

FILE NUMBER: Z190-348(LG)

DATE FILED: September 1, 2020

LOCATION: South side of West Mockingbird Lane, east of Elmbrook Drive

COUNCIL DISTRICT: 2

MAPSCO: 33 V

SIZE OF REQUEST: ±32.293 acres

CENSUS TRACT: 100.00

REPRESENTATIVE: Tommy Mann & Brad Williams, Winstead PC

APPLICANT: TC Pursuit Services, Inc. c/o Jake Marks

OWNER(S): 1508 Mockingbird 2015, LP & Taylor Publishing Company

REQUEST: An application for a Planned Development District for MU-3 Mixed Use District uses and warehouse and outside storage uses on property zoned an MU-3 Mixed Use District.

SUMMARY: The purpose of the request is to allow for warehouse and outside storage uses by right and develop the site with office and warehouse uses.

CPC RECOMMENDATION: **Denial.**

STAFF RECOMMENDATION: **Denial.**

BACKGROUND INFORMATION:

- The area of request is currently developed with two warehouse buildings on the site.
- The applicant is proposing to develop the site with a new building and 1,080 parking spaces for office, warehouse, and mixed uses.
- The applicant proposes to eventually demolish two existing buildings (145,000 SF and 327,000 SF) to construct a new 130,500 square foot warehouse and 14,500 square feet for office uses for a total of 145,000 square feet in two phases.
- The purpose of this request is to allow a warehouse use by right. No other amendments to the MU-3 regulations are requested.

Zoning History: There have been no new zoning cases within the area of request in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
W Mockingbird Lane	Principal Arterial	100 feet	100 feet

Traffic:

The applicant submitted a Traffic Impact Analysis that identifies traffic generation characteristics and potential traffic related impacts on the local street system. The traffic study analyzed the impact of a proposed “last mile distribution center. Traffic operations were analyzed at study intersections for existing volumes and project Phase 1 in 2021 or early 2022 and a project buildout (Phase 2) by 2024. Current conditions were adjusted to account for pandemic conditions using historical counts at nearby intersections. The analysis indicates that the site-generated traffic will have a disproportionate effect on the existing traffic operations (including motorized vehicles, progression and pedestrian) within the study area. The study further presents anticipated plans to incorporate this development into the surrounding roadway network by creating an internal connection between both phases at the outset of the project and upgrading the existing traffic signal on Mockingbird Lane at Oakbrook Boulevard, at the request of staff.

The Engineering Division of the Sustainable Development and Construction Department reviewed the request and the traffic and parking studies submitted with the application. In coordination with other departments including Transportation, staff determined that the proposed development would have a significant impact to the adjacent roadways. Nearby properties are currently at permitting, developing with commercial and multifamily development, permitted by right. While staff should not recommend retrograding the land use from mixed use to industrial, should council approve the request, the following improvements will be required at permitting to reduce the impact of this development:

1. Realign of westernmost driveway to align at 90 degrees with Mockingbird Lane.
2. Redesign westernmost driveway with sufficient throat length to accommodate anticipated queues.
3. Coordinate exact location of second driveway on Mockingbird to align with proposed multifamily driveway currently under review at permitting.
4. Include platform to install a Type A bus shelter without encroaching on required sidewalk.
5. Upgrade sidewalk conditions per City standards, including minimum width and buffer.
6. Complete upgrade of traffic signal at the intersection of W Mockingbird Lane and Oakbrook Blvd.

The applicant submitted a revised Traffic Impact Analysis on April 13, 2021. The Engineering Division was unable to comment on the updated request at the time the report was written.

Comprehensive Plan:

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5.1 Recognize adopted area/neighborhood plans in guiding development and zoning decisions.

The applicant's request is inconsistent with the above listed goal and policy of the Comprehensive Plan.

Area Plans:

Trinity River Corridor Comprehensive Land Use Study was adopted by City Council in March 2005, and then revised in December 2009. The Trinity River Plan supports mixed use development and the improved connectivity for pedestrians and bicyclists and supports the development of future DART stations.

Five objectives for future development in the Trinity Corridor add detail to the 2050 Vision Statement. They provide guidance that shapes this plan's recommendations for each part of this very large corridor. The five objectives are:

- Reconnect North and South Dallas;
- Establish the role of economic development along the Trinity River;
- Create a vibrant central city;
- Establish the Trinity River floodplain as the front yard of the City; and
- Enhance the City's urban form to increase the appeal of urban life.

The request site is located within the Stemmons District and within a commercial corridor development and regional employment districts as identified by the land use plan. For the commercial corridor portion, the Plan recommends a mix of 50% community retail and regional office as primary uses, with the rest being mixed use, residential multifamily, entertainment, civic, parks and opens spaces and neighborhood retail. For the regional employment portion, the Plan recommends 30% employment center as a primary use, with the rest being mixed use, residential multifamily, regional retail, regional office, entertainment, civic, parks and opens spaces.

While the request is for an industrial use, the proposed use is not consistent with the *Preferred Land Use Plan* of the area. Therefore, the proposed request is not consistent with the goals and policies of the *Trinity River Corridor Comprehensive Land Use Study*.

The *forwardDallas! Comprehensive Plan* identifies the Stemmons Corridor – Southwestern Medical District area as an area of growth and stressed the need for an area plan to guide this growth to foster desirable development patterns. A Vision and Policy Plan was passed for the Stemmons Corridor-Southwestern Medical District in 2010. This area has been undergoing major changes, with numerous forces moving development and redevelopment forward in the area. Among these are the expansion of the Medical District as an employment center; new development occurring around the American Airlines Center and Design District activity hubs; transportation improvements including new DART stations which will enhance regional accessibility and influence development patterns; and the Trinity River project and anticipated public and private development associated with it.

The subject site is located within an area that is recommended for office space, residential and mixed uses. Staff believes the proposed project's use as a warehouse with mixed uses as the base zoning, is also inconsistent with the Stemmons Corridor-Southwestern Medical District Area Plan.

Developmental Standards

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
MU-3 Mixed Use- Existing	15'	20' adjacent to residential OTHER: No Min.	No maximum	270'	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential
Proposed PD with MU-3 Mixed Uses	20'	20'	Not applicable	50'	80%*	Residential Proximity Slope	Warehouse, office, retail and mixed uses

Surrounding Land Uses:

	Zoning	Land Use
Site	MU-3 Mixed Use	Office Buildings (one occupied, one vacant)
West	MU-3 Mixed Use	Office, Medical Clinic, Surface Parking & Trinity River
Northwest	MU-3 Mixed Use	Office
North	IR Industrial Research	Office, Liquor Store, Medical Clinic, & Public Shooting Range
Northeast	MU-3 Mixed Use	Office, Retail and Personal Service uses
East	MU-3 Mixed Use, SUP No.2244	Restaurant(s) and Mini-Warehouse
Southeast	MU-3 Mixed Use, PD No. 971	Warehouses, Park and Recreational Space, & Industrial Manufacturing uses
South	MU-3 Mixed Use	Undeveloped Land, Office, and Surface Parking
Southwest	MU-3 Mixed Use	Medical Clinic, Hotel and Office

Land Use Compatibility:

The site currently consists of two buildings-one that has a tenant for warehouse uses and one that is unoccupied. Surrounding uses include office buildings to the west, northwest, north, northeast, south and southwest of the site. Medical clinic uses are to the west, north and southwest of the area of request. A liquor store is to the north of the site, along with retail and a public shooting range. Retail and Personal service uses are also to the northeast. Restaurants and mini-warehouse uses are to the east of the site. Undeveloped land and surface parking are also to the south of the site. There are also hotel uses to the southwest of the site.

While the applicant has proposed landscaping that will comply with Article X, the proposed use of a warehouse is not compatible with the surrounding uses of office space and proposed residential along Mockingbird Lane. While warehouse uses existed in this area historically, the future development patterns state residential and mixed use are more desirable than industrial uses, including warehouses. Additionally, the applicant chose to pursue a PD and retain the MU-3 Mixed Use District base without offering complimentary uses. Staff also believes the excessive amount of parking is not compatible with existing uses, even though the applicant will provide adequate landscape buffers.

Parking:

Parking required by Sec. 51A-4.213(8)(C)(ii) states parking for a showroom/warehouse use is as follows: "One space per 1,000 square feet of floor area for the first 20,000 square feet of floor area. One space per 4,000 square feet of floor area in excess of 20,000 square feet." The applicant currently has a total of 504 spaces on site. The applicant is proposing a total of 1,080 spaces.

48 parking spaces and three loading spaces are required for the proposed 130,500 square foot warehouse use. The applicant states a minimum of 10 percent of the building would be allocated to office uses, and the ratio for parking for office uses is one space per 333 square feet. In total, if the applicant has 14,500 square feet of office space, they would be required to provide 44 spaces. This means a total of 92 parking spaces are required for the use at this time.

The applicant proposes to provide a total of 1080 parking spaces, which is 11.74 times the amount of required parking. The proposed 1,080 spaces is also 2.14 times the amount of parking that is provided on the site. Although the applicant has stated that this parking is necessary for the warehouse uses, staff does not support this request due to its excessive overparking and believes the amount of parking does not justify the number of possible employees, and surface parking is not a desirable land use for this site.

Landscaping:

The applicant has proposed landscape plans to facilitate the two phases with this request, however, they intend to comply with Article X.

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 target intervention strategies more precisely 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. While the area of request is considered to be uncategorized.

CPC ACTION
April 22, 2021

Motion: It was moved to recommend **approval** of a Planned Development District for MU-3 Mixed Use District uses and warehouse and outside storage uses, subject to a revised development plan, revised landscape plan and applicant's recommended conditions; as briefed, on property zoned an MU-3 Mixed Use District, on the south side of West Mockingbird Lane, east of Elmbrook Drive.

Maker: Hampton
Second: Garcia
Result: Failed: 6 to 8

For: 6 - Hampton, Jung, Suhler, Schwope, Garcia, Rubin
Against: 8 - MacGregor, Stinson, Johnson, Shidid,
Carpenter, Jackson, Blair, Murphy
Absent: 0
Vacancy: 1 - District 10

Motion II: It was moved to recommend **denial** of a Planned Development District for MU-3 Mixed Use District uses and warehouse and outside storage uses on property zoned an MU-3 Mixed Use District, on the south side of West Mockingbird Lane, east of Elmbrook Drive.

Maker: Carpenter
Second: MacGregor
Result: Carried: 10 to 4

For: 10 - MacGregor, Stinson, Johnson, Shidid,
Carpenter, Jackson, Blair, Jung, Suhler, Garcia
Against: 4 - Hampton, Schwope, Murphy, Rubin
Absent: 0
Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 39
Replies: For: 0 Against: 2

Speakers: For: Tommy Mann, 500 Winstead Building, Dallas, TX, 75201
Brad Williams, 2728 N. Harwood St., Dallas, TX, 75201
Jessica Breaux, 401 Commerce St., Nashville, TN, 37206
Jake Marks, 2100 McKinney Ave., Dallas, TX, 75201
Against: None
Staff: David Nevarez, Traffic Engineer, Sustainable Development & Construction

Applicant's Proposed PD Conditions

ARTICLE ____.

PD ____.

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

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

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

PD ____ is established on property located south of W. Mockingbird Lane, north of Hinton Street, and east of the Elm Fork of the Trinity River. The size of PD ____ is approximately 32.293 acres.

SEC. 51P- ____ .103. DEFINITIONS AND INTERPRETATIONS.

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

(b) In this article:

ACCESSORY OUTDOOR MOTOR VEHICLE STORAGE means the placement or storage outside, for a continuous period in excess of 24 hours, an operable motor vehicle with valid state registration that has a rated capacity less than one and one-half tons according to the manufacturer's classification and is less than 32 feet in length.

OFFICE SPACE means the portion of a building dedicated to the regular transaction of business, employee office space and amenities, and/or customer service in a finished building setting.

PHASE 1 means the western portion of the Property as generally depicted on the Phase 1 Development Plan (Exhibit ____A1).

PHASE 2 means the eastern portion of the property as generally depicted on the Phase 2 Development Plan (Exhibit ____A2).

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

(d) This district is considered to be a non-residential zoning district.

SEC. 51P- ____.104. EXHIBITS.

The following exhibits are incorporated into this article:

- Exhibit ____A1: Phase 1 Development Plan.
- Exhibit ____A2: Phase 2 Development Plan
- Exhibit ____B1: Phase 1 Landscape Plan
- Exhibit ____B2: Phase 2 Landscape Plan

SEC. 51P- ____.105. DEVELOPMENT PLANS.

(a) Warehouse use. Use and development of Phase 1 for a warehouse use shall comply with the Phase 1 Development Plan (Exhibit ____A1) until the sooner of: (i) November 1, 2023, or (ii) the issuance of a demolition permit within Phase 2. Thereafter, use and development of the property for a warehouse use must comply with the Phase 2 Development Plan (Exhibit ____A2). If there is a conflict between the text of this article and the applicable development plan, the text of this article controls.

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

SEC. 51P- ____.106. MAIN USES PERMITTED.

(a) In general. Except as provided in this section, the only main uses permitted are those main uses permitted in the MU-3 Mixed-use District, subject to the same conditions applicable in the MU-3 Mixed-use District, as set out in Chapter 51A. For example, a use permitted in the MU-3 Mixed-use District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the MU-3 Mixed-use District is subject to DIR in this district; etc.

(b) Additional Uses. The following, additional uses are permitted in this district:

- Warehouse. [*See Section __.106(c)*]
- Outside storage. [*Only in conjunction with a warehouse use. See Section __.106(d) for use limitations.*]

(c) Additional provisions for a warehouse use.

(1) A warehouse use may include the indoor and outdoor parking, storage, incidental maintenance, fueling and use of automobiles, trucks, vans and trailers, including indoor and outdoor loading and unloading of such vehicles for the distribution of items or products.

(2) Any loading or unloading of trailers shall be concealed from W. Mockingbird Lane by the main building.

(3) At least 10 percent of the floor area of a building containing a warehouse use shall consist of office space. Retail sales are permitted at all times as part of the warehouse use when the retail sales area does not exceed 10 percent of the total warehouse floor area.

(4) Structures occupied by a warehouse use shall be outfitted with a reflective roof system, such as white TPO or comparable product.

(5) Prior to the issuance of a certificate of occupancy for a warehouse use in Phase 1, the traffic signal at the intersection of W. Mockingbird Lane and Oakbrook Drive shall be replaced in accordance with minimum city standards then in effect.

(6) Areas designated as off-street parking or vehicle storage on the Phase 1 or Phase 2 Development Plan shall be paved with concrete and not asphalt.

(7) Prior to final inspection on a permit required for the installation of conductor and charging units for electronic vehicle charging facilities located within Phase 2, solar energy panels shall be installed on the rooftop of the building located in Phase 1.

(d) Requirements for outside storage.

(1) Outside storage is limited to the storage of motor vehicles, trucks, truck tractors, and trailers in conjunction with a warehouse use. Outside storage is limited to 20 feet in height and shall take place a minimum of 200 feet from W. Mockingbird Lane.

(2) Outside storage is only allowed within the areas shown on the applicable development plan for outside storage. The area occupied by accessory outdoor motor vehicle storage is not considered outside storage.

SEC. 51P-____.107. ACCESSORY USES.

(a) In general. As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(b) Warehouse uses. For a warehouse use, accessory outdoor motor vehicle storage is allowed in the area labelled vehicular storage on the Phase 2 Development Plan.

SEC. 51P-____.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 Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the MU-3 Mixed-use District apply.

(b) Front yard. An additional 20-foot front yard setback is required for that portion of a structure above 50 feet in height.

(c) Floor area ratio. For purposes of determining maximum permitted FAR, a warehouse is considered a retail and personal service use.

(d) Height. Maximum height for a structure containing a warehouse use is 50 feet.

SEC. 51P- _____.109. OFF-STREET PARKING AND LOADING.

Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

SEC. 51P- _____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- _____.111. LANDSCAPING.

(a) In general. Except as provided herein, landscaping must be provided in accordance with Article X.

(b) Warehouse use. Landscaping for a warehouse use shall comply with this subsection.

(1) Landscape Plan. Landscaping for a warehouse use shall be provided in accordance with the Phase 1 Landscape Plan (Exhibit ____B1) until the sooner of: (i) November 1, 2023, or (ii) the issuance of a demolition permit within Phase 2. Thereafter, landscaping for a warehouse use shall be provided in accordance with the Phase 2 Landscape Plan (Exhibit ____B2). If there is a conflict between the text of this article and the applicable landscape plan, the text of this article controls.

(2) Green Storm Water Management. Vegetative swales shall be installed and landscaped in the general locations and as generally depicted on the Phase 1 Landscape Plan and the Phase 2 Landscape Plan. Vegetative swales shall have a minimum width of 10 feet and a minimum depth of 2 feet at the deepest point.

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

SEC. 51P- _____.112. SIGNS.

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

SEC. 51P- ____ .113. DESIGN STANDARDS.

(a) Applicability. This section applies only to a building that contains a warehouse use.

(b) Definitions. The following definitions apply to this section:

FACADE WALL means any separate face of a building, including parapet walls and omitted wall lines, or any part of a building that encloses usable space. Where separate faces are oriented in the same direction, or in the directions within 45 degrees of one another, they are considered as part of a single facade wall.

PRIMARY FACADE WALL means a facade wall facing W. Mockingbird Lane.

REAR FACADE WALL means a facade wall facing Hinton Street.

SIDE FACADE WALL means any facade wall that is not a primary facade wall or a rear facade wall.

(c) Facade walls. Primary facade walls and side facade walls must incorporate at least three of the following design elements. Rear facade walls must incorporate at least two of the following design elements. The cumulative length of these design elements must extend for at least 60 percent of the facade wall's horizontal length.

(1) A repeating pattern of wall recesses and projections, such as bays, offsets, reveals, or projecting ribs, that have a relief of at least eight inches.

(2) At least three of the following design elements at the primary entrance, so that the primary entrance is architecturally prominent and clearly visible from the abutting street:

(i) Architectural details such as arches, friezes, tile work, murals, or moldings.

(ii) Integral planters or wing walls that incorporate landscaping or seating.

(iii) Enhanced exterior light fixtures such as wall sconces, light coves with concealed light sources, ground-mounted accent lights, or decorative pedestal lights.

(iv) Prominent three-dimensional features, such as belfries, chimneys, clock towers, domes, spires, steeples, towers, or turrets.

(v) A repeating pattern of pilasters projecting from the facade wall by a minimum of eight inches or architectural or decorative columns.

(3) Arcades, awnings, canopies, covered walkways, or porticos.

(4) Display windows, faux windows, or decorative windows.

(5) Trim or accent elements using decorative contrasting colors or decorative neon lighting of at least 10 percent of the area of the facade wall exclusive of fenestration.

(d) Facade wall changes. Facade walls must have one or more of the following:

(1) Changes of color, texture, or material, either diagonally, horizontally, or vertically, at intervals of not less than 20 feet and not more than 100 feet.

(2) Changes in plane with a depth of at least 24 inches, either diagonally, horizontally, or vertically, at intervals of not less than 20 feet and not more than 100 feet.

(e) Materials and colors.

(1) No more than 75 percent of the area of a facade wall, exclusive of fenestration, may have a single material or color.

(2) Primary façade walls shall have a minimum 30 percent glazing. Side façade walls shall have a combined average of 5 percent glazing.

(3) It is recommended that the following materials are only used on rear facade walls:

(i) Smooth-faced concrete block that is non-tinted or non-burnished.

(ii) Tilt-up concrete panels that are unadorned or untextured.

(iii) Prefabricated steel panels.

(f) Illumination. Light standards located within off-street parking or vehicle storage areas shall have a maximum height of 24 feet. Corresponding light sources shall: (i) be directed downward and covered by shielded type fixtures (e.g., full cutoff); and (ii) be installed to reduce glare and the consequent interference with boundary streets.

SEC. 51P- ____ .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.

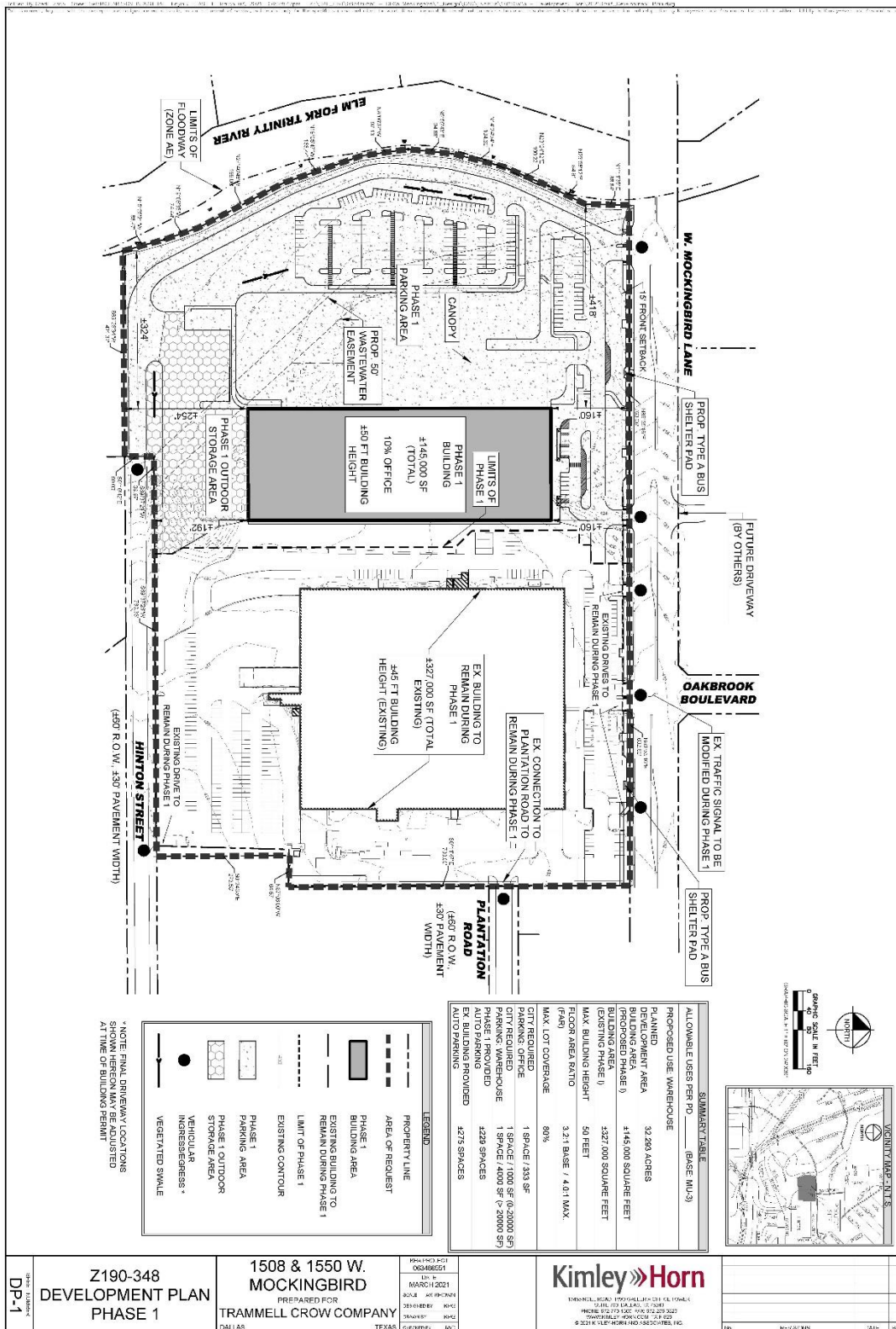
(c) Section 51A-4.125(f)(8)(A), notwithstanding, no development impact review shall be required for development in accordance with either development plan.

SEC. 51P-____.115. COMPLIANCE WITH CONDITIONS.

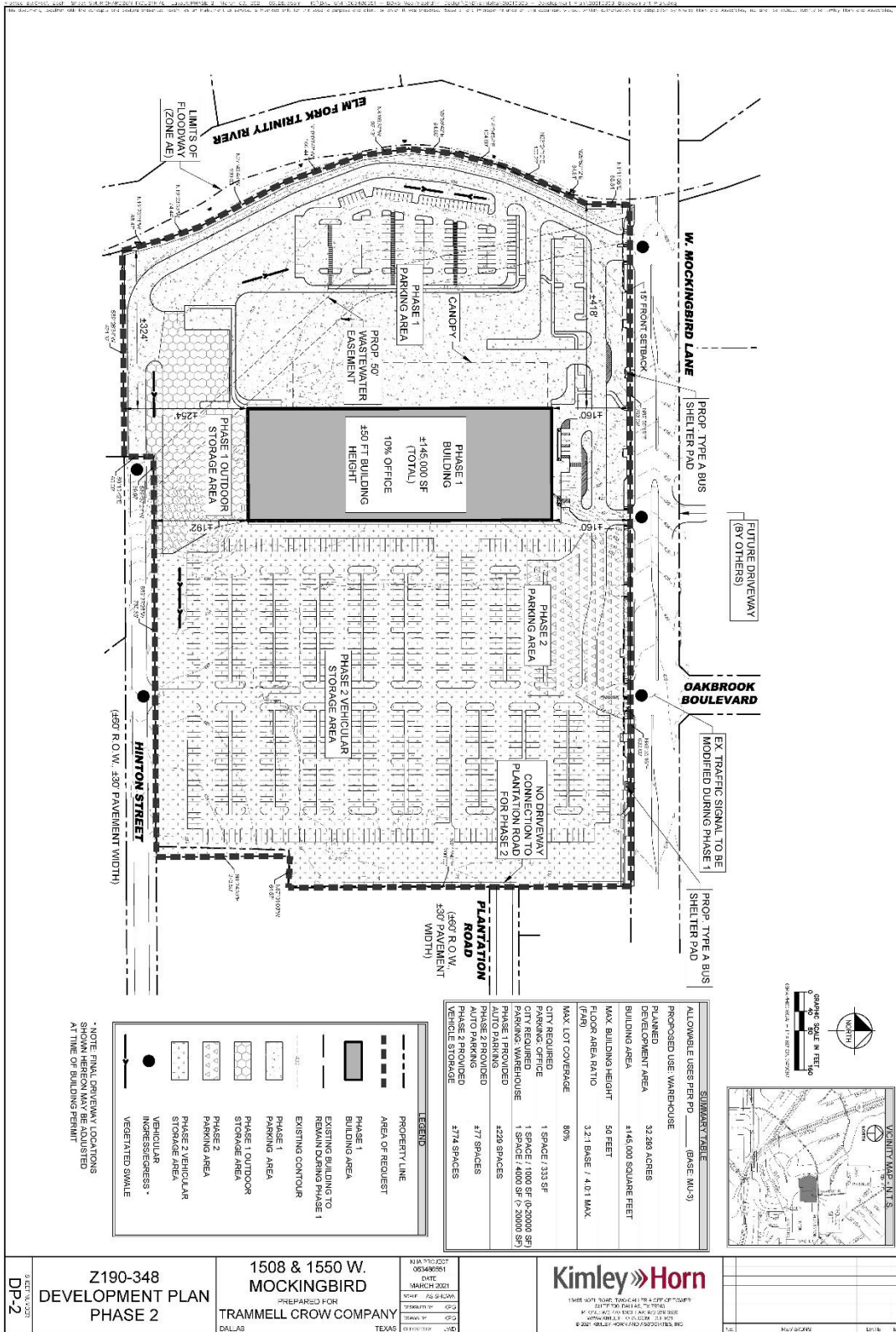
(a) Except as otherwise provided herein, all paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city. Adjustments to the location of driveways shown on either development plan may be approved by the building official at time of building permit. Those improvements and encroachments within the proposed 50-foot wastewater easement shown on the Phase 1 Development Plan and the Phase 2 Development Plan shall be permitted.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. Provided, however, that during Phase 1, the building official shall not refuse to issue a building permit to authorize work or a certificate of occupancy to authorize the operation of a use located within Phase 1 on the basis that the proposed work or use will create or result in nonconformity for existing development or uses located within Phase 2.

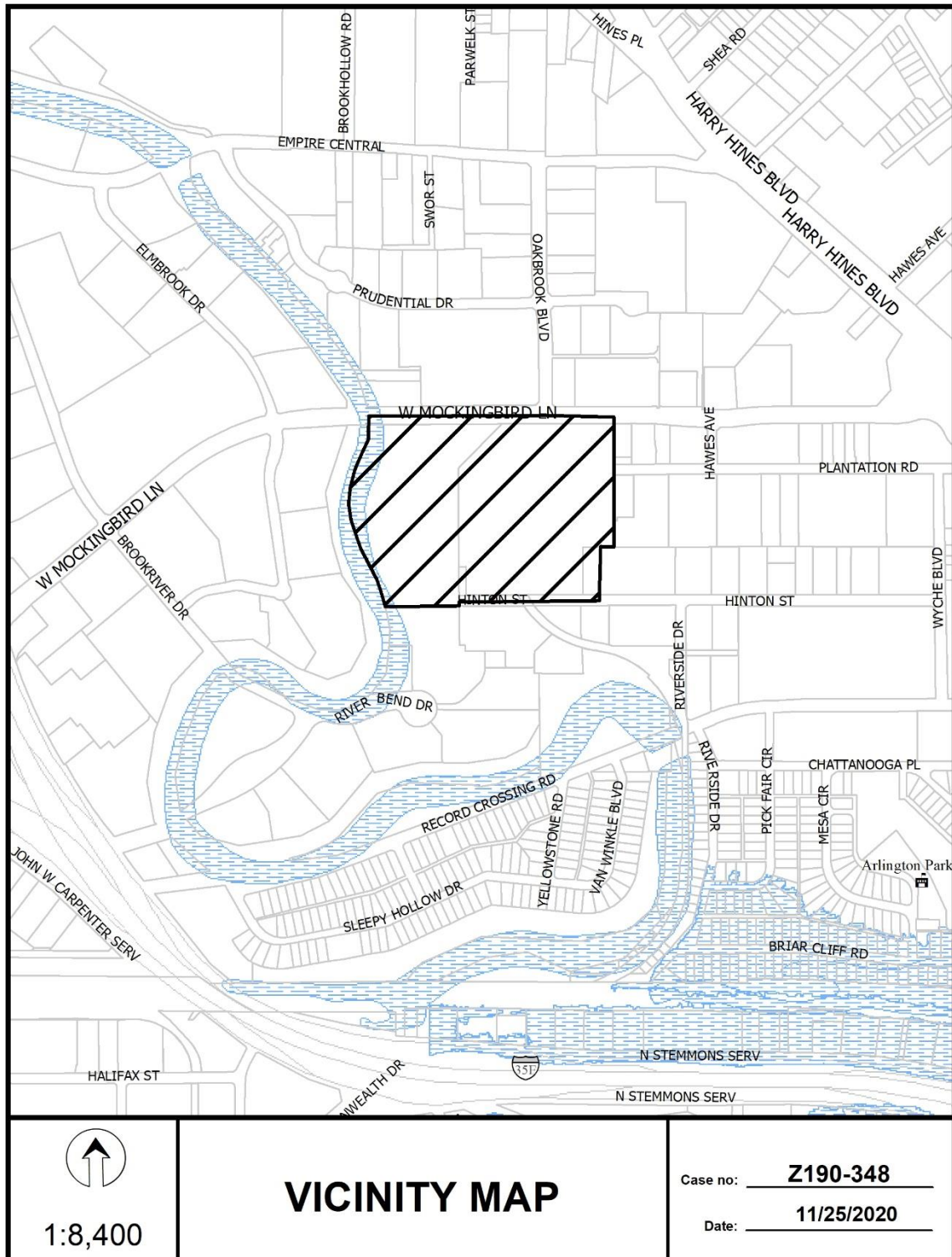
Proposed Development Plan Phase One



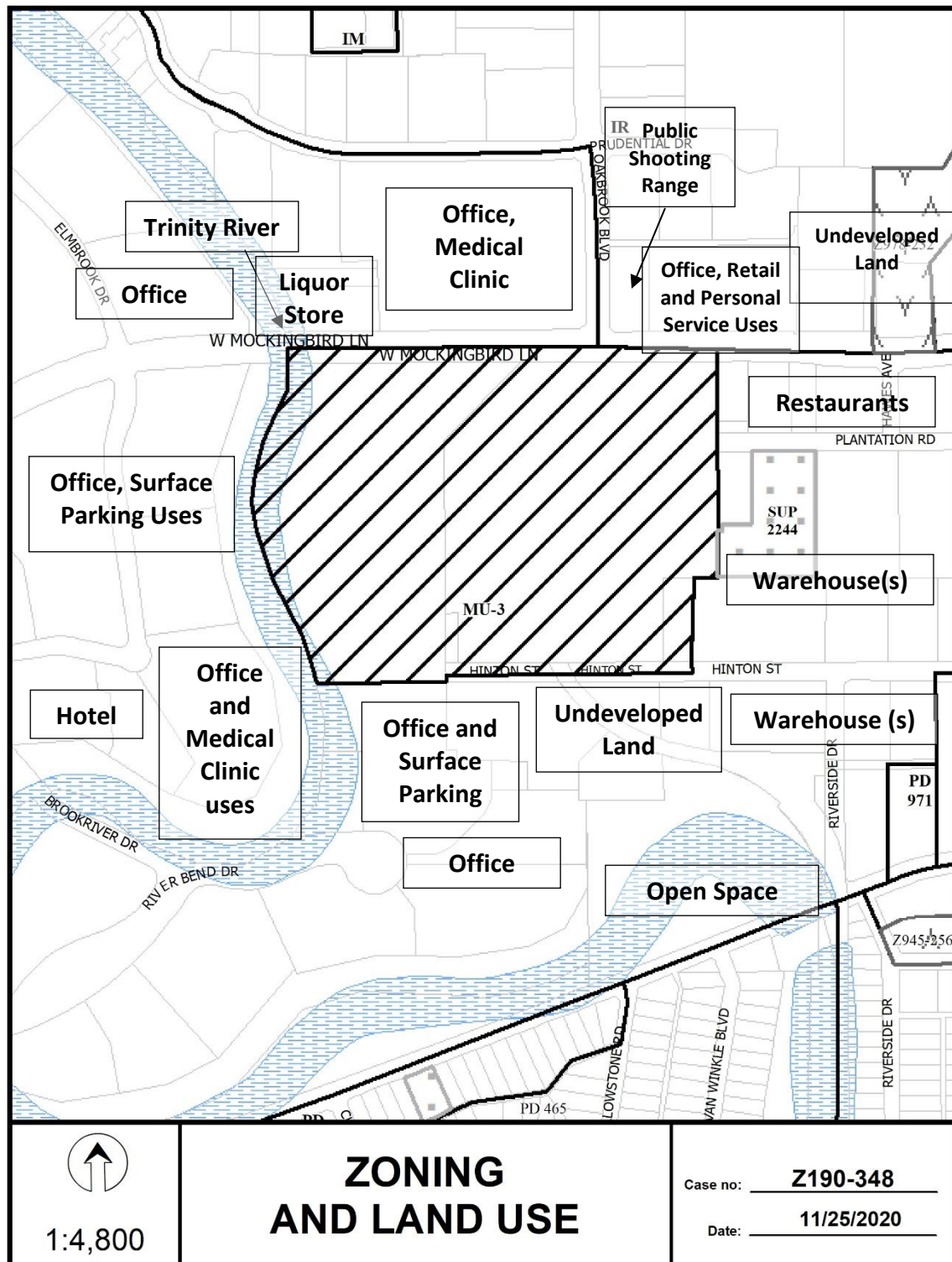
Proposed Development Plan Phase Two











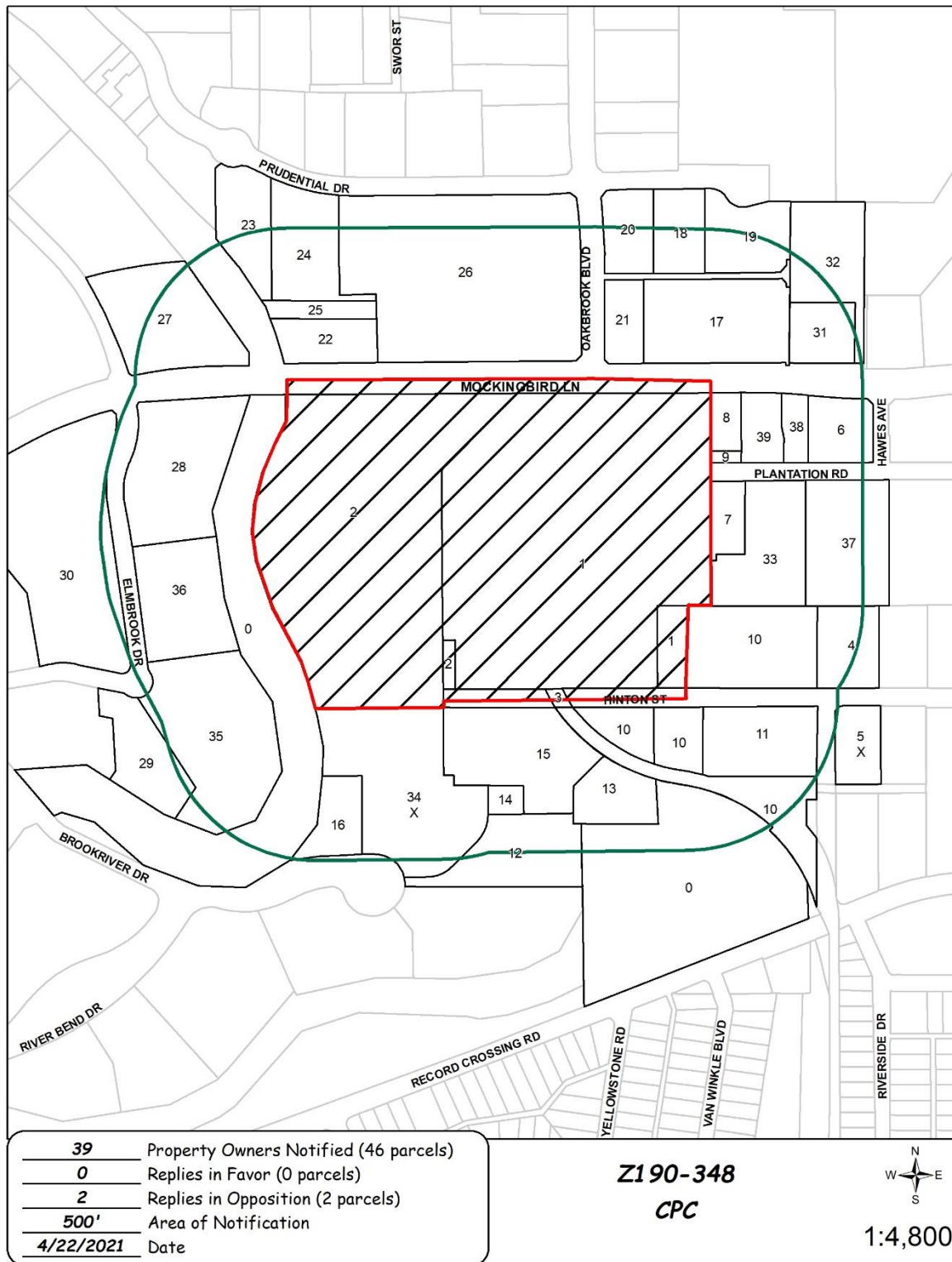


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Market Value Analysis

Printed Date: 11/25/2020

CPC RESPONSES



04/21/2021

Reply List of Property Owners***Z190-348******39 Property Owners Notified 0 Property Owners in Favor 2 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	1550 W MOCKINGBIRD LN	TAYLOR PUBLISHING CO
	2	1508 W MOCKINGBIRD LN	1508 MOCKINGBIRD 2015 LP
	3	1900 OAK LAWN AVE	DART & FT WORTH TRANSP AUTH
	4	1611 HINTON ST	Taxpayer at
X	5	1606 HINTON ST	PAPER TUBES & SALES INC
	6	1720 W MOCKINGBIRD LN	LORAX PROPERTIES LLC
	7	1500 PLANTATION RD	SKINNER & KNIGHT LLC
	8	1626 W MOCKINGBIRD LN	H R TRUST
	9	1626 W MOCKINGBIRD LN	HR TRUST
	10	1450 HINTON ST	BEN E KEITH CO
	11	1550 HINTON ST	PAPER TUBES & SALES CO
	12	1221 RIVER BEND DR	HPIII DALLAS LLC
	13	1375 RIVER BEND DR	JARMON WOODY
	14	1352 RIVER BEND DR	HPIII DALLAS LLC
	15	1355 RIVER BEND DR	HPIII DALLAS LLC
	16	1331 RIVER BEND DR	DELAZERDA PROPERTIES LLC
	17	1625 W MOCKINGBIRD LN	1625 MOCKINGBIRD LTD
	18	1630 PRUDENTIAL DR	ZBH/1630 PRUDENTIAL LTD
	19	1648 PRUDENTIAL DR	ZBH PRUDENTIAL LLC
	20	6626 OAKBROOK BLVD	ZBH OAKBROOK LTD
	21	1607 W MOCKINGBIRD LN	PISONI & ASSOCIATES LTD
	22	1475 W MOCKINGBIRD LN	Taxpayer at
	23	1440 PRUDENTIAL DR	GLACIER HOLDINGS LP
	24	1460 PRUDENTIAL DR	Taxpayer at
	25	1400 PRUDENTIAL DR	Taxpayer at
	26	1545 W MOCKINGBIRD LN	MCKNG PROPERTY OWNER LLC

04/21/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	1421 W MOCKINGBIRD LN	CATHOLIC CHARITIES OF DALLAS INC
	28	1440 W MOCKINGBIRD LN	VISITING NURSE ASSN
	29	7902 BROOKRIVER DR	Taxpayer at
	30	1420 W MOCKINGBIRD LN	1420 W MOCKINGBIRD LLC
	31	1717 W MOCKINGBIRD LN	SYCAMORE MOCKINGBIRD LLC
	32	1717 W MOCKINGBIRD LN	WS MOCKINGBIRD LP
	33	1606 PLANTATION RD	SELFSTORAGE PORTFOLIO
X	34	1345 RIVER BEND DR	OPTIMUM RE INSURANCE CO
	35	7920 ELMBROOK DR	GARVON INC
	36	7950 ELMBROOK DR	CPD REAL ESTATE HOLDINGS INC
	37	1608 PLANTATION RD	Taxpayer at
	38	1710 W MOCKINGBIRD LN	Taxpayer at
	39	1640 W MOCKINGBIRD LN	Taxpayer at