HONORABLE MAYOR & CITY COUNCIL WEDNESDAY, SEPTEMBER 23, 2026
ACM: Robin Bentley

FILE NUMBER: Z-26-000140 **DATE FILED:** June 23, 2026

LOCATION: West corner of Carlisle Street and Bowen Street, AKA 3109 Carlisle Street

COUNCIL DISTRICT: 14

SIZE OF REQUEST: Approx. 0.6208 acres **CENSUS TRACT:** 48113001802

OWNER/APPLICANT: Ken Reese, 3109 Carlisle LP

REPRESENTATIVE: Suzan Kedron, Jackson Walker, LLP

REQUEST: An application for a new subdistrict for O-2 Subdistrict uses and standards on property zoned O-2 Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The purpose of the request is to allow modified development standards primarily related to setbacks, landscaping, lot coverage, FAR, parking, and design standards to allow the development of office uses.

STAFF RECOMMENDATION: **Approval**, subject to a development plan and staff's recommended conditions.

CPC RECOMMENDATION: **Approval**, subject to a development plan and conditions.

Planned Development District 193:

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

BACKGROUND INFORMATION:

- The area of request is currently vacant and is zoned O-2 Subdistrict within PD 193.

- The applicant is proposing to develop the site with an office tower; however, the current zoning regulations impose setbacks and FAR constraints on the development footprint.

- Therefore, the applicant is requesting a new subdistrict within PD 193 to allow modified development standards primarily related to setbacks, landscaping, lot coverage, FAR, and design standards to allow the development of an office tower.

Zoning History:

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

1. **Z-26-000024**: On June 24, 2026, the City Council approved an application for 1) a new subdistrict for O-2 Office Subdistrict uses and 2) the termination of Deed Restrictions Z79-189, on property zoned O-2 Subdistrict within Planned Development 193 Oak Lawn Special Purpose District on property bounded by Allen Street, Cole Avenue, and Sneed Street.

2. **Z212-155**: On June 22, 2022, the City Council approved an application for an amendment to Planned Development Subdistrict No. 135 within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northwest line of Turtle Creek Boulevard, between Cedar Springs Road and Dickason Avenue.

3. **Z223-280**: On October 23, 2024, the City Council approved an application for a Planned Development Subdistrict on property zoned an MF-2 Multiple-Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west line of Carlisle Street, between North Hall Street and Carlisle Place.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Bowen Street	Community Collector	--
Carlisle Street	Minor Arterial	60 ft. BIKE PLAN

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation and Public Works Department, reviewed the request and determined that it will not significantly impact the surrounding roadway system pending commensurate improvements. The project will be responsible to mitigate development impact as determined through the engineering review process.

Transit Access:

The following transit services are located within ½ mile of the site:
DART Routes 103, 425, McKinney Avenue Streetcar

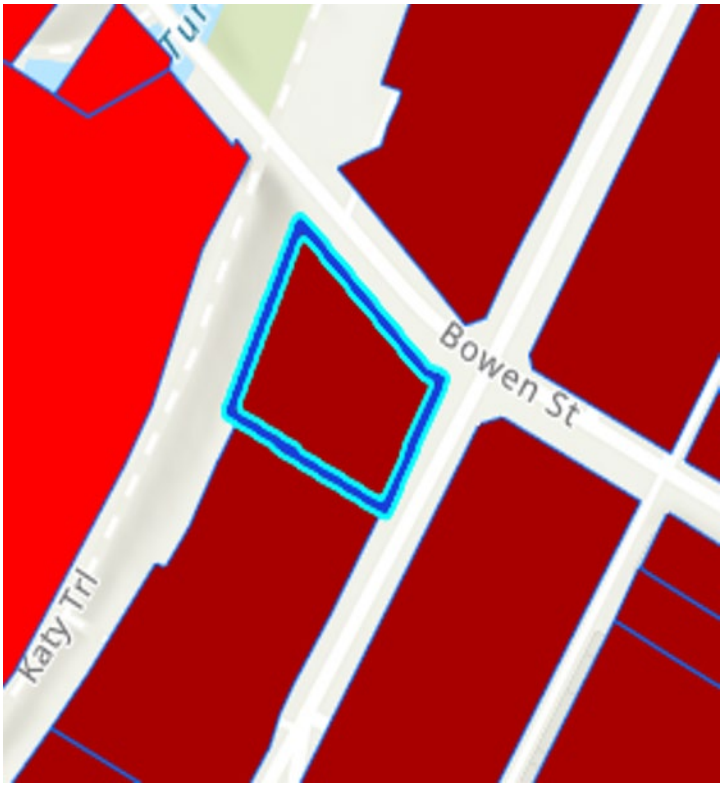
STAFF ANALYSIS:

Comprehensive Plan:

The ForwardDallas! Comprehensive Plan (2.0) was adopted by the City Council in September 2024 and, outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

Placetypes:

Regional Mixed-Use



This placetype allows for primary land uses like: Apartments, Mixed-Use, Lodging, Commercial, Office; in conjunction with supporting land uses like: Agricultural, Public Open Space, Private Open Space, Single Family Attached, Multiplex, Civic/Public Institutional, Utility, Light Industrial.

Regional Mixed-Use areas serve as bustling hubs of activity, combining residential, commercial, and office uses in high-density developments. These areas are strategically located near major transportation corridors and offer dynamic spaces

for living, working, and shopping, catering to regional and local needs alike.
The applicant's request is consistent with the characteristics of the Regional Mixed-Use placetype.

Necessity for Planned Development District:

According to Sec. 4.702, the purpose of a planned development district is to provide flexibility in the planning and construction of development projects by allowing a combination of land uses developed under a uniform plan that protects contiguous land uses and preserves significant natural features.

Planned development districts are appropriate where the existing code may not accommodate a use or a development within the bounds of a conventional zoning district or where unique site characteristics may necessitate relief or modification of certain base code provisions.

Applicant's proposed planned development district is intended to provide flexibility and alleviate floor area ratio limitations to accommodate the intended project design.

Land Use:

	Zoning	Land Use
Site	O-2 within PD 193	Undeveloped
Northwest	O-2 and PDS 61 within PD 193	Katy Trail and office
Northeast	PDS 161 within PD 193	Multiple family
Southeast	O-2 within PD 193	Multiple family
Southwest	PDS 94 within PD 193	Multiple family

Land Use Compatibility:

The site is currently undeveloped and is zoned O-2 within Planned Development District 193. The site is adjacent to Katy Trail on the northwest and an office building across the trail is a corporate office campus for Hillwood, which is also the applicant for this request. The site is surrounded by multiple-family use to the northeast, southeast, and southwest.

The current zoning permits the office use by right; however, the applicant is proposing to create a PD Subdistrict to allow for the following modifications from the existing O-2 Subdistrict standards: 1) increase the floor area (FAR) from 4:1 to 5:1, 2) reduce the

maximum lot coverage from 75 percent to 70 percent, 3) provide setback relief, and 4) provide off-street parking requirement relief.

The proposed development is considered compatible with surrounding uses and consistent with the established character of the area. The applicant proposes design standards that will improve the public realm by contributing to a walkable area. The applicant is proposing to add a pedestrian connection from the building to the Katy Trail, giving the development access to trails, transit, and proximity to dense housing. Staff supports the request, subject to the attached recommended conditions and development plan.

Development Standards:

Following is a comparison of the development standards of the current District and the proposed District.

District	Setback		FAR	Height	Lot Cov.
	Front	Side/ Rear			
Existing: PD 193 (O-2)	10 ft. SF 20 ft. Other	0 ft. SF Duplex: 5 ft. Side 10 ft. Rear Multiple-fam: Side: 10 ft. Rear: 15 ft./25 ft. Other: 0 ft.	4:1	36 ft. SF 240 ft. Other	75%
Proposed: PD 193 (New PDS)	15 ft.[1]	10 ft. Side[1]	5:1	36 ft. SF 240 ft. Other	70%

[1]No additional setbacks are required.

Design Standards

The following design standards are proposed within the new Planned Development Subdistrict. A pedestrian connection from the building to the Katy Trail entry node must be provided as shown on the development plan. Benches trash receptables, and bicycle racks are required along Carlisle Street and Bowen Street. Six-foot unobstructed sidewalks are required along Carlisle Street and Bowen Street, with a minimum five-foot-wide parkway. Blank walls longer than 30 feet in length are prohibited. Where blank walls occur, horizontal or vertical articulations are required. Any facade located at grade facing Bowen Street must have a minimum transparency of 70 percent for the portion of the first floor measured between grade and 15 feet.

Landscaping:

Landscaping must be provided in accordance with the landscaping requirements in accordance with Part I of Planned Development District 193.
Applicant is also requesting for all landscaping to meet habitat garden standards.

Parking:

The parking and off-street loading requirements of the proposed new Subdistrict will default to Part I of Planned Development District 193. In addition to these requirements, for office use one space for each 400 square feet of floor area. All required off-street parking must be provided below-grade.

Staff recommends off-street parking be provided pursuant to the Dallas Development Code Chapter 51, as amended.

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 currently within an “D” MVA area.

List of Officers

3109 CARLISLE LP

Bryan Shahan	President, Executive Vice President
Steven Berger	Executive Vice President, Treasurer
Kendall Reese	Executive Vice President
Thomas D. Williams	Executive Vice President, Chief Legal Officer
Timothy E. Kinnear	Senior Vice President, Tax
Michele M. Ringnald	Secretary
Stephen D. Parker	Assistant Secretary

CPC Action
AUGUST 20, 2026

Motion: It was moved to recommend **approval** of a new subdistrict for O-2 Subdistrict uses and standards, subject to a development plan and applicant's parking conditions, on property zoned O-2 Subdistrict within Planned Development No. 193, the Oak Lawn Special Purpose District, on the west corner of Carlisle Street and Bowen Street, AKA 3109 Carlisle Street.

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

For: 14 - Hampton, Herbert, Gilbert-Smith, Serrato, Carpenter, Wheeler-Reagan, Franklin*, Koonce, Housewright, Kocks, Coffman, Hall, Kingston, Rubin

Against: 0
Absent: 1 - Sims
Vacancy: 0

*Out of room, shown voting in favor

Notices: Area: 500 Mailed: 192
Replies: For: 0 Against: 0

Speakers: For: Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
Against: None

PROPOSED CONDITIONS

Division S-___. PD Subdistrict ___.

SEC. S-___.101. LEGISLATIVE HISTORY.

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

SEC. S-___.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict _____ is established on property located at west corner of Carlisle Street and Bowen Street. The size of PD Subdistrict ____ is approximately 0.621 acre.

SEC. S-___.103. 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) BLANK WALL means a ground floor portion of the exterior of a building that fronts on a public right-of-way that does not include a material change, windows, doors, columns, pilaster, or other articulation greater than 12 inches in depth. Blank wall area is measured horizontally.

(2) HABITAT GARDEN means any planting areas that are native or native adaptive species to North Texas with low water or very low water consumption characteristics with the intention of attracting or providing habitat for bees, birds, butterflies, or other pollinators or a combination thereof.

(3) LAST-MILE DELIVERY VEHICLE means a vehicle for short-term deliveries including, but not limited to, restaurant and food delivery and last-mile retail contract deliveries that are typically made in non-commercial vehicles that can safely park and maneuver within a standard parking space.

(4) SUBDISTRICT means a subdistrict of PD 193.

(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.

SEC. S-___.104. EXHIBIT.

The following exhibit is incorporated into this division: Exhibit ___A: development plan.

SEC. S-___.105. DEVELOPMENT PLAN.

(a) Development and use of the Property must comply with the development plan (Exhibit _____A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) Generators and utility equipment are not required to be shown on the development plan.

SEC. S-___.106. MAIN USES PERMITTED.

The only main uses permitted in this subdistrict are those main uses permitted in the O-2 Subdistrict, subject to the same conditions applicable in the O-2 Subdistrict, as set out in Part I of this article. For example, a use permitted in the O-2 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 Subdistrict is subject to DIR in this subdistrict; etc.

SEC. S-___.107. ACCESSORY USES.

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.

SEC. S-___.108. 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 Subdistrict apply.

(b) Front yard. Minimum front yard is 15 feet.

(c) Side yard. Minimum side yard is 10 feet.

(d) Rear yard. No minimum rear yard.

(e) Floor area ratio. Maximum floor area ratio is 5:1.

(f) Lot coverage. Maximum lot coverage is 70 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(g) Encroachments. The following additional items are permitted to be located within the required setbacks:

(1) Seat walls, retaining walls, fences, stoops, porches, terraces and required supports, patios, unenclosed balconies, steps, ramps, handrails, bridges, safety railings, benches.

(2) Landscape planters, stone blocks, and pots.

(3) Sculptures.

(4) Canopies or awnings.

(5) Generators and utility equipment.

(6) Underground parking structures.

SEC. S-___.109. OFF-STREET PARKING AND LOADING.

Staff Recommended Conditions

(a) Minimum parking shall be in accordance with Section 51, as amended.

Applicants Request:

(a) In general. 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 an office use, a minimum of one space per 400 square feet of floor area must be provided.

(c) Parking spaces are not required to be shown on the development plan.

(d) All required off-street parking must be provided below-grade.

(e) In addition to one medium loading space, one loading space must be designated for use by last-mile delivery vehicles.

SEC. S-___.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-___.111. LANDSCAPING.

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

(b) All landscaping must meet habitat garden standards.

(c) The landscaping must be maintained with industry best practices to promote the healthy development and maintenance of pollinator habitats.

(d) A unified signage program identifying habitat gardens, with reference to the City of Dallas Comprehensive Environmental and Climate Action Plan (CECAP), may be provided in planting areas, with a minimum of one sign per street frontage.

(e) Drip and spray irrigation shall be utilized for maintenance of plantings.

SEC. S-___.112. URBAN DESIGN AND SUSTAINABILITY STANDARDS

(a) Sidewalks.

(1) A minimum six-foot-wide sidewalk with a minimum five-foot-wide parkway is required along Carlisle Street and Bowen Street.

(2) Where sidewalks abut any driving surface, off-street or on-street pedestrian loading zone, or parking surface, a minimum of one of the following buffering methods must be used:

(A) landscaping plantings with a minimum height of 24 inches; or

(B) bollards with a minimum height of 24 inches, spaced no more than six feet in distance from each other.

(3) Subject to approval of the director, across all driveways and curb cuts, a new sidewalk must be:

(A) continuous and level with the adjoining sidewalks;

(B) designed to be at the same grade as the adjoining sidewalk; and

(C) clearly marked by colored concrete, patterned or stamped concrete, concrete pavers, or brick pavers to indicate pedestrian crossing.

(4) Tree wells or grates are allowed within sidewalks at a maximum spacing of 30 feet on-center with the exception of visibility triangles and vehicular drives.

(b) Pedestrian amenities.

(1) A pedestrian bridge from the building to the Katy Trail entry node must be provided as shown on the development plan, subject to the approval of the director.

(2) The following pedestrian amenities must be provided along the Carlisle Street and Bowen Street frontages:

(A) A minimum of five linear feet of benches per street frontage.

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

(C) A minimum of two bicycle racks.

(c) Facades.

(1) Facades are located at grade, subgrade garage walls are not considered facades.

(2) A minimum of two different facade materials must be provided on each street-facing facade.

(3) Except as provided in this paragraph, blank walls longer than 30 feet in length are prohibited. Where blank walls occur, horizontal or vertical articulation is required, such as:

(A) a minimum of one change in plane for each 30 feet of horizontal or vertical articulation, such as an offset, reveal, recess, or projection. Changes in plane must have a width of no less than 24 inches and a depth of at least eight inches and may include columns, planters, arches, and niches;

(B) architectural details such as raised bands and cornices;

(C) architecturally prominent entrance;

(D) attached tower;

(E) awnings;

(F) variations in building massing;

(G) increased transparency;

(H) variations in fenestration; or

(I) change in material.

(4) Blank walls under a porte cochere are allowed.

(d) Architectural elements. A minimum of one architectural element, such as the following, must be provided at all public entry points:

(1) Architecturally prominent public entrance.

(2) Canopy.

(3) Awning.

(4) Attached tower.

(e) Ground level transparency. Except for the below-grade garage and vehicular ingress or egress, any facade located at grade facing Bowen Street must have a minimum transparency of 70 percent for the portion of the first floor measured between grade and 15 feet.

(f) Screening of rooftop equipment. All mechanical and related equipment located on the rooftop of any building must be screened so as not to be visible from any adjacent public rights-of-way.

(g) Heat reduction. A minimum of 50 percent of the roof area shown on the development plan, except for area covered by mechanical and other building system equipment, shall be covered with improvements that minimize heat production such as light-colored roofing materials, turf, or synthetic turf.

(h) Recycling. Recycling containers must be available for residents and on-site workers.

(i) Lighting. All lighting must be directed downward and away from adjacent residential properties.

SEC. S-___.113. SIGNS.

(a) Signs must comply with the provisions for business zoning districts in Article VII.

SEC. S-___.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.

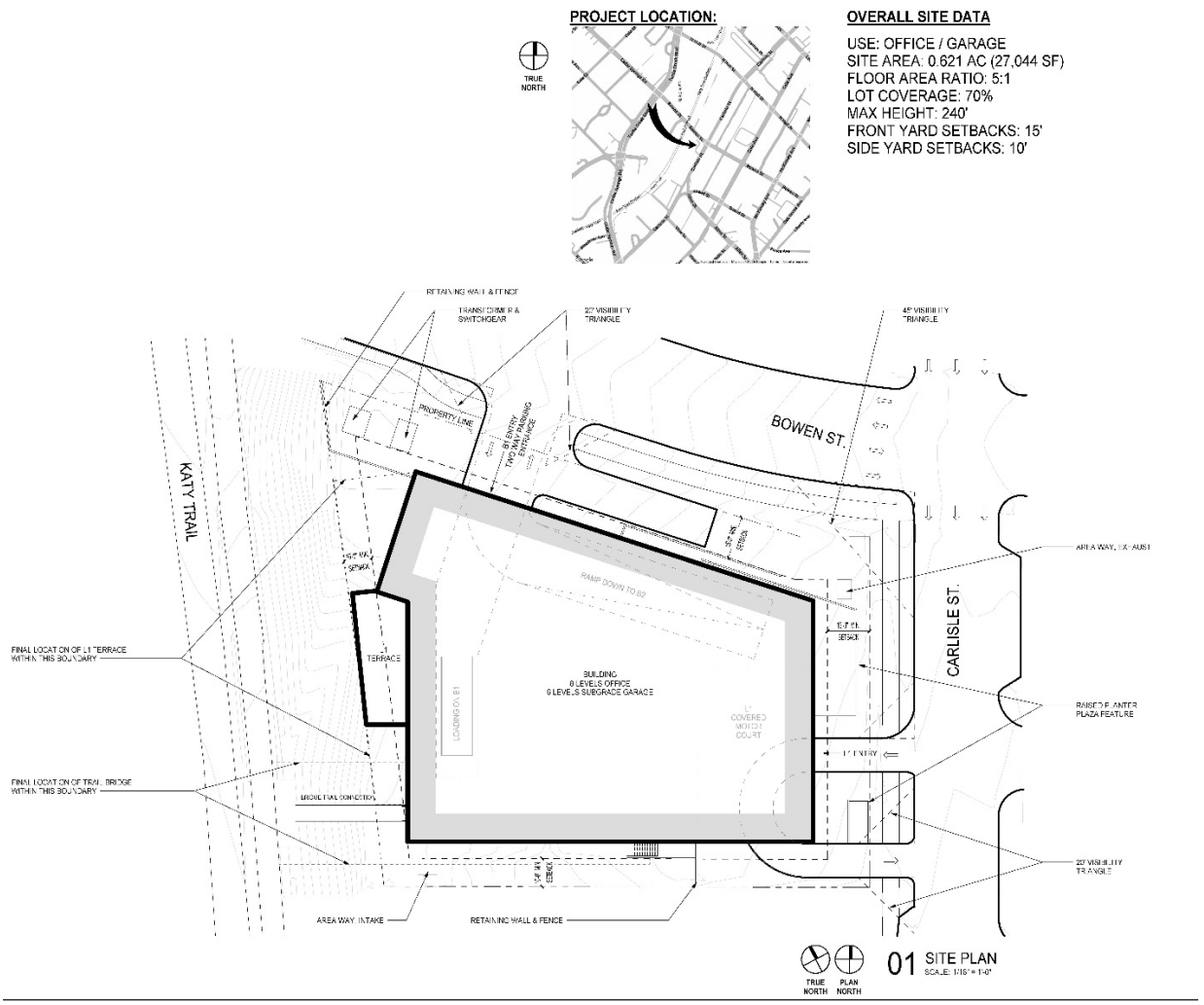
(c) Development and use of the Property must comply with Part I of this article.

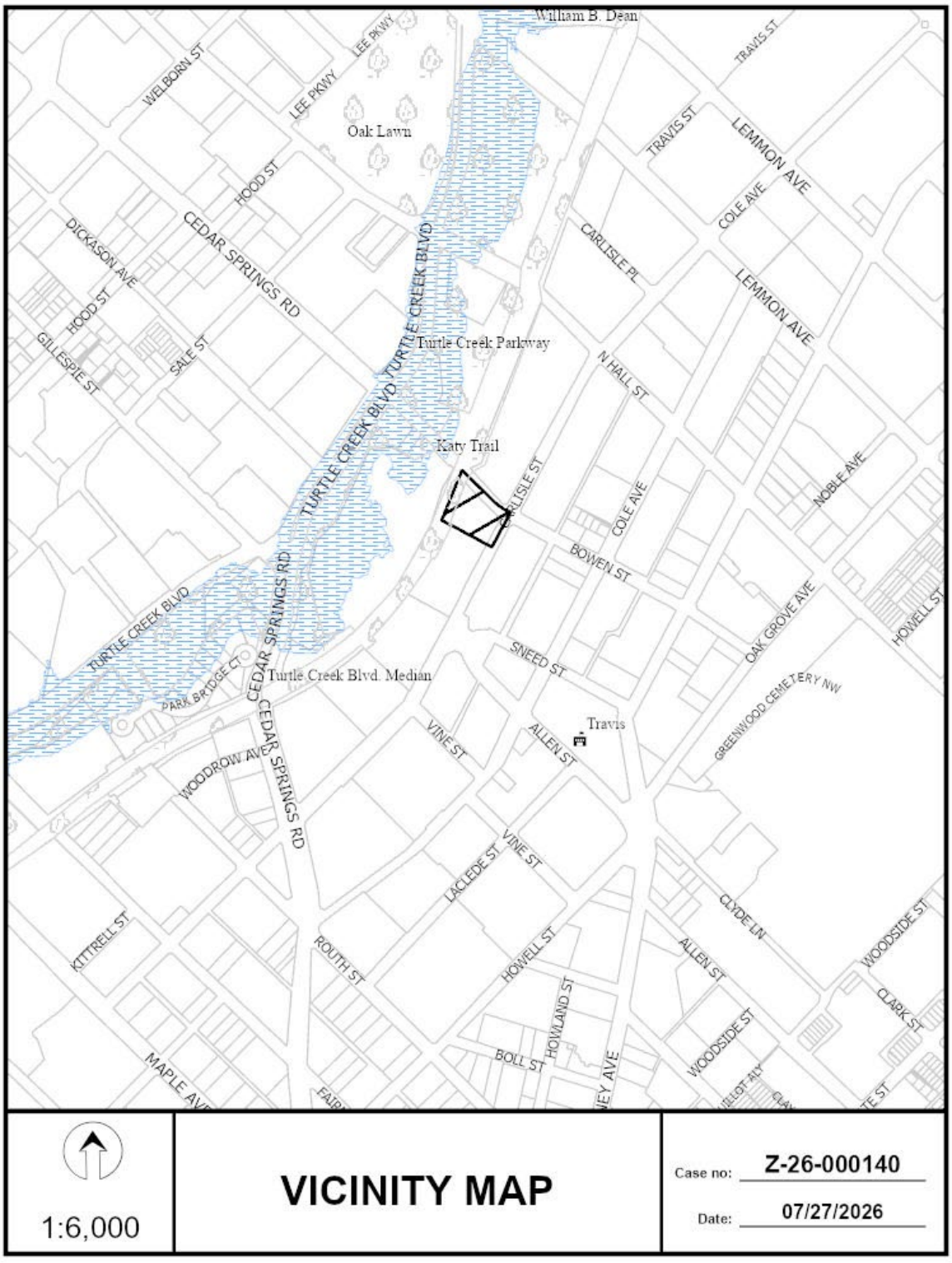
SEC. S-___.115. COMPLIANCE WITH CONDITIONS.

(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 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, 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.

PROPOSED DEVELOPMENT PLAN

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Oak Lawn
Turtle Creek Parkway
Katy Trail
Turtle Creek Blvd. Median
Travis
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LEE PKWY
HOOD ST
DICKASON AVE
CEDAR SPRINGS RD
GILLESPIE ST
SALE ST
TURTLE CREEK BLVD
CARLISLE PL
TRAVIS ST
LEMMON AVE
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NOBLE AVE
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OAK GROVE AVE
HOWELL ST
SNEED ST
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PARK BRIDGE CT
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VICINITY MAP
Case no: Z-26-000140
Date: 07/27/2026

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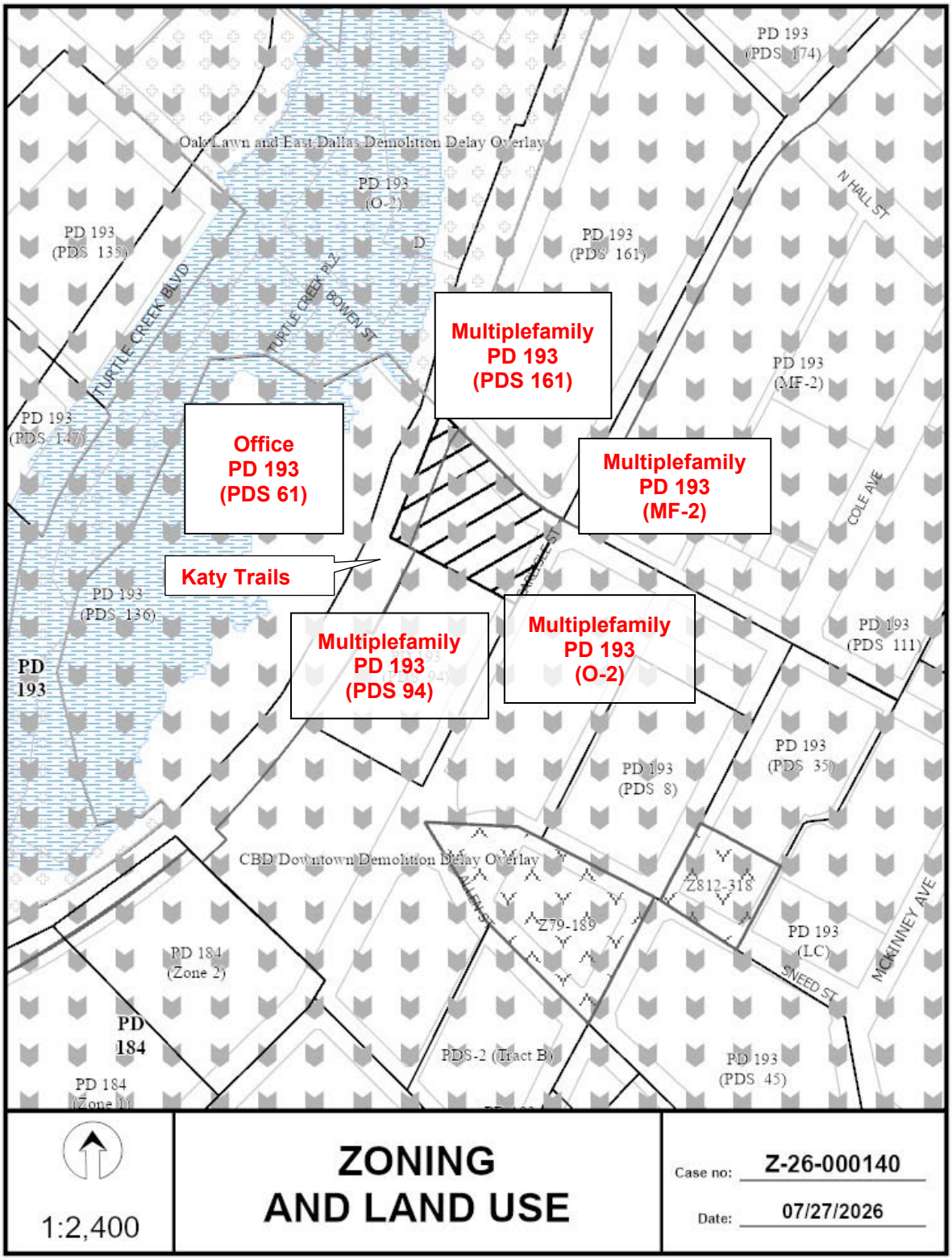
AERIAL MAP

Case no: Z-26-000140

Date: 07/27/2026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Office
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Katy Trails
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Multiplefamily
PD 193
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PD 193
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Oak Lawn and East Dallas Demolition Delay Overlay
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CBD Downtown Demolition Delay Overlay
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PD 193
(LC)
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PDS-2 (Tract B)
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Case no: Z-26-000140
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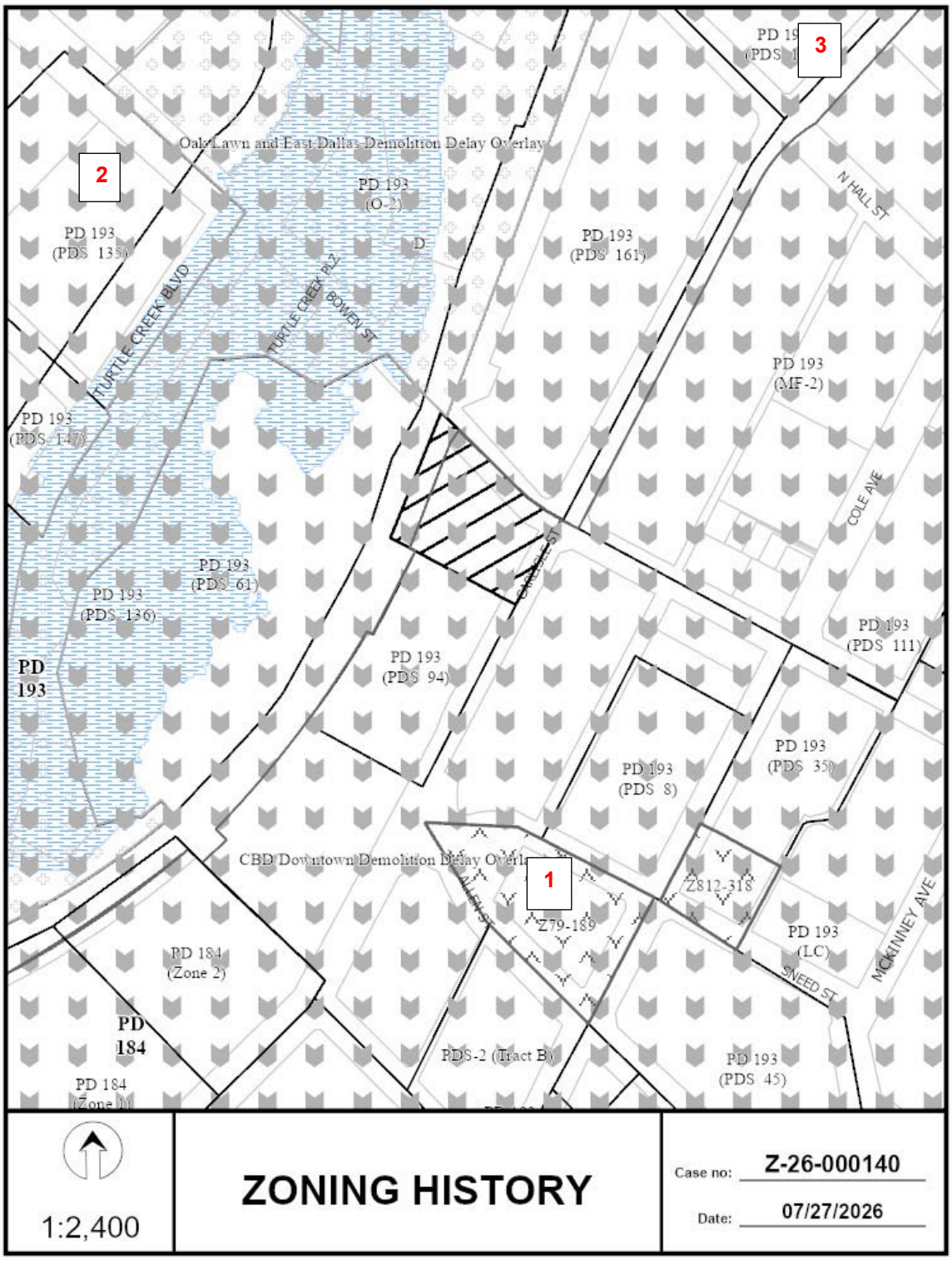
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Oak Lawn and East Dallas Demolition Delay Overlay
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PD 193 (PDS 61)
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PD 193 (PDS 8)
PD 193
CBD Downtown Demolition Delay Overlay
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PD 184 (Zone 1)
PDS-2 (Tract B)
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ZONING HISTORY
Case no: Z-26-000140
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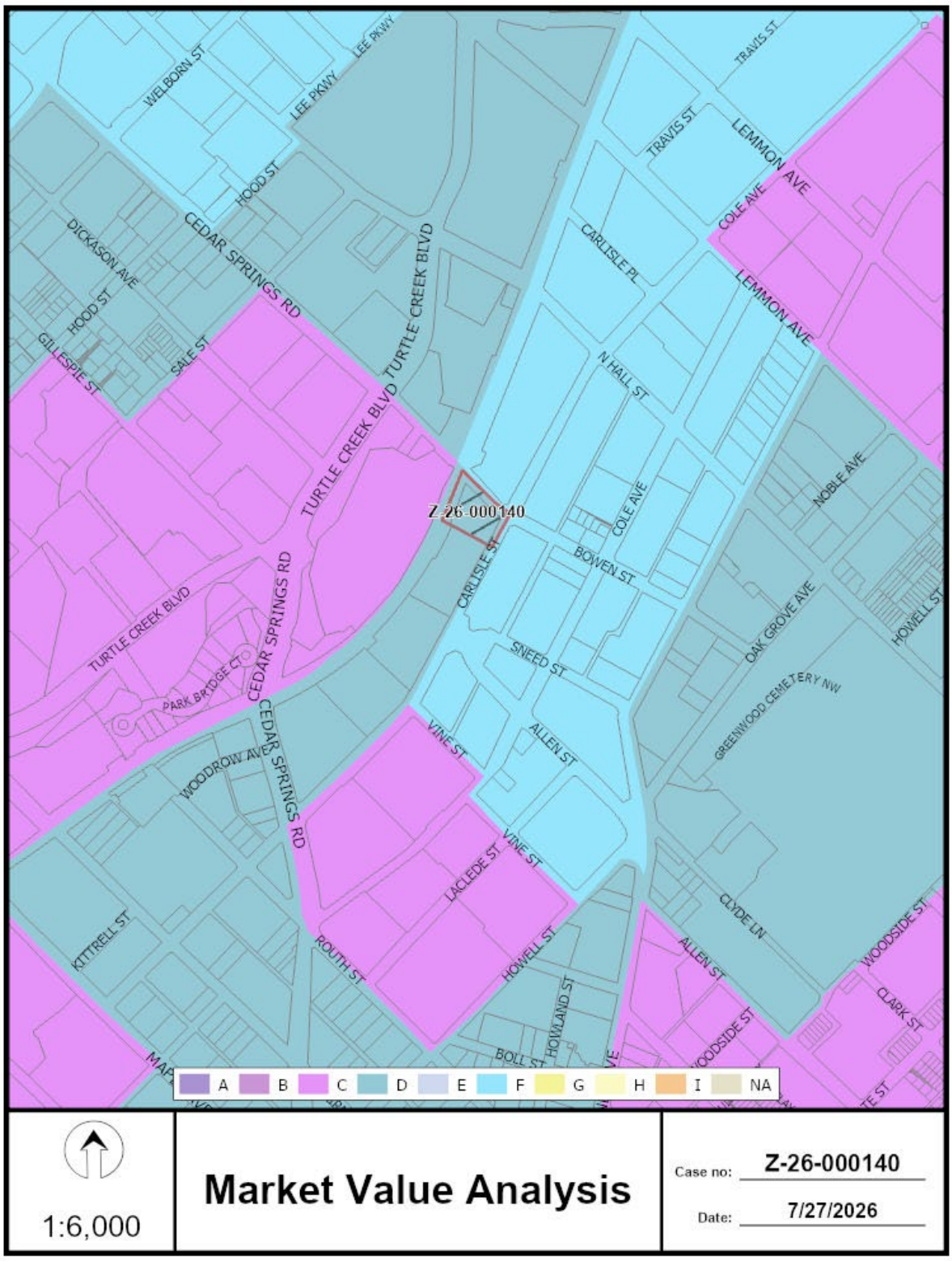
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Market Value Analysis
Case no: Z-26-000140
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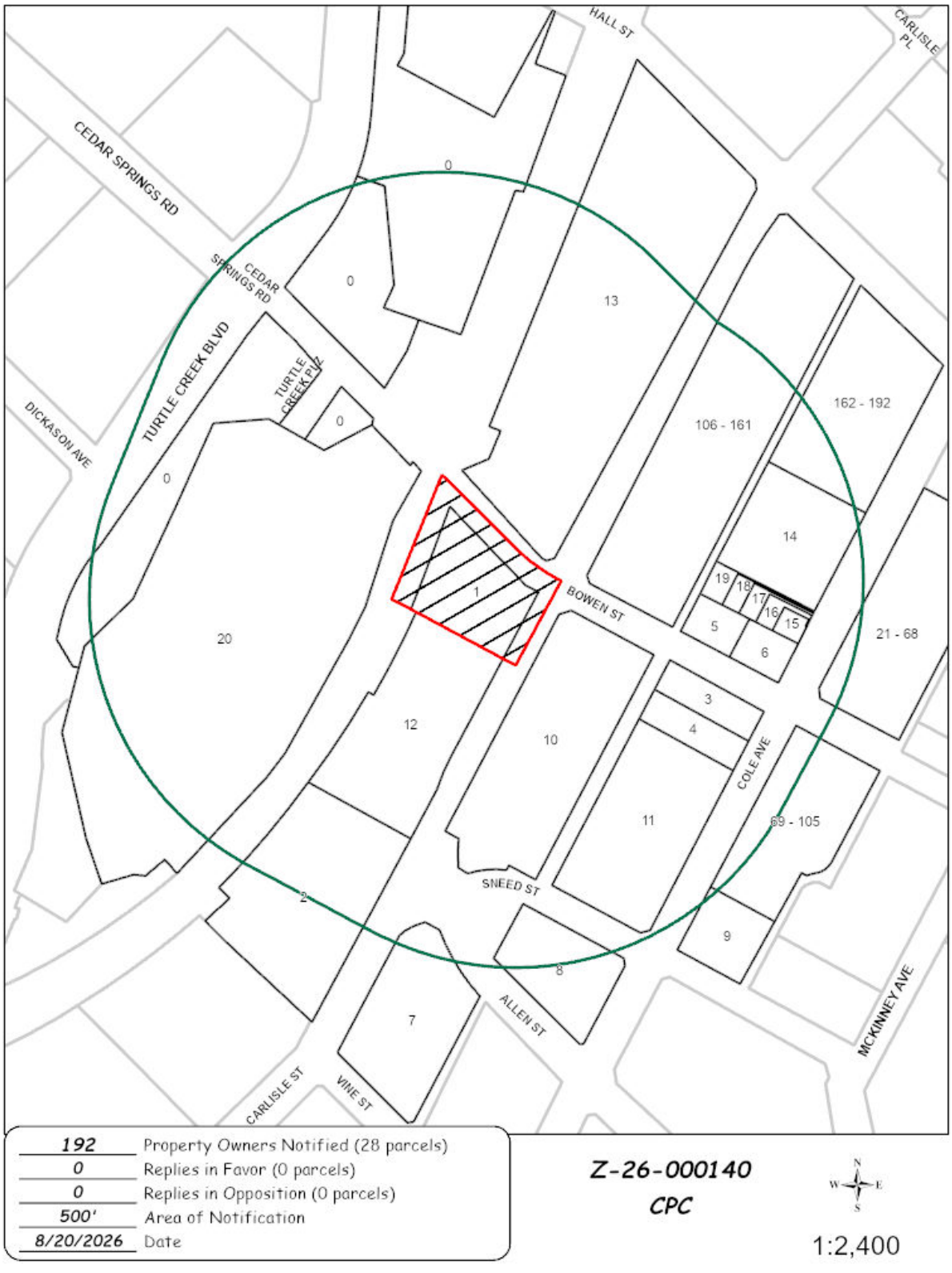
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CEDAR SPRINGS RD
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COLE AVE
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69 - 105
SNEED ST
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ALLEN ST
MCKINNEY AVE
CARLISLE ST
VINE ST
192 Property Owners Notified (28 parcels)
0 Replies in Favor (0 parcels)
0 Replies in Opposition (0 parcels)
500' Area of Notification
8/20/2026 Date
Z-26-000140
CPC
N
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1:2,400

08/19/2026

Reply List of Property Owners

Z-26-000140

192 Property Owners Notified ***0 Property Owners in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	3109	CARLISLE ST	3109 CARLISLE LP
	2	2929	CARLISLE ST	KLP NEWVILLE LP
	3	3111	COLE AVE	ANDERSON MICHAEL J
	4	3107	COLE AVE	BOUCHER DANIEL D
	5	3112	BOWEN ST	BOFA FIN SERVICES LLC
	6	3205	COLE AVE	MCWORTH REAL ESTATE LLC
	7	2920	CARLISLE ST	REEF TX CARLISLE LLC
	8	2909	COLE AVE	ABERFELDY PROPERTIES INC
	9	3006	COLE AVE	SUMNER LEGAL SERVICES PC
	10	3100	CARLISLE ST	KG TAYLOR OWNER LP
	11	3015	COLE AVE	POST APARTMENT HOMES LP
	12	3003	CARLISLE ST	ALAMO MANHATTAN JOINT VENTURE LLC
	13	3255	CARLISLE ST	MQMF DALLAS CARLISLE STREET LLC
	14	3215	COLE AVE	AHC COLE LP
	15	3207	COLE AVE	HECHT BARUCH &
	16	3207	COLE AVE	KYLER SEAN & ERIN
	17	3207	COLE AVE	HANSEN SARAH M LIFE ESTATE
	18	3207	COLE AVE	PAYNE NORRIS SHELDON & MARGARET L
	19	3207	COLE AVE	MUDUTA VENKAT R
	20	3000	TURTLE CREEK PLAZA	TURTLE CREEK CAMPUS LP
	21	3208	COLE AVE	DILLING CAITLIN C
	22	3208	COLE AVE	FOUNTAIN ALEXIS
	23	3208	COLE AVE	JAMES KIM
	24	3208	COLE AVE	CUMMINS CURTIS A
	25	3208	COLE AVE	PLESNARSKI WILLIAM
	26	3208	COLE AVE	SCHADE KIMBERLY ANN &

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	27	3208	COLE AVE	JUSTICE CHANTELL
	28	3208	COLE AVE	MALIK SIDHARTH
	29	3208	COLE AVE	DYNAN THOMAS & CAROLINE M
	30	3208	COLE AVE	HASSE SARAH K
	31	3208	COLE AVE	COOPER ALEX P
	32	3208	COLE AVE	TEXAS HIGH POINT PROPERTIES
	33	3208	COLE AVE	HANNA MARY C
	34	3208	COLE AVE	WILLIAMS RACHEL LEIGH
	35	3208	COLE AVE	LABRADA CARLOS
	36	3208	COLE AVE	SAKHAI MARYAM
	37	3208	COLE AVE	PATEL CHIRAG
	38	3208	COLE AVE	AMATO LISA GROVES
	39	3208	COLE AVE	SANCHEZ RICARDO S
	40	3208	COLE AVE	ELY JULIANNE CHRISTINE &
	41	3208	COLE AVE	MITTEN JENNIFER
	42	3208	COLE AVE	THAKRAR ANISH
	43	3208	COLE AVE	KAINTH MALVINDER
	44	3208	COLE AVE	EMBRY PALMER DOUGLAS
	45	3208	COLE AVE	TOCCO TIANA MARIE
	46	3208	COLE AVE	NEWTON MARGARET S
	47	3208	COLE AVE	KRACKE KIM B
	48	3208	COLE AVE	MINGLE DANIEL
	49	3208	COLE AVE	HUME EMILY
	50	3208	COLE AVE	SEIBA HALEY
	51	3208	COLE AVE	WEIGEL RYAN
	52	3208	COLE AVE	WOODS JOSEPH D
	53	3208	COLE AVE	MANJARRES ROSEMARY BERDEN &
	54	3208	COLE AVE	DENNEY NICOLETTE IRISA
	55	3208	COLE AVE	MIRACLE REALTY LLC
	56	3208	COLE AVE	LATHAM KATHLEEN
	57	3208	COLE AVE	HERNANDEZCARDENAS ANA V

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	58	3208	COLE AVE	BUSTO KATHERINE ROJO DEL &
	59	3208	COLE AVE	CALEGARI MAUD B
	60	3208	COLE AVE	WALSH CHRISTINA
	61	3208	COLE AVE	CARRIER IVY
	62	3208	COLE AVE	COLE AVENUE HOLDINGS LLC
	63	3208	COLE AVE	HARLOW CHARLES J
	64	3208	COLE AVE	COX AMANDA &
	65	3208	COLE AVE	MILES MELISSA ANN LIFE EST
	66	3208	COLE AVE	AKERS SCOTT
	67	3208	COLE AVE	NISWONGER JOHN &
	68	3208	COLE AVE	HURTADO ANDREA G
	69	3100	COLE AVE	AFTABROUSHADR KAMBIZ
	70	3100	COLE AVE	DIETZ HUNTER D
	71	3100	COLE AVE	ZHANG HELEN X Y
	72	3100	COLE AVE	BOWEN DOUGLAS
	73	3100	COLE AVE	ZHANG YUSHENG
	74	3100	COLE AVE	NICOLLE BRYCE DAUVERGNE
	75	3100	COLE AVE	SYLVESTER TRECIA
	76	3100	COLE AVE	MIKHAILOVA TATSIANA
	77	3100	COLE AVE	HISHMEH IDA MOUNIRA
	78	3100	COLE AVE	HARLAN TANYA POWELL
	79	3100	COLE AVE	THARP TRACY LYNN & GORDON D &
	80	3100	COLE AVE	LEE SHANNON &
	81	3100	COLE AVE	SCHULTZ JERRY EVERETT
	82	3100	COLE AVE	ARANDA VERONICA
	83	3100	COLE AVE	VELADOR ELMER
	84	3100	COLE AVE	USHAKOV DENIS
	85	3100	COLE AVE	ALIZADA LAMAN
	86	3100	COLE AVE	CASIMIRA SUHARTI
	87	3100	COLE AVE	LEE BIK HAN & LEE SAI SHEK
	88	3100	COLE AVE	TALLEY KEVIN &

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	89	3100	COLE AVE	ALWORDEN JAMIE SCOTT &
	90	3100	COLE AVE	BLACKETER ROBERT J REVOCABLE
	91	3100	COLE AVE	CERCONE KRISTINE ELIZABETH
	92	3100	COLE AVE	LOZANO JAVIER ALBERTO NEYRA &
	93	3100	COLE AVE	BENITEZ CHARLENE
	94	3100	COLE AVE	HEDRICK FARRELL
	95	3100	COLE AVE	SEYMOUR JACQUELINE &
	96	3100	COLE AVE	GARCIA EDWARD I
	97	3100	COLE AVE	HYRY WILLIAM W
	98	3100	COLE AVE	NEWBOLD MICHAEL J &
	99	3100	COLE AVE	CARLTON LUKE J
	100	3100	COLE AVE	LEE JOHN HAYES III
	101	3100	COLE AVE	BAYS VANCE J
	102	3100	COLE AVE	CLIFT SUSANNE A
	103	3100	COLE AVE	BENNETT KURT
	104	3100	COLE AVE	LIN CONSTANCE LEECHEN
	105	3100	COLE AVE	DEMEIS DANIEL G
	106	3210	CARLISLE ST	PAGE ANTHONY R
	107	3210	CARLISLE ST	KOROSEC BLAZ
	108	3210	CARLISLE ST	MEHTA SIDDHI
	109	3210	CARLISLE ST	LUCHETTA ANTHONY CARLO
	110	3210	CARLISLE ST	JOHNSON LEVI D &
	111	3210	CARLISLE ST	ALDOUS ELEANOR &
	112	3210	CARLISLE ST	BROWN BRENT CHRISTOPHER
	113	3210	CARLISLE ST	BIRDWELL CAMERON SALTER
	114	3210	CARLISLE ST	IMER INVESTMENTS LLC
	115	3210	CARLISLE ST	PATEL NEIL N & BINITA
	116	3210	CARLISLE ST	NICKS CHRISTOPHER S & LYNN H NICKS
	117	3210	CARLISLE ST	MCKANNA MATTHEW
	118	3210	CARLISLE ST	ZIMMERMAN KATHERYN
	119	3210	CARLISLE ST	SANDELL MITZI & JIM DICK JR

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	120	3210	CARLISLE ST	BENDER BRIAN TIMOTHY
	121	3210	CARLISLE ST	GROJEAN GRANT C
	122	3210	CARLISLE ST	HORTON LANCE
	123	3210	CARLISLE ST	BAKER JILL &
	124	3210	CARLISLE ST	STOJANOVIC VESNA
	125	3210	CARLISLE ST	GOODWIN BOBBY A &
	126	3210	CARLISLE ST	BENSON KEITH JR
	127	3210	CARLISLE ST	RUSCHHAUPT REED
	128	3210	CARLISLE ST	DUNTON STACY
	129	3210	CARLISLE ST	STANFORD CHRISTIN C & ERIK
	130	3210	CARLISLE ST	DEVSOL HOLDINGS II LLC
	131	3210	CARLISLE ST	WOODARD BRYAN T
	132	3210	CARLISLE ST	HSIEH ERIC TZONGLIN
	133	3210	CARLISLE ST	FLOWERS ROBERT R
	134	3210	CARLISLE ST	STEELE KATELYN E
	135	3210	CARLISLE ST	BURNS MICHAEL R &
	136	3210	CARLISLE ST	LOCKE KELLY
	137	3210	CARLISLE ST	ADAMS CAMERON
	138	3210	CARLISLE ST	STEELMAN CHARLES E JR
	139	3210	CARLISLE ST	ABRIL PROPERTIES LLC
	140	3210	CARLISLE ST	KIBBEY CAITLIN M
	141	3210	CARLISLE ST	HAN BRIAN
	142	3210	CARLISLE ST	COTE ERNEST E
	143	3210	CARLISLE ST	GEIKEN CHAD D
	144	3210	CARLISLE ST	NYSTROM PETER
	145	3210	CARLISLE ST	WARGIN GABRIEL
	146	3210	CARLISLE ST	SMID EMILY JANE
	147	3210	CARLISLE ST	SLAVIN DIERDRE
	148	3210	CARLISLE ST	WELLS CORY
	149	3210	CARLISLE ST	HETTINGER TIMOTHY JAKOB
	150	3210	CARLISLE ST	CONKERTON LANCE &

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	151	3210	CARLISLE ST	HUANG THERESA T
	152	3210	CARLISLE ST	FALLIER BRYAN
	153	3210	CARLISLE ST	CREIGHTON BENJAMIN B
	154	3210	CARLISLE ST	CONROY ALEXIUS
	155	3210	CARLISLE ST	THIRD & WILLIS LLC
	156	3210	CARLISLE ST	HABIB MOUNIF KEVEN
	157	3210	CARLISLE ST	MIRE DENNIS
	158	3210	CARLISLE ST	SMITH JAMES GLASGOW II
	159	3210	CARLISLE ST	PADILLIN GERALD & MELANIE
	160	3210	CARLISLE ST	DIBELLA MARTHA
	161	3210	CARLISLE ST	REECE CRYSTAL
	162	3235	COLE AVE	GOCKROCK LLC
	163	3235	COLE AVE	MCGARVEY CONNOR
	164	3235	COLE AVE	MOSCA CELESTE ALISA
	165	3235	COLE AVE	
	166	3235	COLE AVE	LOWRY PATRICK
	167	3235	COLE AVE	JOHNSON MAXWELL GRANT
	168	3235	COLE AVE	MUNNELLY JOHN &
	169	3235	COLE AVE	CHAPMAN ALBERT J III
	170	3235	COLE AVE	EASLEY DAKOTA CHARLES
	171	3235	COLE AVE	HALLOCK KEITH R JR
	172	3235	COLE AVE	SKEMP JENNIFER ELIZABETH
	173	3235	COLE AVE	MAJOR DAVID P
	174	3235	COLE AVE	STOCKTON ASHLEY
	175	3235	COLE AVE	INNOGAGE SOLUTIONS LLC
	176	3235	COLE AVE	FARLOW ELISABETH
	177	3235	COLE AVE	SANTOSBLAKE CLARISSE
	178	3235	COLE AVE	REGALADO VANESSA LORRAINE
	179	3235	COLE AVE	ELCHAMMAS MANAR
	180	3235	COLE AVE	WILKINSON JOHN DANIEL III
	181	3235	COLE AVE	CONGELLIERE DANIELLE & NOAH

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	182	3235	COLE AVE	LITOFF AUSTIN
	183	3235	COLE AVE	JETT MORGAN R
	184	3235	COLE AVE	KUO ANDY
	185	3235	COLE AVE	COBIAN ANA P &
	186	3235	COLE AVE	MOLINA APRIL DANIELLE
	187	3235	COLE AVE	BERARD MICHAEL
	188	3235	COLE AVE	C & J DAVEY FAMILY TRUST
	189	3235	COLE AVE	BEASLEY STEVEN NEIL
	190	3235	COLE AVE	DUBOSE ANDREW
	191	3235	COLE AVE	REDETZKE ELISE CLAIRE
	192	3235	COLE AVE	STANLEY DEMI