conducted by an independent firm. The traffic analysis concluded that the proposed sign does not significantly interfere with the effectiveness of traffic control devices within 300 feet of the sign. Engineering staff had no objection to the study's findings.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request complies with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.3 Build a dynamic and expanded Downtown.

ECONOMIC ELEMENT

GOAL 2.3 BUILD A DYNAMIC AND EXPANDED DOWNTOWN.

Policy 2.3.3 Work with property owners and stakeholders to preserve and enhance the image of Downtown Dallas.

Policy 2.3.1 Restore Downtown Dallas as the economic and cultural heart of North Central Texas.

URBAN DESIGN ELEMENT**GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY**

Policy 5.2.2 Promote the character of the city's significant districts, linkages and areas.

Videoboard Signs:**ACTIVE VIDEOBOARD SUP LIST (Updated 7/13/2021)**

No.	SUP No.	Location	Past Case No.	Approved	Expiration	ORD. #	Sign Installed (permit #)
1	1755*	1407 Main St (west & east façade)	Z145-276 (Renewal)	9/9/2015	9/9/2021	29849	0910095005
2							0910095006
3	1788	1321 Commerce (south façade)	Z145-277 (Renewal)	9/9/2015	9/9/2021	29850	0912305001
4	1791	1502/1509 Main St (West façade)	Z145-278 (Renewal)	9/9/2015	9/9/2021	29851	1104055002
5	1796	1530-1608 Main St (north façade)	Z189-298 (Renewal)	10/23/2019	10/23/2025	31367	1709191108
6	1957	1700 Pacific Ave (south façade)	Z178-123 (Renewal)	6/13/2018	6/13/2028	30881	1403311122
7	1958	1517 Main St (south façade)	Z178-124 (Renewal)	2/14/2018	2/14/2028	30781	1403311124
8	1959	1302 Elm St. (north façade)	Z178-214 (Amendment/Renewal)	6/27/2018	6/27/2024	30919	2003234008
9	2005	1015 Elm St (west façade)	Z189-165 (Renewal)	4/10/2019	4/10/2022	31172	2009161008
10	2006	1015 Elm St (south façade)	Z189-164 (Renewal)	4/10/2019	4/10/2022	31171	2009161012
11	2007	200 N Griffin St (south façade)	Z189-148 (renewal)	5/22/2019	5/22/2025	31228	1403311118
12	2008	1600 Commerce St (east façade)	Z189-147 (Renewal)	4/10/2019	4/10/2025	31165	1403311114
13	2009	1600 Commerce St (north façade)	Z189-146 (Renewal)	4/10/2019	4/10/2025	31164	1403311109

No.	SUP No.	Location	Past Case No.	Approved	Expiration	ORD. #	Sign Installed (permit #)
14	2302	2201 Main St (west façade)	Z178-242 (new SUP)	9/26/2018	9/26/2024	31010	1912194010
15	2411	1511 Elm Street	Z190-370 (new SUP)	3/24/2021	3/24/2027	31812	-
*Includes 2 videoboard signs							



Under Consideration by Council on October 13 for Renewal

Under Review for Renewal

Land Use:

	Zoning	Land Use
Site	PD 619 (Subdistrict J), SUP 1788	Vacant Commercial
North	PD 619 (Subdistrict B), SUP 1755, SUP 2127, SUP 1959	Mixed use and multi-family
East	PD 619 Subdistrict E and F	Pegasus Plaza, Hotel
South	PD 619 Subdistrict G, H, I	Mixed-Use, AT&T District
West	PD 619 Subdistrict B	Mixed-Use

Land Use Compatibility:

The area of request is currently developed and occupied with a historic hotel, office tower, and parking structure, with retail and restaurant uses on the ground floor. The areas to the north, south, and west are mixed use which includes a variety of uses such as hotels, restaurants, general merchandise or food stores, multi-family. West of the site is a hotel and Pegasus Plaza.

The request is for the renewal of Specific Use Permit No. 1788 which allows for an attached projecting non-premise district activity videoboard sign. The videoboard sign currently exists and is 16' x 9', protruding 9' from the building and is 15' above the sidewalk.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect

on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

Section 51A-7.909(g) regulates the occupancy of buildings upon which videoboards may be attached. Videoboard signs are “only permitted on buildings with retail and personal service uses (other than commercial parking lot) or office uses occupying at least 75 percent of the leasable ground floor area and an overall building occupancy of at least 50 percent. Non-premise district activity videoboard signs are not allowed on a lot containing a commercial surface parking lot use. The director shall notify City Council of any building that falls below the occupancy requirements and fails to reestablish the occupancy requirement within 120 days. The director may waive the occupancy requirements of this subsection for up to one year if the director determines that the building or multi-building complex is currently being redeveloped. The director may revoke this waiver if redevelopment stops or is inactive for 90 days or more.” The applicant submitted an affidavit indicating the ground floor meets the requirements of Section 51A-7.909(g).

Staff supports this request after review of a traffic analysis of the videoboard signs from the past five years and because it complies with the requirements set forth in Section 51A-7.909(g). Generally, staff recommends a six-year time period for the videoboard signs in order to make sure all videoboards are consistently evaluated from a traffic safety standpoint. In order to remain consistent and assure the appropriate review takes place within adequate timeframes, staff recommends six years for this request.

Development Standards:

A maximum of 15 non-premise district activity videoboard signs are permitted within the Downtown SPSD and may only be erected on buildings with frontage on streets within the Retail Subdistrict bounded by Jackson Street, Lamar Street, Pacific Street, and Cesar Chavez Boulevard.

Non-premise district activity videoboard signs may not be placed on Pacific Avenue between Akard Street and Ervay Street. Non-premise district activity videoboard signs may not be placed on building facades facing Main Street Garden or Belo Garden.

A maximum of one non-premise district activity videoboard sign is permitted per block face. Non-premise district activity videoboard signs must have a minimum of 100 square feet in effective area and may have maximum a of 150 square feet in effective area.

Non-premise district activity videoboard signs are only permitted by SUP.

Projecting non-premise activity videoboard signs:

- must have a vertical orientation with height exceeding the width at a minimum of 16:9 width-to-height ratio;
- may project a maximum of 12 feet into the right-of-way;
- must have a minimum clearance of 15 feet above the sidewalk and a maximum clearance of 35 feet above the sidewalk; and
- must have video displays on both sides of the sign.

All videoboard signs:

- must contain a default mechanism that freezes the image in one position in case of malfunction;
- must automatically adjust the sign brightness based on natural ambient light conditions in compliance with the following formula:
 - the ambient light level measure in luxes, divided by 256 and then rounded down to the nearest whole number, equals the dimming level; then
 - the dimming level, multiplied by .0039 equal the brightness level; then
 - the brightness level, multiplied by the maximum brightness of the specific sign measured in nits, equals the allowed brightness, measured in nits;
- must be turned off between 1:00 a.m. and 7:00 a.m. Monday through Friday and 2:00 a.m. and 8:00 a.m. on Saturday and Sunday; and
- may not display light of such intensity or brilliance to cause glare, impair the vision of an ordinary driver, or constitute a nuisance.

Non-premise district activity videoboard signs:

- must have a full color display able to display a minimum of 281 trillion color shades; and
- must be able to display a high-quality image with a minimum resolution equivalent to 19mm maximum pixel size.

Changes of message must comply with the following:

- Each message must be displayed for a minimum of eight seconds;
- Changes of message must be accomplished within two seconds;
- Changes of message must occur simultaneously on the entire sign face; and

No flashing, dimming, or brightening of message is permitted except to accommodate changes of message

Landscaping:

The Dallas Development Code does not require any landscaping for videoboard signs in addition to the requirements applicable to the base use on the site.

Parking:

The Dallas Development Code does not require any parking spaces for videoboard signs in addition to the requirements applicable to the base use on the site.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is not in an MVA cluster. The area north and west of the site is an "E" MVA cluster.

List of Partners/Principals/Officers

Applicant Officers

Jeremy Male, CEO
Richard Sauer, Executive Vice President and General Counsel
Clive Punter, Executive Vice President
Jodi Senese, Chief Marketing Officer
Matthew Siegel CFO and Director
George Wood, Director
Zack Danielson, General Manger

Owner Officers – RBP Adolphus LLC

James Merkel, President
Kenneth Krebs, Vice President & Secretary
John Haymes, Treasurer

Owner Officers – Apal LLC

Alfred Salazar, Member
Robert Thayer, Member
Edward Germann, Member
WKLC Financial, Member
TJ Mancuso, Member
Sara Dysart, Registered Agent

Owner Officers – 1412 Main Street LLC

FAQ Holdings Inc, Member
Monir Khan, Registered Agent
Julie Powell, Manager

CPC ACTION
August 19, 2021

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit 1788 for an attached projecting non-premise district activity videoboard sign for a six-year period, subject to staff's recommended conditions on property zoned Planned Development District No. 619, with H/36 Adolphus Historic District overlay, on the south line of Main Street, east of South Field Street.

Maker: Garcia
Second: Schwope
Result: Carried: 10 to 0

For: 10 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Jackson, Suhler, Schwope, Murphy,
Garcia

Against: 0
Absent: 3 - Johnson, Blair, Rubin
Vacancy: 1 - District 10
Conflict: 1 - Jung**

**out of the room, when vote taken

Notices: Area: 300 Mailed: 280
Replies: For: 1 Against: 0

Speakers: For: Luke Franz, 2323 Ross Ave., Dallas, TX, 75201
For (Did not speak): Zack Danielson, 1201 Main St., Dallas, TX, 75202
Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
Against: None

CPC RECOMMENDED SUP CONDITIONS

USE: The only use authorized by this specific use permit is an attached projecting non-premise district activity videoboard sign.

SITE PLAN: Use and development of the Property must comply with the attached site plan and elevation.

CPC Recommendation:

<p><u>TIME LIMIT:</u> This specific use permit expires on September 9, 2021 _____ [six-year period from the passage of this ordinance]</p>

Applicant's Request:

<p><u>TIME LIMIT:</u> This specific use permit expires on September 9, 2021 _____ [five-year period from the passage of this ordinance, but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)].</p>

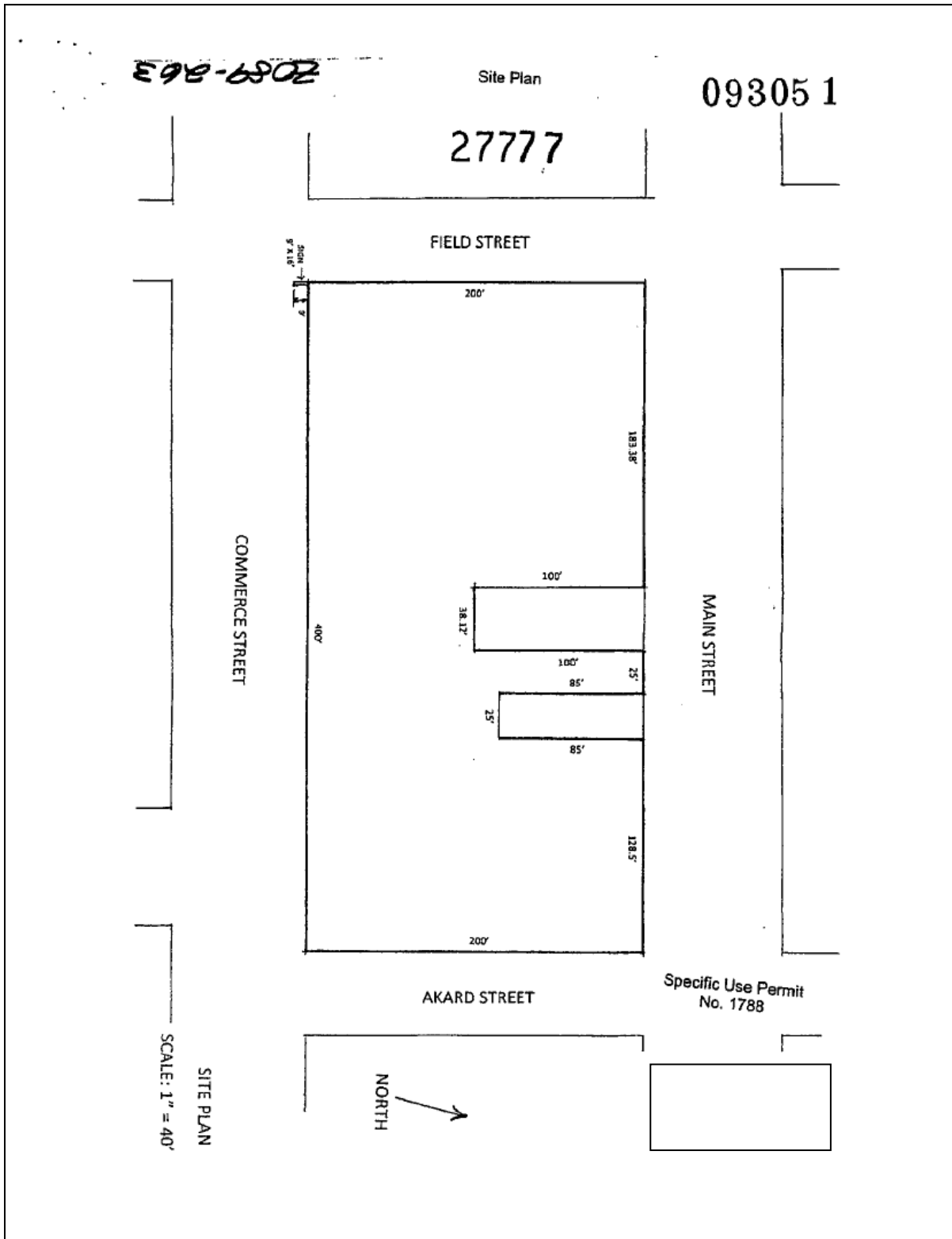
DIMENSIONS: The maximum vertical length of the sign is 16 feet as shown on the attached elevation.

SIZE: The sign is limited to a maximum effective area of 144 square feet as shown on the attached site plan and elevation.

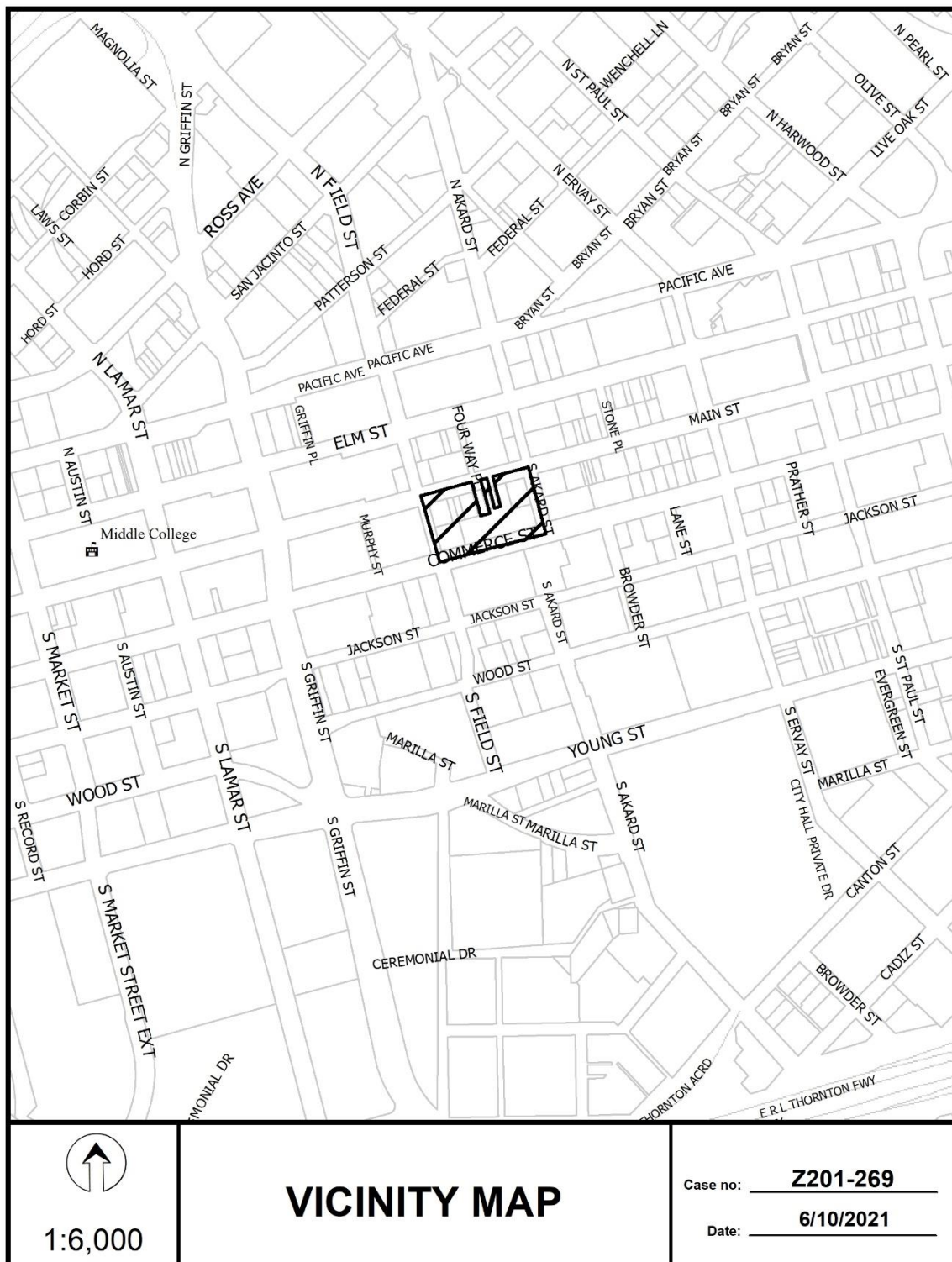
MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

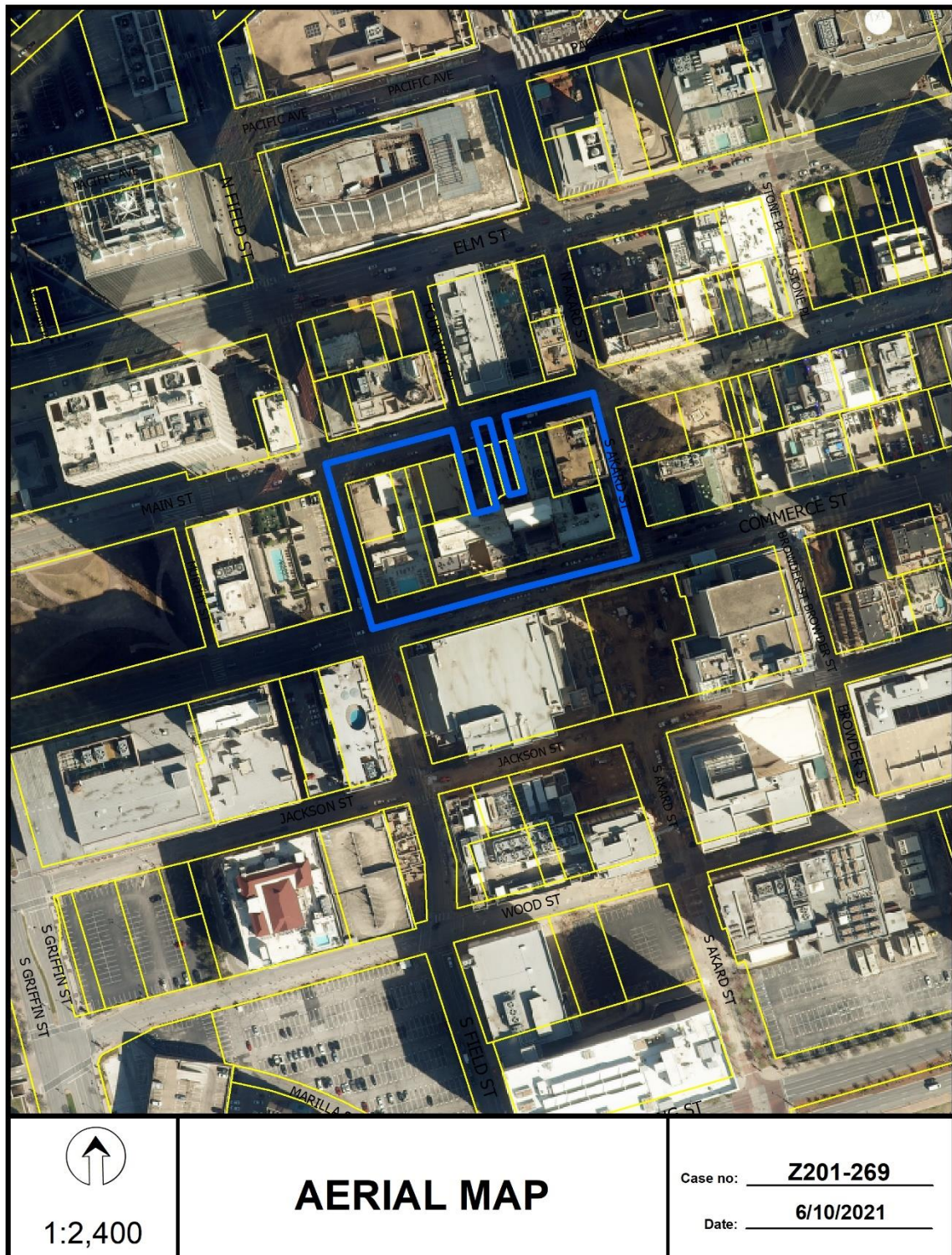
GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas. The sign must comply with Sections 51A-7.909 and 51A-7.910 of the Dallas Development Code.

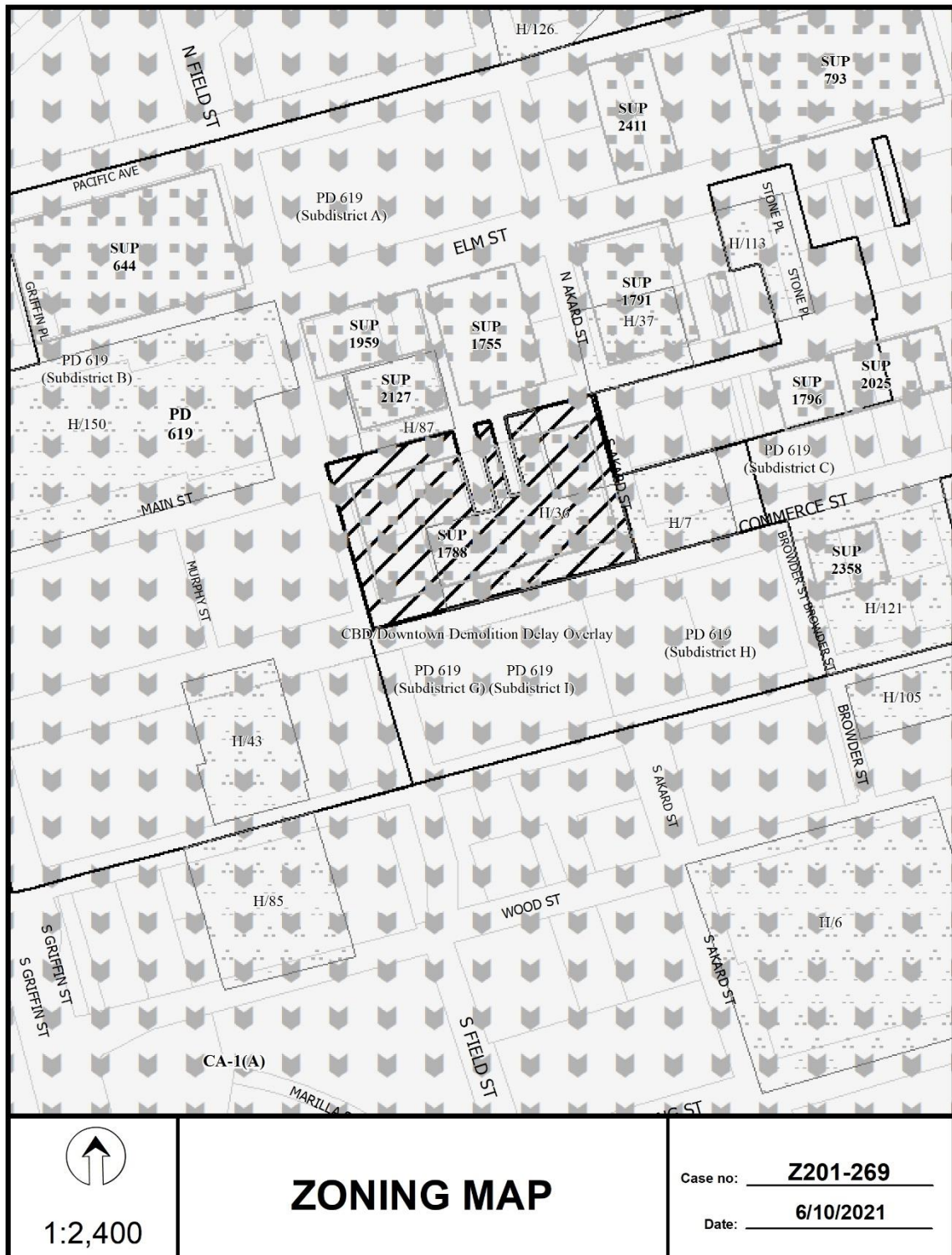
EXISTING SITE PLAN (No Changes)

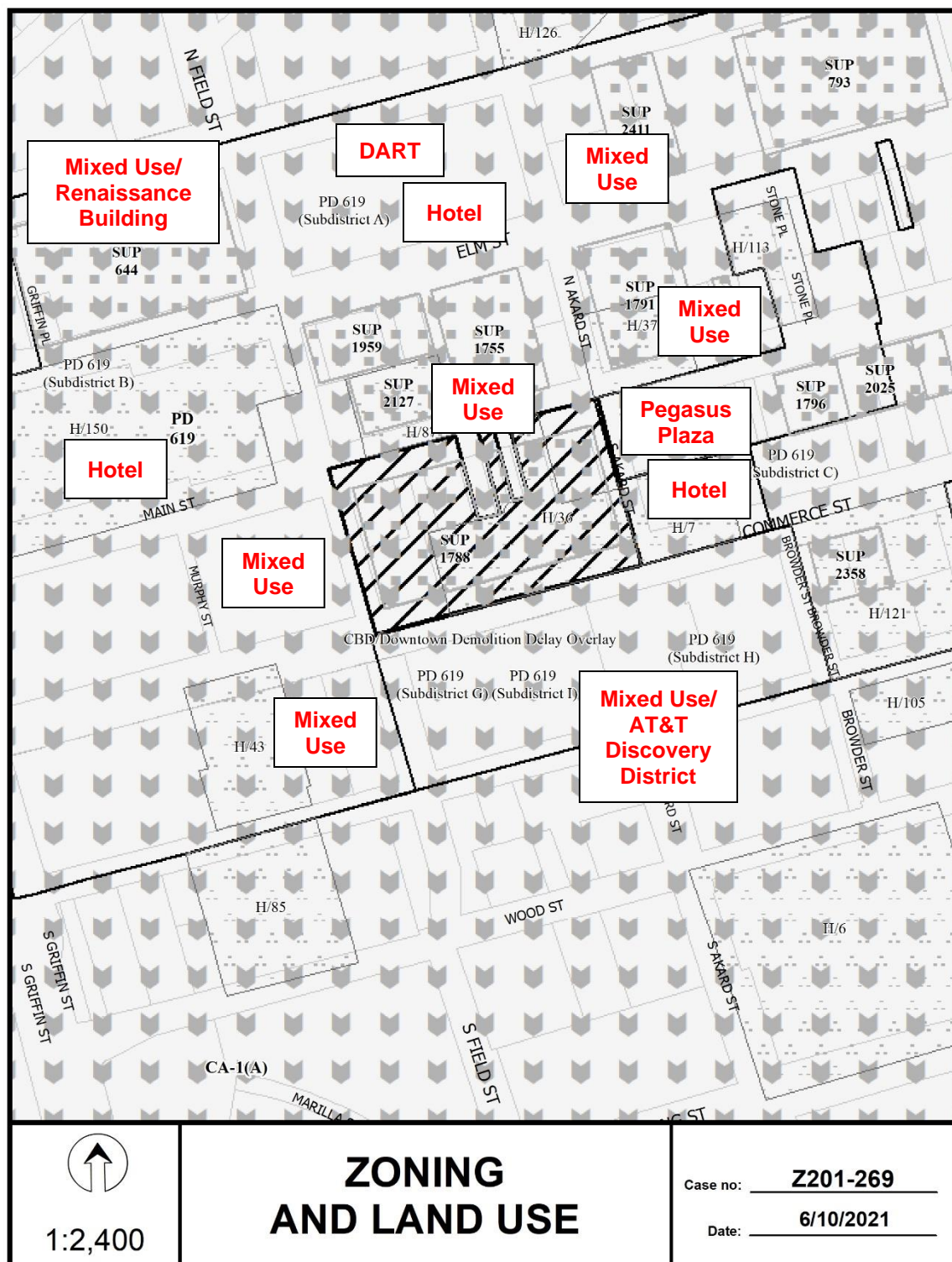


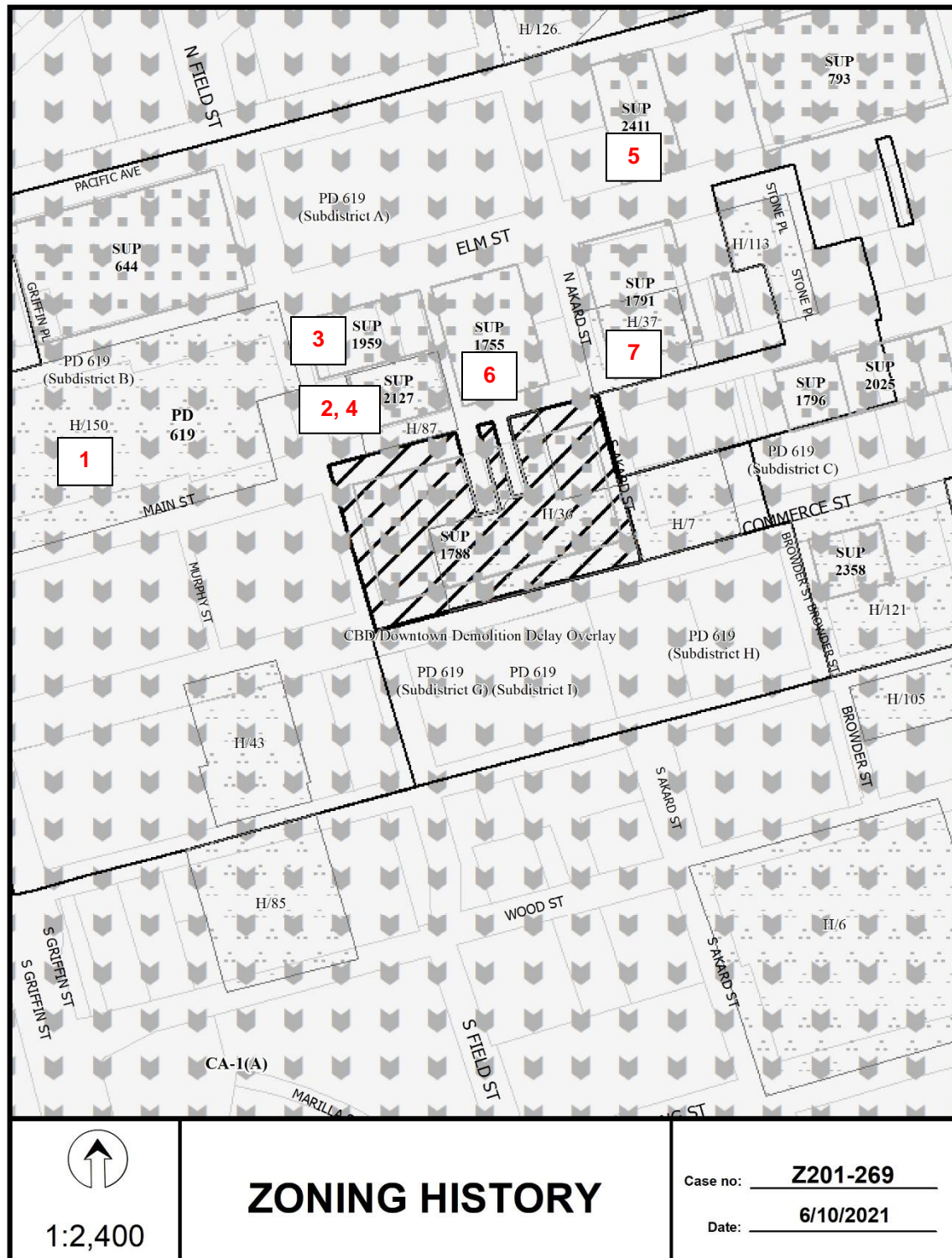
Z201-269(KC)

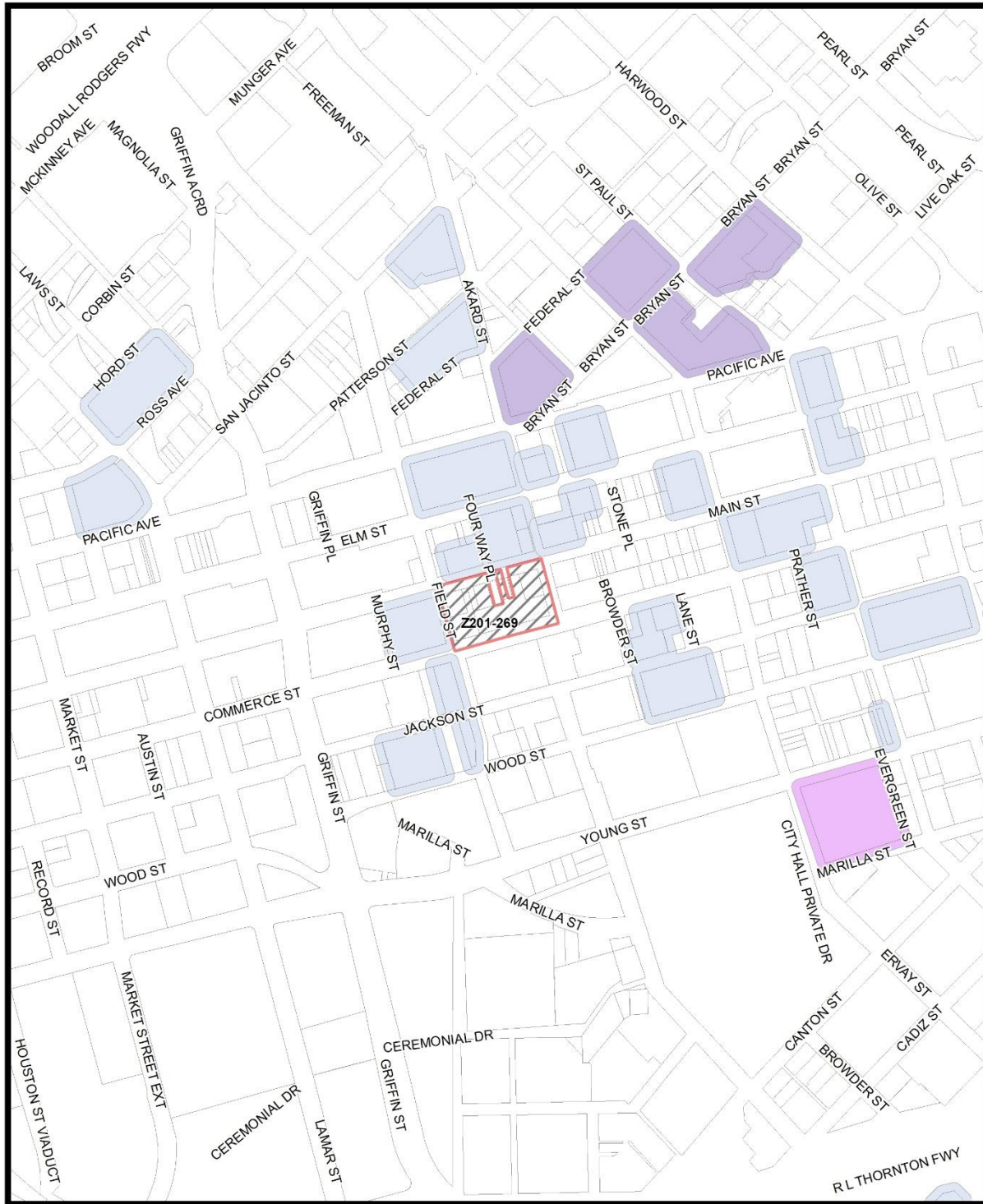












Market Value Analysis

A B C D E F G H I NA



1:6,000

Market Value Analysis

Printed Date: 6/10/2021

CPC RESPONSES



08/18/2021

Reply List of Property Owners***Z201-269******280 Property Owners Notified******1 Property Owners in Favor******0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	1400 MAIN ST	RBP ADOLPHUS LLC
	2	1404 MAIN ST	APAL CO LLC
	3	1412 MAIN ST	1412 MAIN STREET LLC
	4	1300 MAIN ST	RBP ADOLPHUS LLC
	5	1402 MAIN ST	APAL LLC
	6	1306 MAIN ST	RBP ADOLPHUS LLC
	7	1315 COMMERCE ST	RBP ADOLPHUS LLC
	8	1208 COMMERCE ST	DAVIS MRS HELEN BOUCHE
	9	1201 JACKSON ST	U S A VETERANS ADM
	10	1212 JACKSON ST	SOUTHWESTERN BELL
	11	1302 ELM ST	Taxpayer at
	12	1302 ELM ST	ROBERTS GEORGE N ET AL
	13	1301 MAIN ST	TANGO PROPERTIES LLC
	14	1309 MAIN ST	DAVIS 1309 MAIN LLC
	15	1217 MAIN ST	1217 MAIN LLC
	16	1208 COMMERCE ST	MANOR HOUSE GARDENS LLC &
	17	211 S AKARD ST	SOUTHWESTERN BELL
	18	1312 JACKSON ST	SOUTHWESTERN BELL
	19	301 S AKARD ST	SOUTHWESTERN BELL
	20	1521 MAIN ST	SJC RC
	21	1519 MAIN ST	1519 MAIN PROPERTY LP
	22	1515 MAIN ST	LEGAL AID OF NORTHWEST TE
	23	1401 COMMERCE ST	HOLTZE MAGNOLIA LLLP
	24	208 S AKARD ST	SOUTHWESTERN BELL TELEPHONE
	25	1400 JACKSON ST	SOUTHWESTERN BELL
	26	208 S AKARD ST	WHITACRE TOWER HOLDINGS LP

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	1500 COMMERCE ST	DPL LAND LLC
	28	1300 ELM ST	Taxpayer at
	29	1502 ELM ST	KIRBY APARTMENTS LP THE
O	30	1514 ELM ST	MID ELM LP
	31	1501 COMMERCE ST	1600 MAIN STREET HOLDINGS LP
	32	1530 MAIN ST	DUNHILL 1530 MAIN LP
	33	1414 ELM ST	LICGF DALLAS LOFTS INC
	34	1407 MAIN ST	LICGF DALLAS LOFTS INC
	35	1407 MAIN ST	DRED PROPERTIES LTD
	36	1407 MAIN ST	DCAR PROPERTIES LTD
	37	1306 ELM ST	Taxpayer at
	38	1517 MAIN ST	Taxpayer at
	39	1520 MAIN ST	Taxpayer at
	40	1200 MAIN ST	TINSLEY GARY A
	41	1200 MAIN ST	ALEXANDER KARA
	42	1200 MAIN ST	FONTENOT TOMMY JAMES
	43	1200 MAIN ST	RAFF GEORGE JR
	44	1200 MAIN ST	SMITH DANIEL E & HERMA A
	45	1200 MAIN ST	FONK ANTHONY N & KATHRYN L
	46	1200 MAIN ST	FREEMAN SCOTT
	47	1200 MAIN ST	EADS LORI A
	48	1200 MAIN ST	JUAREZ GERARDO
	49	1200 MAIN ST	KIRKLAND MYRA EDITH &
	50	1200 MAIN ST	AMONGKOL JITTADA KITTY
	51	1200 MAIN ST	HART STANLEY L &
	52	1200 MAIN ST	SMITH SHERIA D
	53	1200 MAIN ST	SULLIVAN COLLIN &
	54	1200 MAIN ST	SANADI NISAR & THU NGUYET
	55	1200 MAIN ST	CARPENTER ROBIN N
	56	1200 MAIN ST	MASTAGLIO LINDA R
	57	1200 MAIN ST	LOPEZ DENNIS A

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	1200 MAIN ST	BELL DAVID C & RACHEL L
	59	1200 MAIN ST	MIDLAND TRUST CO &
	60	1200 MAIN ST	PERRI ANTHONY J &
	61	1200 MAIN ST	KANTELADZE ANNA &
	62	1200 MAIN ST	FAYE WILLIS DESIGNS INC
	63	1200 MAIN ST	BAGARIA SAPNA & SURESH
	64	1200 MAIN ST	PARKER MARK GRAHAM
	65	1200 MAIN ST	NEMES SONY SHAI
	66	1200 MAIN ST	RAO SHASHANK A &
	67	1200 MAIN ST	CHATTERJEE ARUNABHA
	68	1200 MAIN ST	CRIST EUGENE SCOTT
	69	1200 MAIN ST	SALVANT WAYNE
	70	1200 MAIN ST	DASH PRIYARANJAN &
	71	1200 MAIN ST	ROSALERTZ LLC
	72	1200 MAIN ST	CUEVAS ISRAEL F
	73	1200 MAIN ST	EDWARDS JAMES & BARBARA
	74	1200 MAIN ST	NORRED J WESLEY III
	75	1200 MAIN ST	JIA YUEMENG
	76	1200 MAIN ST	BIERMAN SYDNEY GRACE
	77	1200 MAIN ST	FANNING MICHAEL JAMES
	78	1200 MAIN ST	ADAMS WILHELMINA J
	79	1200 MAIN ST	COMBS DAMETIA
	80	1200 MAIN ST	ALCANTARA PEDRO
	81	1200 MAIN ST	WREN JAMES DONALD
	82	1200 MAIN ST	BAKER WILLIAM H III
	83	1200 MAIN ST	SZABALA SARA &
	84	1200 MAIN ST	PAPA RODINO CHRISTOPHER CRUZ
	85	1200 MAIN ST	HUGHES CYNTHIA M
	86	1200 MAIN ST	BLACK PAUL
	87	1200 MAIN ST	HAQUE NAZ &
	88	1200 MAIN ST	ALMOHSEN MUQDAD

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	1200 MAIN ST	LINDSAY HAWNIE
	90	1200 MAIN ST	CHANEY GARY WAYNE 1992 FAMILY TRUST
	91	1200 MAIN ST	NGUYEN MICHAEL
	92	1200 MAIN ST	DU YALI
	93	1200 MAIN ST	PATOINE TERESA SUSAN
	94	1200 MAIN ST	SAIED ANNA M
	95	1200 MAIN ST	CANON JOSEPH & ELIZABETH
	96	1200 MAIN ST	DEMPSEY MICHAEL THOMAS
	97	1200 MAIN ST	HARRIS KENDRICK LASALLE
	98	1200 MAIN ST	KIRBY JOSEPH
	99	1200 MAIN ST	PATEL JAYSHREE &
	100	1200 MAIN ST	NEMA REALTY GROUP LLC
	101	1200 MAIN ST	ELLER TOM J & ROBYN
	102	1200 MAIN ST	THOMAS CHRISTOPHER
	103	1200 MAIN ST	RODRIGUEZ JOSE A
	104	1200 MAIN ST	SALEEM ADEEL
	105	1200 MAIN ST	ANTAO RYAN TRISTEN
	106	1200 MAIN ST	MOBLEY HENRY B JR
	107	1200 MAIN ST	GAGE SERGEI
	108	1200 MAIN ST	GHODSI YEGANEH &
	109	1200 MAIN ST	HOFFMAN YOLANDA & JAMES
	110	1200 MAIN ST	IPPOLITO MARTA
	111	1200 MAIN ST	CIN ALBERTO DAL
	112	1200 MAIN ST	BROWN GLENN ALAN
	113	1200 MAIN ST	ROMERO GERALD & LOURDES
	114	1200 MAIN ST	BEANEY STEVEN LEE
	115	1200 MAIN ST	SCARBOROUGH DONALD D
	116	1200 MAIN ST	YASSIN RONY
	117	1200 MAIN ST	LUMME DONALD GUY JR
	118	1200 MAIN ST	XIE JIMIN
	119	1200 MAIN ST	DOMINGUEZ JOSE R

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	1200 MAIN ST	PURNELL KENNETH
	121	1200 MAIN ST	BYRD CAMERON
	122	1200 MAIN ST	MA MAU & JUYEI
	123	1200 MAIN ST	AVILA DAPHNE C
	124	1200 MAIN ST	MITCHELL CATHERINE MARIE &
	125	1200 MAIN ST	MADDERRA RHONDA & FARON
	126	1200 MAIN ST	CRAIG TERRY E &
	127	1200 MAIN ST	ROMIG RANDALL
	128	1200 MAIN ST	BRAUM EARL E JR
	129	1200 MAIN ST	TAUSCH JOHANNES &
	130	1200 MAIN ST	MORAIS JUSTIN
	131	1200 MAIN ST	MATHEWS AMIT &
	132	1200 MAIN ST	MCCANS WILLIAM
	133	1200 MAIN ST	LOPEZ ADAN FRANCISCO
	134	1200 MAIN ST	JUDAH JOHN K
	135	1200 MAIN ST	HANNA IHAB
	136	1200 MAIN ST	MORENO KRISTINE M
	137	1200 MAIN ST	BAKER ARIANNE &
	138	1200 MAIN ST	MOORE ROBERT W
	139	1200 MAIN ST	DIPENTI CARMEN
	140	1200 MAIN ST	BOSE RANAVIR & SARMILA
	141	1200 MAIN ST	FUNG DAVID KARL & KATHY LEE FUNG
	142	1200 MAIN ST	FLORES GEORGINA E
	143	1200 MAIN ST	MAS GRACIE &
	144	1200 MAIN ST	JC GOODMAN INVESTMENT GROUP INC
	145	1200 MAIN ST	MICHULKA GEORGE &
	146	1200 MAIN ST	BYRUM TADD A &
	147	1200 MAIN ST	HUTCHINSON ANDREW F II
	148	1200 MAIN ST	BRISTOW PAUL & YOLANDA
	149	1200 MAIN ST	SUTTONDEABREU ILA I
	150	1200 MAIN ST	BENTLEY BRIAN D

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	151	1200 MAIN ST	CLARK CHRISTIAN
	152	1200 MAIN ST	DAIYA NAMRATA
	153	1200 MAIN ST	HILGENDORF ANDREW R &
	154	1200 MAIN ST	SALVANT WAYNE F &
	155	1200 MAIN ST	ENGEL DAVID EISAIAH
	156	1200 MAIN ST	HIBSID 1 LLC
	157	1200 MAIN ST	QUARTOS VACA LLC
	158	1200 MAIN ST	GILL FAMILY TRUST
	159	1200 MAIN ST	BRYANT CHRIS
	160	1200 MAIN ST	KISHORE GAUTAM S & SHEETAL S
	161	1200 MAIN ST	KLAMM CYNTHIA B &
	162	1200 MAIN ST	ADDESO CAROL J & ROBERT P
	163	1200 MAIN ST	JACKSON CAROL
	164	1200 MAIN ST	MCCONNELL KIMBERLI
	165	1200 MAIN ST	
	166	1200 MAIN ST	JONES COREY A
	167	1200 MAIN ST	POLANCO PAUL
	168	1200 MAIN ST	DAMANI ANIRUDH A
	169	1200 MAIN ST	DOCKTER BRYAN
	170	1200 MAIN ST	UNDERHILL JAMES S
	171	1200 MAIN ST	MELONI GABRIELE &
	172	1200 MAIN ST	DEAR CORY & CLARK MEREDITH
	173	1200 MAIN ST	DUMENE RICHARD L & NICOLE A
	174	1200 MAIN ST	STROTHMAN RHONDA K
	175	1200 MAIN ST	SMITH DALHAJI
	176	1200 MAIN ST	BROWNELL SUSAN K &
	177	1200 MAIN ST	LANCASTER PHILLIP GEOFFREY &
	178	1200 MAIN ST	HARDIN LAURA C & KELLY C
	179	1200 MAIN ST	LESTER MARY C
	180	1200 MAIN ST	LIN MILO M &
	181	1200 MAIN ST	GARNER SUSAN

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	182	1200 MAIN ST	MOORE ROBERT W
	183	1200 MAIN ST	CHAFFIN LYNDAL A
	184	1200 MAIN ST	VIRANI ASIF
	185	1200 MAIN ST	PRIBADI LILIANA
	186	1200 MAIN ST	XIE JIMIN & WEIYAN JEANNE LI
	187	1200 MAIN ST	JHAVERI SATYEN DHIREN
	188	1200 MAIN ST	GODOY DULCE MARIA RIVAS
	189	1200 MAIN ST	BHAGAT SALMAN JUMA &
	190	1200 MAIN ST	ZOLLER ROBERT W
	191	1200 MAIN ST	KOERBER ELLEN &
	192	1200 MAIN ST	GREENSTREET TROY A
	193	1200 MAIN ST	RICHARDS GILL & ELIZABETH ANN
	194	1200 MAIN ST	VALENTIS VENTURES LLC
	195	1200 MAIN ST	NATHAL JULIO
	196	1200 MAIN ST	NGUYEN MICHAEL
	197	1200 MAIN ST	VERITY ANDREW
	198	1200 MAIN ST	BEATS JAMES & ANAMARIA
	199	1200 MAIN ST	ROMERO ROBERT R &
	200	1200 MAIN ST	HAYES MONIQUE C
	201	1200 MAIN ST	TINSLEY GARY A
	202	1200 MAIN ST	HAGLER TRENT L
	203	1200 MAIN ST	JONES CLEVELAND JR
	204	1200 MAIN ST	RASH MADALYN
	205	1200 MAIN ST	FLANAGAN MICHAEL
	206	1200 MAIN ST	OLTMAN GREGG
	207	1200 MAIN ST	WILSON TAYLOR V &
	208	1200 MAIN ST	FICKEL MATTHEW & MARY BETH
	209	1200 MAIN ST	SHAFFNER GLORIA
	210	1200 MAIN ST	GOLNABI NEIMA
	211	1200 MAIN ST	CAMPBELL W DONALD &
	212	1200 MAIN ST	COLMENERO MANUEL &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	213	1200 MAIN ST	MCCLAIN JONI L MD FAMILY TRUST
	214	1200 MAIN ST	NAZARUK ALEKSANDER
	215	1200 MAIN ST	YING FAMILY TRUST
	216	1200 MAIN ST	NGUYEN ERIC
	217	1200 MAIN ST	KHOURY BEN
	218	1200 MAIN ST	BODLEY GABRIELLE
	219	1200 MAIN ST	MCPHERSON KAREN DURELLE
	220	1200 MAIN ST	WILSON GLEN TAYLOR &
	221	1200 MAIN ST	HARDIN LAURA & KELLY C
	222	1200 MAIN ST	SOLITARE RICHARD & JEANNE
	223	1200 MAIN ST	GRANT JASON A & MARIA
	224	1200 MAIN ST	PIERCE KEVIN G
	225	1200 MAIN ST	WEINSTEIN PAUL D
	226	1200 MAIN ST	POWERS A MARKS
	227	1200 MAIN ST	WERLE LESLEY
	228	1200 MAIN ST	BERMAN DANIEL
	229	1200 MAIN ST	PERRI VINEYARDS & REAL ESTATE
	230	1200 MAIN ST	RANDOLPH HEATHER ELAINE &
	231	1200 MAIN ST	KNIFE LUTHER DASSON III
	232	1200 MAIN ST	LOPEZ MARCO A & ISABEL
	233	1200 MAIN ST	CURTIS TRENT P
	234	1200 MAIN ST	BASH DAMIEN
	235	1200 MAIN ST	MIRO VIKTOR
	236	1200 MAIN ST	FIELDS FOSTER LAND TRUST
	237	1200 MAIN ST	SHIPP RONALD B
	238	1200 MAIN ST	ALCANTARA PEDRO
	239	1200 MAIN ST	COX JOHN VERNON TR & GAY GAYLE TR
	240	1200 MAIN ST	COX JOHN VERNON TR &
	241	1200 MAIN ST	SMITH LAURA
	242	1200 MAIN ST	MAHDAVI ARAD
	243	1200 MAIN ST	ONU ADISA M

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	244	1200 MAIN ST	OQUIN RUTH
	245	1200 MAIN ST	MAYORGA LUIS A
	246	1200 MAIN ST	MUSABASIC MEMSUD
	247	1200 MAIN ST	GILMAN ALEX
	248	1200 MAIN ST	MOTGI GURUBASAPPA V & SHASHI R MOTGI
	249	1200 MAIN ST	SARDARABADI ABDOL M &
	250	1200 MAIN ST	KIRBY JOSEPH
	251	1200 MAIN ST	KIRBY JOSEPH KING
	252	1200 MAIN ST	WATTS FAMILY TRUST
	253	1200 MAIN ST	KORNEGAY FAMILY TRUST
	254	1200 MAIN ST	TRAMMELL DUANE &
	255	1200 MAIN ST	DUNCAN ROBERT J &
	256	1200 MAIN ST	JHAVERI SATYEN DHIREN
	257	1200 MAIN ST	TAING RAKSA SHAWN
	258	1200 MAIN ST	REAGANS KIMBERLY
	259	1200 MAIN ST	KRISHNA SHAIENDRA &
	260	1200 MAIN ST	PONZIO JOHN &
	261	1200 MAIN ST	NAGAPPA PRAKASH &
	262	1200 MAIN ST	HERNDON CYNTHIA A
	263	1200 MAIN ST	PERRI VINEYARDS &
	264	1200 MAIN ST	GARCIA CASSANDRA
	265	1200 MAIN ST	PATEL JAYSHREE & SANJAY
	266	1200 MAIN ST	ANTEE CHRISTINE R
	267	1200 MAIN ST	WILKINSON EARL J
	268	1200 MAIN ST	CALDWELL ROGER W & KIMBERLY S
	269	1200 MAIN ST	BELGAUM LLC
	270	1201 MAIN ST	ONE MAIN PLACE HOTEL LLC
	271	1201 MAIN ST	ONE MAIN PLACE OFFICE LLC
	272	1300 JACKSON ST	KING STONE PROPERTY LLC
	273	1300 JACKSON ST	CARROLL MICHAEL T
	274	1300 JACKSON ST	BINDLER MARA JILL

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	275	1300 JACKSON ST	BRAZZEL ZACHARY L
	276	1300 JACKSON ST	ADAMS NATHANIEL &
	277	1300 JACKSON ST	LANDESBERG STEVEN R
	278	1300 JACKSON ST	KOLANDER KAMELA
	279	1300 JACKSON ST	VICTOR E BALLAS LLC &
	280	1300 JACKSON ST	GONZALEZ FRANCISCO