

FILE NUMBER: Z212-316(MP) **DATE FILED:** July 27, 2022

LOCATION: Northeast line of Fairmount Street, between Turtle Creek Boulevard and Enid Street.

COUNCIL DISTRICT: 14

SIZE OF REQUEST: Approx. 1.367 acres **CENSUS TRACT:** 48113000502

REPRESENTATIVE: Tommy Mann, Winstead PC

APPLICANT: Nexus Development Corp / Central Division

OWNER: MM Turtle Creek, LLC

REQUEST: An application for 1) an amendment to Planned Development Subdistrict No. 82 within Planned Development District No. 193, the Oak Lawn Special Purpose District; 2) a D-1 Liquor Control Overlay; and 3) a Specific Use Permit for the sale of alcoholic beverages in conjunction with an assisted living facility on property zoned Planned Development Subdistrict No. 82 within Planned Development District No. 193, the Oak Lawn Special Purpose District, with a D Liquor Control Overlay.

SUMMARY: The purpose of the request is to allow modified development standards primarily related to definitions, permitted uses, floor area, height, lot coverage, parking, design standards, and landscaping to develop the site with specific residential and nonresidential uses, and to permit the use of an alcoholic beverage establishment in conjunction with an assisted living facility.

STAFF RECOMMENDATION: **Approval** of an amendment to Planned Development Subdistrict No. 82 within Planned Development District No. 193, the Oak Lawn Special Purpose District, subject to a revised development plan, a revised landscape plan, and revised conditions; **approval** of a D-1 Liquor Control Overlay; and **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with an assisted living facility for a five-year period, subject to a site plan and staff's recommended conditions.

CPC RECOMMENDATION: **Approval** of an amendment to Planned Development Subdistrict No. 82 within Planned Development District No. 193, the Oak Lawn Special Purpose District, subject to a revised development plan, a revised

landscape plan, and revised conditions; **approval** of a D-1 Liquor Control Overlay; and **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with an assisted living facility for a five-year period, subject to a site plan and staff's recommended conditions.

PD No. 193:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=193-I>

PDS No. 82:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=193-II-S-82>

BACKGROUND INFORMATION:

- The area of request is currently zoned Planned Development Subdistrict No. 82 within Planned Development District No. 193, the Oak Lawn Special Purpose District. PDS No. 82 was approved in 2008, and currently defaults to O-2 Office Subdistrict uses and standards, while also including provisions for a special residential project.
- The applicant proposes to amend the existing regulations of PDS No. 82 to replace the existing special project framework with a newly defined assisted living facility use.
- The applicant's proposed changes to the PDS conditions tie variations from the base zoning to the specific development of an assisted living facility including the variation in yard, lot, and space regulations and the urban design standards.
- In addition to the proposed assisted living facility use, the applicant is requesting the ability to sell alcohol as an amenity in the assisted living facility. As the property currently has a D Dry Overlay, they are requesting to change the D Dry Overlay to a D-1 Dry Overlay, which would allow the sale of alcoholic beverages subject to a specific use permit. At this time, they additionally request approval of an SUP for alcoholic beverage sales in conjunction with an assisted living facility.
- The applicant also proposes modified development standards primarily related to floor area, height, lot coverage, parking, and landscaping. The pedestrian realm will be enhanced by design standards that limit blank wall length, increase transparency, ensure contiguous open space, and require below grade parking.

Zoning History:

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

1. **Z212-136:** On April 27, 2022, City Council approved Planned Development Subdistrict No. 167 on property zoned GR General Retail within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the east corner of Fairmount Street and Carlisle Street.

2. **Z189-136:** On April 10, 2019, City Council approved 1) Planned Development Subdistrict No. 147 for O-2 Office uses, a health studio use, and a restaurant without drive-in or drive-thru use; and 2) the termination of a D Liquor Control Overlay on property zoned an O-2-D Office Subdistrict with a D Liquor Control Overlay within Planned Development District No. 193, the Oak Lawn Special Purpose District, at the west corner of Turtle Creek Boulevard and Dickason Avenue and on the east line of Gillespie Street.
3. **Z178-218:** On September 26, 2018, City Council approved an application for 1) Planned Development Subdistrict No. 142 for O-2 Office uses and a restaurant without drive-in or drive-thru use, 2) to remove a portion of the D Liquor Control Overlay and 3) to terminate Specific Use Permit No. 1293 for a bank or savings and loan office with drive-in window use on property zoned an O-2-D Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District located on the northwest line of Turtle Creek Boulevard, between Gillespie Street and Fairmount Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Turtle Creek Boulevard	Local Street	60 feet
Fairmount Street	Local Street	60 feet
Enid Street	Local Street	72 feet

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request. At this time, Transportation cannot make a determination on the impact of the project until review of study but will continue review with a traffic study required at permitting.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas!* Comprehensive Plan was adopted by the City Council in June 2006, outlining several goals and policies which 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 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

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.

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 5.1.2 Define urban character in downtown and urban cores.

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

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

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

Policy 5.2.3 Ensure attractive gateways into the city.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

ENVIRONMENT ELEMENT

GOAL 6.3 IMPROVE ENERGY EFFICIENCY AND AIR QUALITY

Policy 6.3.1 Promote green building practices.

Neighborhood Plus Plan

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

Area Plan:

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 Uptown area of the plan.

The applicant's inclusion of urban design standards meets the 360'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 standards for transparency, enhanced sidewalks, pedestrian amenities, and landscaping all contribute to the 360 plan's placemaking and urban design goals.

Land Use:

	Zoning	Land Use
Site	PDS No. 82 within PD No. 193 with a D Liquor Control Overlay	Undeveloped
Northwest	PD No. 148	Multifamily
Northeast	O-2 Subdistrict within PD No. 193 with a D Liquor Control Overlay	Undeveloped / Under development as multiple-family
Southeast	O-2 Subdistrict within PD No. 193 with a D Liquor Control Overlay	Turtle Creek Parkway Park

Southwest	MF-3 Subdistrict within PD No. 193 with a D Liquor Control Overlay	Undeveloped
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Land Use Compatibility:

The area of request is currently undeveloped, with a row of live oak trees along Fairmount Street. Property northwest of the site, across Enid Street, is built out as multifamily within PD No.148. Property northeast of the site is currently undeveloped but is under development with multiple-family uses under an O-2 Subdistrict within PD No.193. Turtle Creek Parkway Park is located to the southeast across Turtle Creek Boulevard. Property southwest of the subject site, across Fairmount Street, is currently undeveloped.

The proposed land use would be complimentary to surrounding uses in the area, while introducing a new variety of housing not available in the vicinity of the site. Potential for sales of alcohol in conjunction with an SUP could also serve as a compliment to surrounding land uses within walking distance, which would only be possible under the proposed D-1 overlay.

The subject property is currently zoned PDS No. 82 within PD No. 193. This PDS currently allows O-2 Office Subdistrict uses, which includes multiple-family, office, retail, and bar, lounge, or tavern uses. The existing PDS includes provisions that define a special residential project. In the existing PDS No. 82, a special residential project is defined as a development with multifamily uses with an FAR greater than 4.0:1. In terms of varying from the base zoning, the language defining a special residential project would be replaced with an assisted living facility use. As such, variations to yard, lot, and space regulations and design standards in the proposed PDS would be tied to the assisted living facility use.

Overall, staff supports the applicant's request because it will add an appropriately designed development with an additional diversity of housing. The project will include design and landscaping standards that contribute to a more active pedestrian experience in proximity to the Katy Trail, as well as sustainable design features that meet environmental goals of the comprehensive plan. Additionally, the request complies with the design and placemaking objectives of the 360 Plan.

In regards to the request to change the D Dry Overlay to a D-1 Dry Overlay and the application of an SUP for alcohol sales, staff also supports this request. There is not a consistent pattern of Dry overlays throughout the area, and this particular site remains one of the few along Turtle Creek Boulevard within the Dry overlay. However, the applicant has requested a permanent time period for the SUP for alcohol sales. For a new alcohol sales SUP in a newly established D-1 overlay, staff would instead recommend a

period of five years, which would allow for monitoring and evaluation of the site and how the use would fit the surrounding context. After this point, the SUP could be renewed or modified with additional regulatory conditions if they are deemed necessary at that time.

Development Standards

Following is a comparison table showing differences in development standards between the existing PDS No. 82 and the proposed changes within PDS No. 82.

District	Setback ¹		Floor Area	Height	Lot Coverage	Primary Uses
	Front	Side/Rear				
Existing: PDS 82	20' ¹	Side: 10' (No rear yard)	Base O-2: 4.5:1 with res Special project: 330,000 sqft total (Effective FAR 5.5)	240'	75% 45% above 54'	Office, limited retail and personal service uses
Proposed: Amended PDS 82	20' ¹	Side: 10' (No rear yard)	Base O-2: 4.5:1 with res Assisted living project: 6.4 FAR (Effective 384,000 sqft total)	295'	60% 40% above 60'	Office, limited retail and personal service uses Assisted living

¹ Turtle Creek Environmental Corridor applies 50' setback and 75' setback on Turtle Creek Boulevard

The applicant is not proposing modification to the front setback of 20 feet nor the side setback of 10 feet. They will also be required to comply with the Turtle Creek Environmental setback. The Turtle Creek Environmental Overlay functions to prohibit surface parking within 50 feet of the right of way line of Turtle Creek Boulevard and limit the height of structures, increasing in height with further distance from the right of way line, until terminating at 75 feet in distance. The development plan complies with the Turtle Creek setback as the primary height of the building sits behind a distance of 75 feet.

Regarding floor area, the applicant proposes to modify the existing floor area requirement, which is currently more than that of the O-2 base district. The PDS specifically allowed a maximum of 330,000 square feet in total, which is effectively a floor area ratio of 5.5 on a lot of this size. The proposed PDS would change the maximum floor area in a special project to a maximum FAR only for an assisted living facility use at 6.4, which equates to roughly 384,000 square feet of floor area on a lot of this size.

The maximum height currently allowed by the district is 240 feet. For the assisted living facility use, the applicant proposes a maximum structure height of 295 feet. Although the

request constitutes an increase in height and FAR, the applicant proposes less lot coverage as the development increases in height. As such, the project's massing would be limited at higher heights, and the building envelope could not be as close to property lines at the top of the structure. This relationship between height and maximum lot coverage is as follows:

Existing:	Between grade and 54 feet: 75% Between 54 feet and 240 feet: 45%
Proposed	Between grade and 60 feet: 60% Between 60 feet and 295 feet 40%

This means the weighted average lot coverage is 55% for the whole structure in the existing zoning, and 44% for the whole structure in the proposed zoning.

The maximum height allowed on surrounding properties varies from 215 feet on the adjacent PD No. 148, 240 feet on the adjacent O-2 subdistricts, 299 feet on PDS No. 142, and any legal height on adjacent and nearby MF-3 subdistricts. As such, the maximum height is consistent with various properties through the surrounding area, especially considering the limitations this zoning would place on massing at higher heights.

Design Standards

The following design standards are proposed as new additions to the PDS. Bicycle parking, benches, and trash receptacles are required on both the Turtle Creek and Fairmount frontages. Maximum blank wall width is limited to 30 feet across the whole of the facades along the Turtle Creek frontage and the Fairmount frontage. On the ground floor, 70% transparency is required along the Turtle Creek frontage and 50% transparency is required along the Fairmount frontage. Minimum contiguous open space is required on these frontages as well, with 2,500 square feet on the Turtle Creek frontage, and 3,000 square feet on the Fairmount frontage.

Unobstructed sidewalks are required on each frontage, with a width of 6 feet along Fairmount Street and Enid Street, and 10 feet along Turtle Creek Boulevard. All sidewalks must have distinct crossings and must be continuous and level across driveway and curb cuts.

The applicant also proposes sustainable design features including solar panels, drip irrigation, electric vehicle charging stations and micro-mobility charging stations.

Landscaping:

Currently within PDS No. 82, landscaping and screening must be provided in accordance with the existing landscape plan.

The applicant proposes a new landscape plan to suit the changed tree preservation conditions on the site and the adjusted building orientations.

The proposed plan includes 39 new small trees and 10 new medium or large trees, plus the preservation of 4 existing live oak trees. This is compared to the existing plan's 10 small trees, 6 medium trees, and preservation of 7 large trees. The difference of 3 fewer large trees to be preserved is due to the loss of 2 trees since the approval of the previous plan, and the planned replacement of one existing pecan tree. The addition of several small trees adds visual buffering between the vehicle unloading / maneuvering drives and the sidewalk and trail.

Additionally, the proposed plan and conditions call for a screening wall in the rear loading area including a six foot screening wall with vines, to buffer the loading area and the residential located across Enid Street.

Parking:

The current parking and off-street loading requirements of PDS No. 82 default to Part I of PD No. 193. In addition to these requirements, the applicant proposes the following conditions for the assisted living use:

- Required loading is one loading space. This is the same as the convalescent and nursing homes, hospice care, and related institutions use in PD 193.
- All maneuvering for loading spaces must occur outside of public rights-of-way.
- All required off-street parking spaces must be located below average grade.

The assisted living facility use will require 0.3 spaces per bed, which also mirrors the requirement for convalescent and nursing homes, hospice care, and related institutions use in PD 193.

Additionally, the applicant proposes that a minimum of 10 percent of required off-street parking spaces shall service electric vehicles, with the required type of spaces as follows:

- A minimum of 1 percent of required off-street parking spaces must be EV installed parking spaces;
- A minimum of 2 percent of required off-street parking spaces must be EV ready; and
- A minimum of 7 percent of all required off-street parking spaces must be EV capable.

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 currently within an MVA cluster. North of the request area is a "B" MVA cluster.

CPC Action
April 20, 2023

Motion: It was moved to recommend 1) **approval** of an amendment to Planned Development Subdistrict No. 82 within Planned Development District No. 193, the Oak Lawn Special Purpose District; subject to a revised development plan, a revised landscape plan, and revised conditions, as briefed; 2) **approval** a D-1 Liquor Control Overlay; and 3) **approval** a Specific Use Permit for the sale of alcoholic beverages in conjunction with an assisted living facility for a five-year period, subject to a site plan and staff's recommended conditions, as briefed (dated April 18, 2023); on property zoned Planned Development Subdistrict No. 82 within Planned Development District No. 193, the Oak Lawn Special Purpose District, with a D Liquor Control Overlay, on the northeast line of Fairmount Street, between Turtle Creek Boulevard and Enid Street.

Maker: Kingston
Second: Blair
Result: Carried: 14 to 0

For: 14 - Hampton, Hampton, Herbert, Anderson*,
Shidid, Carpenter, Wheeler-Reagan, Blair,
Jung, Housewright, Treadway, Stanard,
Kingston, Rubin

Against: 0
Absent: 1 - Haqq
Vacancy: 0

*out of the room, shown voting in favor

Notices:	Area: 500	Mailed: 250
Replies:	For: 0	Against: 0

Speakers: For: Tommy Mann,
Rob Aries,
Cory Alder,
Gabrielle Espinoza,
Against: None

List of Officers

Nexus Development Corporation/Central Division

- Curtis Olson (Director)
- Matthew B. Kaufman (Sr. Vice President, Operations)

MM Turtle Creek, LLC

- MM Celina 3200, LLC (Manager)
 - MMM Ventures, LLC
 - 2M Holdings LP (Member)
 - 2M Ventures LLC (Manager)
 - Mehrdad Moayedi

CPC RECOMMENDED PDS CONDITIONS
Division S-82. PD Subdistrict 82.

SEC. S-82.101. LEGISLATIVE HISTORY.

PD Subdistrict 82 was established by Ordinance No. 27218, passed by the Dallas City Council on June 11, 2008.

SEC. S-82.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict 82 is established on property located on Fairmount Street between Enid Street and Turtle Creek Boulevard. The size of PD Subdistrict 82 is approximately 1.36 acres. (~~Ord. 27218~~)

SEC. S-82.103. PURPOSE.

The special ~~residential project~~ regulations in this division complement the development pattern in the area and recognize the area's unique identity as a bridge between Oak Lawn and the Turtle Creek Corridor. The objectives of these regulations are as follows:

- (1) To promote the health, safety, welfare, convenience, and enjoyment of the public.
- (2) To achieve buildings more urban in form.
- (3) To promote a pedestrian environment.
- (4) To encourage underground off-street parking.
- (5) To encourage development that complements nearby properties.
- (6) To achieve buildings efficient in design and use of space while providing view corridors, light, and air to nearby properties.
- (7) To achieve buildings that reduce natural resource consumption, enhance occupant comfort and health, lower utility consumption, minimize strain on local infrastructures, and improve quality of life.
- (8) To encourage land uses that minimizes traffic impacts on the Turtle Creek Environmental Corridor. (~~Ord. 27218~~)

SEC. S-82.104. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part I of this article apply to this division. If there is a conflict, this division controls. If there is a conflict between Chapter 51 and Part I of this article, Part I of this article controls.

(b) In this division:

(1) ASSISTED LIVING FACILITY means a permanent residential facility, requiring an assisted living facility license from the state of Texas for all units, which furnishes (in

single or multiple facilities) food, shelter, laundry, and other assistance, which may include memory care, in activities of daily living to five or more persons who are not related by blood, marriage, or adoption to the owner or proprietor of the establishment. Food is prepared in a central kitchen. Individual dwelling units and suites may have kitchens.

(2) BLANK BUILDING WALL means exterior ground floor walls of a building fronting a public street that does not include a window, door, building modulation, or other architectural fenestration.

(3) ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) means the conductors, including the ungrounded, grounded, and equipment grounding conductors, and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the Electric Vehicle.

(4) EV INSTALLED means a designated parking space with a branch circuit for EVSE servicing electric vehicles and an electric vehicle charging station installed.

(5) EV READY means a designated parking space which is provided with one dedicated branch circuit for EVSE servicing electric vehicles.

(6) EV CAPABLE means electric capacity, conduit, and space to support a circuit for each EV parking space, and the installation of raceways, both underground and surface mounted, as required, to support the EVSE.

(7) MICRO-MOBILITY CHARGING means an electrical charging station or outlet available for charging micro-mobility vehicles such as e-scooters and e-bikes.

(8) OPEN SPACE means an area not less than 10 feet in width or length that is unobstructed to the sky and contains no structures exception for ordinary projections of cornices and eaves, pedestrian furniture, shade structures, or similar pedestrian amenities.

(9) SUITE means one or more rooms designed to accommodate one family containing living, sanitary, and sleeping facilities, and may contain a kitchen.

(10) SPECIAL RESIDENTIAL-PROJECT means an assisted living facility development taller than 240 feet with a floor area ratio greater than 4.54.0 to 1, that qualifies for a bonus under Sections 82.109(b) and 82.110 (b). ~~having:~~

(A) ~~multifamily uses occupying at least 95 percent of the building floor area;~~

(B) ~~4.0; and~~

(C) ~~as additional uses only personal services uses with a maximum of 10,000 square feet of floor area, utility and services uses, and a temporary construction or sales office use~~

(11) SUBDISTRICT means a subdistrict of PD 193.

(12) TRANSPARENCY means the total area of window opening, door opening, or other opening, expressed as a percentage of the total facade area by story.

(c) Unless otherwise stated, all references to articles, divisions, or sections in this division are to articles, divisions, or sections in Chapter 51.

(d) This subdistrict is considered to be a nonresidential zoning district. ~~(Ord. 27218)~~

SEC. S-82.105. EXHIBITS.

The following exhibits are incorporated into this division:

- (1) Exhibit S-82A: development plan.
- (2) Exhibit S-82B: landscape plan. ~~(Ord. 27218)~~

SEC. S-82.106. DEVELOPMENT PLAN.

(a) ~~Special residential projects project~~ (1) ~~Except as provided in this subsection, development, Development~~ and use of the Property must comply with the development plan (Exhibit S-82A). ~~The development and use of the Property must comply with the floor area ratios and percentages for each use shown on the development plan that allows the development to qualify as a special residential project.~~ If there is a conflict between the text of this division and the development plan, the text of this division controls.

~~(2) For a temporary construction or sales office use related to a special residential project, no development plan is required, and the provisions of Section 51-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.~~

(b) All other development. No development plan is required, and the provisions of Section 51-4.702 regarding submission of or amendments to a development plan, site analysis plan, development schedule, and landscape plan do not apply.

SEC. S-82.107. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted in this subdistrict are those main uses permitted in the O-2 Office Subdistrict, subject to the same conditions applicable in the O-2 Office Subdistrict, as set out in Part I of this article. For example, a use permitted in the O-2 Office Subdistrict only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the O-2 Office Subdistrict is subject to DIR in this Subdistrict; etc.

(b) The following main uses are permitted:

~~Community center (private). — [Only as a limited use for a special residential project.]~~

~~-Assisted living facility.~~

~~(Ord. Nos. 27218; 28731)~~

SEC. S-82.108. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are

subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P- 193.108.

(b) Centralized dining facilities, game rooms, cafes, drug stores, salons, art studios, movie theaters, swimming pools, bowling alleys, club rooms, dog recreation areas, retail food stores, centralized laundry facilities, conference and meeting rooms, administrative offices, and similar uses are permitted as of right as accessory uses to an assisted living facility. Accessory uses are limited to enjoyment by residents and their guests and may not be open to the general public.

(c) The following accessory uses are prohibited:

- Amateur communication tower.
- Open storage.
- Private stable.

SEC. S-82.109. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Part I of this article. If there is a conflict between this section and Part I of this article, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the O-2 Office Subdistrict apply.

(b) For an assisted living facility:

~~(1) Except as provided in this subsection, for a special residential project, that portion of a structure over 240 feet in height must have additional minimum setbacks as shown on the development plan.~~

~~(2) Balconies on the Enid Street frontage, with a height at least 22 feet above grade, may extend five feet into the setback.~~

~~(3) For a special residential project, retaining walls and fences are permitted in the front yard in the locations shown on the development plan.~~

~~(c) Density. For a special residential project, maximum number of dwelling units is 100.~~

~~(d)~~

(1) Side yard. Minimum side yard is 10 feet. Fences and accessory structures may be located in the side yard. Ordinary projections of canopies and other architectural features may not project more than 5 feet into the side yard.

(2) Front yard. Minimum front yard is 20 feet. Trellises and balconies may not project more than 5 feet into the front yard. A courtyard and associated improvements located on the ground, screening walls, and water features may encroach into the front yard.

~~(3) Floor area ratio. For a special residential project, Maximum floor area ratio is 330,000 square feet 6.4 to 1.~~

~~(e4) Height.~~

~~(1) Except as provided in this subsection, maximum structure Maximum height is 240295 feet.~~

~~(2) Except as provided in this paragraph, for a special residential project, maximum structure height is 285 feet. The following structures may project up to 10 feet above the maximum structure height:~~

~~(A) chimneys;~~

~~(B) clerestories;~~

~~(C) communication towers;~~

~~(D) cooling towers;~~

~~(E) elevator penthouses or bulkheads;~~

~~(F) mechanical equipment rooms;~~

~~(G) plaza or terrace structures;~~

~~(H) pool structures;~~

~~(I) skylights;~~

~~(J) vent stacks; and~~

~~(K) visual screens that surround mechanical equipment.~~

~~(5) Lot coverage.~~

~~(4A) Except as provided in this subsection From grade to 60 feet in height, maximum lot coverage is 75 percent 60%.~~

~~(2) For a special residential project, any portion of a building that is above 54 feet in height may not have a floor plate greater than 45 percent of the lot area.~~

(B) Above 60 feet in height, maximum lot coverage is 40%.

(C) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

SEC. S-82.110. OFF-STREET PARKING AND LOADING.

(a) Except as provided in this section, consult Part I of this article for the specific off-street parking and loading requirements for each use.

~~(b) For a special residential project, all~~

~~(b) For an assisted living facility:~~

(1) All required parking must be located underground.

~~(e) For a special residential project, parking for a community center (private) is one space per each 1,000 square feet of floor area. (Ord. Nos. 27218; 28731)~~

(2) One large loading space is required. Maneuvering into and out of required loading spaces may not occur in the right-of-way. Service and loading driveway ingress/egress cuts may not be wider than a maximum width of 30 feet. A maximum of two such driveway cuts are allowed.

(3) 0.7 spaces per dwelling unit or suite is required.

SEC. S-82.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

(a) In general. Except as provided in this section, see Article VI.

~~(b) LEED certification requirements for a special residential project.~~

~~(1) A United States Green Building Council's Leadership in Energy and Environmental Design (LEED) checklist, effective May 1, 2004 April 2nd, 2010, must be submitted with an application for a building permit for development of a special residential project, indicating how development will comply with a certified designation (26 to 32 project points). The development plans submitted for a building permit must be certified by a LEED accredited professional. A building permit may not be issued unless the building official determines that the project is consistent with the standards and criteria for a LEED certified designation.~~

~~(2) If during development of a special residential project, the developer is unable to achieve all of the green building rating system points identified on the checklist set forth in Paragraph (1), the developer must replace any points not achieved with other green building rating system points acceptable under the United States Green Building Council's LEED rating system.~~

~~(3) All supporting documentation and templates related to the points previously approved by the city for the LEED certified level designation must be submitted with an application for a certificate of occupancy. A certificate of occupancy may not be issued until~~

a LEED accredited professional designated by the department of development services certifies that the building complies with the LEED certified designation (26 to 32 points). (Ord. 27218)

SEC. S-82.112. LANDSCAPING.

(a) Except as provided in this section, landscaping and screening must be provided in accordance with Part I of this article.

(b) For an assisted living use:

(1) Existing live oak trees on the Property within 15 feet of the property line along Fairmount Street ~~must~~ be preserved, but may be removed and replaced in the event of tree loss by means of disease or unintentional damage, subject to approval of the director. Except for a temporary construction or sales office use, a building permit may not be issued for work on the Property until the building official has approved a tree preservation plan for these existing trees.

~~(c) Street trees or parkway trees are not required along Fairmount Street where a preserved tree with a minimum caliper of 16 inches on the Property is within 15 feet of the property line or on the Property within 40 feet of the right of way line along Fairmount Street.~~

(2) A minimum six-foot-wide unobstructed sidewalk and minimum five-foot-wide parkway strip must be provided along Fairmount Street, Turtle Creek Boulevard, and Enid Street. The sidewalk and parkway strip may meander to minimize impact on existing preserved trees.

(3) Landscaping must be provided as shown on the landscape plan (Exhibit S-82B).

(4) A minimum total of 30 medium or large trees and 5 small trees are to be located between the building façade and curb along all frontages. This may include newly planted trees or those otherwise protected through required preservation in Sec. S-82.112(b).

(c) Plant materials must be maintained in a healthy, growing condition. ~~(Ord. 27218)~~

SEC. S-82.113. URBAN DESIGN AND SUSTAINABILITY STANDARDS FOR A ASSISTED LIVING FACILITY

(a) Drip irrigation shall be utilized for maintenance of plantings.

(b) Recycling containers shall be available for residents and on-site workers.

(c) Stormwater and condensate from mechanical systems shall be recaptured and reused.

(d) Plant species that are native or adapted to north central Texas with low or very low water consumption characteristics and intended to attract and create habitat for bees, birds, butterflies, or a combination thereof shall be used on site. Such landscaping shall be maintained in such a way as to promote the healthy development and continuance of such habitants, and use of pesticide, herbicides and fungicides is prohibited..

(e) Electric vehicle charging. A minimum of 10 percent of required off-street parking spaces shall service electric vehicles, with the required type of spaces as follows:

(1) A minimum of one percent of required off-street parking spaces must be EV installed parking spaces:

(2) A minimum of two percent of required off-street parking spaces must be EV ready; and

(3) A minimum of seven percent of all required off-street parking spaces must be EV capable.

(f) EV ready parking spaces must include a circuit that terminates in a suitable termination point such as a receptacle or junction box, and be located in close proximity to the proposed location of the EV parking spaces.

(g) Micro-mobility charging and parking. Micro-mobility charging and parking for at least 2 vehicles must be provided along public streets.

(h) Pedestrian lighting must be provided at regular intervals along all building facades facing a public street.

(i) Bicycle Parking. Bicycle parking for a minimum of at least 5 bicycles must be located along Fairmount Street and Turtle Creek Boulevard.

(j) The following minimum pedestrian amenities must be provided along Turtle Creek Boulevard and Fairmount Street:

(1) Benches occupying at least 10 linear feet of frontage.

(2) A minimum of one trash receptacle per street frontage.

(k) Ground Level Transparency. Driveway and garage entrances are excluded in calculating façade area, and minimum transparency along public streets between grade and 15 feet in height is as follows:

(1) Turtle Creek Boulevard: 50%

(2) Fairmount Street: 70%

(l) Maximum blank wall. Maximum blank walls length along Fairmount Street and Turtle Creek Boulevard is 30 feet.

(m) Minimum contiguous open space. Paved areas such as sidewalks, walkways, courtyards, and plazas may be counted as part of open space area. A maximum of 50 percent of required open space may be impervious. Except for emergency vehicles, on-site open space cannot be parked or driven upon. Parking structures may be located below grade underneath pervious or impervious open space area. Minimum contiguous open space along designated street frontages is as follows:

(1) Turtle Creek Boulevard: 2,500 square feet

(2) Fairmount Street: 3,000 square feet

(n) Sidewalks.

(1) 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.

(2) 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.

(3) A minimum ten-foot-wide unobstructed sidewalk is required along Turtle Creek Boulevard.

(o) A minimum six-foot screening wall with sliding gates across driveways is required along Enid Street.

(p) Façade Lighting. Exterior lighting sources, if used, must be oriented down and onto the property they light and generally away from adjacent residential properties.

SEC. S-82.113. SIGNS.

(a) Except as otherwise provided, signs must comply with the provisions for ~~non~~-business zoning districts in Article VII.

(b) Signage located above 60 feet in height may not be illuminated.

SEC. S-82.114. ADDITIONAL PROVISIONS.

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

(b) 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.

(c) Except as provided in this division, development and use of the Property must comply with Part I of this article.

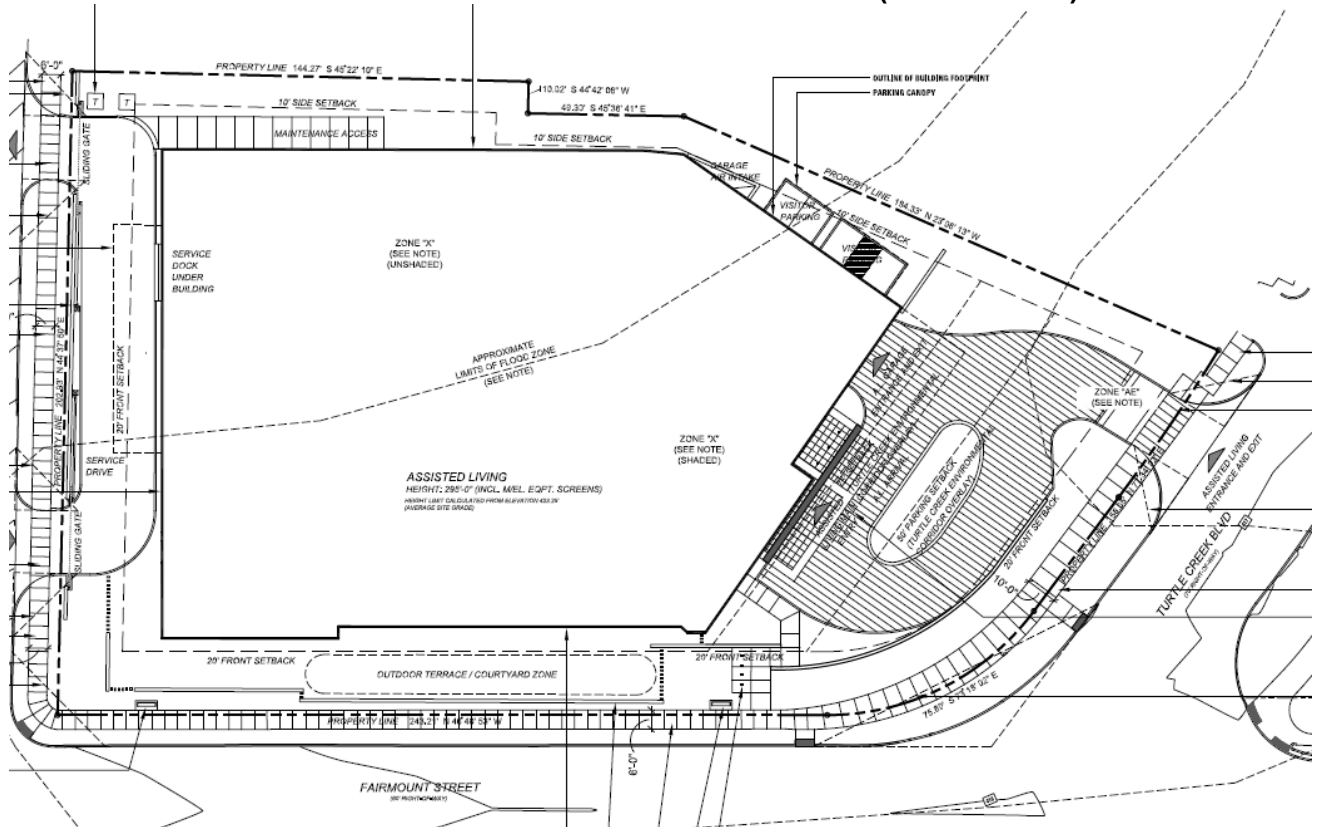
SEC. S-82.115. COMPLIANCE WITH CONDITIONS.

(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 director of public works and transportation.

(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, in this subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.



CPC RECOMMENDED DEVELOPMENT PLAN (ENLARGED)



SITE SUMMARY

ALLOWABLE USES:

PDS / O-2

PROPOSED USE:

ASSISTED LIVING

OVERLAY DISTRICT:

TURTLE CREEK ENVIRONMENTAL CORRIDOR

LOT AREA:

1.37 ACRES (59,677 SF)

LOT COVERAGE:

60% MAX.; 40% MAX. ABOVE 60' HEIGHT

FLOOR AREA RATIO:

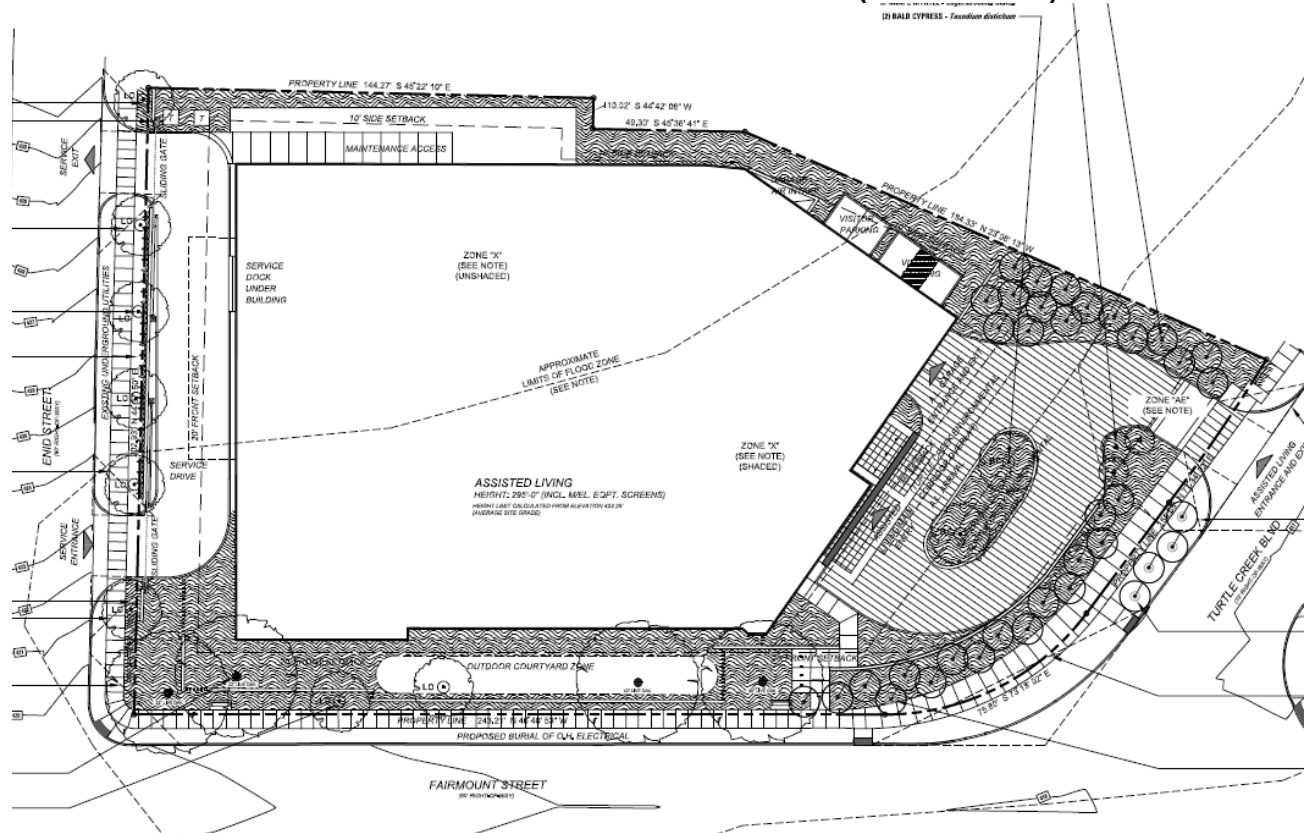
6.40 MAX.

BUILDING HEIGHT:

295 FT. MAX.



CPC RECOMMENDED LANDSCAPE PLAN (ENLARGED)



LANDSCAPE LEGEND

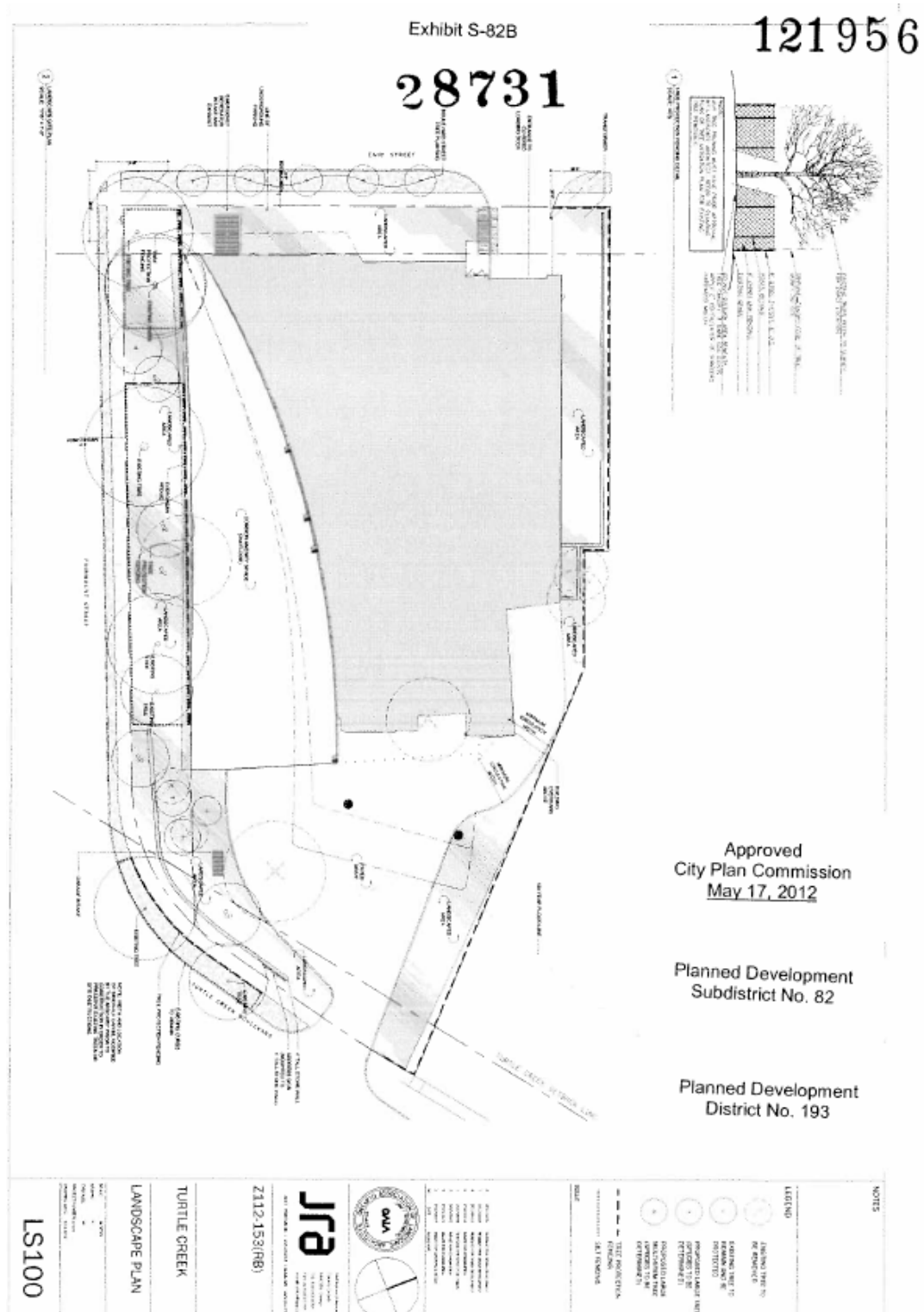
The landscape plan for the existing building shows a rectangular building footprint with a central courtyard. The plan includes the following elements:

- EXISTING TREE TO REMAIN:** A large tree symbol (a circle with a central dot) is located in the upper left corner of the site.
- PROPOSED SITE TREE 'A':** A tree symbol (a circle with a central dot) is located in the upper left corner of the site, near the existing tree.
- PROPOSED SITE TREE 'B':** A tree symbol (a circle with a central dot) is located in the lower left corner of the site.
- PROPOSED ORNAMENTAL TREE:** A tree symbol (a circle with a central dot) is located in the lower left corner of the site, near the proposed site tree 'B'.
- LANDSCAPE AREA:** A rectangular area in the lower right corner of the site is designated as the landscape area, indicated by a hatched pattern.

LEGEND:

- EXISTING TREE TO REMAIN:** MIN 3" CAL. (City of Dallas LARGE TREE) LIVE OAK (LO) • *Quercus virginiana* and BALD CYPRESS (BC) • *Taxodium distichum*
- PROPOSED SITE TREE 'A':** QTY. 10 MIN 3" CAL. (City of Dallas LARGE TREE) LIVE OAK (LO) • *Quercus virginiana* and BALD CYPRESS (BC) • *Taxodium distichum*
- PROPOSED SITE TREE 'B':** QTY. 36 MIN 3" CAL. (City of Dallas LARGE TREE) POND CYPRESS • *Taxodium ascendens*
- PROPOSED ORNAMENTAL TREE:** QTY. 3 MIN. 6' HT. (City of Dallas SMALL TREE) VITEK • *Vitex agnus-castus* or CRAPE MYRTLE • *Lagerstroemia indica*
- LANDSCAPE AREA:** COMBINATION OF NATIVE AND ADAPTED GROUNDCOVERS, SHRUBS, AND ORNAMENTAL GRASSES FROM ARBORIST APPROVED LIST - ALL AREAS TO BE FULLY IRRIGATED w/ AUTOMATED SYSTEM OF DRIP AND TREE BUBBLERS

EXISTING LANDSCAPE PLAN



CPC RECOMMENDED SUP CONDTIONS

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with an assisted living facility.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

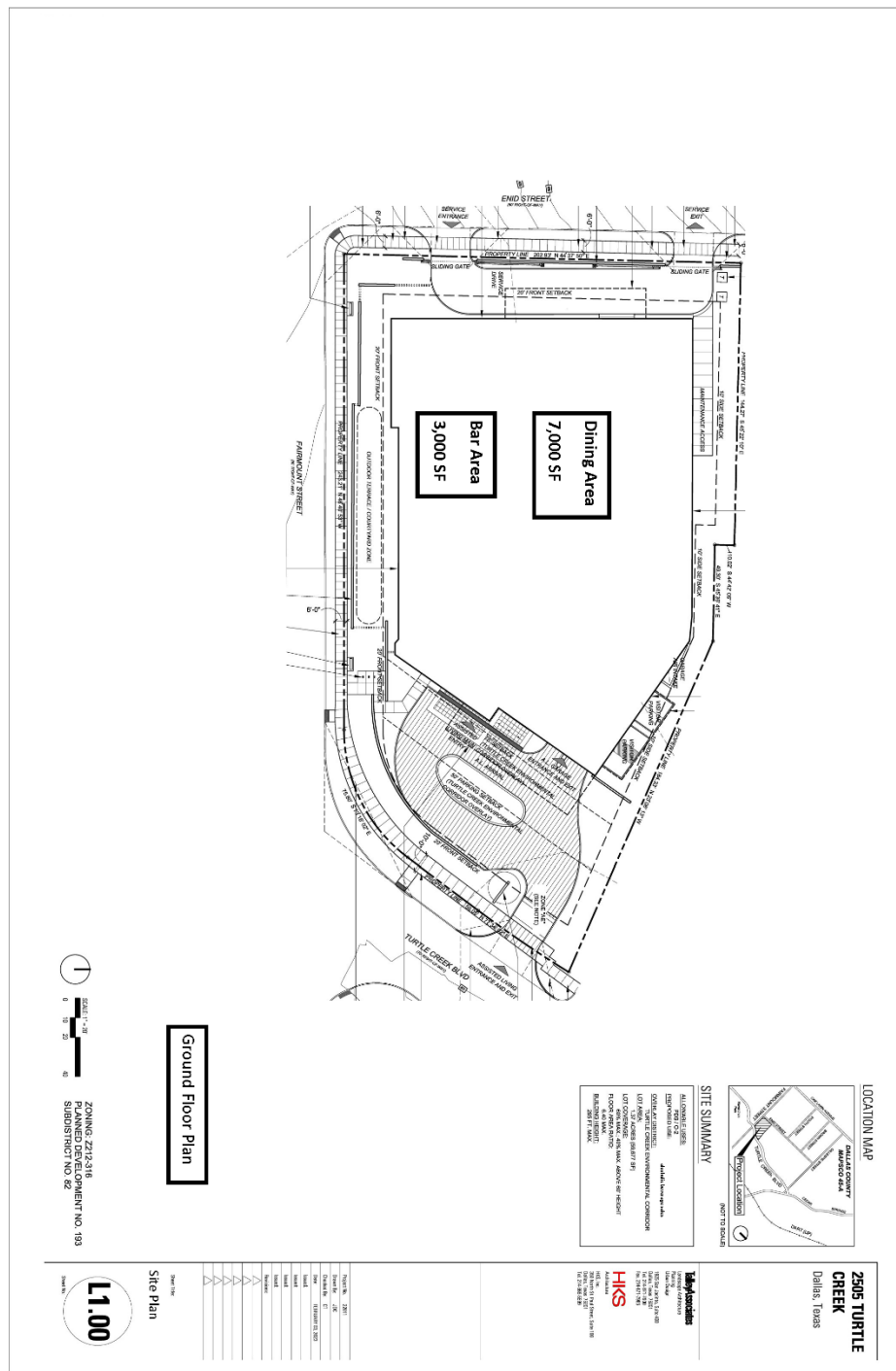
CPC Recommendation:

3. TIME LIMIT: This SUP shall expire in (5 years from the date of this ordinance).

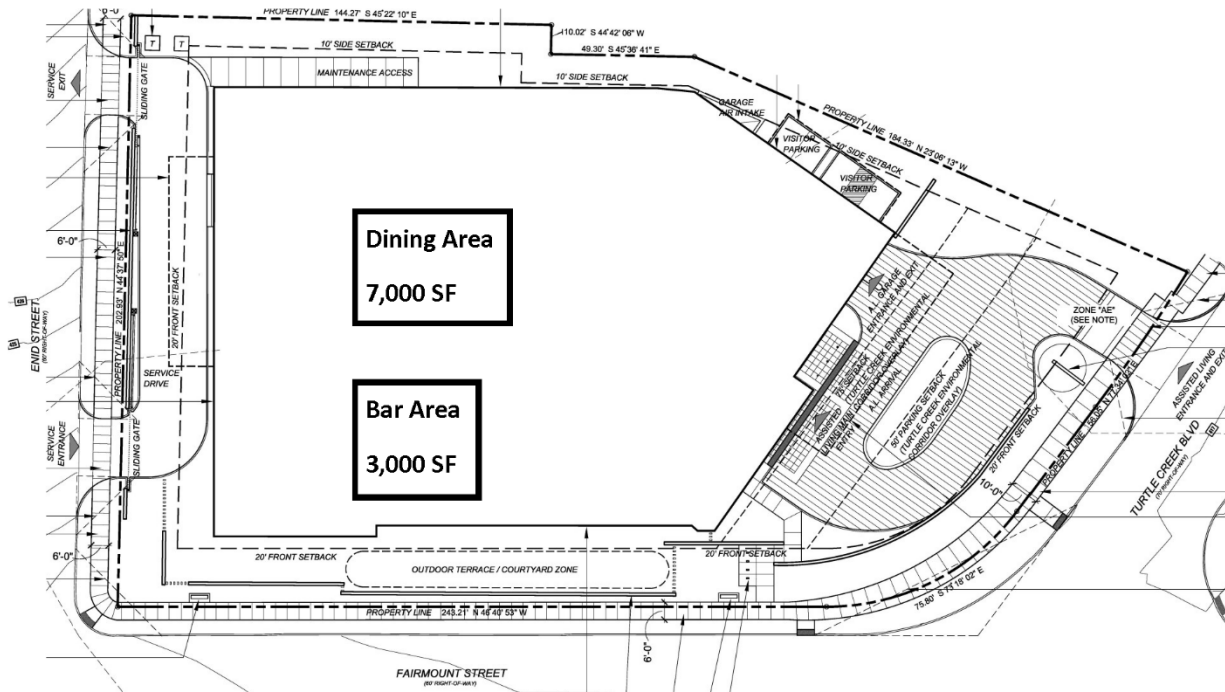
Applicant Request:

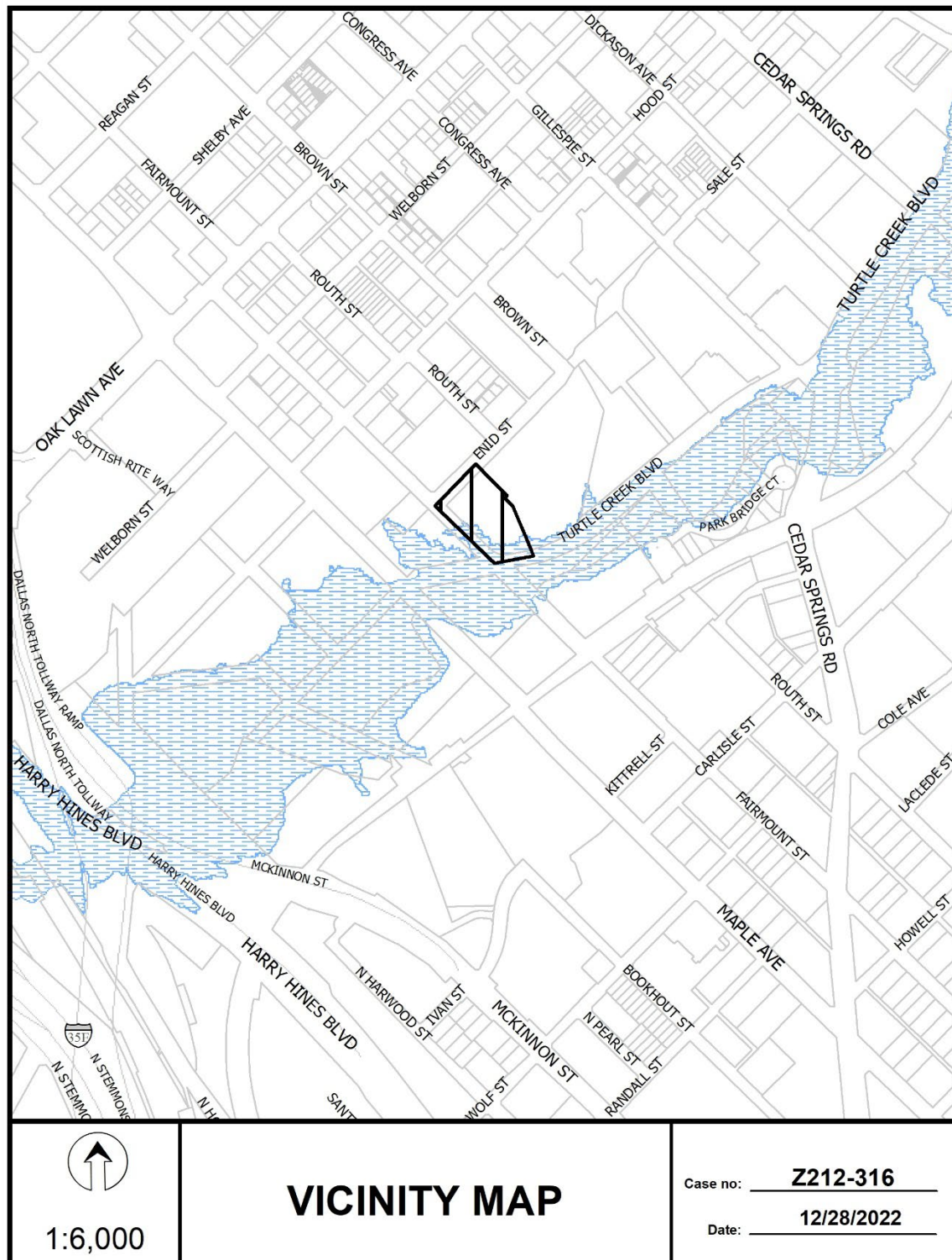
3. TIME LIMIT: This specific use permit has no expiration date.
4. OPERATION: Alcohol sales may not be offered to the general public and may only be offered to residents of an assisted living facility and their guests.
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. 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.

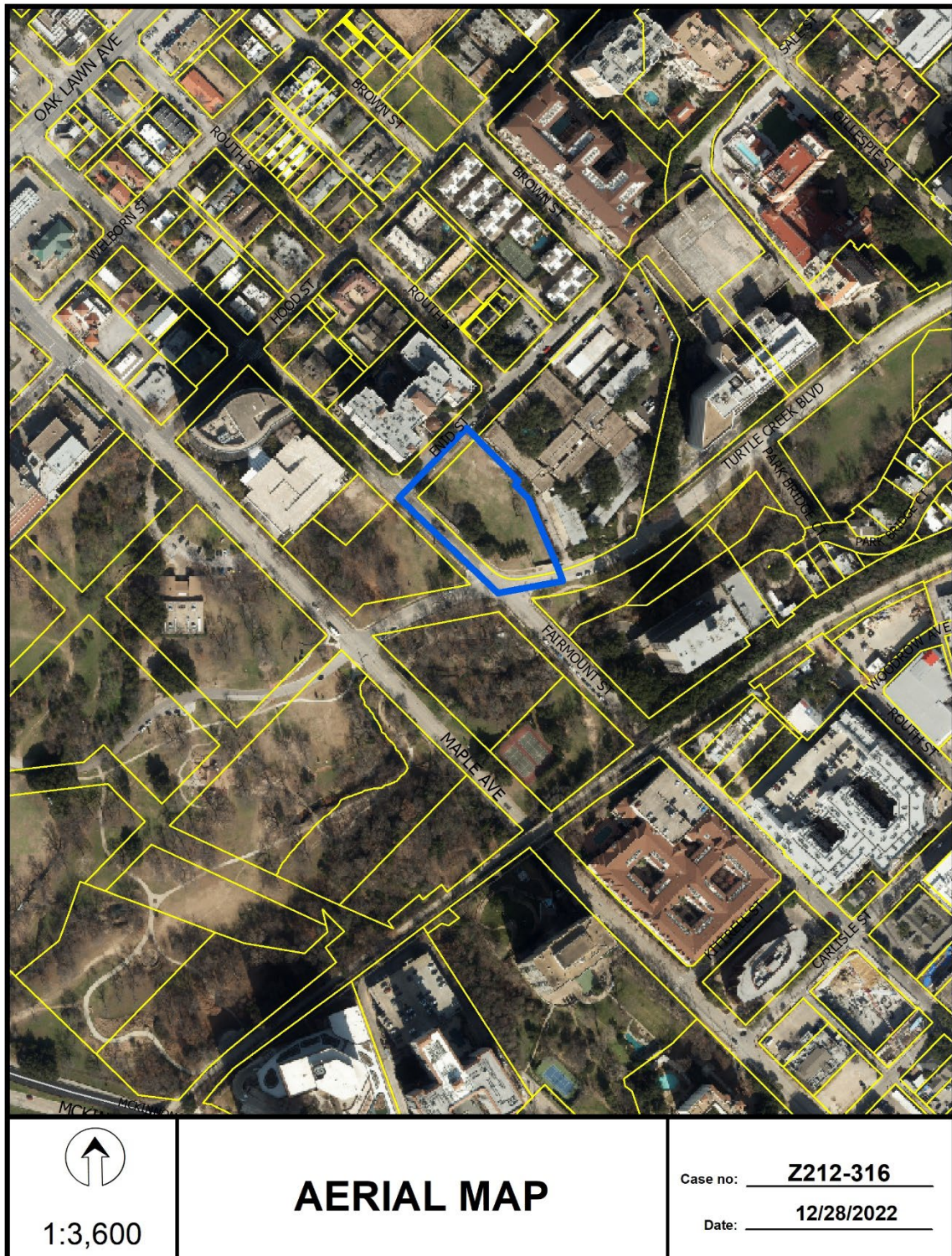
CPC RECOMMENDED SUP SITE PLAN

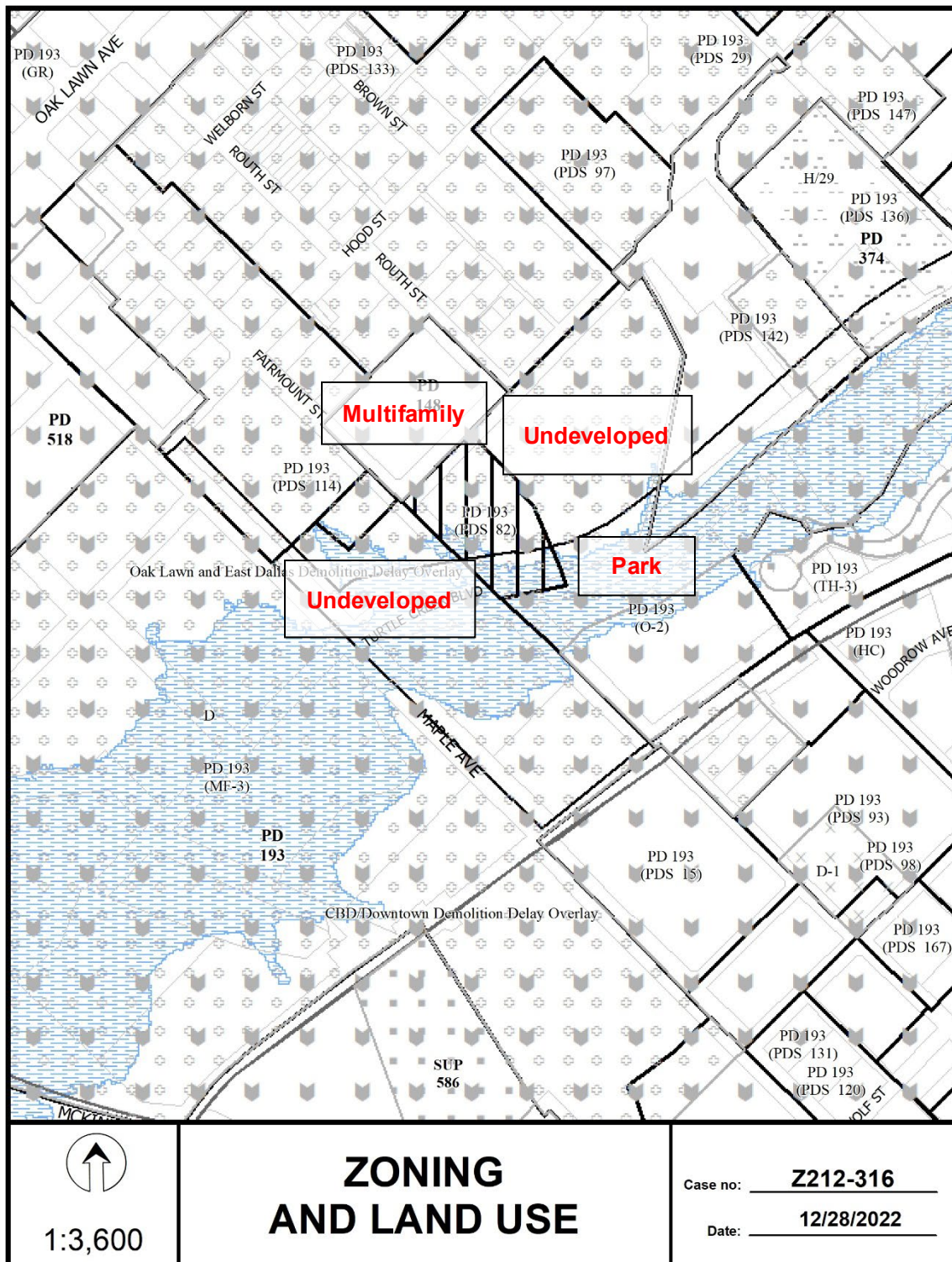


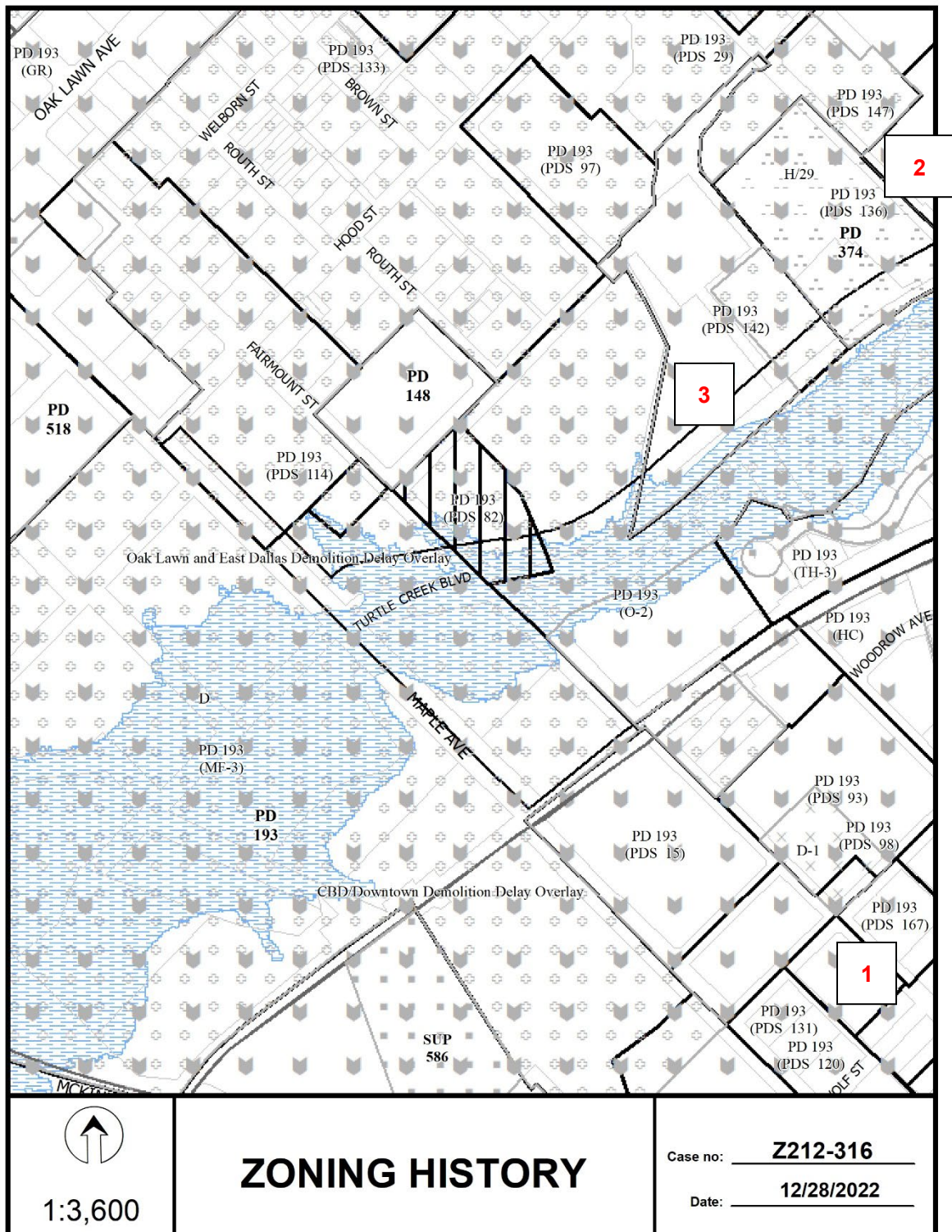
CPC RECOMMENDED SUP SITE PLAN (Enlarged)



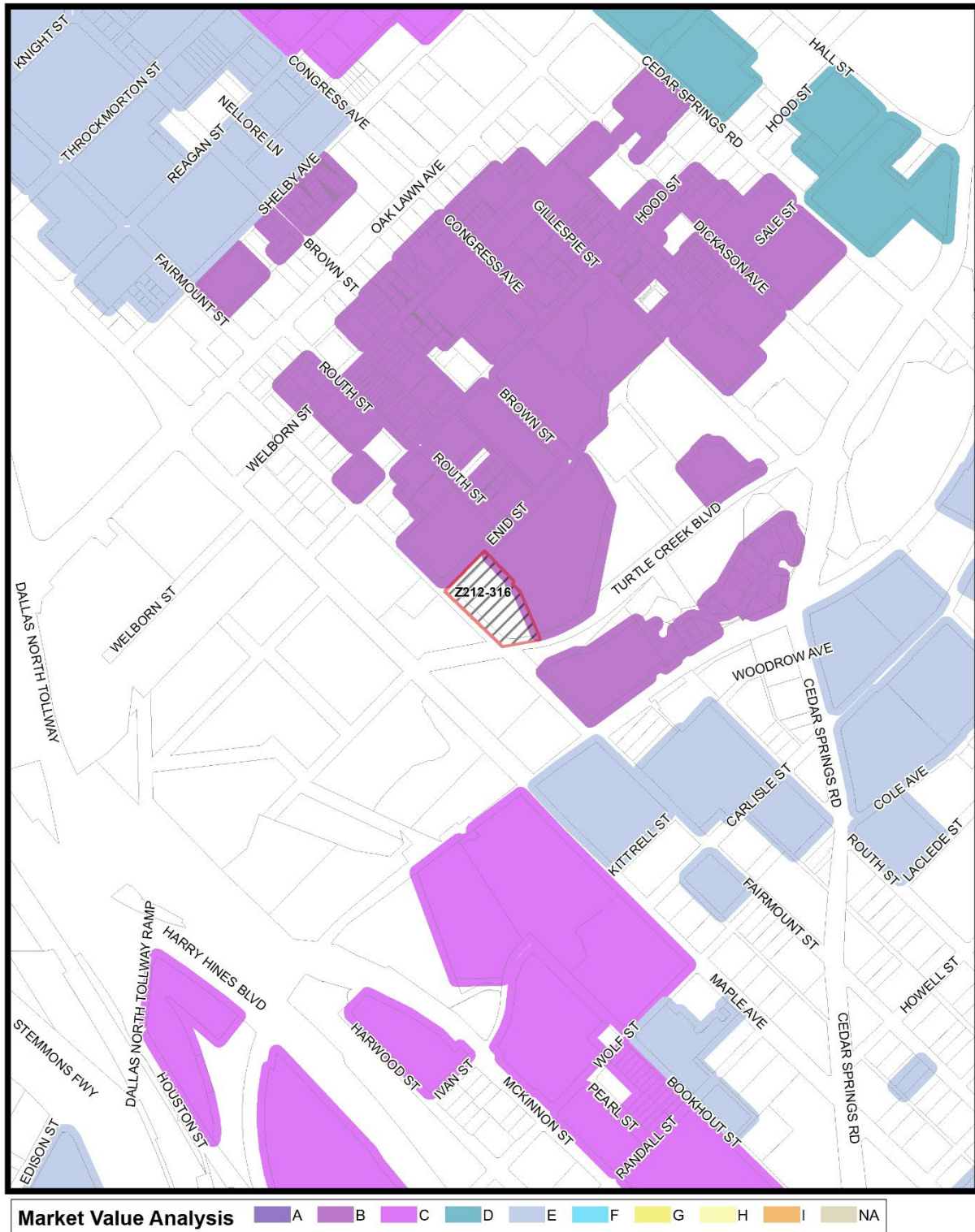


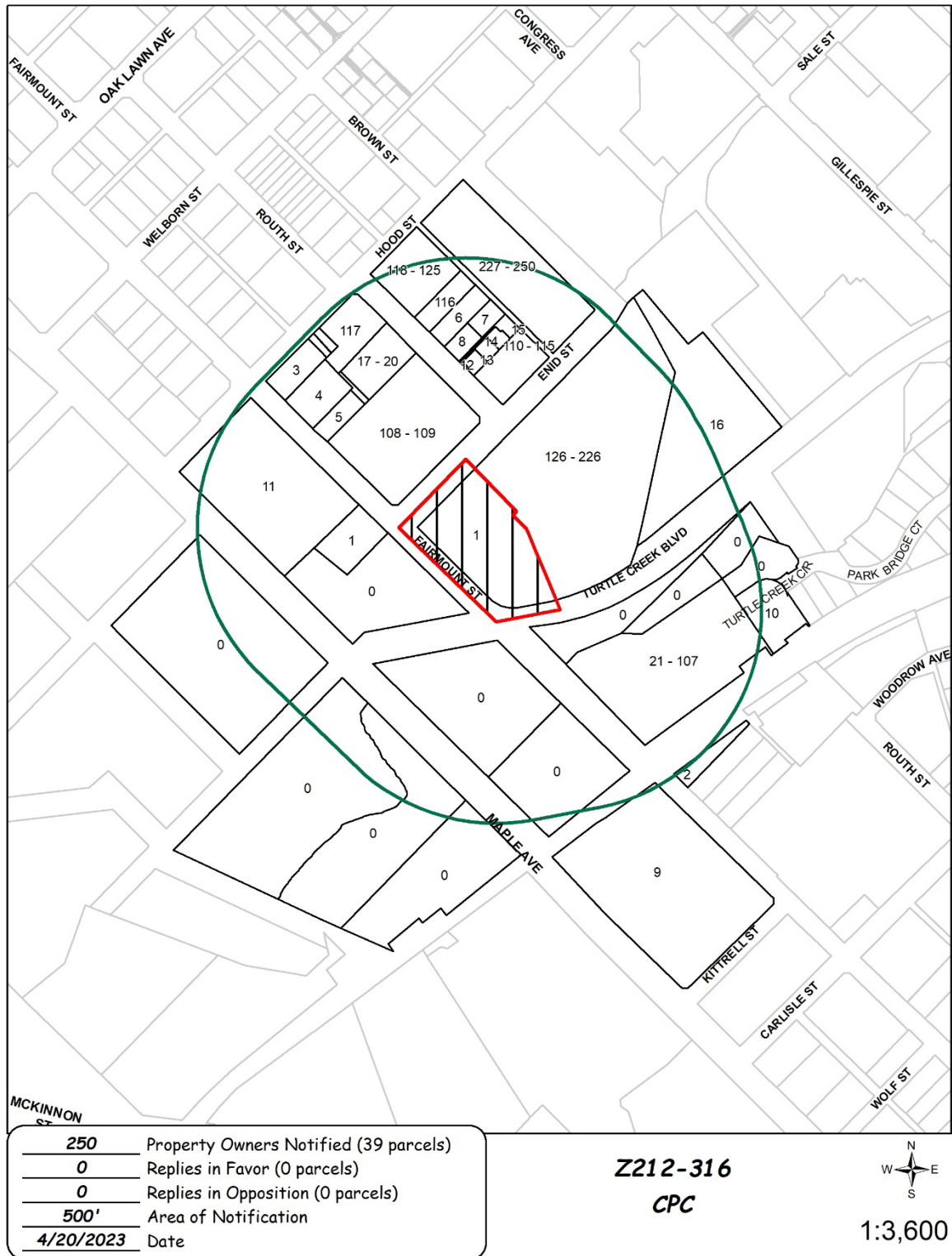






Z212-316(MP)





04/19/2023

Reply List of Property Owners

Z212-316

250 Property Owners Notified, 0 Property Owners in Favor, 0 Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3503	FAIRMOUNT ST	MM TURTLE CREEK LLC
2	3220	FAIRMOUNT ST	ONCOR ELEC RIC DELIVERY COMPANY
3	3534	FAIRMOUNT ST	MM 3534 FAIRMONT LLC
4	3524	FAIRMOUNT ST	Taxpayer at
5	3520	FAIRMOUNT ST	ROYAL NONESUCH LP
6	3518	ROUTH ST	KOTHARIA JAY
7	3514	ROUTH ST	THORNE GEORGE CLIFFORD JR
8	3516	ROUTH ST	ALPERT LAURA
9	3200	MAPLE AVE	VILLAS AT KATY TRAIL
10	2706	TURTLE CREEK CIR	OBRIEN JOSEPH DENIS &
11	3500	MAPLE AVE	TR 3500 MAPLE CORP
12	3506	ROUTH ST	PACIFICO FRANCESCA I
13	3508	ROUTH ST	PROUTY SAMANTHA JEAN
14	3510	ROUTH ST	SCHIFFMAN LISA A
15	3512	ROUTH ST	MCMILLAN WILLIAM G
16	2727	TURTLE CREEK BLVD	2727 TURTLE CREEK LLC
17	3525	ROUTH ST	DUFFIE CHARLES F
18	3525	ROUTH ST	CANNON GARY L
19	3525	ROUTH ST	LAZOR LINDA
20	3525	ROUTH ST	COATES ALEXANDER
21	3310	FAIRMOUNT ST	PARK TOWERS TURTLE CREEK
22	3310	FAIRMOUNT ST	HARSDORFF CHRIS &
23	3310	FAIRMOUNT ST	HINSON DARRELYND
24	3310	FAIRMOUNT ST	PETRILLO SEILEEN
25	3310	FAIRMOUNT ST	ELLIS BETTY ELLIS REVOCABLE
26	3310	FAIRMOUNT ST	TERMINI RAYMOND J &

04/19/2023

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3310	FAIRMOUNT ST	FORBES HSI CHUEH TRACEY
28	3310	FAIRMOUNT ST	RAHN ALLYSON
29	3310	FAIRMOUNT ST	OWENS GARY A &
30	3310	FAIRMOUNT ST	DAVIS HELEN B
31	3310	FAIRMOUNT ST	CALDWELL JAMES
32	3310	FAIRMOUNT ST	WILKINS MICHAEL C
33	3310	FAIRMOUNT ST	CREASEY MARILYN
34	3310	FAIRMOUNT ST	AMERINGER ROSS &
35	3310	FAIRMOUNT ST	DELPHENIS JEANNE M
36	3310	FAIRMOUNT ST	DAY DOUGLAS DEE
37	3310	FAIRMOUNT ST	ASHY KAREN S &
38	3310	FAIRMOUNT ST	PREJEAN ROBERT & MARGARET
39	3310	FAIRMOUNT ST	DILLARD LESLIE ANN &
40	3310	FAIRMOUNT ST	WYNNE MITCHELL
41	3310	FAIRMOUNT ST	BROOSLIN BARBARA &
42	3310	FAIRMOUNT ST	JACKSON JOHN M & IMEE C
43	3310	FAIRMOUNT ST	WEAVER JAMES R JR
44	3310	FAIRMOUNT ST	VOGT LYNN M
45	3310	FAIRMOUNT ST	BLANCHAT MICHAEL & KIRSTEN B
46	3310	FAIRMOUNT ST	JUSTICE WILLIAM HENRY &
47	3310	FAIRMOUNT ST	MILLER W W III & ANNS
48	3310	FAIRMOUNT ST	KATZ ROBERT MYLES &
49	3310	FAIRMOUNT ST	SMITHER MARTHA M
50	3310	FAIRMOUNT ST	YOTIDES 2012 FAMILY TRUST THE
51	3310	FAIRMOUNT ST	NAZERIAN FAMILY TRUST
52	3310	FAIRMOUNT ST	HUNT ERNEST E III ET AL
53	3310	FAIRMOUNT ST	BARHAME EUGENE J III &
54	3310	FAIRMOUNT ST	MACLEAN LESLIE C
55	3310	FAIRMOUNT ST	JANSHAMATT C
56	3310	FAIRMOUNT ST	CARVEY PAMELA T
57	3310	FAIRMOUNT ST	DUNAGAN MICHAEL W\

04/19/2023

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3310	FAIRMOUNT ST	DUFFY TARA ANN
59	3310	FAIRMOUNT ST	MILLER DAVID
60	3310	FAIRMOUNT ST	FOERSTER KARL A &
61	3310	FAIRMOUNT ST	TALLEY COY B
62	3310	FAIRMOUNT ST	BAGOT DREW N
63	3310	FAIRMOUNT ST	HANKINS JACQUELINE
64	3310	FAIRMOUNT ST	BERNHARDT ANNE REVOCABLE TRUST
65	3310	FAIRMOUNT ST	NOLAN CO LLC
66	3310	FAIRMOUNT ST	STEPHENS RONALD N & KATHLEEN R
67	3310	FAIRMOUNT ST	BARNER ROBERT &
68	3310	FAIRMOUNT ST	WIEDERKEHR RUTH W
69	3310	FAIRMOUNT ST	THOMPSON JOAN S & HUGH S
70	3310	FAIRMOUNT ST	MEYERS DORIS B
71	3310	FAIRMOUNT ST	ADAMS JOHN LUTHER LIFE ESTATE
72	3310	FAIRMOUNT ST	BOHL RONALD L & DORIS K
73	3310	FAIRMOUNT ST	HALE JAMES B &
74	3310	FAIRMOUNT ST	MICHEL DAN & MENDY
75	3310	FAIRMOUNT ST	JACOBS RICHARD W & LYNN R
76	3310	FAIRMOUNT ST	VAUGHAN JOHN R L JR &
77	3310	FAIRMOUNT ST	LITTLE GLENNE E & LINDA E
78	3310	FAIRMOUNT ST	LITTLE BERTIS B
79	3310	FAIRMOUNT ST	WALES VICTOR R &
80	3310	FAIRMOUNT ST	TAUSCH JOHANNES &
81	3310	FAIRMOUNT ST	DYER LINDA KAY
82	3310	FAIRMOUNT ST	EISENBERG JEAN
83	3310	FAIRMOUNT ST	SAKLER THOMAS ALLEN
84	3310	FAIRMOUNT ST	BEANLANDE EDWARD B
85	3310	FAIRMOUNT ST	STEVENSON RICHARD L &
86	3310	FAIRMOUNT ST	GOULD TASHA K
87	3310	FAIRMOUNT ST	CHILDS VIRGIE HOLST
88	3310	FAIRMOUNT ST	DAY GAYDEN

04/19/2023

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	3310	FAIRMOUNT ST	CHAPADOS GREGORY F
90	3310	FAIRMOUNT ST	CHAPADOS GREGORY F
91	3310	FAIRMOUNT ST	FORD ARLENE J & CHRISTOPHER P
92	3310	FAIRMOUNT ST	BLANTON PATRICIA L
93	3310	FAIRMOUNT ST	VOLK LEONARD WILLIAM
94	3310	FAIRMOUNT ST	ESTRADA JANIS L
95	3310	FAIRMOUNT ST	BLOMEYER ROBERT B II &
96	3310	FAIRMOUNT ST	GARGALLO JULIA REVOCABLE TRUST
97	3310	FAIRMOUNT ST	WAKELAND EDWARD &
98	3310	FAIRMOUNT ST	SMITH JEFFREY W
99	3310	FAIRMOUNT ST	MARTIN BEN CARL
100	3310	FAIRMOUNT ST	BARZUNE LAWRENCE S & DOLORES G
101	3310	FAIRMOUNT ST	PT MERKEN TRUST
102	3310	FAIRMOUNT ST	JENNINGS W L
103	3310	FAIRMOUNT ST	KRUKA BERNHARDT SCOTT &
104	3310	FAIRMOUNT ST	FRYE WESLEY B &
105	3310	FAIRMOUNT ST	LIBERTY JOE P
106	3310	FAIRMOUNT ST	JOHNSON JANIS
107	3310	FAIRMOUNT ST	MOODY JANET PIKE
108	3500	FAIRMOUNT ST	PRE RIENZI LLC
109	3500	FAIRMOUNT ST	CROWE ANGELA
110	3500	ROUTH ST	HARRISON CONNIE
111	3500	ROUTH ST	WELBORN STREET PARTNERS LLC
112	3500	ROUTH ST	WELBORN STREET PARTNERS LLC
113	3500	ROUTH ST	MARGOLIS MICHAEL
114	3500	ROUTH ST	WELBORN STREET PARTNERS LLC
115	3500	ROUTH ST	MARTIN ANDREA
116	3522	ROUTH ST	UG KNIGHT LP
117	3535	ROUTH ST	VANDERHORST PAULA M &
118	2614	HOOD ST	WILSON KELLY & STEPHEN
119	2612	HOOD ST	SADACCA STEPHEN

04/19/2023

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	2610	HOOD ST	CALHOUN REBEL
121	3534	ROUTH ST	AINSWORTH GEORGE M
122	3532	ROUTH ST	PATTEN ANNE
123	3530	ROUTH ST	KRAMER PAMELA A
124	3528	ROUTH ST	ETEBARI PAYAM
125	3526	ROUTH ST	TRAUB ROBERT GARY
126	2525	TURTLE CREEK BLVD	MATHEWS CARLY J
127	2525	TURTLE CREEK BLVD	MICKEY DAWN
128	2525	TURTLE CREEK BLVD	RICHARDS GLENITA DENAE
129	2525	TURTLE CREEK BLVD	LUCAS H KARIN
130	2525	TURTLE CREEK BLVD	CARTER GARY LEE & DENA LEIGH
131	2525	TURTLE CREEK BLVD	RBR ASSET MANAGEMENT LLC &
132	2525	TURTLE CREEK BLVD	GIBSON LEE B
133	2525	TURTLE CREEK BLVD	SEARS RICHARD D
134	2525	TURTLE CREEK BLVD	BERNSTEIN STEVEN M
135	2525	TURTLE CREEK BLVD	HUNTLEY ERIC K & JANE A
136	2525	TURTLE CREEK BLVD	TISDALE CHARLES E
137	2525	TURTLE CREEK BLVD	ANGLIN DEBORAH
138	2525	TURTLE CREEK BLVD	ALVARADO FRANCISCO X
139	2525	TURTLE CREEK BLVD	TEAGUE DENNIS WAYNE
140	2525	TURTLE CREEK BLVD	SORI INVESTMENTS LLC
141	2525	TURTLE CREEK BLVD	RAMAGE CALVIN
142	2525	TURTLE CREEK BLVD	NUGENT KATRINA
143	2525	TURTLE CREEK BLVD	RUBIN HARRIET S
144	2525	TURTLE CREEK BLVD	KREUZIGER FREDERICK &
145	2525	TURTLE CREEK BLVD	GIBSON SARA REVOCABLE TRUST
146	2525	TURTLE CREEK BLVD	BEUSCHEL GLENN
147	2525	TURTLE CREEK BLVD	BURNS LINDA
148	2525	TURTLE CREEK BLVD	CLICQUE STEVEN HUGH
149	2525	TURTLE CREEK BLVD	CLAUNCH RYAN
150	2525	TURTLE CREEK BLVD	DELOZIER THOMAS &

04/19/2023

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	2525	TURTLE CREEK BLVD	WEATHERFORD KATHLEEN
152	2525	TURTLE CREEK BLVD	KELLER LILLIAN SUMMER
153	2525	TURTLE CREEK BLVD	RODERICK ROBERT G
154	2525	TURTLE CREEK BLVD	WELLS GEORGE W JR &
155	2525	TURTLE CREEK BLVD	GALLIGAN REGINA MARIE
156	2525	TURTLE CREEK BLVD	SALIBA DANIEL P
157	2525	TURTLE CREEK BLVD	KATTNER LARRY WAYNE &
158	2525	TURTLE CREEK BLVD	CRANFILL CHAD
159	2525	TURTLE CREEK BLVD	HARRIS REALTY LLC
160	2525	TURTLE CREEK BLVD	ADAMS ROBERT L
161	2525	TURTLE CREEK BLVD	SPRING KEITH
162	2525	TURTLE CREEK BLVD	SHELLINCK FAMILY 1992 TR
163	2525	TURTLE CREEK BLVD	MARTIN IRENE &
164	2525	TURTLE CREEK BLVD	MUNROE ANNE C TR
165	2525	TURTLE CREEK BLVD	DECKER KAREN HAACK &
166	2525	TURTLE CREEK BLVD	RUBIN ALLEN & HARRIET REVOCABLE
167	2525	TURTLE CREEK BLVD	KUN STEVE
168	2525	TURTLE CREEK BLVD	ANDERSON AMANDA B
169	2525	TURTLE CREEK BLVD	HARTSELL BRANDON L
170	2525	TURTLE CREEK BLVD	RIZOS MAX
171	2525	TURTLE CREEK BLVD	DECKER KAREN HAACK &
172	2525	TURTLE CREEK BLVD	GALAMBUSH MARILYN
173	2525	TURTLE CREEK BLVD	EATON DAVID W
174	2525	TURTLE CREEK BLVD	CASADY CHRISTINE & FREDERICK
175	2525	TURTLE CREEK BLVD	WILSON ERICA
176	2525	TURTLE CREEK BLVD	ASHLEY DONNA SUE
177	2525	TURTLE CREEK BLVD	TISDALE CHARLES E
178	2525	TURTLE CREEK BLVD	WALES VICTOR R
179	2525	TURTLE CREEK BLVD	BEAHAN SARAH G
180	2525	TURTLE CREEK BLVD	IDZIAK PETER B
181	2525	TURTLE CREEK BLVD	SWICK DAVID E & PAULA H

04/19/2023

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	2525	TURTLE CREEK BLVD	HUNT C DALE SR & SHIRLEY
183	2525	TURTLE CREEK BLVD	ISHEE JAMES ALFRED
184	2525	TURTLE CREEK BLVD	FENNELL PETE & CYNTHIA
185	2525	TURTLE CREEK BLVD	NELSON RON &
186	2525	TURTLE CREEK BLVD	RUTH W JUDGE TRUST FBO
187	2525	TURTLE CREEK BLVD	CHAVEZ HERMAN &
188	2525	TURTLE CREEK BLVD	PARKER JACK HARLEY
189	2525	TURTLE CREEK BLVD	TROUTWINE GAYLE LEONE
190	2525	TURTLE CREEK BLVD	RODERICK ROBERT G
191	2525	TURTLE CREEK BLVD	FREEMAN WHITNEY
192	2525	TURTLE CREEK BLVD	PEUGH JIMMY E
193	2525	TURTLE CREEK BLVD	BURKHARDT FAMILY TRUST
194	2525	TURTLE CREEK BLVD	5E REAL ESTATE LLC
195	2525	TURTLE CREEK BLVD	DEITZ SHARON
196	2525	TURTLE CREEK BLVD	SALCZYNSKI MARIAM & DONALD E
197	2525	TURTLE CREEK BLVD	SHAH ANGELA KIRAN
198	2525	TURTLE CREEK BLVD	JAMES WILLIAM AARON
199	2525	TURTLE CREEK BLVD	SIMONE ALPHONSE FEST OF
200	2525	TURTLE CREEK BLVD	KERR CHRISTINE M
201	2525	TURTLE CREEK BLVD	WHITLOCK LESLIE
202	2525	TURTLE CREEK BLVD	BLAIR ALAN DENNIS
203	2525	TURTLE CREEK BLVD	HULL LEROY W & JOYCE B
204	2525	TURTLE CREEK BLVD	LUCAS H K
205	2525	TURTLE CREEK BLVD	BATES SHEILA JANE
206	2525	TURTLE CREEK BLVD	TISDALE CHARLES E
207	2525	TURTLE CREEK BLVD	TISDALE CHARLES E
208	2525	TURTLE CREEK BLVD	FETTERICK NICHOLAS J III
209	2525	TURTLE CREEK BLVD	JONES KATHERINE J
210	2525	TURTLE CREEK BLVD	RENFRO SHARON G
211	2525	TURTLE CREEK BLVD	DYTECH SOLUTIONS
212	2525	TURTLE CREEK BLVD	GALLEGOS JOSE A

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	2525	TURTLE CREEK BLVD	GREEN LAWRENCE KEITH
214	2525	TURTLE CREEK BLVD	STEELE JOHN A
215	2525	TURTLE CREEK BLVD	HUNLEY LAMAR ETAL
216	2525	TURTLE CREEK BLVD	PORTER STEVE & JEANNE
217	2525	TURTLE CREEK BLVD	FRANKE BONNY S
218	2525	TURTLE CREEK BLVD	ROSAS CHRISTOPHER J
219	2525	TURTLE CREEK BLVD	MICHAELS KAREN J
220	2525	TURTLE CREEK BLVD	WELBORN STREET PARTNERS
221	2525	TURTLE CREEK BLVD	DECKER THOMAS H & KAREN H
222	2525	TURTLE CREEK BLVD	PORTER CHRISTOPHER
223	2525	TURTLE CREEK BLVD	WELLS GEORGE W
224	2525	TURTLE CREEK BLVD	JOLLY STEVEN R
225	2525	TURTLE CREEK BLVD	SCOTT MARILYN
226	2525	TURTLE CREEK BLVD	SIFFORD ANDY L
227	3515	BROWN ST	NOSS MICHAEL R
228	3515	BROWN ST	CORTS VICTORIA BENNISON
229	3515	BROWN ST	ODONNELL DEBORAH LYNN
230	3515	BROWN ST	SHUMAKE VICKI B
231	3515	BROWN ST	ZAMBRANO GERARDO
232	3515	BROWN ST	BENKOWITZ LISA L
233	3515	BROWN ST	KELSO ALIC & CHRISTINA
234	3515	BROWN ST	BLACKSTONE WARREN L
235	3515	BROWN ST	MITCHELL BARBARA A
236	3515	BROWN ST	SWIGART JEFFREY & JENNA
237	3515	BROWN ST	MCGUIRE LISA
238	3515	BROWN ST	KREITZINGER MICHAEL & MARLO
239	3515	BROWN ST	NORRELL R STEPHEN
240	3515	BROWN ST	ALLISON BIANCA F & KIRBY
241	3515	BROWN ST	ALLEN A KATHLEEN
242	3515	BROWN ST	CASEY DEREK
243	3515	BROWN ST	HIGDON CHARLES A

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	244	3515 BROWN ST	WAYLOCK GREGORY
	245	3515 BROWN ST	RINKERMAN MARK
	246	3515 BROWN ST	HINCAPIE FAMILY LLC
	247	3515 BROWN ST	BULLS JAMES R
	248	3515 BROWN ST	GOODMAN CLAY
	249	3515 BROWN ST	SNAPP REVOCABLE TRUST
	250	3515 BROWN ST	LOEHR NANCY R & ALLEN C