

CITY PLAN COMMISSION

THURSDAY, MAY 4, 2023

Planner: Michael V. Pepe

FILE NUMBER: Z212-287(MP) **DATE FILED:** June 28, 2022

LOCATION: Southwest line of South Haskell Avenue, southeast of Interstate 30

COUNCIL DISTRICT: 2

SIZE OF REQUEST: Approx. 2.69 acres **CENSUS TRACT:** 48113002500

REPRESENTATIVE: Rob Baldwin, Baldwin Associates, LLC

OWNER/APPLICANT: Larkspur Acquisitions LLC

REQUEST: An application for a Planned Development District for WMU-5 Walkable Urban Mixed Use District uses on property zoned an IR Industrial/Research District.

SUMMARY: The purpose of the request is to allow for modified development standards primarily related to height, parking, landscaping, design standards, open space, and mixed income housing to develop the site with multifamily and ground floor retail uses.

STAFF RECOMMENDATION: Approval, subject to conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned an IR Industrial/Research District and is developed with commercial buildings and Industrial (Inside) uses.
- The applicant proposes to redevelop the site with multifamily and ground floor retail uses.
- To accomplish this, they propose a Planned Development District for specific residential and nonresidential uses. The proposed district would default to the standards of WMU-5 Walkable Urban Mixed Use, a district in Article XIII of the development code. As such, development and design standards will result in a predictable design outcome.
- The proposed development necessitates a PD in order to utilize the design standards of WMU-5 while providing for a bonus in height if mixed income housing is included. If 5% of units are mixed income, the development would receive a bonus in height and stories, similar to a WMU-8 Walkable Urban Mixed Use District.

Zoning History:

There have been six zoning cases in the area in the last five years.

1. **Z178-331:** On December 12, 2018, City Council approved Specific Use Permit No. 2314 for a tower/antenna for cellular communication for a ten-year period, subject to a site plan and conditions, on property zoned a CS Commercial Service District at the northwest corner of Fletcher Street and South Peak Street.
2. **Z189-122:** On June 26, 2019, City Council approved Specific Use Permit No. 2341 for a bar, lounge, or tavern for a two-year period, subject to a site plan and conditions, on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the southwest line of Exposition Avenue, west of Parry Avenue.
3. **Z190-312:** On January 27, 2021, City Council approved an application for a Planned Development District for a CS Commercial Service District on property zoned a CS Commercial Service District, on the north corner of Ann Avenue and Parry Avenue.
4. **Z201-223:** On August 11, 2021, City Council approved the renewal of Specific Use Permit No. 2341 for a three-year period, subject to conditions, on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the southwest line of Exposition Avenue, west of Parry Avenue.

5. **Z190-266:** On October 13, 2021, City Council approved the renewal of Specific Use Permit No. 1691 for a bar, lounge, or tavern for a three-year period, subject to conditions, on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the south line of Exposition Avenue, east of Ash Lane.
6. **Z212-335:** An application for a Specific Use Permit for a commercial bus station and terminal use on property zoned a CS Commercial Service District with a portion of the site containing a D Dry Overlay, located on the west corner of Terry Street and South Peak Street [Under Review].

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
South Haskell Avenue	Principal Arterial	56 feet Bike Plan
Interstate 30	Elevated Freeway	-

Traffic:

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

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 1.1.2 Focus on Southern Sector development opportunities.

Policy 1.1.4 Capitalize on transit oriented development opportunities.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

Policy 2.1.3 Support efforts to grow retail and residential opportunities in the Southern Sector.

GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

Policy 2.2.2 Maximize development opportunities around DART stations.

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

TRANSPORTATION ELEMENT

GOAL 4.2 PROMOTE A VARIETY OF TRANSPORTATION OPTIONS

Policy 4.2.2 Promote a network of on-street and off-street walking and biking paths.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY, AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Policy 5.1.3 Encourage complementary building height, scale, design and character.

Policy 5.1.4 Enhance visual enjoyment of public space.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

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

Policy 5.2.4 Enhance retail, industrial and business operations.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

The proposed development standards advance the goals of the comprehensive plan of strengthening neighborhood character, focusing development in the southern sector and near transit, and promoting walkable neighborhoods.

Neighborhood Plus Plan

Goal 4.3 Enhance neighborhood desirability by improving infrastructure, housing stock, recreation and safety.

Goal 6.1 Raise the quality of rental property through better design standards, proactive and systematic code enforcement, and zero tolerance towards chronic offenders.

Goal 6.2 Expand affordable housing options and encourage its distribution throughout the city and region.

Goal 6.3 Align planning, funding and community investments within a quarter mile of DART stations to promote transit-oriented development.

The 360 Plan

The 360 Plan is a strategic document that sets a clear, cohesive vision for Downtown Dallas and its surrounding neighborhoods, guiding the City Center to continued, long-term success. The plan was adopted by City Council in April 2011 and updated in 2015, 2016, and 2017. The area of request is located within the South Dallas/Fair Park area of the plan.

The applicant's proposal to introduce additional housing at a mix of income levels meets the 360 plan's strategy to Build Complete Neighborhoods through the following goals:

1 DIVERSIFY AND GROW HOUSING

2 CREATE VIBRANT PARKS AND NEIGHBORHOOD SPACES

The applicant's proposed multifamily uses will diversify the area's housing stock with new-construction residential and 5% of units of mixed income housing. The applicant's mix of uses, commercial and residential, will add necessary activation to the adjacent Santa Fe Trail through pedestrian oriented design standards and conditions that call for direct access to the trail.

The applicant's proposal to include amended parking and mobility provisions meets the 360 plan's strategy to Advance Urban Mobility through the following goals:

1 ADOPT URBAN MOBILITY PRINCIPLES
6 REFORM THE APPROACH TO PARKING

The applicant's pedestrian oriented design, trail and DART access, and dynamic parking standards advance both of these mobility goals of the 360 plan.

The applicant's inclusion of urban design standards meets the 360 plan's strategy to Promote Great Placemaking through the following goals:

1 ENSURE EXCELLENT URBAN DESIGN TO ENHANCE QUALITY OF LIFE AND ECONOMIC VALUE
2 ACTIVATE THE PUBLIC REALM

The project's built in standards for reduced required parking, transparency, maximum setbacks, direct access to sidewalk and trails, pedestrian amenities, and street trees all contribute to the 360 plan's placemaking and urban design goals.

Land Use:

	Zoning	Land Use
Site	IR Industrial/Research District	Commercial amusement (Inside), Industrial (Inside)
North	IR Industrial/Research District	Undeveloped, office showroom/warehouse
East	IR Industrial/Research District	Undeveloped, Office showroom/warehouse, Surface Parking
South	Tract A within PD No. 269	Santa Fe Trail / DART ROW, Multifamily, personal service use, office
West	IR Industrial/Research District, IM Industrial Manufacturing District	Office showroom/warehouse, I-30 ROW

Land Use Compatibility:

Property north of the site exists as I-30 right of way, undeveloped land, and office showroom/warehouse uses. The Santa Fe Trail runs along the south of the site, which also runs parallel to DART Green Line right of way. Further south across these rights of way, properties are built out as multifamily, personal service uses, and office. Property west of the site includes one office showroom/warehouse use and additional I-30 right of way. Property east of the site consists of an office use, undeveloped land, and Fair Park surface parking.

The zoning and development of uses to the south has established a larger pattern of mixed use buildings closely fronting the street with pedestrian oriented design. The uses allowed within the proposed development are consistent with and would complement the existing neighborhood character. The inclusion of ground floor commercial adds neighborhood destinations, aids in placemaking, and serves as additional employment in proximity to nearby housing. The additional housing density further supports nearby retail. The additional multifamily and commercial uses along the Santa Fe Trail contribute to activation of this transportation corridor.

Additionally, the change constitutes a removal of existing industrial zoning that currently could impact nearby residential.

The PD conditions also include provisions that call for interior sound attenuation. These standards call for design considerations to limit interior bedroom noise level to 45 decibels due to proximity to the I-30 freeway.

Development Standards:

Development Standards Comparison Chart

Standard	Existing: IR	Proposed: Modified WMU-5 Apartment Type
Front setback	15' min	Primary street: 5' min / 15' max Side street: 5' min / 15' max
Required street frontage, primary street	No min	Primary street: 70% min Side street: 40% min
Parking setback	No min	Primary street: 30' min Side street: 5' min Abutting nonresidential district: 5' min
Side setback	30' adj to res Other: No min	Abutting nonresidential district: 0' or 5' min
Rear setback	30' adj to res Other: No min	Abutting nonresidential district: 5' min
Density	2.0 FAR overall 0.75 office/retail 0.5 retail	None
Height	200' 15 stories	1 story min 5 stories / 80' max 8 stories / 125' max with MIH bonus
Story height	No max	Ground story: 10' min / 15' max Upper story: 10' min / 15' max
Lot coverage	80% max	80% max
Transparency	No min	Ground story, primary street: 30% Ground story, side street: 25% Upper story, primary street: 20%

Development Standards Comparison Chart

Standard	Existing: IR	Proposed: Modified WMU-5 Apartment Type
		Upper story, side street: 20%
Entrance	None required	Required on primary street Allowed on side street
Blank wall area	No max	Primary street: 30' max Side street: None
Special standards	Proximity slope Visual intrusion	Proximity slope

For evaluation of blockface designations under Article XIII, Haskell Avenue is a primary street and Ash Lane is a side street. These are significant as they determine where setbacks, massing, and frontage are to be placed in accordance with the above chart.

The proposed PD would use WMU-5 Walkable Urban Mixed Use District as a base, and provide a bonus to height and stories with the inclusion of mixed income housing. The only changes to the development standards of the WMU-5 base are highlighted above.

The proposed change supports and contributes to the established development pattern. The proposed PD would continue this pattern through its maximum setbacks, minimum frontage requirements, transparency minimums, and blank wall maximums. These features are consistent with the traditional design characteristics that currently exist along Parry Avenue, Commerce Street, and Exposition Avenue.

Landscaping:

Landscaping must be provided in accordance with Article XIII. Additionally, one street tree must be provided for each 30 feet of frontage. These must be located within 5 feet of the back of curb, unless it conflicts with utilities or visibility triangles, in which case street trees may be moved into the front setback zone. This is an additional design standard offered beyond the base requirement of one tree every 40 feet.

Parking:

One space per dwelling unit is required. An additional one-quarter space per dwelling unit must be provided for guest parking if the required parking is restricted to resident parking only. No additional parking is required for accessory uses that are limited principally to resident use. The off-street parking requirement for uses located within one-third mile of a DART light rail station may be reduced by up to 15 percent.

The conditions also limit the location and quantities of surface parking. The max surface parking that can be allowed is either 15% under typical conditions, or 25% if the parking areas do not abut a street frontage or includes an enhanced perimeter buffer. These are in addition to the required parking setbacks of Article XIII, listed in the development standards table.

Mixed Income Housing:

The applicant is proposing to tie additional height to the provision of mixed income housing. The conditions as proposed by the applicant call for 5 percent of units to be provided at 81 to 100 percent of AMFI. If provided, applicant could increase maximum height from 80 feet to 125 feet and from 5 stories to 8 stories. This is in keeping with the differences between WMU-5 and WMU-8.

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 subject property is located within an MVA Category “H” area. Areas to the south of the subject site are located within an “E” MVA cluster.

List of Officers

Hill Haskell LLC

Thad F. Baker, Sole Member

City Park A Lot LP

City Investments, Inc.

Thad F. Baker, Sole Member

Larkspur Acquisitions

Carl Anderson, Sole Member

PROPOSED CONDITIONS

ARTICLE
XXX.

PD XXX.

SEC. 51P-XXX.101. LEGISLATIVE HISTORY.

PD _____ was established by Ordinance No. _____, passed by the Dallas City Council on _____.

SEC. 51P-XXX.102. PROPERTY LOCATION AND SIZE.

PD XXXX is established on property generally bounded by Haskell Avenue, the Santa Fe Trail, and Ash Lane. The size of PD XXXX is approximately 2.65 acres.

SEC. 51P-XXX.103. PURPOSE AND VISION.

This district is designed to encourage walkable, mixed-use, sustainable, urban development; to reduce the need for parking; and to encourage the use of DART and the Santa Fe Trail.

SEC. 51P-XXX.104. DEFINITIONS.

Unless otherwise stated, the definitions in Chapter 51A and Division 51A-13.200 apply to this article. In this special purpose district:

SEC. 51P-XXX.105. INTERPRETATIONS.

(a) In general.

(1) Unless otherwise stated, Article XIII, "Form Districts," of Chapter 51A applies to this article.

(2) Unless otherwise stated, the interpretations in Chapter 51A apply to this article.

(3) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(b) Conflicts.

(1) If there is a conflict between the provisions of Article XIII and Chapter 51A, Article XIII controls.

(2) If there is a conflict between the provisions of this article and Article XIII, this article controls.

(3) If there is a conflict between the text of this article and any of the exhibits the text of this article controls.

SEC. 51P-XXX.106 SITE PLANS AND DEVELOPMENT PLANS.

(a) Site plan.

(1) Except as provided in this article, a site plan that complies with the requirements of this article and Section 51A-13.703, "Site Plan Review," must be submitted to the building official when required by Section 51A-13.703(a).

(b) Development plan.

(1) In general. Except as provided in this section, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

SEC. 51P-XXX .107. DEVELOPMENT BONUSES FOR MIXED INCOME HOUSING.

(a) In general. The development bonuses identified in the Yard, Lot and Space and Parking section of this Article apply if a minimum of five percent of the total number of units are available to households earning between 81 and 100 percent of AMFI and are in compliance with Ch. 51A-4.1100, as amended, except as provided.

(b) Design standards. Compliance with 51A-4.1107 is not required.

SEC. 51P-XXX.108. DISTRICT REGULATIONS.

(a) In general. Except as provided in this article, the district regulations for the WMU-5 Walkable Urban Mixed Use District apply.

(b) Stories.

(A) Except for accessory buildings facing the Santa Fe Trail, the minimum number of stories above grade is two. The minimum height provisions of Section 51A-13.302(b) also apply.

(B) Maximum number of stories above grade is 5, unless compliant with Section 51P-XXX.107, where the maximum height is eight stories

(c) Maximum height.

(B) Maximum height is 80 feet, unless compliant with Section 51P-XXX.107, where the maximum height is 120 feet.

SEC. 51P-XXX.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 29032)

SEC. 51P-XXX.110. LANDSCAPING.

(a) Except as provided in this section, landscaping must be provided in accordance with Article XIII.

(b) Plant materials must be maintained in a healthy, growing condition.

(c) The planting zone is a minimum of six feet.

(d) One street tree must be provided for each 30 feet of frontage. Except as provided in this subsection, street trees must be located in the planting zones located within five feet of the street curb. Street trees may be planted in the front setback as close as possible to the sidewalk if there is a conflict with utilities, driveways, or visibility triangles as determined by the city arborist.

SEC. 51P-XXX.111. OFF-STREET PARKING AND LOADING.

(a) In general. Except as provided in this section, see Division 51A-13.400 for parking and loading regulations.

(b) Multifamily. One space per dwelling unit is required. An additional one-quarter space per dwelling unit must be provided for guest parking if the required parking is restricted to resident parking only. No additional parking is required for accessory uses that are limited principally to resident use.

(c) Parking reduction for proximity to DART stations. The off-street parking requirement for uses located within one-third mile of a DART light-rail station may be reduced by up to 15 percent.

(b) Maximum surface parking. No more than 15 percent of the area of a lot or building site may be used for surface parking. The director may increase the amount of surface parking to 25 percent of the area of a lot or building site if the director finds that:

(1) the surface parking area, other than ingress and egress points, does not directly abut a street frontage (for example, the surface parking is to the rear of the main structure); or

(2) the surface parking area has an enhanced perimeter buffer, as defined in Section 51A-10.126(b), between the surface parking area and the street.

SEC. 51P-XXX.112. OPEN SPACE.

(a) Purpose. Open space requirements are intended to:

(1) provide a main central focal point for the district and smaller focal points for each subdistrict;

(2) promote economic development;

(3) improve the quality of life of residents and visitors;

(4) provide relief from a dense urban environment;

(5) prevent concentrations of paved areas;

(6) improve air quality; and

(7) assist with pedestrian movement.

(b) In general. Except as provided in this section, open space provided under this section must comply with the requirements for open space in Section 51A-13.303, "Open Space," and Section 51A-13.304(k), "Open Space Lot."

(c) Site plan. Compliance with open space requirements must be shown on a site plan and demonstrated at the time of application for any building permit for new construction or a major renovation.

(d) Amount required.

(1) Minimum on-site requirement.

(A) A minimum of eight percent of a lot or building site must be maintained as open space.

SEC. 51P-XXX.113. SIGNS.

(a) Except as provided in this section, signs must comply with Article XIII.

(b) Except as provided in this section, the provisions for attached signs in Section 51A-13.603(c)(3) apply.

SEC. 51P-XXX.114. STREET STANDARDS.

(a) In general.

(1) Except as provided in this section, streets, alleys, and driveways must be provided in accordance with Division 51A-13.500.

(b) Sidewalks.

(1) Along Haskell Avenue. A sidewalk with an unobstructed width of six feet must be provided within the required area.

(2) Along streets other than Haskell Avenue. A sidewalk with a width of six feet must be provided within the required area.

(3) There must be at least two access points to the Property from the Santa Fe Trail.

(4) Sidewalks must be continuous and level across all driveways and curb cuts and designed to be at the same grade as the existing sidewalk, subject to approval of the director.

i. At each intersection of driveway and sidewalk, crosswalks must be constructed of a material that differs in finish and color from that of vehicular ingress and egress driveways.

SEC. 51P-XXX.115. ADDITIONAL PROVISIONS.

(a) In general.

(1) The Property must be properly maintained in a state of good repair and neat appearance.

(2) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

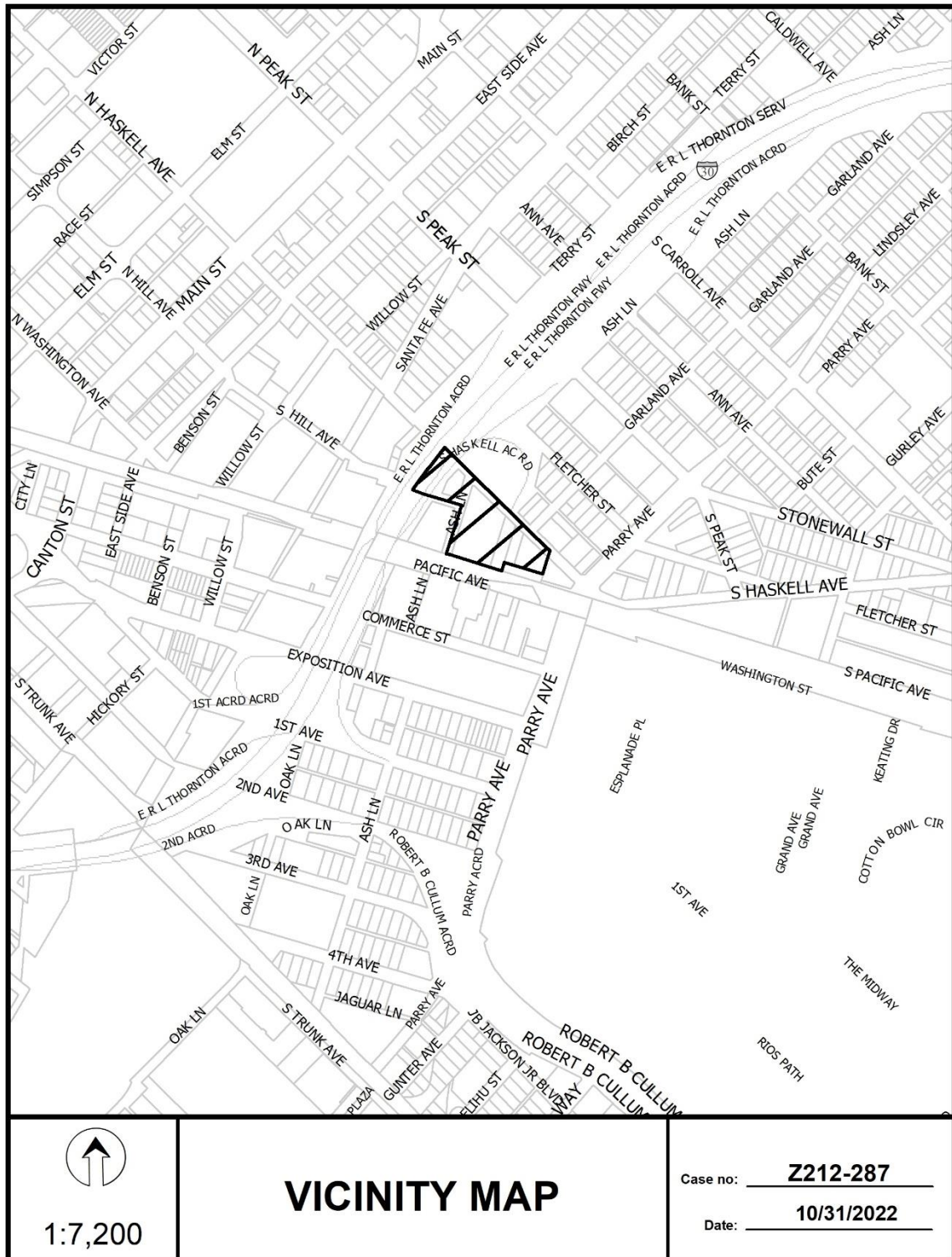
(b) Sound attenuation.

- (1) Housing units located within 1,000 feet of a freeway must include standards for noise abatement and control to achieve an auditory environment not to exceed a day-night average sound level (L_{dn}) of 45 decibels (dBA) within project bedrooms. This criterion addresses noise exposure associated with nearby traffic operations only. Architectural design measures used to produce this result may include the following:
 - (a) site orientation or layout for buildings to serve as a noise shield;
 - (b) integration of a buffer, barrier, or open space or other site layout measures;
 - (c) building layout to consider location of exterior balconies and terraces to mitigate noise introduction into the building;
 - (d) exterior wall assemblies to include sound attenuation measures through wall construction and detailing; or
 - (e) exterior door and window specifications and detailing such as fully insulated and sealed perimeters.
- (2) An environmental/architectural noise assessment and report will be provided to confirm acceptable exterior-to-interior sound isolation and compliance with the 45 dB L_{dn} limit.

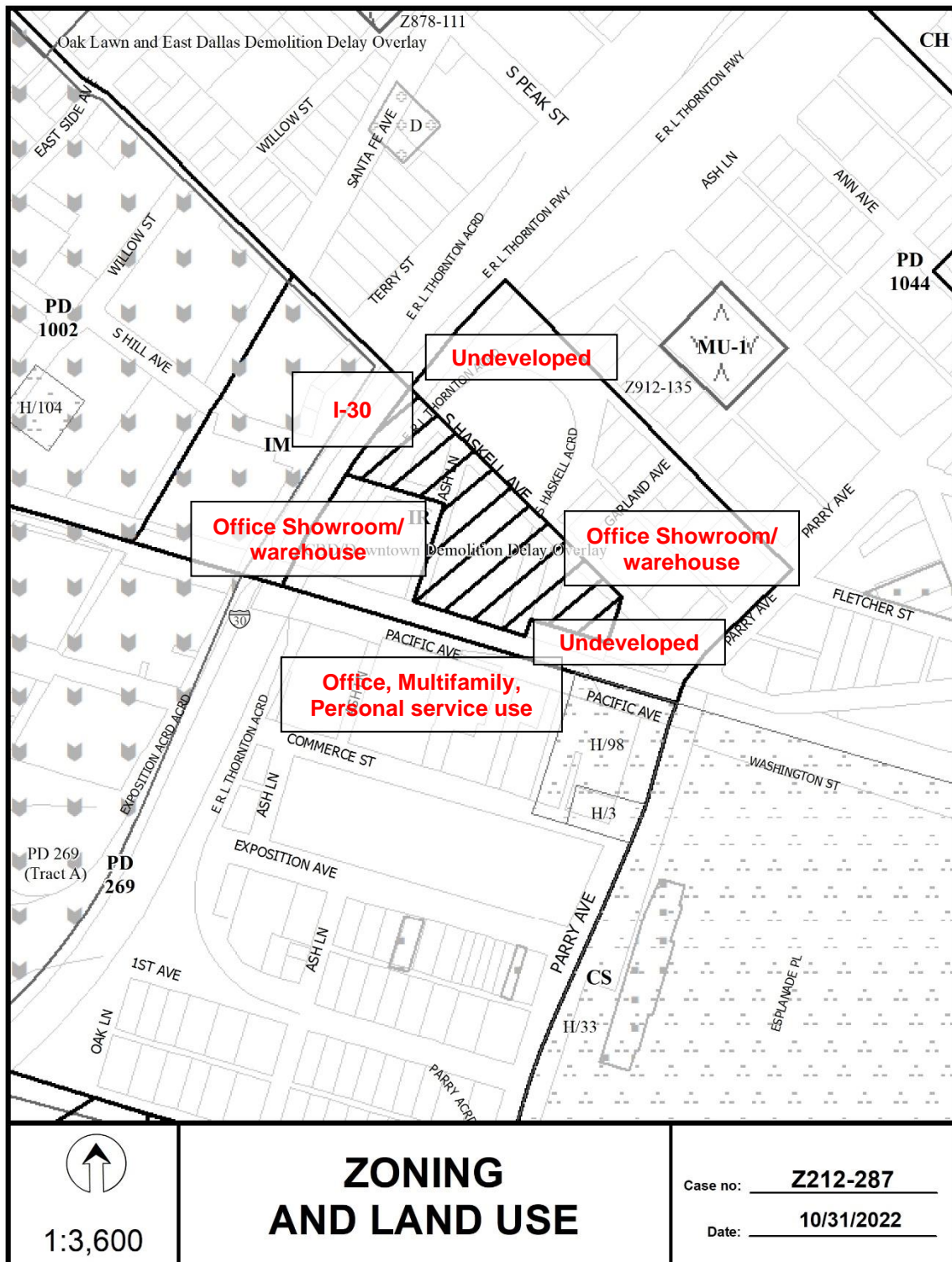
SEC. 51P-XXX.116. COMPLIANCE WITH CONDITIONS.

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 29032)

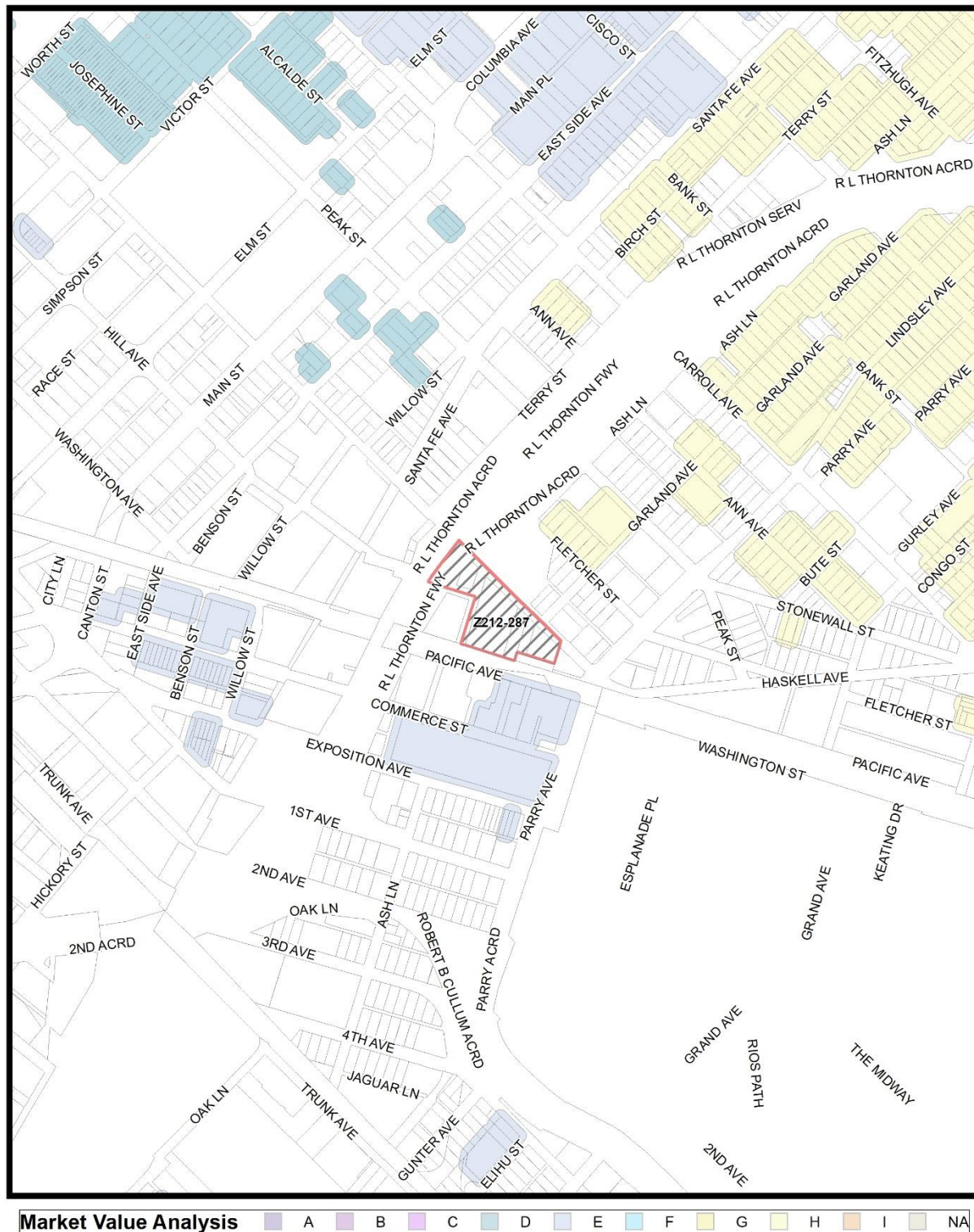








Z212-287(MP)



Market Value Analysis



1:7,200

Market Value Analysis

Printed Date: 10/31/2022



10/31/2022

Notification List of Property Owners***Z212-287******49 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	620 S HILL AVE	HILL HASKELL LLC
2	817 S HASKELL AVE	CITY PARK A LOT LP
3	412 S HASKELL AVE	JGT HOLDINGS, LLC
4	500 S HASKELL AVE	SAMADIAN FAMILY LTD PS
5	4111 TERRY ST	HOLY DAVID E
6	4203 TERRY ST	HOLY DRILLING LLC
7	4115 TERRY ST	RODRIGUEZ JAVIER
8	514 S HILL AVE	PERRY LOTS LLC
9	514 S HILL AVE	TOPLETZ INVESTMENTS
10	603 S HASKELL AVE	EXTRA SPACE PROPERTIES TWO LLC
11	619 S HILL AVE	619 SOUTH HILL LLC
12	821 S HASKELL AVE	DART
13	3809 PARRY AVE	BLOCK 809 PROPERTIES LTD
14	4112 PACIFIC AVE	GIBSON DAVID H
15	4100 COMMERCE ST	4100 COMMERCE LP
16	4008 COMMERCE ST	4008 COMMERCE OPERATIONS
17	4040 COMMERCE ST	BOUCHER DANIEL D &
18	4043 COMMERCE ST	GONZALES ALEX
19	317 S HILL AVE	DALLAS AREA RAPID TRANSIT
20	713 FLETCHER ST	TORRES MARTIN
21	719 FLETCHER ST	FAIRCLOTH STEPHEN &
22	723 FLETCHER ST	FAIRCLOTH STEVEN &
23	4113 GARLAND AVE	FAIRCLOTH STEPHEN &
24	4114 GARLAND AVE	HERNANDEZ MARILYN
25	803 FLETCHER ST	MATTOX JANICE LEE
26	800 S HASKELL AVE	TRIPLETT RICK

Z212-287(MP)

10/31/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	802 S HASKELL AVE	TRIPLETT RICHARD NEAL
28	800 S HASKELL AVE	TRIPLETT RICHARD N &
29	822 S HASKELL AVE	ZOYS INC
30	702 FLETCHER ST	KUNOFSKY MORRIS &
31	704 FLETCHER ST	RIZOS LAND GROUP
32	708 FLETCHER ST	LAMBERT & GREEN LLC
33	710 FLETCHER ST	DORAN LARRY HAROLD JR &
34	718 FLETCHER ST	TEXAS NONPROFIT ASSOCIATION
35	722 FLETCHER ST	FLETCHER STREET RIDERS
36	800 FLETCHER ST	MATTOX JANICE L
37	915 S PEAK ST	HILL PRINT SOLUTIONS LTD
38	4120 PARRY AVE	PURE ICE & COLD STG CO
39	505 S PEAK ST	SAMADIAN FAMILY LIMITED PARTNERSHIP
40	820 EXPOSITION AVE	BLOCK 811 LTD
41	403 S HASKELL AVE	Taxpayer at
42	401 S BUCKNER BLVD	DART
43	555 2ND AVE	DART
44	555 2ND AVE	DART
45	555 2ND AVE	DART
46	555 2ND AVE	DART
47	555 2ND AVE	DART
48	403 REUNION BLVD	DALLAS AREA RAPID TRANSIT
49	3839 S FITZHUGH AVE	MCA PACE AMPHITHEATERS LP