

HONORABLE MAYOR AND CITY COUNCIL WEDNESDAY, OCTOBER 28, 2020

ACM: Dr. Eric A. Johnson

FILE NUMBER: Z190-259(AU)

DATE FILED: May 4, 2020

LOCATION: Southwest line of Maple Avenue, between Cedar Springs Road and Randall Street

COUNCIL DISTRICT: 14

MAPSCO: 45 F

SIZE OF REQUEST: +/- 0.7 Acres

CENSUS TRACT: 18.00

REPRESENTATIVE: Suzan Kedron – Jackson Walker

APPLICANT: GPIF 2811 Maple LLC / Scott Rodgers

OWNER: GPIF 2811 Maple LLC / Joseph Pitchford

REQUEST: An application for a Planned Development Subdistrict for multifamily uses on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, Oak Lawn Special Purpose District.

SUMMARY: The applicant proposes to develop the site with a multifamily building with approximately 220 dwelling units. The proposed subdistrict includes new standards for height and floor to area ratio.

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

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

Background Information:

- On February 8, 1985, City Council approved Planned Development District No. 193, the Oak Lawn Special Purpose District. The PD is comprised of approximately 2,593 acres. PD 193 is divided into residential districts (A, R, TH, MF) and non-residential districts (O, NS, SC, GR, LC, HC, CA, I). PD 193 also contains 155 subdistricts.
- The request site is located within an LC Light Commercial Subdistrict. The site is currently developed with a one-story office building with a surface parking lot on the southwest and southeast sides of the building.
- The applicant proposes to redevelop the site with a multifamily use with approximately 220 dwelling units. The proposed buildings will be approximately 372 feet in height.
- The request includes development standards to deviate from the LC Subdistrict regulations as follows: 1) increase the floor area ratio (FAR) from 4.0:1 to 10:1 and 2) increase the maximum height from 240 to 372 feet.

Zoning History:

There have been six zoning case requested in the area in the past five years.

- 1. Z156-207:** On October 11, 2016, the City Council denied an application for a Planned Development Subdistrict for O-2 Office Subdistrict uses on property zoned an O-2 Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, located on the north corner of North Harwood Street and Randall.
- 2. Z167-134:** On May 10, 2017, the City Council approved an application for Planned Development Subdistrict No. 131 on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, located on the south corner of Fairmount Street and Carlisle Street.
- 3. Z178-333:** On January 9, 2019, the City Council approved an application for Planned Development Subdistrict No. 146 on property zoned an O-2 Office Subdistrict, an LC Light Commercial Subdistrict, and an HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, located on the west line of Cedar Springs Road, the northeast line of Bookhout Street, and the southwest line of Maple Avenue.
- 4. Z189-145:** On May 8, 2019, the City Council approved an application for Planned Development Subdistrict No. 149 on property zoned an LC Light

Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, located on the northwest corner of Cedar Springs Road and Maple Avenue

5. Z189-337: On January 8, 2020, City Council approved an application for Planned Development Subdistrict No. 152 on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, located on the north corner of Howell Street and Routh Street.

6. Z189-358: On January 8, 2020, City Council approved an for Specific Use Permit No. 2360 for a bank or savings and loan office with a drive-in window use on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, located in an area bounded by Cedar Springs Road, Fairmount Street and Howell Street

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Maple Avenue	Major arterial	70 feet Bike Plan

Traffic:

The applicant submitted a Traffic Impact Analysis that identifies traffic generation characteristics and potential traffic related impacts on the local street system. The TIA analyzed the proposal containing approximately 220 multifamily dwelling units. The following is an excerpt from the submitted Traffic Impact Analysis.

This TIA analyzed the day-to-day traffic operations on the public roadway system at time periods that have the greatest combined volume of the background traffic and site-related traffic. Due to the predominant influence of background traffic, the weekday AM and PM peak hours of adjacent street traffic are typically analyzed.

The analysis scenarios addressed in this study include the following:

- at existing conditions (“Existing” scenario)
- at site buildout year without site-generated traffic (“Background” scenario)
- at site buildout year with site-generated traffic (“Buildout” scenario)
- at five years after buildout with site-generated traffic (“Horizon” scenario)

The following technical assumptions were also made in this analysis.

- Traffic generated by the adjacent Granite Properties project, located at 2323 Cedar Springs Road, was included in the “background” traffic conditions for this study. The Granite Properties’ development is planned to include 649,900 SF of office and 20,000 SF of restaurant uses. A Traffic Impact Analysis for that project was prepared by Kimley-Horn. The site generated traffic volumes for the Granite Properties’ project were obtained from that TIA and are provided in APPENDIX C.
- Background traffic is expected to increase at a rate of 1.5 percent per year based upon professional judgment. (Same growth rate used in the TIA for Granite Properties’ 2323 Cedar Springs project.)

Table 1 provides a summary of the calculated net increase in trip ends generated by the proposal.

Table 1. Projected Trip Generation Summary

SCENARIO	DAILY TRIP ENDS (WEEKDAY)	AM PEAK HOUR TRIP ENDS (ADJACENT STREET PEAK)	PM PEAK HOUR TRIP ENDS (ADJACENT STREET PEAK)
		Total (In/Out)	Total (In/Out)
Proposed Development*	1,025	70 (17/53)	79 (51/32)

** Includes mode split reduction.*

Based upon the analyses performed herein, the TIA includes the following findings and recommendations.

FINDING: The study area for the proposed development consists of very urban conditions with high vehicular volumes during peak hours. However, intersections within the study area operate at acceptable operational conditions during peak hours periods.

FINDING: This analysis assumed significant increases in background traffic volumes generated by ongoing development in the vicinity (other than this project—2811 Maple Avenue), which includes the planned development on the adjacent property, 2323 Cedar Springs Road (commonly known as the Granite Properties project).

FINDING: The proposed multifamily development (2811 Maple Avenue) will generate relatively low traffic volumes during the peak hour periods in comparison to the estimated growth of background traffic.

FINDING: The addition of projected background traffic will have some measurable impact on current peak hour traffic operations; however, the calculated Levels of Service will remain in the range of acceptable conditions. The addition of site-generated traffic from the 2811 Maple Avenue development will add only a very small incremental

increase in average delays and has no significant impact on overall peak traffic operations within the study area compared to background conditions.

FINDING: In future years after the project (2811 Maple Avenue) is developed, if aggressive traffic volume growth does occur, Levels of Service at the intersection of Cedar Springs Road and Maple Avenue may degrade to marginally unacceptable conditions.

RECOMMENDATION: Due to right-of-way limitations in the area, the ability to physically add capacity to study area intersections is negligible. However, maintaining adequate pedestrian capacity and safety is considered paramount. If intersection operations do degrade to unacceptable conditions over time, it is recommended that the City evaluate operational changes to the intersection, such as signal timing optimization, to improve intersection operations as appropriate.

In addition to the access from Maple Avenue, the Traffic Impact Analysis took into consideration the use of the public alley that is connecting the site with Randall Street and Bookhout Street. The portion of the alley that connects the site with Bookhout Street is not developed at present. The applicant is volunteering the development of the portion of the public alley from the area of request up to Bookhout Street, at City standards to ensure the estimated access and traffic flow distribution per the TIA.

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies that can serve as a framework for assisting in evaluating the applicant's request. The applicant's request is consistent with the following goals and policies of the comprehensive plan.

Economic Element

Goal 2.3 Build a dynamic and expanded downtown

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

Urban Design Element

Goal 5.2 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.

Area Plans:

The *Downtown Dallas 360 Plan* was adopted in April 2011 and updated in December 2017. The Plan was adopted as a guide to future City Council actions concerning land

use and development regulations, transportation and economic development, and capital improvement expenditures in the area generally bounded by a two-and-a-half-mile radius centered on the intersection of Main Street and Akard Street.

The Plan recognizes Uptown as one of the Core / Supporting Districts as “one of the city’s most vibrant urban neighborhood, boasting a lively mix of residences and retailers, restaurants and offices, walkable, bikeable streets, and green spaces, all connected via the area’s beloved McKinney Avenue Trolley.” Uptown is largely successful in balancing jobs, housing and services. As Dallas’s most dense neighborhood, Uptown consists of a wide mix of apartments, condominiums, townhouses, residential towers and historic homes. Despite these assets, large blocks and inward-oriented building architecture present challenges to pedestrian activity in many parts of the district. In the future, developments are expected to fill in gaps to assist in creating a truly walkable, transit-oriented urban neighborhood.

The Plan’s key recommendations include:

- Create a transit-oriented, walkable neighborhood by developing new projects and redeveloping existing buildings with small setbacks, ground floors with high transparency, and retail/restaurant uses; address parking needs while envisioning no surface parking in front of buildings.
- Provide workforce housing options to encourage greater income diversity.

The applicant’s request is consistent with the goals and policies of the *Dallas 360 Area Plan*.

The *Oak Lawn Special Purpose District* and the *Oak Lawn Plan* was established in February 1985 and includes ten objectives for the area. The applicant’s proposal is consistent with the following objectives highlighted by the Plan:

- (1) To achieve buildings more urban in form.
- (2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.
- (3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.
- (4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.
- (5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.
- (6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.
- (7) To promote landscape/streetscape quality and appearance.

The proposal meets all of the stated objectives of the Oak Lawn Plan. The proposal includes an increase in density and height from the underlying LC Light Commercial district, but it is consistent with the development dynamic of the surrounding area, developments with similar standards are either existing or recently approved. The proposal is also including all parking in an underground garage, wider sidewalk, landscaped front yard with amenities, thus meeting the vision of the Oak Lawn Plan.

STAFF ANALYSIS

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 193 LC	Office
Northwest	PD No. 193 LC	Restaurant
Northeast East	PD No. 193 / PDS No. 149	Mixed-use: office, restaurant
Southeast	PD No. 193 / PDS No. 146	Office
South	PD No. 193 / PDS No. 54	Undeveloped
Southwest	PD No. 193 O-2	Multifamily

Land Use Compatibility:

The request site is located within an LC Light Commercial Subdistrict. The site is currently developed with a one-story office building with a surface parking lot on the southwest and southeast sides of the parcel. The request area is surrounded office uses to the east and south, by restaurant to the north, and by multifamily to the west.

The applicant proposes to redevelop the site with a multifamily use with approximately 220 dwelling units. The proposed buildings will be approximately 372 feet in height.

The request includes development standards to deviate from the LC district regulations as follows: 1) increase the floor area ratio (FAR) from 4.0:1 to 10:1 and 2) increase the maximum height from 240 to 372 feet with bonus.

Development Standards:

	LC (existing)	PDS No. ____ (proposed) for multifamily uses
Front yard (min)	10'	25' With encroachments
Side / rear yard (min)	SF, other permitted structures: - D: 5' / 10' MF 36' or less: 10' / 15' MF over 36': 10' / 25'	10' Rear: Below 36': 10' Above 36': 90'
Lot area (min)	SF: 2,000sf D: 3,000sf MF no separate bedroom (per DU: 100sf MF: 1 bedroom (per DU): 125sf MF: 2 bedrooms (per DU): 150sf MF: for each bedroom over 2 add / DU: 25sf	None included for MF
FAR (max)	4:1	6:1 With possibility of increase as bonus up to 10:1
Height (max)	SF: 36 feet Other structures: 240 feet	350 feet With possibility of increase as bonus up to 372 feet
Density (max)		Max 220 DU
Lot coverage (max)	80%	68%

In general, the applicant is proposing standards to enable a more intensive development for multifamily uses compared to the LC Subdistrict. The applicant requests two major modifications from the LC Subdistrict development standards: 1) increase the floor area ratio (FAR) from 4.0:1 to 10:1 with bonus, and 2) increase the allowable height from 240 feet to 372 feet.

The applicant's proposed conditions include a base FAR of 6:1 with the possibility of increase up to 10:1 with bonuses in exchange for mixed-income housing units. The Dallas Development Code has two definitions for floor to area ratio. First, *floor area ratio (FAR)* means the ratio of floor area to lot area. Second, *floor area* means the total square feet of floor space in a building excluding area used solely for off-street parking. The purpose of FAR is to uniformly limit the amount of building mass within the building envelope prescribed by setbacks, height, and lot coverage. However, since above

ground parking structures contribute to building massing but are not included in the calculation of FAR because parking garages do not count as floor area, developments that contain above-ground parking structures, which are prevalent in the surrounding properties, have more building mass without increasing floor area ratio.

The proposal also includes an increase in height from 240 feet to 350 feet with possibility to increase up to 372 feet as a bonus.

The proposed building includes an underground parking garage with a partial surface portion for access, valet service, and loading in the side and rear portion of the lot. Therefore, the proposed FAR and height represent the aboveground building to be used as multifamily, the parking garage not contributing to the building massing and is not visible from public space.

Staff supports the additional floor area ratio base increase from 4:1 to 6:1 considering that the underground garage enables a good street presence and urban form of the proposed building. Staff also supports the height base increase from 240 feet to 350 feet considering the surrounding building heights. Furthermore, considering the opportunity for additional housing options in the area, staff is recommending additional FAR and height increases as a bonus in exchange for mixed-income housing units.

The applicant's proposed conditions also include urban design standards for public realm and minimum ten-foot wide sidewalk, architectural elements for ground floor façade with minimum transparency requirements and limitations for blank walls, unrestricted public open space for ten percent of the lot, and minimum 20 percent of the roof to be landscaped terrace.

Mixed income housing

The proposed conditions and staff's recommended conditions include a percentage of the total number of units as mixed-income housing units based on the Adjusted Median Family Income.

The City Plan Commission recommended the following bonus scheme:

Percentage of units	Height (maximum)	FAR
<i>Base</i>	<i>350 feet</i>	<i>6:1</i>
1.5% of the units at 81-100% AMFI	372 feet	8:1
1.5% of the units at 81-100% AMFI; and 1.5% of the units at 61-80% AMFI	372 feet	10:1

The applicant agrees with the CPC recommended bonus scheme. The applicant originally proposed the following bonus scheme:

Percentage of units	Height (maximum)	FAR
<i>Base</i>	<i>350 feet</i>	<i>6:1</i>
1% of the units at 81-100% AMFI	372 feet	8:1
1% of the units at 81-100% AMFI; and 1% of the units at 61-80% AMFI	372 feet	10:1

Staff is proposing the following bonus scheme:

Percentage of units	Height (maximum)	FAR
<i>Base</i>	<i>350 feet</i>	<i>6:1</i>
5% of the units at 51-60% AMFI	372 feet	8:1
5% of the units at 51-60% AMFI; and 5% of the units at 61-80% AMFI	372 feet	10:1

The Development Code requires that all reserved affordable dwelling units must be dispersed substantially among the total unit types and allows the development to set aside a maximum of ten percent of the total units as specialty units including club suites and penthouse suites and are not required to be part of the dispersal of reserved dwelling units by type. However, the overall percent requirement for affordable units is calculated based on the total number of all units. This regulation is meant to balance the combination of affordable and specialty units within the same development.

The City Plan Commission recommends increasing the percentage of specialty units from the standard 10 percent to 15 percent. Considering the overall proposal and the balance between the applicant's proposed two percent affordable units versus the proposed 15 percent specialty units, staff does not support this recommend change. The applicant initially requested to increase the percentage of specialty units to 20 percent but agreed with CPC's recommended 15 percent.

Staff appreciates the proposed site layout with an increased front yard and wider sidewalk, the underground garage that is enabling a good street presence and building façade contributing to the street scape, and the opportunity for residential units to diversify the mix of uses in the area. However, staff is recommending a different mix for affordable units, recognizing the area as a high opportunity area.

Parking:

The proposed development will comply with the parking requirements of PD No. 193. PD No. 193 requires one space for each 500 square feet of dwelling unit floor area within the building site, and limits to a minimum of one space and a maximum of one

and one-half spaces are required for each dwelling in a multiple-family structure over 36 feet in height. In addition, guest parking is required for each dwelling unit at a ratio of 0.25 unassigned spaces available for use by visitors and residents.

Landscaping:

For multifamily uses, the landscaping must be in accordance with the proposed landscaping plan.

PD No. 193 landscape requirements focus on the front yard and includes a scheme of various types of landscape areas: a certain percentage for landscape site area, general planting area, special planting area, and parkway planting area.

The following table summarizes the differences between the LC subdistrict and the proposed subdistrict:

	LC (existing)	PDS No. ____ (proposed)
Landscape site area	Min 10% Min 60% in the front yard	Min 20% Min 70% in the front yard
General planting area	Min 12% of the required front yard	Min 40% of the front yard
Special planting area	Min 6% of the required front yard	Min. 30% of the front yard

In addition, the proposed landscape plan includes street trees for every 25 feet of street frontage, excluding the visibility triangles. This complies with the general requirements of PD No. 193.

The proposed conditions also include a requirement for 10 percent contiguous unrestricted open space in the front yard and a minimum 20 percent of roofs to be developed as landscaped terrace with various amenities.

Staff supports the request considering that the proposed conditions and landscape plan are meeting the spirit and intent of PD No. 193 by enhancing the front yard and exceeding the minimum requirements for landscaping and urban design.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policymakers 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 to orange, representing the weakest markets. The subject site is uncategorized. Properties located in the general area surrounding the area of request are within Category D, to the southwest and west, and Category C further west and south.

LIST OF OFFICERS

John C. Goff – Chairman
Jason E. Anderson – Co-Chief Executive Officer
Conrad J. Suszynski – Co-Chief Executive Officer
Suzanne M. Stevens – Managing Director, Chief Financial Officer
Joseph Pitchford – Managing Director, Development
John L. Zogg Jr. – Managing Director, Asset Management
Theresa Cabilao – Senior Vice President, Hospitality
Mark Collier – Senior Vice President, Finance
Setev Eaton – Senior Vice President, Investments
John G Grant – Senior Vice President, Investments
Andrew P. Lombardi – Vice President, General Counsel and Secretary
Rob Mackenzie – Senior Vice President, Investment
Josh Pirtle – Senior Vice President, Asset Management
Anthony B. Click – Vice President, Leasing
Mark Cox – Vice President, Financing
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Chris Hanrattie – Vice President, Investments
Ted Hinchman – Vice President, Investments
Stephen Luik – Vice President, Investments
Ben Molk – Vice President, Investments
Dan Nivelli – Vice President, Investments
Scott Rodgers – Vice President, Investments
Montie Rouze – Vice President, Information Technology
Brian J Terpstra – Vice President, Investments
Allison Whitlock – Vice President, Accounting
Elizabeth A. Hays – Assistant Secretary

CPC Action
August 20, 2020

Motion I: It was moved to recommend **approval** of a Planned Development Subdistrict for multifamily uses, subject to a development plan, a landscape plan, and applicant's recommended conditions (as briefed) with an added condition when calculating mixed income housing requirement any fractional units must be rounded up to the next whole number on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, Oak Lawn Special Purpose District, on the southwest line of Maple Avenue, between Cedar Springs Road and Randall Street.

Maker: Garcia
Second: MacGregor
Result: Failed: 5 to 9

For: 5 - MacGregor, Hampton, Jackson, Jung, Garcia
Against: 9 - Stinson, Johnson, Shidid, Carpenter, Blair,
Schultz, Schwope, Murphy, Rubin
Absent: 0
Vacancy: 1 - District 10

Motion II: In considering an application for a Planned Development Subdistrict for multifamily uses on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, Oak Lawn Special Purpose District, on the southwest line of Maple Avenue, between Cedar Springs Road and Randall Street, it moved to **hold** this case under advisement until September 3, 2020.

Maker: Hampton
Second: Rubin
Result: Carried: 14 to 0

For: 14 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung,
Schultz, Schwope, Murphy, Garcia, Rubin
Against: 0
Absent: 0
Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 233
Replies: For: 64 Against: 1

Speakers: For: Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
Joseph Pitchford, 200 Crescent Ct., Dallas, TX,
Evan Beattie, 2808 Fairmount St., Dallas, TX, 75201
For (Did not speak): Scott Rodgers, 200 Crescent Ct., Dallas, TX, 75201
Steve Stoner, 7557 Rambler Rd., Dallas, TX, 75231
Anna Eliese Scott, 2808 Fairmount St., Dallas, TX,
Brad Smith, 2808 Fairmount St., Dallas, TX, 75201
Against: None
Staff: David Nevarez, Traffic Engineer, Sustainable Development &
Construction

CPC Action
September 3, 2020

Motion: It was moved to recommend **approval** of a Planned Development Subdistrict for multifamily uses, subject to a development plan, landscape plan, and applicant's recommended conditions (as briefed) with following changes: 1) when calculating Mixed-income requirement any fractional unit must be round up to the next whole number; 2) decrease the specialty units reserves from 20% to 15% and 3) increase Mixed-income housing to 3% on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, Oak Lawn Special Purpose District, on the southwest line of Maple Avenue, between Cedar Springs Road and Randall Street.

Maker: Garcia
Second: MacGregor
Result: Carried: 8 to 6
For: 8 - MacGregor, Johnson, Jackson, Blair, Jung,
Schultz, Schwope, Garcia
Against: 6 - Hampton, Stinson, Shidid, Carpenter, Murphy,
Rubin
Absent: 0
Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 233
Replies: For: 64 Against: 1

Speakers: For: Joseph Pitchford, 200 Crescent Ct., Dallas, TX, 75201
Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
For (Did not speak): Jamie Taylor, 200 Crescent Ct., Dallas, TX, 75201
Scott Rodgers, 200 Crescent Ct., Dallas, TX, 75201
Evan Beattie, 2808 Fairmount St., Dallas, TX, 75201
Against: None
Staff: Pam Thompson, Housing Policy Task Force Administrator,
Housing and Neighborhood Revitalization Department

CPC RECOMMENDED PD 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 on __. The size of PD Subdistrict _____ is approximately 0.71 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 AREA means any portion of the exterior of a building that does not include a material change, windows, doors, columns, pilasters, or other articulation greater than 12 inches in depth. Blank wall area is measured horizontally on each story.

(2) OPEN SPACE means the portion of a building site that is principally open to the sky but allows for architectural elements.

(3) SUBDISTRICT means a subdistrict of PD 193.

(4) TRANSPARENCY means the total area of window and door openings filled with glass, or openings in a parking garage facade, 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.

SEC. S-____.104. EXHIBITS.

The following exhibits are incorporated into this division:

- (1) Exhibit S-____A: development plan.
- (2) Exhibit S-____B: landscape plan.

SEC. S-____.105. DEVELOPMENT PLAN.

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

(b) If any of the increased development standards under Sec. S-____.108(b) are used, development and use of the Property must comply with the development plan (Exhibit S-____A). If there is a conflict between the text of this division and the development plan, the text of this division controls.

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

The only main uses permitted in this subdistrict are those main uses permitted in the LC Subdistrict, subject to the same conditions applicable in the LC Subdistrict, as set out in Part I of this article. For example, a use permitted in the LC 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 LC 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 LC Light Commercial Subdistrict apply.

(b) Increased development standards. For multifamily uses, when the provisions of S-____.113 are met, the following modifications to the LC Light Commercial Subdistrict apply.

- (1) Front yard. Minimum front yard is 25 feet.
- (2) Encroachments. The following may encroach to the front property line having a maximum height of four feet: stoops, steps, handrails, guardrails, retaining walls, seating walls, patios, benches, stone blocks, pots, raised planters, sculptures. Awnings and canopies with a minimum 12-foot clearance may project up to 12 feet.
- (3) Side yard. Minimum side yard is ten feet.
- (4) Rear yard. Minimum rear yard is ten feet for the first 36 feet in height, and 90 feet for any portion of a building above 36 feet in height.
- (5) Floor to area ratio. Maximum floor area ratio is 6:1.
- (6) Height. Maximum structure height is 350 feet.
- (7) Stories. No maximum number of stories.
- (8) Lot coverage. Maximum lot coverage is 68 percent.
- (9) Density. A maximum of 220 dwelling units are permitted.
- (10) Development bonuses for mixed-income housing. In this district floor to area ratio and height may vary depending on whether a development bonus is obtained in accordance with Division Sec., as follows:

CPC recommendation:

Percentage of units	Floor Area Ratio (maximum)	Height (maximum)
Base	6:1	350 feet
1.5% of the units are available to income band 3	8:1	372 feet
1.5% of the units are available to income band 2; and 1.5% of the units are available to income band 3	10:1	372 feet

Where:
Income band 2: to households earning between 61 to 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area.
Income band 3: to households earning between 81 to 100 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area.

Staff recommendation:

Percentage of units	Floor Area Ratio (maximum)	Height (maximum)
Base	6:1	350 feet
5% of the units are available to income band 1	8:1	372 feet
5% of the units are available to income band 1; and 5% of the units are available to income band 2	10:1	372 feet

Where:
Income band 1: households earning between 51 to 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area
Income band 2: to households earning between 61 to 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area.

SEC. S-____.109. 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) If any of the increased development standards under Sec. S-____.108(b) are used, the requirement under Sec. 51P-193.115(b)(2)(B) that one off-street loading space must be of the large size does not apply.

(c) If any of the increased development standards under Sec. S-____.108(b) are used, only a medium size loading space is required and must be located within the garage structure and screened from the right-of-way.

(d) The provisions of Division 51A-4.314 regarding a reduction in required off-street parking for providing bicycle parking apply.

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

See Article VI.

SEC. S-____.111. LANDSCAPING.

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

(b) If any of the increased development standards under Sec. S-____.108(b) are used, landscaping must be provided as follows:

(1) Landscaping must be provided as shown on the landscape plan (Exhibit ____B). If there is a conflict between the text of this division and the landscape plan, the text of this division controls.

(2) Street trees must be a minimum of 5 caliper inches. The total quantity of street trees must be a minimum of 20 inches.

(3) The Landscape Site Area must be 20 percent of the total site area.

(4) In the front yard, the Landscape Site Area must be a minimum of 70 percent of the front yard area.

(5) In the front yard, the General Planting Area must be a minimum of 40 percent of the front yard area.

(6) In the front yard, the Special Planting Area must be a minimum of 30 percent of the front yard area.

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

SEC. S-____.112. SIGNS.

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

SEC. S-____.113. URBAN DESIGN PROVISIONS.

(a) Applicability. For a project to qualify for the increased development standards in Section S-____.108(b), it must comply with all requirements in this section. If the increased development standards are not applied, the provisions of this section do not apply.

(b) Public realm design.

(1) Sidewalks.

(A) Sidewalks must be a minimum width of ten feet on Maple Avenue.

(B) Sidewalk materials must be constructed of enhanced concrete, concrete pavers, or stone materials, as approved by the director.

(C) The sidewalk edge must be located a minimum of three feet and a maximum of six feet from the back of the projected street curb. The parkway must be an average width of five feet.

(D) Sidewalks must be constructed at a continuous level across all driveways and should be designed to be at the same grade as the existing sidewalk.

(2) Lighting.

(A) Pedestrian lighting must be provided at regular intervals consistent with street tree locations along Maple Avenue in order to enhance pedestrian safety on sidewalks, streets, walkways, and plazas to enhance pedestrian safety. Pedestrian light fixtures must be spaced no more than 60 feet apart. Spacing may be adjusted to achieve optimal photometric performance with a minimum of 0.5-foot candles between fixtures.

(B) Lighting must have illumination cut-offs.

(C) Lighting must be directed downward and away from adjacent properties.

(c) Architectural Elements. For the portions of the Maple Avenue facing façade under 14 feet in height the following architectural requirements apply:

(1) Minimum of 60 percent transparency. A garage entry opening may be considered transparent.

(2) Maximum blank wall area is 20 linear feet.

(d) Mechanical equipment. All generators, and other private mechanical equipment must be located out of view from the street. When conditions do not permit compliance with this provision, private equipment must be screened from view by a minimum six-foot-tall solid screening structure or building element or landscaping elements such as shrubs, bushes, and trees.

(e) Unrestricted Public Open Space.

(1) Unrestricted open space must be a contiguous open area of not less than ten feet in width or length and reserved for active or passive recreation, or landscaping. A minimum of ten percent of the building site must be reserved as unrestricted open space.

(2) Unrestricted open space may contain the following: landscaping, water, natural elements, architectural elements, playground equipment, fountains, trellises, canopies, awnings, walks, pergolas, bridges, benches, walls less than 24 inches in height, outdoor decks and terraces.

(3) Private balconies, parking spaces, parking lots, drive aisles, and areas primarily intended for vehicular use, except for use by emergency vehicles, are not considered open space and do not count towards the open space requirement.

(f) Structured parking. Above-ground structured parking is prohibited. Internal at-

grade and below-grade structured parking are allowed.

(g) Off-street parking setback. Off-street parking is prohibited between the street and street-facing building façade.

(h) Roof terrace. A minimum of 20 percent of the roof must be reserved as a roof terrace. A roof terrace means an outdoor occupiable space lying upon a portion of the building's roof, and shall contain landscaping, vegetated pots, or plantings. The roof terrace may contain decks, pavers, furniture, pool, shade structures or pool amenities and associated structures or fixtures.

SEC. S-____ .114. MIXED-INCOME HOUSING

(a) Except as provided in this section, compliance with Division 51A-4.1100 is required to obtain development bonuses in Section S-____.108(b)(10).

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

CPC recommendation:

(c) A maximum 15 percent of the total units may be specialty units including club suites and penthouse suites and are not required to be part of the dispersal of reserved dwelling units by type; however, the overall 15 percent requirement is calculated based on the total number of all units.

Staff recommendation:

~~(c) A maximum 15 percent of the total units may be specialty units including club suites and penthouse suites and are not required to be part of the dispersal of reserved dwelling units by type; however, the overall 15 percent requirement is calculated based on the total number of all units.~~

(d) The fractional number of affordable units shall be rounded up to the next whole number.

SEC. S-____.115. ADDITIONAL PROVISIONS.

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

(b) They alley must be improved per City standards to include a minimum paving width of 10 feet between Randall and Bookhout Street.

(c) 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.

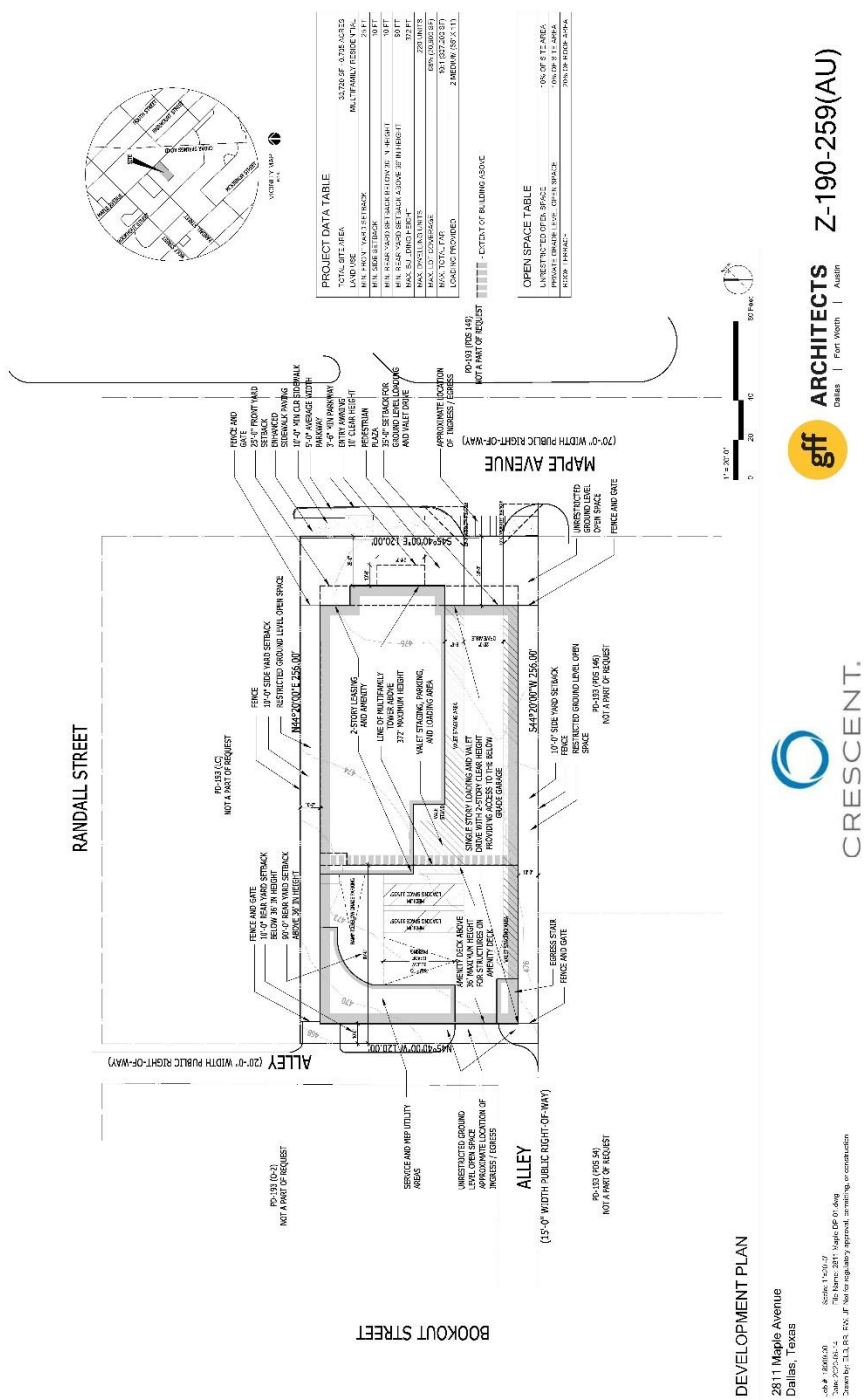
- (d) Development and use of the Property must comply with Part I of this article.

SEC. S-____.116. COMPLIANCE WITH CONDITIONS.

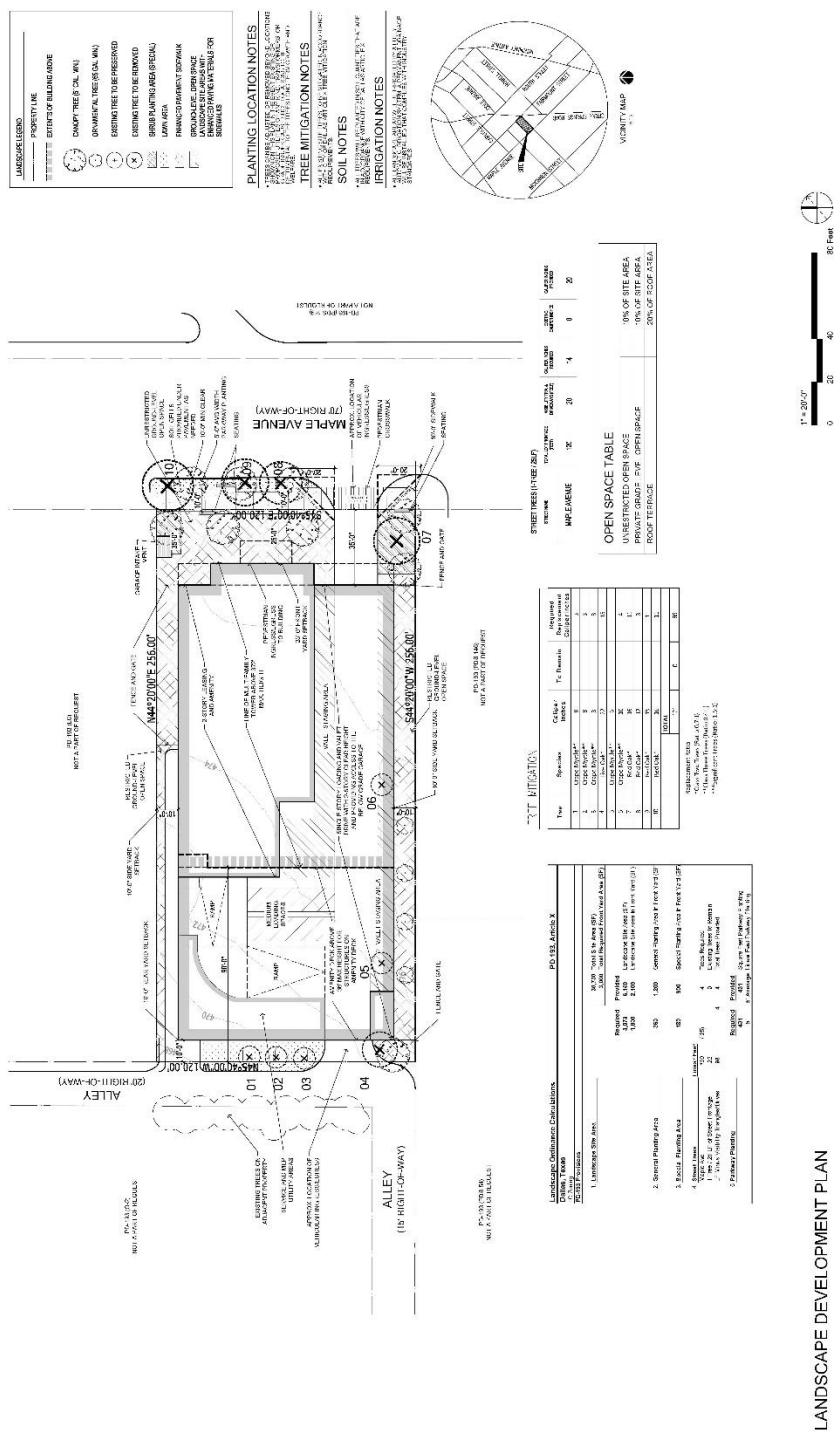
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

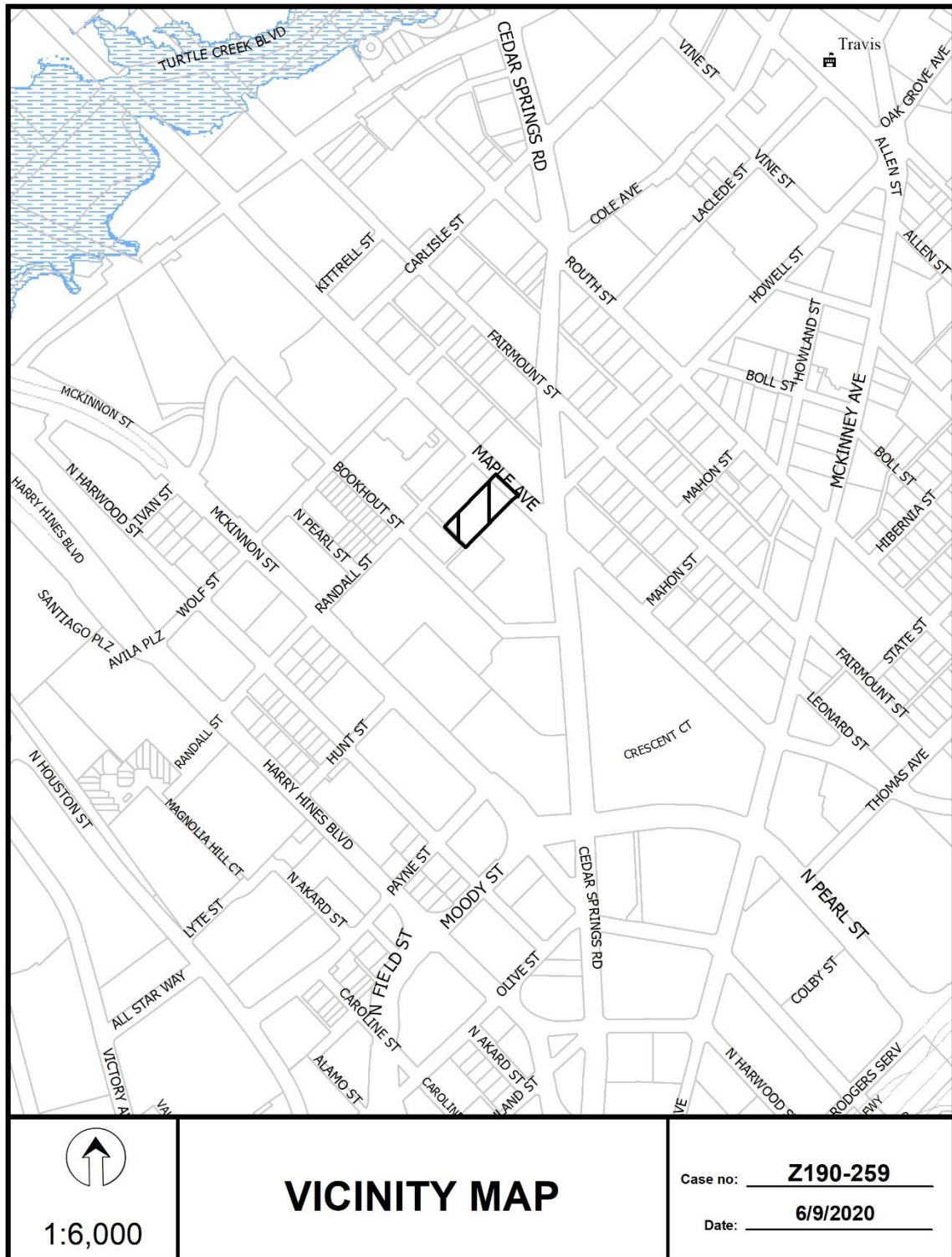
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances,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

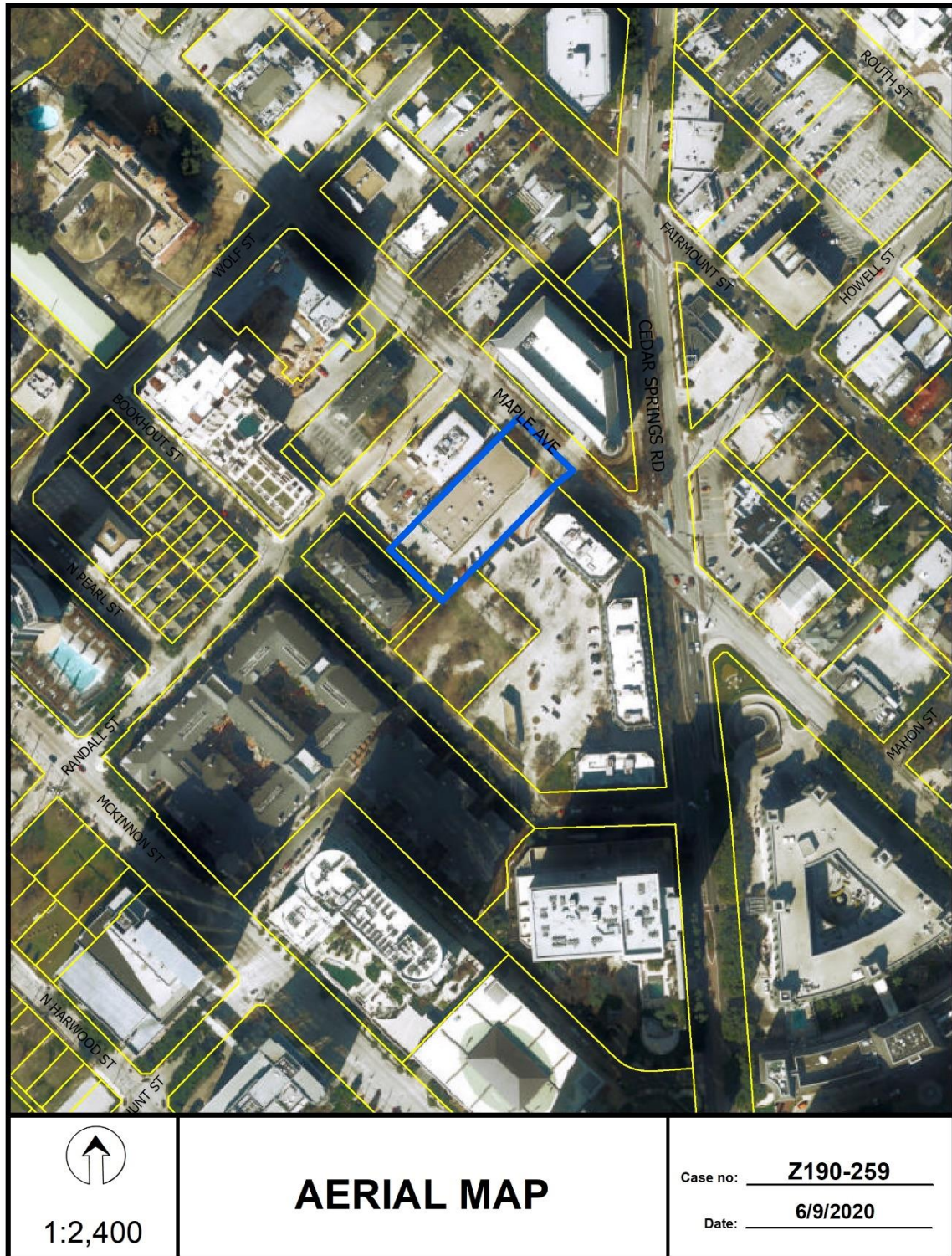
CPC RECOMMENDED DEVELOPMENT PLAN

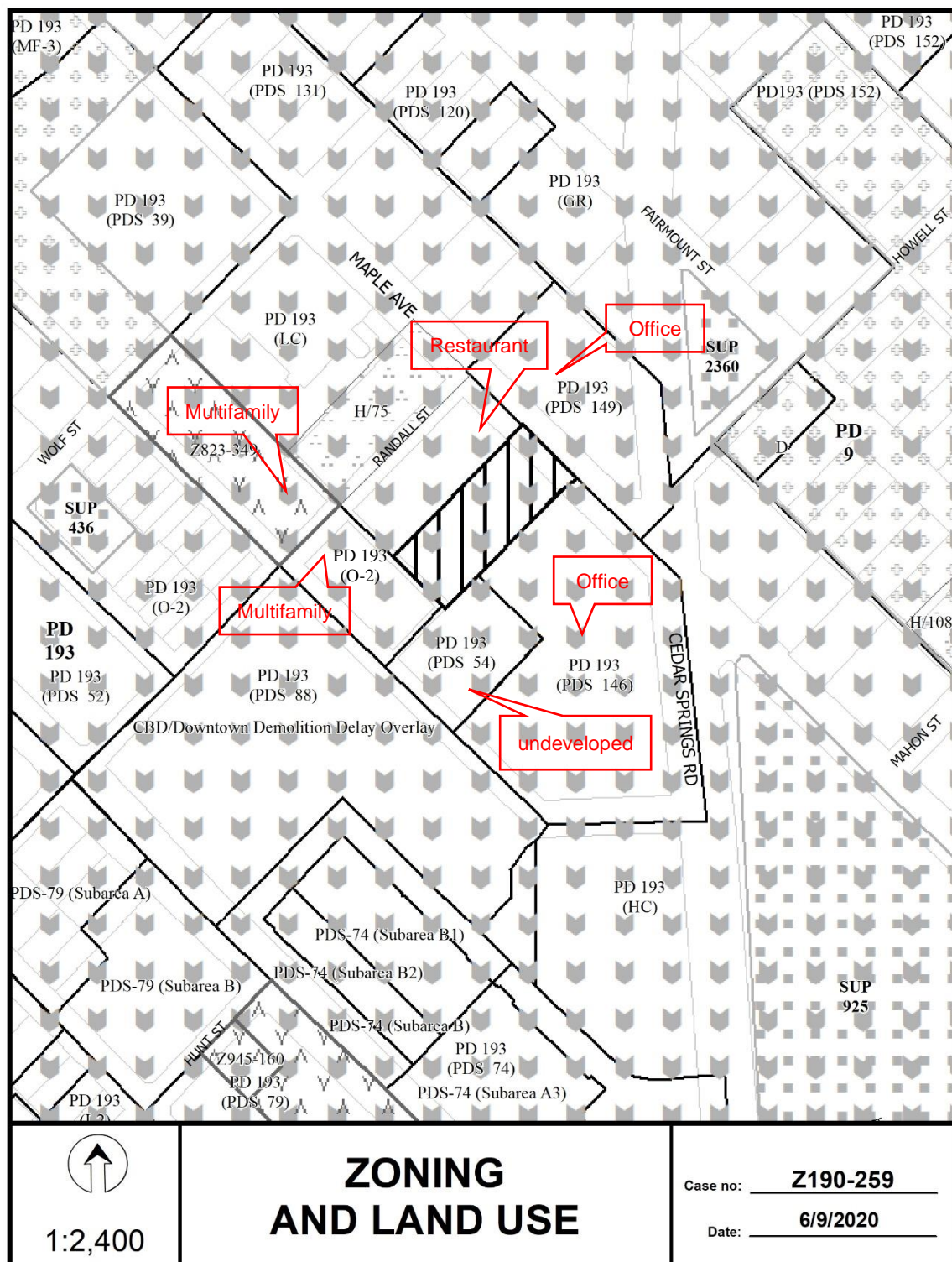


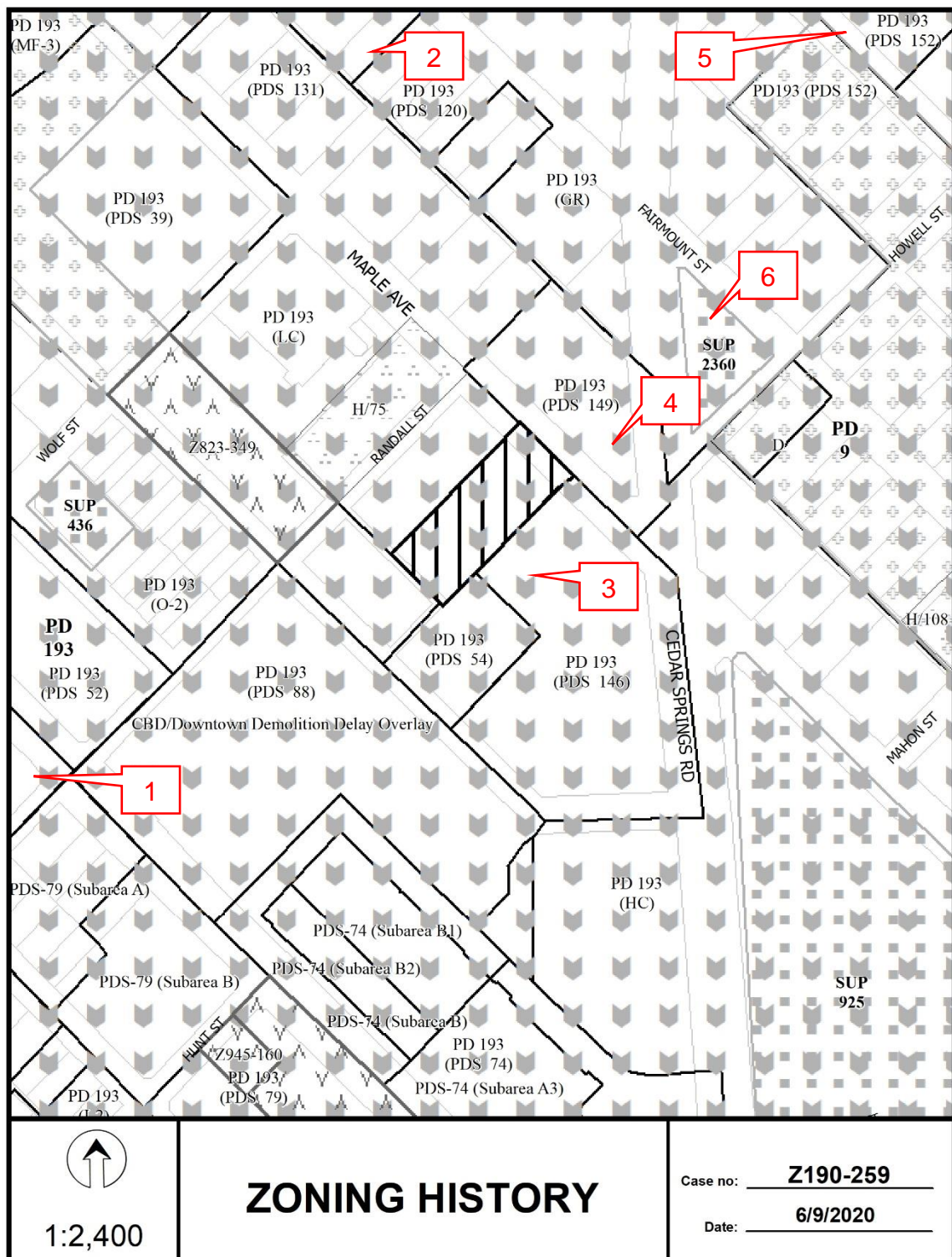
CPC RECOMMENDED LANDSCAPE PLAN

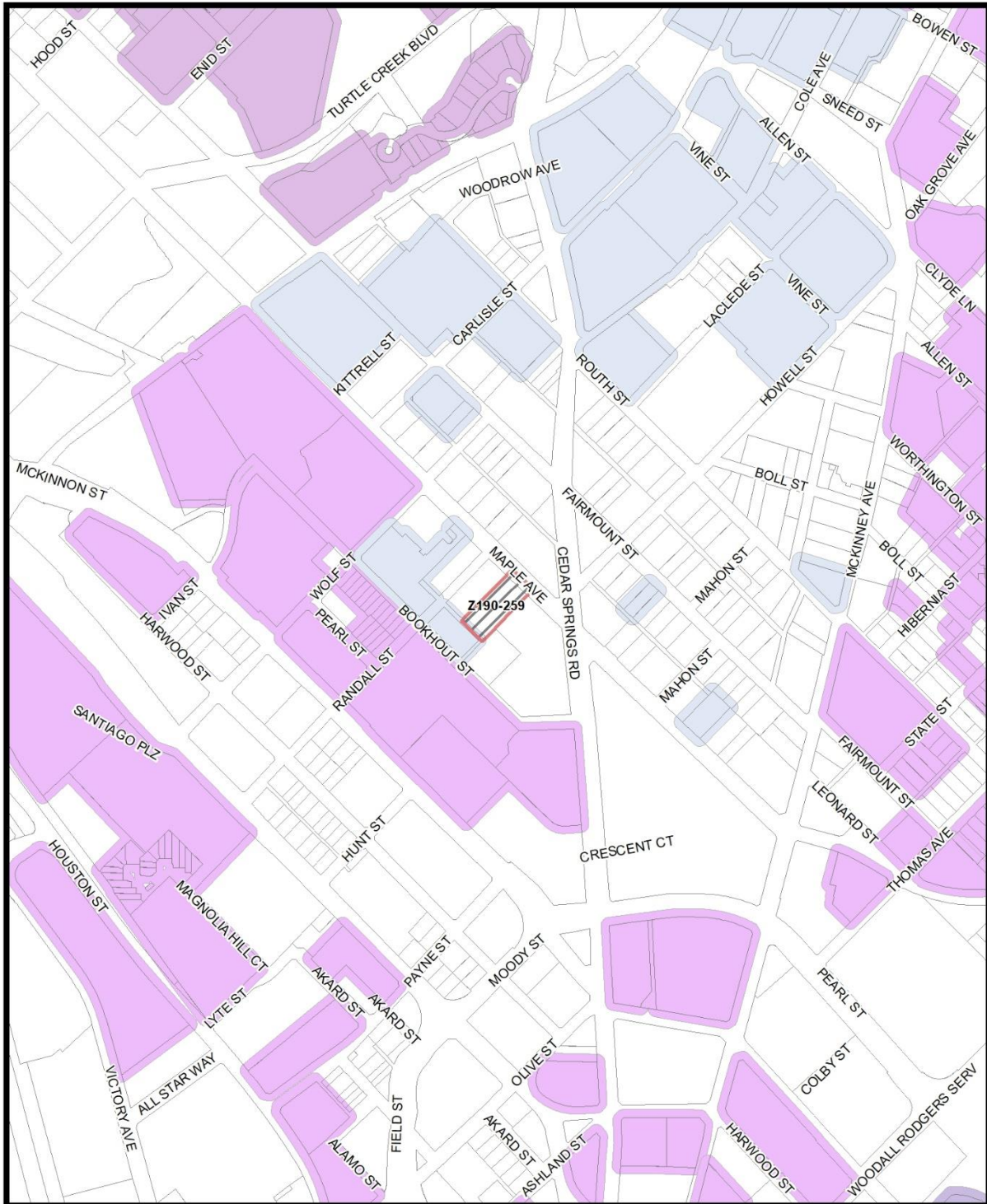












Market Value Analysis

A B C D E F G H I NA



1:6,000

Market Value Analysis

Printed Date: 6/9/2020

CPC RESPONSES



09/02/2020

Reply List of Property Owners***Z190-259******233 Property Owners Notified 64 Property Owners in Favor 1 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	2	2817 MAPLE AVE	MAPLE AVENUE HOLDINGS LLC
	3	2905 MAPLE AVE	2905 MAPLE LLC
	4	2425 CEDAR SPRINGS RD	MARLETT CHRISTOPHER A &
	5	2912 MAPLE AVE	2912 MAPLE LLC
	7	2926 MAPLE AVE	SHIELDS LTD PS
	9	2902 MAPLE AVE	2902 MAPLE LP
	10	2501 CEDAR SPRINGS RD	GH CEDAR SPRINGS INC
	11	2701 FAIRMOUNT ST	MAPLE MARKETING CORP
	12	2628 MAPLE AVE	GREENWAY MAPLE LP
	13	2711 FAIRMOUNT ST	STRICKLAND PETER R LF EST
	14	2715 FAIRMOUNT ST	KORNYE GEORGE W
	18	2812 FAIRMOUNT ST	GREENWAY CEDAR SPRINGS LP
	20	2728 MCKINNON ST	ALTA UPTOWN LLC
	21	2840 BOOKHOUT ST	IC DEVELOPMENT XV LP
	23	2215 CEDAR SPRINGS RD	ASHTON UPTOWN LP
	24	2820 MCKINNON ST	CH REALTY VIIKNIGHTVEST MF
	25	2925 BOOKHOUT ST	MCCUTCHIN TRACY L
	26	2923 BOOKHOUT ST	GROGAN WILLIAM &
	27	2921 BOOKHOUT ST	SANTINI NOEL
	28	2917 BOOKHOUT ST	LEVIEUX JANE STUART
X	29	2915 BOOKHOUT ST	MORGAN T S
	30	2911 BOOKHOUT ST	2911 BOOKHOUT LLC
	31	2912 N PEARL ST	CASELLI ASHLEY K
	32	2909 BOOKHOUT ST	MCNULTY DIANE S
	33	2908 N PEARL ST	SHERRY STEVEN D
	34	2906 N PEARL ST	MILES BRANDON

09/02/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	35	2905 BOOKHOUT ST	SASO DAN &
	36	2902 N PEARL ST	ONEAL J SCOTT & CAROL
	37	2901 BOOKHOUT ST	EPPIG STEPHEN & GLORIA
O	38	2920 N PEARL ST	HARTNETT PROPERTIES CO
	39	2927 MAPLE AVE	CWI DALLAS HOTEL LP
	40	2927 MAPLE AVE	DFW DALLAS HOTEL LP
	42	2913 FAIRMOUNT ST	2913 FAIRMOUNT LLC
	43	2906 MAPLE AVE	2906 MAPLE AVE LLC
	44	100 CRESCENT CT	CRESCENT TC INVESTORS LP
	45	2616 MAPLE AVE	2620 MAPLE OWNER LLC
	46	2900 MCKINNON ST	BAIRD JON MARC &
	47	2900 MCKINNON ST	POLLOCK HUGH &
	48	2900 MCKINNON ST	ROJAS SADIEL
	49	2900 MCKINNON ST	DEPA MARYLINE
	50	2900 MCKINNON ST	BURDORF BRIAN
	51	2900 MCKINNON ST	FARREN SUZANN D
	52	2900 MCKINNON ST	JOHNSON LONNIE
	53	2900 MCKINNON ST	HARIZ DIANE G & GEORGE M
	54	2900 MCKINNON ST	CHOQUETTE ANGELA V
	55	2900 MCKINNON ST	INTERNATIONAL CENTER DEV
	56	2900 MCKINNON ST	AKINA RENEE A TR &
	57	2900 MCKINNON ST	OXFORD ENTERPRISES INC
	58	2900 MCKINNON ST	BOBBITT CHARLES M
	59	2900 MCKINNON ST	BOWDEN BILLY C
	60	2900 MCKINNON ST	AZURE501 LLC
	61	2900 MCKINNON ST	CRYSTAL PREMIER HOLDINGS LLC
	62	2900 MCKINNON ST	LICHTENSTEIN DAVID G
	63	2900 MCKINNON ST	GRAVES BLAKE A D
	64	2900 MCKINNON ST	HAYWARD GORDON H
	65	2900 MCKINNON ST	MOOLJI ALY
	66	2900 MCKINNON ST	MALLOY HELEN

09/02/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	67	2900 MCKINNON ST	ROMANO SAMUEL P 2008
	68	2900 MCKINNON ST	AM ESTATE LLC
	69	2900 MCKINNON ST	FILIPOVIC JIRI
	70	2900 MCKINNON ST	HARPER LEONA MARIE
	71	2900 MCKINNON ST	GROSCHUP STEPHANIE C &
	72	2900 MCKINNON ST	RILEY JESSICA RAE TRUST
	73	2900 MCKINNON ST	BISCHOFF OTTO
	74	2900 MCKINNON ST	PENG DAVID & JAYNE CECERE
	75	2900 MCKINNON ST	HAKIM HALFA & CAMILLE
	76	2900 MCKINNON ST	SHAH BIPIN C
	77	2900 MCKINNON ST	FRANKEL JEFFREY S
	78	2900 MCKINNON ST	FITZGERALD ROBERT L &
	79	2900 MCKINNON ST	FRANCOIS SERGE P
	80	2900 MCKINNON ST	DEWAN MASHRUR M & AFREEN M
	81	2900 MCKINNON ST	HASSOUNI VICKY
	82	2900 MCKINNON ST	VALUE GROCERIES INC
	83	2900 MCKINNON ST	LE MENER FAMILY TR THE
	84	2900 MCKINNON ST	SNB LIMITED PARTNERSHIP
	85	2900 MCKINNON ST	CARBONNEAU KRISTINA A
	86	2900 MCKINNON ST	FERREIRA CLAUDIA CHRISTMANN
	87	2900 MCKINNON ST	ABRAMOV BORIS &
	88	2900 MCKINNON ST	PORTER JACQUELINE
	89	2900 MCKINNON ST	BORNO MOUNIR Y &
	90	2900 MCKINNON ST	FATOURE ARA
	91	2900 MCKINNON ST	MAHARAJ SABITA J
	92	2900 MCKINNON ST	ABEL ELIZABETH
	93	2900 MCKINNON ST	ROZZELL CHRIS D & ANNE M
	94	2900 MCKINNON ST	FEARHEILEY STEVE
	95	2900 MCKINNON ST	GERARD YVES
	96	2900 MCKINNON ST	MAULTSBY VANCE K JR & BETH M
	97	2900 MCKINNON ST	MUHL BRANDEN BOWEN

09/02/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	98	2900 MCKINNON ST	GILBERT LOREEN TRUST THE
	99	2900 MCKINNON ST	LELAH TRACEY
	100	2900 MCKINNON ST	VUILLEMOT WILLIAM G &
	101	2900 MCKINNON ST	HOOPER ROBERT SCOTT
	102	2900 MCKINNON ST	TIGGES GARY
	103	2900 MCKINNON ST	KHAN AMIN & SURAIYA
	104	2900 MCKINNON ST	GUTIERREZ JAVIER
	105	2900 MCKINNON ST	STONE CHRISTOPHER & SUSAN
	106	2900 MCKINNON ST	MCKINNON STREET CAPITAL LLC
	107	2900 MCKINNON ST	BUTERBAUGH COURTNEY H & SHAWN
	108	2900 MCKINNON ST	MOLLOY HELEN
	109	2900 MCKINNON ST	HOLLIS EMILY M
	110	2900 MCKINNON ST	POINDEXTER ALONZO J &
	111	2900 MCKINNON ST	MENSING KEVIN R &
	112	2900 MCKINNON ST	GROSSBERG MARK P
	113	2900 MCKINNON ST	KELLY JOSEPH J
	114	2900 MCKINNON ST	LELAND JANET SWARTZ
	115	2900 MCKINNON ST	ARMSTRONG CAPPY RAY &
	116	2900 MCKINNON ST	CUTLER WILLIAM P
	117	2900 MCKINNON ST	LORENTZEN KYLE
	118	2900 MCKINNON ST	DREWS R ERIC & BARBARA B
	119	2900 MCKINNON ST	HEDRICK GARY R & LEANNE B
	120	2900 MCKINNON ST	NIR ADI & SHERYL
	121	2900 MCKINNON ST	HAKERT JAMES DAMIAN &
	122	2900 MCKINNON ST	MARTTER RICHARD P &
	123	2900 MCKINNON ST	SCALLA INVESTMENTS LLC
	124	2900 MCKINNON ST	ELLEN MARTIN M &
	125	2900 MCKINNON ST	NAZNAT LP
	126	2900 MCKINNON ST	SHAH BIPIN & MRUNALINI
	127	2900 MCKINNON ST	NEWELL DANIEL & KATHRYN
	128	2900 MCKINNON ST	CHOI ANGE

09/02/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	129	2900 MCKINNON ST	BRAYMAN JONATHAN L &
	130	2900 MCKINNON ST	GLADDEN JEFFREY R
	131	2900 MCKINNON ST	COUNTER MICHAEL J
	132	2900 MCKINNON ST	ROEHM DAVID O
	133	2900 MCKINNON ST	TOUNTAS VICTORIA E
	134	2900 MCKINNON ST	RICHEY CHRISTOPHER ALAN
	135	2900 MCKINNON ST	KIRWAN REVOCABLE LIVING TRUST
	136	2900 MCKINNON ST	VICIOSO BELINDA &
	137	2900 MCKINNON ST	MONSOUR FAMILY LP
	138	2900 MCKINNON ST	MCKINNON STREET CAPITAL LLC AZURE 2003
	139	2900 MCKINNON ST	KHAN AMINUL HAQ & SURAIYA NASREEN
	140	2900 MCKINNON ST	TRUONG CHAU
	141	2900 MCKINNON ST	BORICK STEVEN J REV TR THE
	142	2900 MCKINNON ST	MCKINNON PPTIES LLC
	143	2900 MCKINNON ST	GAUTIER ELISE M
	144	2900 MCKINNON ST	MACATEE WILLIAM F JR
	145	2900 MCKINNON ST	CARR JEFFREY &
	146	2900 MCKINNON ST	BOECKMANN ALAN & LISA
	147	2900 MCKINNON ST	FURNER JOINT REVOCABLE TRUST
	148	2900 MCKINNON ST	LONTOS DEAN J &
	149	2900 MCKINNON ST	FLORIN COMPANY LTD
	150	2900 MCKINNON ST	YU KUN WON & JAE EUN
	151	2900 MCKINNON ST	MONTGOMERY MELANIE G
	152	2900 MCKINNON ST	MAGUIRE MICHAEL F & COLLEEN J
	153	2900 MCKINNON ST	MICHELSSEN JOHN J III
	154	2900 MCKINNON ST	HARRIS CYNTHIA H &
	155	2900 MCKINNON ST	DAVILA JOSEPH A & CARA L
	156	2900 MCKINNON ST	HAKIM HAIFA & CAMILLE
	157	2900 MCKINNON ST	LAMBA ANU R & INDU
	158	2900 MCKINNON ST	BLOND HEATHER JOY &
	159	2900 MCKINNON ST	RIBELIN GLENDA A

09/02/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	160	2900 MCKINNON ST	HENRIETTA EDWARD B TR &
	161	2900 MCKINNON ST	LYNCH PETER H
	162	2900 MCKINNON ST	HASTINGS EXCHANGE LLC
	163	2900 MCKINNON ST	DUWAJI IYAD &
	164	2900 MCKINNON ST	GLOBER DEIRDRE DENMAN
	165	2900 MCKINNON ST	MCMORRAN MICHAEL &
	166	2900 MCKINNON ST	VANDERPOOL NICK III
	167	2900 MCKINNON ST	DEWAN MAHBUB & AFREEN
	168	2900 MCKINNON ST	CKMC INVESTMENTS
	169	2900 MCKINNON ST	BACHMAN MARVIN A & YVONNE
	170	2900 MCKINNON ST	WALGREN ELIZABETH ANNE
	171	2900 MCKINNON ST	MATITSINE SERGUEI &
	172	2900 MCKINNON ST	LUTER JASON S
	173	2900 MCKINNON ST	MUELLERBARBIER J GABRIEL
	174	2900 MCKINNON ST	FIJOLEK RICHARD M
	175	2900 MCKINNON ST	MDC LLC
	176	2900 MCKINNON ST	GUTIERREZ JAVIER G
	177	2900 MCKINNON ST	AZOULAY MOSHE
	178	2900 MCKINNON ST	WISHNICK JOEL & LESLIE
	179	2900 MCKINNON ST	RANADE PRASHANT NARAYAN &
	180	2900 MCKINNON ST	TROTTER JAMES F
	181	2900 MCKINNON ST	MIKLES LEE E & LORI L
	182	2900 MCKINNON ST	FISCHER CLIFFORD
O	183	2300 WOLF ST	MORRISON SEAN J
O	184	2300 WOLF ST	BOWDON KENNETH & BOBBEYE
O	185	2300 WOLF ST	CREWS KYLE WELDON & ANNE
O	186	2300 WOLF ST	BROWN JOSHUA M & INETTE S
O	187	2300 WOLF ST	NICKERSON STEVEN CASH &
O	188	2300 WOLF ST	NICKERSON STEVEN CASH &
O	189	2300 WOLF ST	MAPLE WOLF STONELEIGH LLC
O	190	2300 WOLF ST	MICKEY DAWN

09/02/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	191	2300 WOLF ST	WOOD PHILIP R & PEGGY A
O	192	2300 WOLF ST	LOMA VIVIENDA TEXAS INC
O	193	2300 WOLF ST	SPEARS RONALD E &
O	194	2300 WOLF ST	SC WOLF LLC
O	195	2300 WOLF ST	CARLILE FAMILY 2000 TRUST THE
O	196	2300 WOLF ST	MWS FINISHED UNITS LLC
O	197	2300 WOLF ST	PETERSON GALE & ALLAN
O	198	2300 WOLF ST	BANK OF AMERICA N A TRUSTEE
O	199	2300 WOLF ST	CORBELLINI LIVING TRUST
O	200	2300 WOLF ST	GOSS TIM K &
O	201	2300 WOLF ST	HINOJOSA ELIU M
O	202	2300 WOLF ST	NICKERSON STONELEIGH INC
O	203	2300 WOLF ST	GEORGE WILLIAM WILEY
O	205	2300 WOLF ST	MARADI X INC
O	206	2300 WOLF ST	HARRIS LARRY & RACHEL
O	207	2300 WOLF ST	PALACIOS ANTIONIO &
O	208	2300 WOLF ST	ELLENBOGEN PAUL H &
O	209	2300 WOLF ST	COLE JAMES & SHEILA LIVING TRUST
O	210	2300 WOLF ST	HOLLY MARIA ELENA
O	211	2300 WOLF ST	WOJNAR MGMT TRUST &
O	212	2300 WOLF ST	COLE THOMAS B
O	213	2300 WOLF ST	REDFIELD VANCE & SUSAN
O	214	2300 WOLF ST	ZOLLARS ROBERT & MARY CATHERINE
O	215	2300 WOLF ST	BORICUA ENTERPRISES LP
O	216	2300 WOLF ST	MARTIN TRAVIS R &
O	217	2300 WOLF ST	BENSYL WILLIAM R &
O	218	2300 WOLF ST	LUTTRELL D SCOTT LIVING TRUST
O	219	2300 WOLF ST	TANENBAUM RICHARD I REV TRUST &
O	220	2300 WOLF ST	STONER SUSAN K & EUGENE C JR
O	221	2300 WOLF ST	230019A WOLF STREET
O	222	2300 WOLF ST	DANDRIDGE WILLIAM W &

09/02/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	223	2300 WOLF ST	EAST JOHN WAYNE
O	224	2300 WOLF ST	ETTER TODD F
O	225	2300 WOLF ST	MICKEY DAWN
O	226	2300 WOLF ST	MASSAD GENE F & BARBARA J
O	227	2300 WOLF ST	GREER CHARLES SCOTT & LINDA L
O	228	2300 WOLF ST	MONTGOMERY WILLIAM A &
O	229	2300 WOLF ST	CARLISLE RICHARD P &
O	230	2300 WOLF ST	REGARD BETTY S
O	231	2300 WOLF ST	REDFIELD VANCE & SUSAN
O	232	2300 WOLF ST	KUNKLE DAVID &
O	233	2300 WOLF ST	CARTER LINDA JO
O	A1	2718 FAIRMOUNT ST	2718 FAIRMOUNT LP
O	A2	2722 FAIRMOUNT ST	2718 FAIRMOUNT LP
O	A3	2719 FAIRMOUNT ST	SHAW EVAN L
O	A4	2723 FAIRMOUNT ST	SHAW EVAN LANE
O	A5	2305 CEDAR SPRINGS RD	GPI CEDAR MAPLE LP
O	A6	2925 FAIRMOUNT ST	2925 FAIRMOUNT LP
O	A7	2917 FAIRMOUNT ST	MIRAMAR FAIRMOUNT PARTNERS LLC
O	A8	2921 FAIRMOUNT ST	MIRAMAR FAIRMOUNT PARTNERS LLC
O	A9	2923 FAIRMOUNT ST	MIRAMAR FAIRMOUNT PARTNERS LLC
O	A10	2408 CEDAR SPRINGS RD	GREENWAY MAPLE LP
O	A11	2811 MAPLE AVE	GPIF 2811 MAPLE LLC
O	A12	2300 WOLF ST	GOTTLIEB PETER R &
O	A13	2401 CEDAR SPRINGS RD	GPIF 2401 CS LLC