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<https://www.bizjournals.com/dallas/news/2020/04/06/apartments-lake-cliff-park.html>

## San Antonio developer planning new apartments near Lake Cliff Park

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San Antonio-based apartment developer Kairoi Residential has its eyes on yet another apartment project in North Texas, this time in Oak Cliff.

The company has plans to build a 352-unit mid-rise apartment complex on the site of the El Fenix restaurant at 120 E. Colorado Blvd., according to a document submitted to the Texas Department of Licensing and Regulation. Called the Lake Cliff Apartments, the nearly \$30 million project is being designed by Merriman Anderson Architects and could break ground as soon as next month. Plans say the project will take two years to build.

Kairoi has not yet closed on the land, according to Dallas County deed records. Inquiries sent to both Kairoi and Firebird Restaurant Group, the company that owns El Fenix, were not immediately answered.

In 2018, the company opened its first new apartment complex in downtown Dallas called Amelia at Farmers Market. Since then, at least two other planned projects by Kairoi in North Texas have been reported on. The first is a 12-story high-rise in Uptown at 2620 Maple Ave. The second is a planned project in Plano at the former J.C. Penney headquarters in Legacy Business Park. It is not clear when either project will break ground.



RYAN SALCHERT | DBJ

Kairoi Residential has plans to put a new apartment complex where this El Fenix restaurant in Oak Cliff currently sits.

Last April, the El Fenix location in Uptown, along with its neighbors Meso Maya and La Ventana, were listed for sale as part of a 4-acre development site. The properties have not yet been sold according to county deed records and the Dallas Central Appraisal District.

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