

FILE NUMBER: Z-25-000195/Z245-141 **DATE FILED:** December 30, 2024
LOCATION: Southwest corner of W. Northwest Highway and N. Central Expwy.
COUNCIL DISTRICT: 13
SIZE OF REQUEST: Approx. 3.0838 acres **CENSUS TRACT:** 48113007906

OWNER/APPLICANT: PRA PD 8401 Central LP / Julian Hawes

REPRESENTATIVE: Munsch Hardt Kopf & Harr PC / Angela Hunt

REQUEST: An application for a new subdistrict for a mix of commercial uses and standards on property zoned Zone A, Subdistrict 3, within Planned Development District 463.

SUMMARY: The purpose of the request is to allow modified development standards primarily related to sign regulations and addition of a pickleball court.

STAFF RECOMMENDATION: Approval, subject to development plan, amended conceptual plan and amended conditions.

PLANNED DEVELOPMENT DISTRICT 463

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=463>

BACKGROUND INFORMATION:

- The area of request is currently developed with a 10-story 266,577 square feet office building and a 6-story 274,788 square feet parking garage. Per Dallas County Records both structures were built in 1998.
- The applicant is proposing to renovate the property by improving the office building exterior. They are proposing to add an illuminated sign above the primary entry on the west side of the building and add pavers to drives and parking areas on the site.
- Planned Development District 463 prohibits illuminated signs facing west or south above a height of 30 feet, and restricts the material used for off-street parking areas and permanent drives to only concrete.
- In addition, the applicant is proposing to construct an open-air sports court on the east side of the building within the 15-ft. front yard setback along U.S. Highway 75 (North Central Expressway).
- Therefore, the applicant is proposing a new subdistrict, Zone E within Tract III. Zone E would differ from Zone A in three ways: (a) it would allow an illuminated sign on the west side of the building above 30 feet in height, (2) it would permit the use of pavers in addition to concrete in off-street parking areas and permanent drives, and (3) it would allow retaining walls, fencing, and a sports court to be located within the front yard setback along U.S. Highway 75 (North Central Expressway).

Zoning History:

There have been no zoning cases in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
West Northwest Highway	Principal Arterial	107 ft. BIKE PLAN
North Central Expressway	Highway	--

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.

Transit Access:

The following transit services are located within ½ mile of the site:
DART Routes 17, 20, 440

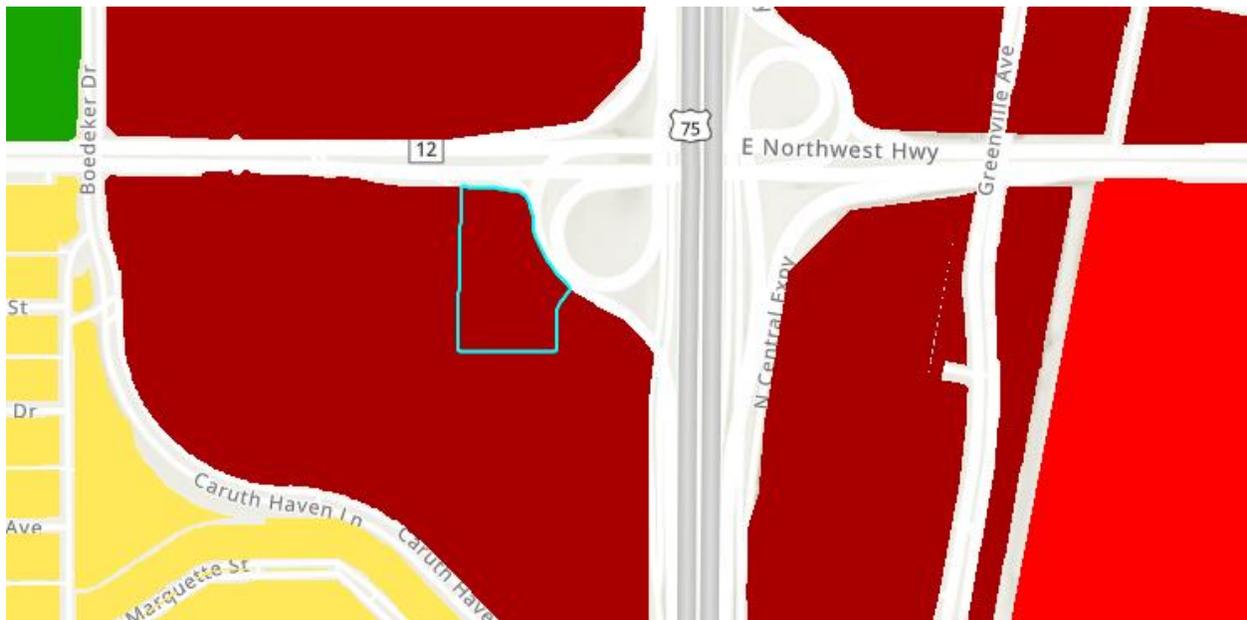
STAFF ANALYSIS:

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 Regional Mixed-Use placetype accommodates a wide range of large retail, commercial, office and institutional uses connected by Dallas’ major roadways. This placetype provides major employment and shopping destinations outside of the City Center placetype. Typically located at major intersections or along key transportation corridors, including roadways and DART routes, regional commercial areas rely heavily on automobiles and transit to bring in employees and visitors from throughout the region daily.

The applicant’s request is consistent with the characteristics of the Regional Mixed-Use placetype.

Land Use:

	Zoning	Land Use
Site	Zone A, Tract 3 within PD 463	Office building
North	RR District	Restaurant without drive-in service, gen. merchandise or food store < 3,500 sq. ft., personal services
East	Zane A, Tract 3 within PD 463	Multifamily
South	Tract 1 within PD 463	Multifamily
West	Tract 2 within PD 463	Gen. merchandise or food store > 3,500 sq. ft., restaurant without drive-in service, personal services, gen. merchandise or food store < 3,500 sq. ft.

Land Use Compatibility:

The area of request is developed with a 10-story 266,577 square feet office building and a 6-story 274,788 square feet parking garage. The property is zoned Planned Development District 463, which was established on December 18, 1996. The property to the south and east is developed with multifamily. The property to the west is developed with retail, restaurants, and personal service uses. The property to the north is developed with NorthPark Center, an enclosed shopping mall.

The applicant is proposing to renovate the property by improving the office building exterior. They are proposing to add an illuminated sign above the primary entry on the west side of the building and add pavers to drives and parking areas on the site. In addition, the applicant is proposing to construct an open-air sports court on the east side of the building within the 15-ft. front yard setback along North Central Expressway.

Planned Development District 463 prohibits illuminated signs facing west or south about a height of 30 feet, and restricts the material used for off-street parking areas and permanent drives to only concrete.

Therefore, the applicant is requesting a new subdistrict, Zone E within Tract III. Zone E would differ from Zone A in three ways: (a) it would allow an illuminated sign on the west side of the building above 30 feet in height, (2) it would permit the use of pavers in addition to concrete in off-street parking areas and permanent drives, and (3) it would allow retaining walls, fencing, and a sports court with a canopy to be located within the front yard setback along North Central Expressway.

Considering the current and continued operation of the office use at this location and the proposed improvement, staff does not foresee the illuminated sign and sports court addition to impact the surroundings.

Landscaping:

Landscaping and tree preservation must be provided in accordance with the landscaping requirements of Article X, as amended.

Parking:

Off-street parking must be provided pursuant to the Dallas Development Code, as amended. Based on the May 14, 2025, Code Amendment, the off-street parking requirement for office is 0 parking spaces.

As with any minimum required parking, these ratios only reflect the minimum amount required. The developer may provide additional parking beyond these.

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 “B” MVA area.

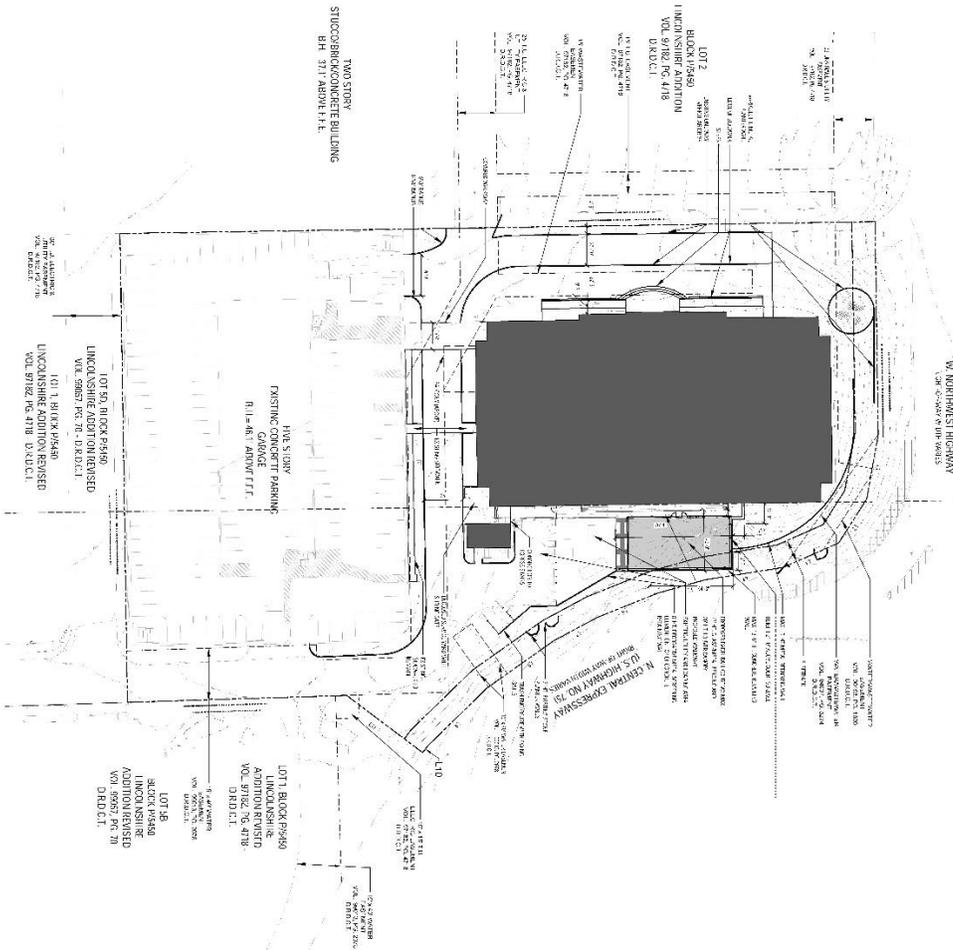
**PRA PD 8401 CENTRAL GP LLC
OFFICERS**

<u>Name</u>	<u>Office</u>
Leon J. Backes	President
Julian Hawes, Jr.	Vice President
Kevin Cherry	Secretary
Brent Wile	Treasurer

Proposed Development Plan

DEVELOPMENT PLAN
 PD-463 / TRACT 3 / ZONE A
 SEPTEMBER 29, 2025

ONE TRIUMPH PLAZA Dallas, Texas

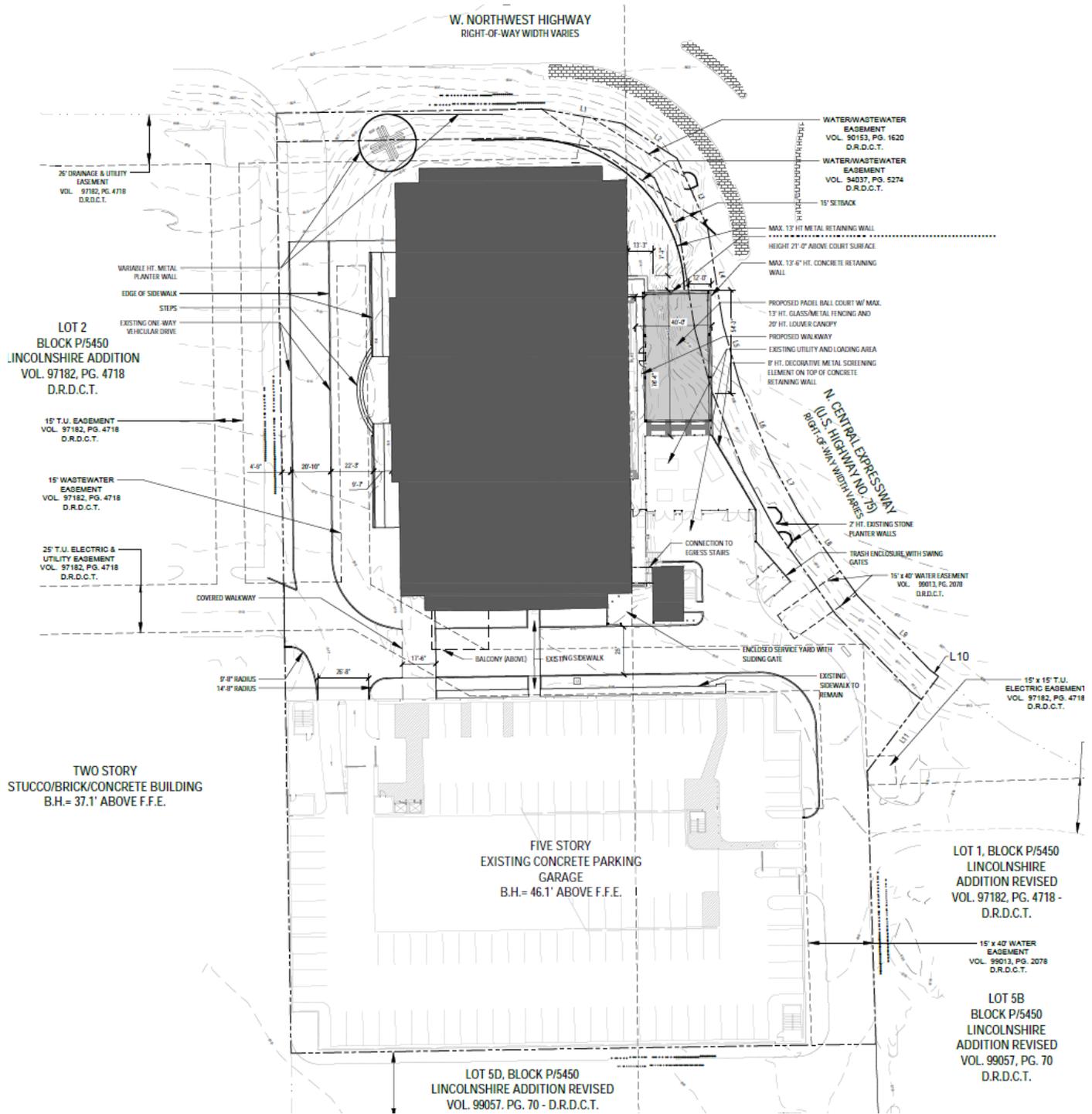


NO.	DESCRIPTION	DATE	BY
1	PREPARED FOR THE CITY OF DALLAS	09/29/2025	DAVID L. HARRIS
2	REVISIONS		
3	REVISIONS		
4	REVISIONS		
5	REVISIONS		
6	REVISIONS		
7	REVISIONS		
8	REVISIONS		
9	REVISIONS		
10	REVISIONS		

Scale: 1" = 20'
 NORTH
 ONE TRIUMPH PLAZA
 ZONING CASE NO. 25-000195

Talip Associates
 11111 Preston Road, Suite 1000
 Dallas, Texas 75242
 Tel: 972-361-1111
 Fax: 972-361-1112

Proposed Development Plan (Enlarged)



Proposed Amended PD Conditions

**ARTICLE
463.**

PD 463.

SEC. 51P-463.101. LEGISLATIVE HISTORY.

[omitted for brevity]

SEC. 51P-463.102. PROPERTY LOCATION AND SIZE.

[omitted for brevity]

SEC. 51P-463.103. DEFINITIONS AND INTERPRETATIONS.

[omitted for brevity]

SEC. 51P-463.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 463A: conceptual plan.
- (2) Exhibit 463B: North Central Expressway project map.
- (3) Exhibit 463C: Tract III (Zone A and Zone B) development plan.
- (4) Exhibit 463D: Tract III (Zone A and Zone B) landscape plan. (Ord. Nos. 29066;

29930)

- (5) Exhibit 463E: Tract III (Zone E) development plan.

SEC. 51P-463.104. CREATION OF TRACTS.

This district is divided into four tracts (Tracts I, II, III, and IV) as described in Exhibit A attached to Ordinance No. 22978, and as shown on the conceptual plan (Exhibit 463A). In addition, Tract III is divided into four five zones (Zones A, B, C, and D, and E) as described in Exhibit B attached to Ordinance No. 22978, and as shown on the conceptual plan. In the event of a conflict between Exhibits A and B attached to Ordinance No. 22978 and the conceptual plan, Exhibits A and B control. (Ord. Nos. 22978; 26042; 26880)

SEC. 51P-463.105. CONCEPTUAL PLAN.

[omitted for brevity]

SEC. 51P-463.106. DEVELOPMENT PLAN.

(a) In general. A development plan for each phase of development must be approved by the city plan commission prior to the issuance of any building permit for that phase. Development and use of the Property must comply with the approved development plan. The development plan and any amendments must comply with the conceptual plan and this article. The Property owner shall submit to the Coalition of North Park Area Homeowner Associations (“the Coalition”), or its successor, if any, a copy of the development plan for review and comment simultaneously with the filing of the development plan with the city. The city plan commission may not grant any extensions to the initial submittal of a development plan requirement contained in Section 51A-4.702(c)(5). The initial development plan must encompass at least 80 percent of the total allowable multifamily units and at least 50 percent of the total allowable retail floor area permitted on the Property.

(b) Tract III (Zone A and Zone B). Development and use of the Property must comply with the Tract III (Zone A and Zone B) development plan (Exhibit 463C). If there is a conflict between the text of this article and the Tract III (Zone A and Zone B) development plan, the text of this article controls. (Ord. Nos. 22978; 26042; 29066; 29930)

(c) Tract III (Zone E). Development and use of the Property must comply with the Tract III (Zone E) development plan (Exhibit 463E). If there is a conflict between the text of this article and the Tract III (Zone E) development plan, the text of this article controls.

SEC. 51P-463.107. MAIN USES PERMITTED.

[omitted for brevity]

SEC. 51P-463.108. ACCESSORY USES.

[omitted for brevity]

SEC. 51P-463.109. DEVELOPMENT STANDARDS.

[omitted for brevity]

(c) Tracts III and IV (the “Office and Lodging Tracts”).

(1) General standards. Except as provided below, the yard, lot, and space regulations of the LO-1 Limited Office District contained in Section 51A-4.121(b) apply to Zones A, B, and C, and E of Tract III, and the yard, lot, and space regulations of the NO(A) Neighborhood Office District contained in Section 51A-4.121(a) apply to Zone D of Tract III and Tract IV.

(2) Maximum floor area. Maximum permitted floor area for all uses combined on Tracts III and IV is 997,000 square feet to be distributed as follows:

(A) Lodging and similar uses. Maximum permitted floor area for all lodging and similar uses is 700,000 square feet.

(B) All other uses. Maximum permitted floor area for all other uses is

600,000 square feet.

(3) Height and stories. Maximum heights and stories for each tract are as follows:

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope.

(B) Maximum structure heights and stories on Tract III. Maximum structure height and number of stories for all uses on Tract III are as follows, except that the hotel use is exempt from the story limitation. In addition, structures referenced in Section 51A-4.408(a)(2)(A) may project a maximum of 18 feet above the maximum structure height if screened.

(i) Zones A and E. Unless further restricted under Paragraph (A) or as otherwise provided herein, maximum structure height in Zones A and E is 132.5 feet and maximum number of stories is 10 with no more than two buildings exceeding 120 feet in height and nine stories. Maximum structure height for lodging and similar uses is 175 feet and 12 stories.

(ii) Zone B. Unless further restricted under Paragraph (A) or as otherwise provided herein, maximum structure height in Zone B is 107.5 feet and maximum number of stories is eight. Maximum structure height for lodging and similar uses is 175 feet and 12 stories.

(iii) Zone C. Unless further restricted under Paragraph (A), maximum structure height in Zone C is 82.5 feet and maximum number of stories is six.

(iv) Zone D. Unless further restricted under Paragraph (A), maximum structure height in Zone D is 42 feet and maximum number of stories is three.

(C) Maximum structure height and stories on Tract IV. Maximum structure height and number of stories for all uses on Tract IV are 30 feet and two stories, except that the hotel use is exempt from the story limitation. In addition, structures referenced in Section 51A-4.408(a)(2)(A) may project a maximum of 18 feet above the maximum structure height if screened.

(3.1) Lot coverage for Tract III. Except as provided in this subsection, maximum lot coverage for lodging and similar uses is 60 percent. For lodging and similar uses, any portion of a building that is above 60 feet in height as measured from grade may not have a floor plate greater than 30 percent of the lot area.

(4) Urban form setback, and tower spacing, and setback. The urban form setback and tower spacing regulations contained in Section 51A-4.121(b)(4)(A)(ii) and 51A-4.121 (b)(4)(B)(ii), respectively, do not apply. In Tract III, Zone E, retaining walls, fencing, a sports court, and sports court canopy may be located within the front yard setback along U.S. Highway 75 (North Central Expressway).

(5) Maximum hotel or motel guest rooms. Maximum number of hotel or motel guest rooms permitted on Tracts III and IV, combined, is 350. No hotel or motel uses are permitted in Zone D of Tract III.

(6) Signs. Except for signs located on Tract III, Zone E and Tract IV, no sign located above a height of 30 feet and facing either west or south may be illuminated. In Tract III, Zone E, signs located above a height of 30 feet and facing west may be illuminated. On Tract IV, no sign facing either west or south may be illuminated.

(7) Highly reflective glass. Highly reflective glass is prohibited. For purposes of this subsection, highly reflective glass means glass with an exterior visible reflectance percentage in excess of 27 percent. Visible reflectance is the percentage of available visible light energy reflected away from the exterior surface of the glass.

(8) Roof-mounted mechanical equipment. Roof-mounted mechanical equipment must be screened from views from public rights-of-way and adjacent neighboring properties.

(9) Other screening. All other mechanical equipment, loading areas, and trash receptacles must be screened from view from all adjacent roadways.

(10) Financial institutions with or without drive-in windows.

(A) Zone D of Tract III. No financial institution located in Zone D may have a drive-in window or automobile stacking area for a drive-in window located within 100 feet of the southerly lot line of Zone D.

(B) Tract IV. No financial institution located on Tract IV may have a drive-in window or automobile stacking area for a drive-in window located on the west side of the building. Direct access to a financial institution with drive-in window on Tract IV is prohibited from Caruth Haven Lane.

(11) Parking structures.

(A) In general. Except as provided in this subsection, it is recommended that above-grade parking structures be designed to be compatible with the main building design.

(B) Tract III. For lodging and similar uses, parking levels must be:

(i) screened through the use of vegetation, metal panels, or other architectural elements to obscure sloping ramps and headlights of parked vehicles from view, and

(ii) concealed in a structure with a facade similar in appearance to the main structure's facade.

(12) Paving materials. All off-street parking areas and permanent drives must be constructed of concrete, except in Tract 3, Zone E, where pavers are also permitted. (Ord. Nos. 22978; 26042; 26880; 29066; 29930)

SEC. 51P-463.110. SIGNS.

Except as otherwise provided in Section 51P-463.109 or as otherwise provided below, Tract I, Zone D of Tract III, and Tract IV must comply with the provisions for non-business zoning district contained in Article VII, and Tract II and Zones A, B, and C, and E of Tract III must comply with the provisions for business zoning districts contained in Article VII. Non-premise signs and detached special purpose signs are prohibited on the Property. (Ord. Nos. 22978; 26042)

SEC. 51P-463.111. OFF-STREET PARKING, LOADING, AND LIGHTING.

[omitted for brevity]

SEC. 51P-463.112. DEVELOPMENT PHASING.

[omitted for brevity]

SEC. 51P-463.113. MANDATORY TRANSPORTATION IMPROVEMENTS.

[omitted for brevity]

SEC. 51P-463.114. LANDSCAPING.

(a) Except as provided in this section, landscaping must be provided in accordance with Article X.

(b) In Tract III (Zone A and Zone B), landscaping must be provided as shown on the Tract III (Zone A and Zone B) landscape plan (Exhibit 463D).

(c) Prior to the submission of an application for a building permit on the Property, a tree survey must be completed and submitted to the building official. (Ord. Nos. 22978; 26042; 29930)

SEC. 51P-463.115. OPEN SPACE.

Open space is required to be provided within Tracts I, III, and IV. Open space must consist of either a “landscape area,” as defined in Section 51A-10.101 or a “pedestrian facility,” as defined in Section 51A-10.126. The required open space area on Tract I must total a minimum of 20 percent of the total land area of Tract I. The required open space area on Tracts III and IV must total a minimum of 20 percent of the total land area of Tracts III and IV. **In Tract III, Zone E, an outdoor recreation facility with a louver canopy is part of the open space requirement.** Surface parking areas are not considered open space. In Tract III, Zone E, an outdoor recreation facility with a louver canopy is considered a pedestrian facility. (Ord. Nos. 22978; 26042)

SEC. 51P-463.116. ADDITIONAL PROVISIONS.

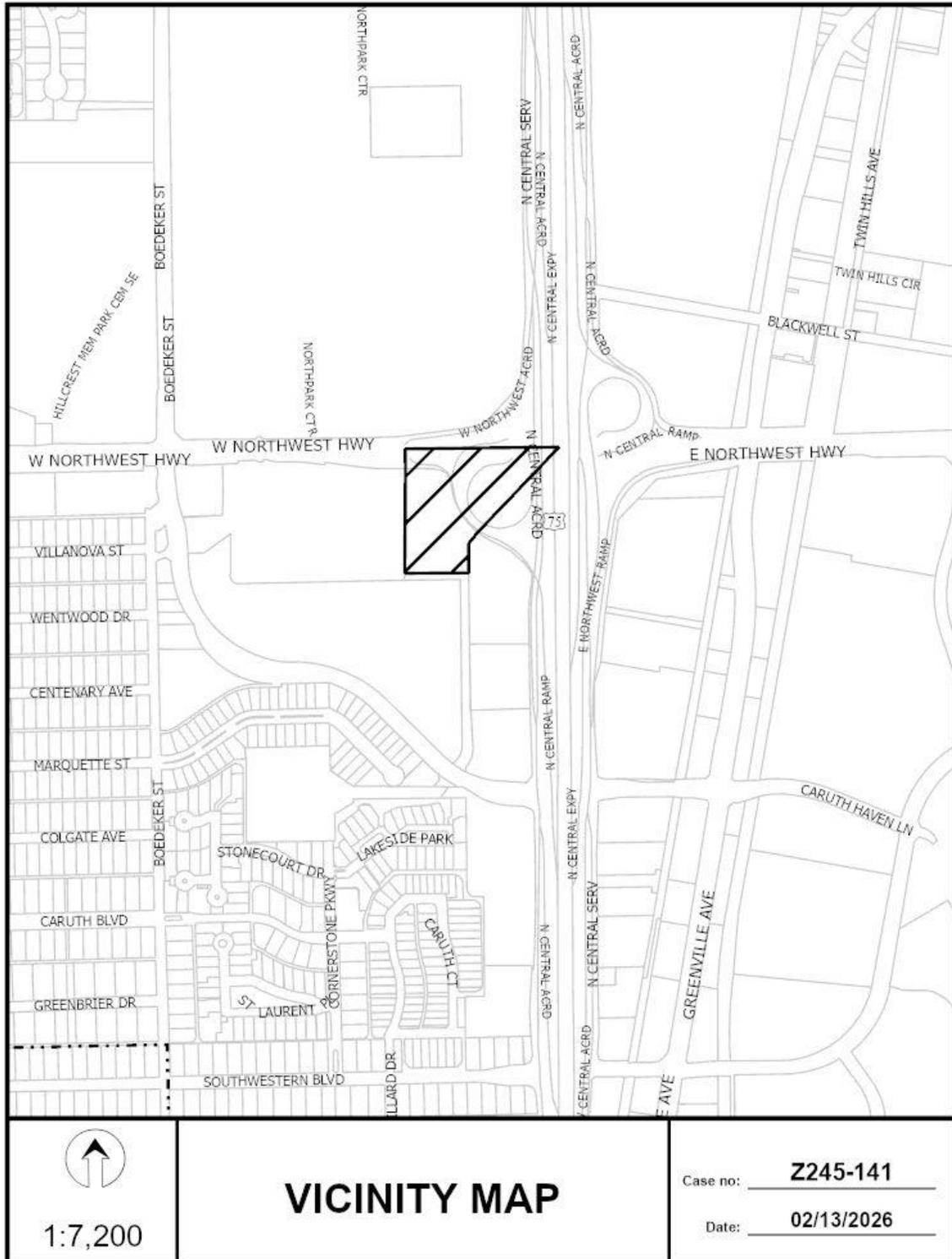
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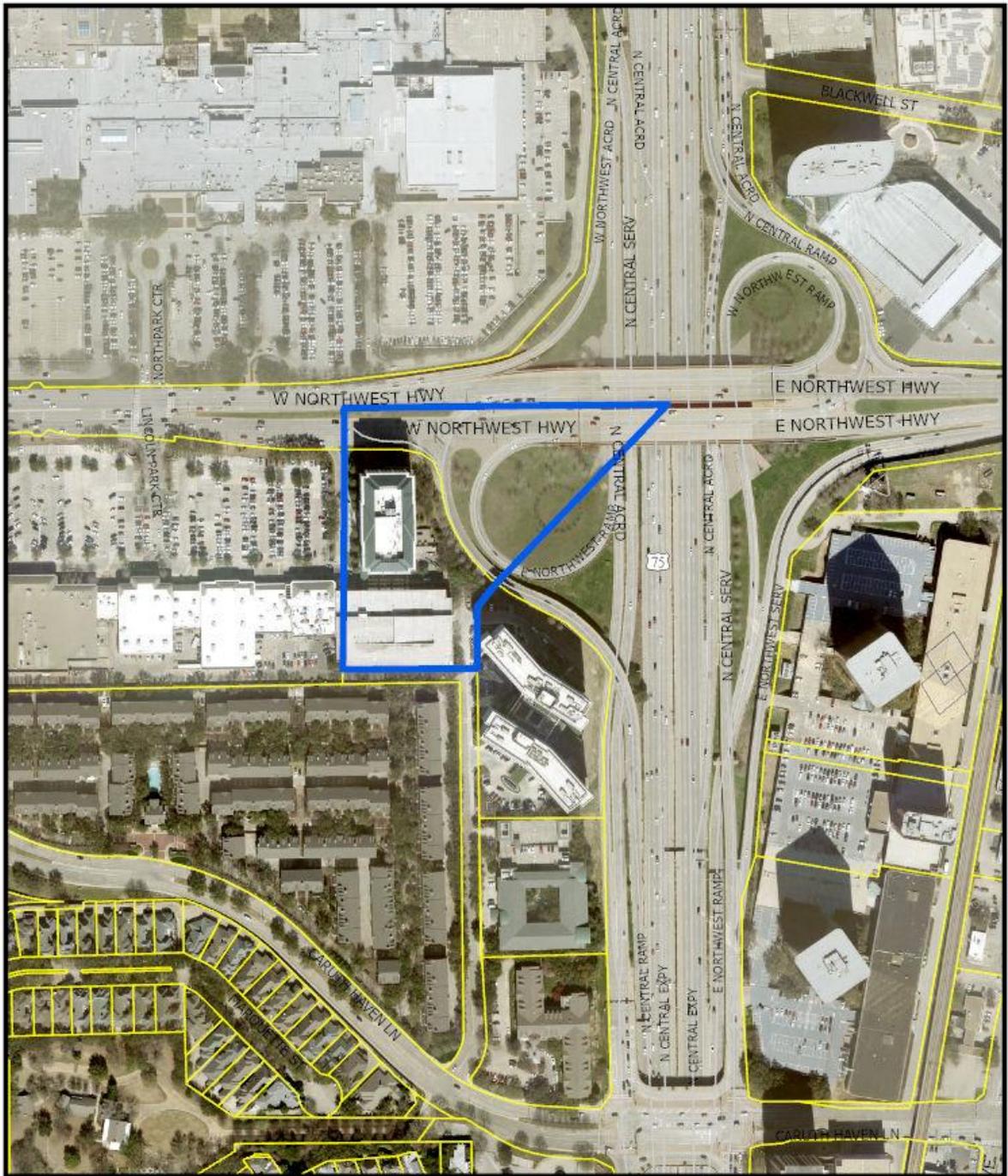
SEC. 51P-463.117. PAVING.

[omitted for brevity]

SEC. 51P-463.118. COMPLIANCE WITH CONDITIONS.

[omitted for brevity]



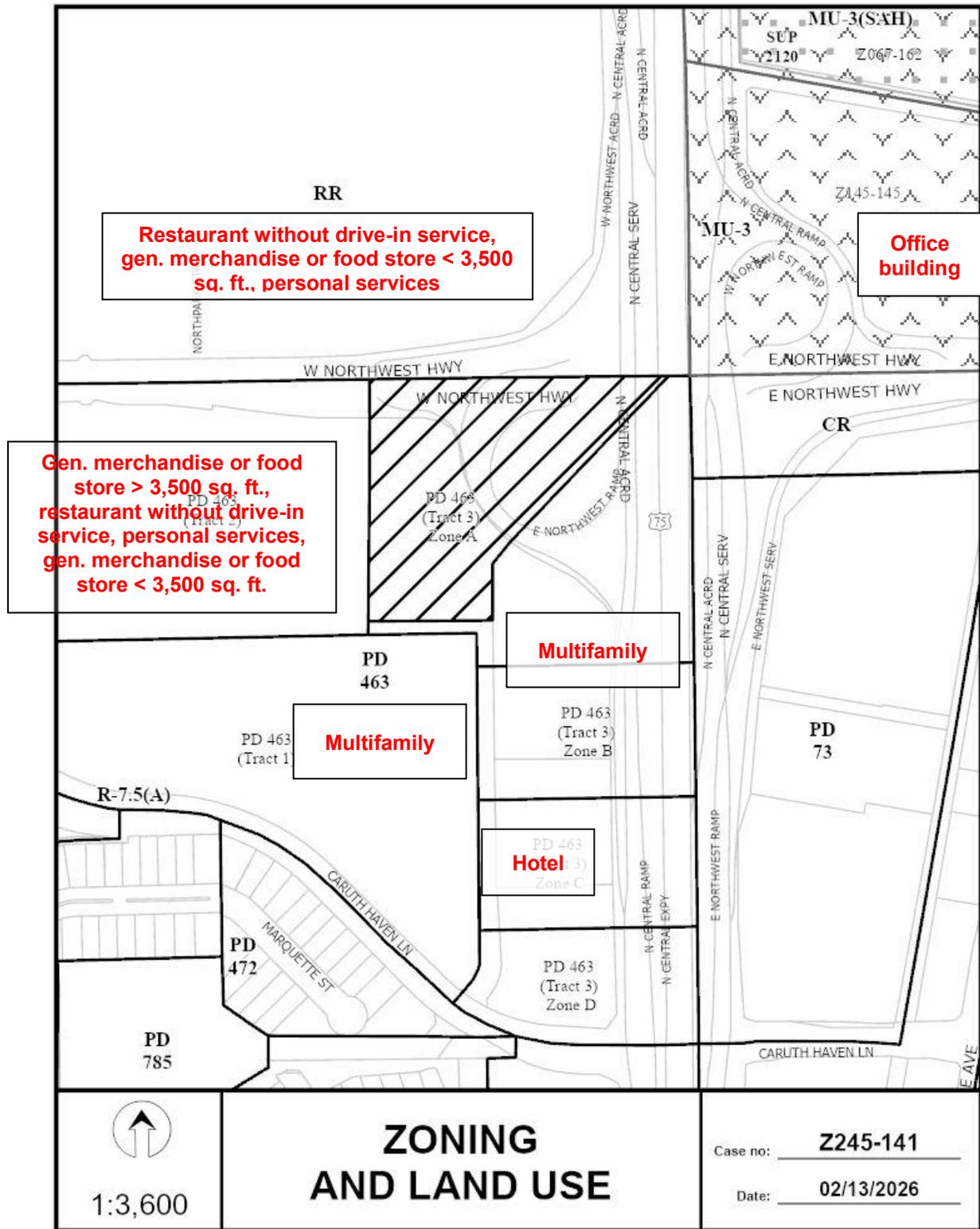


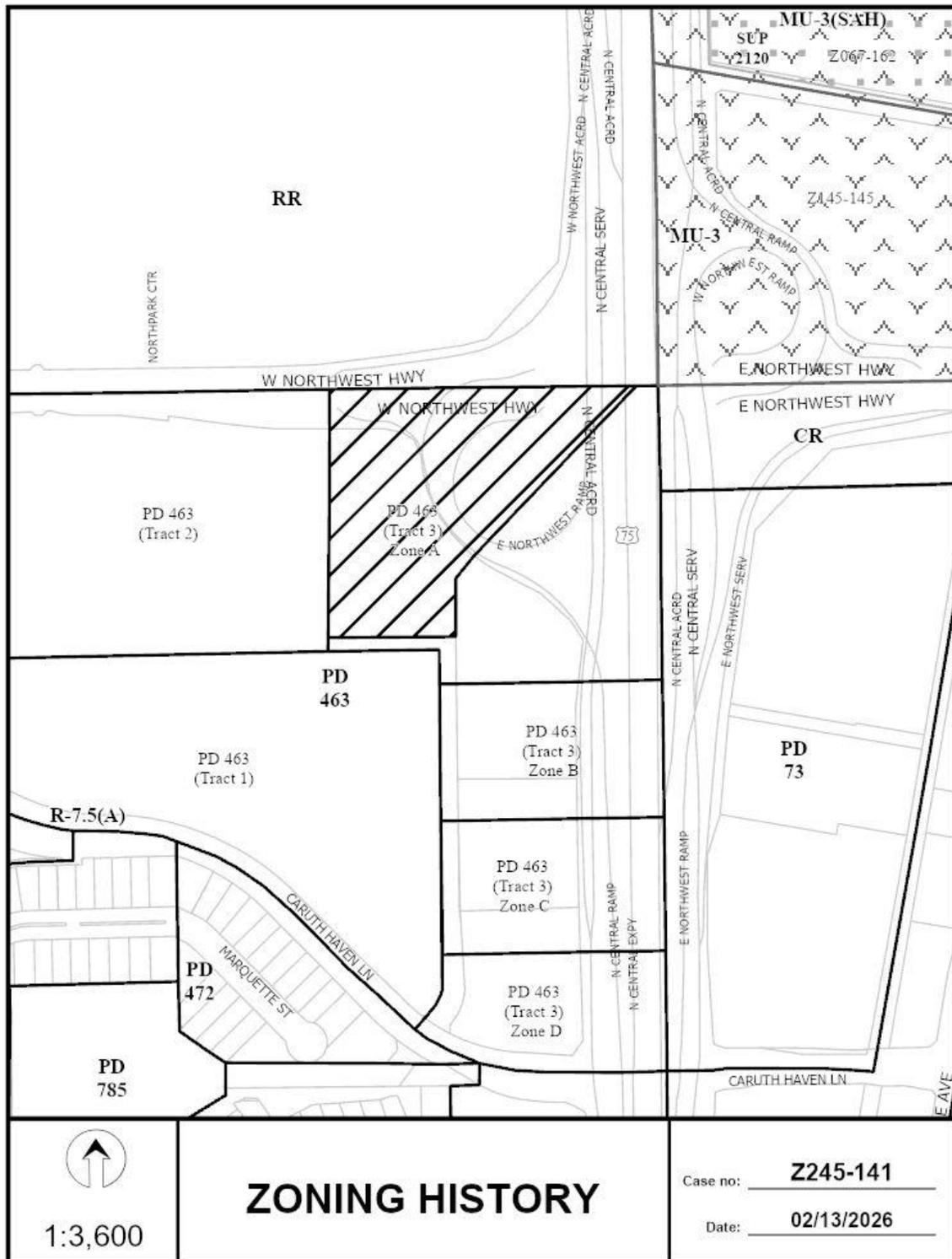
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AERIAL MAP

Case no: Z245-141

Date: 02/13/2026

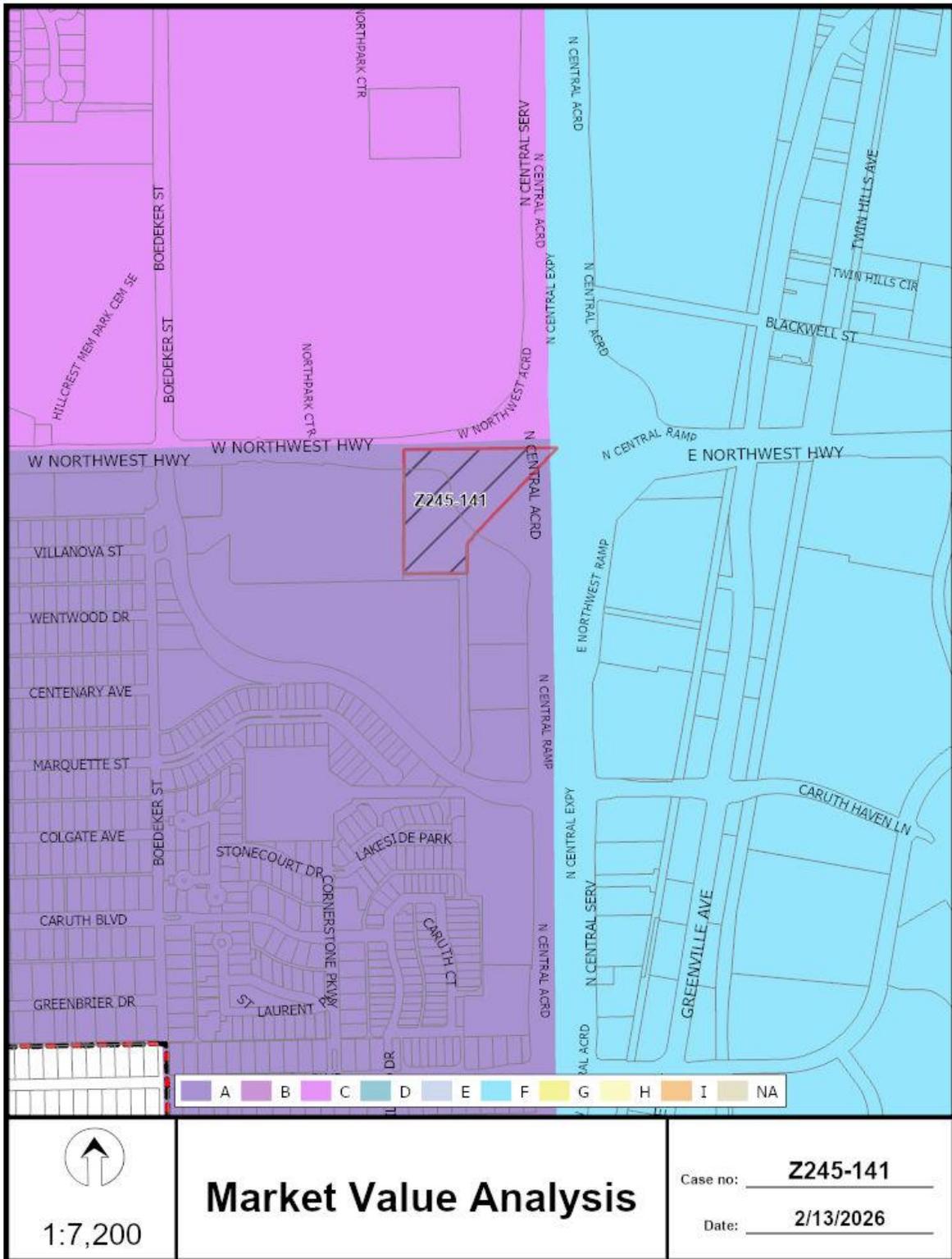


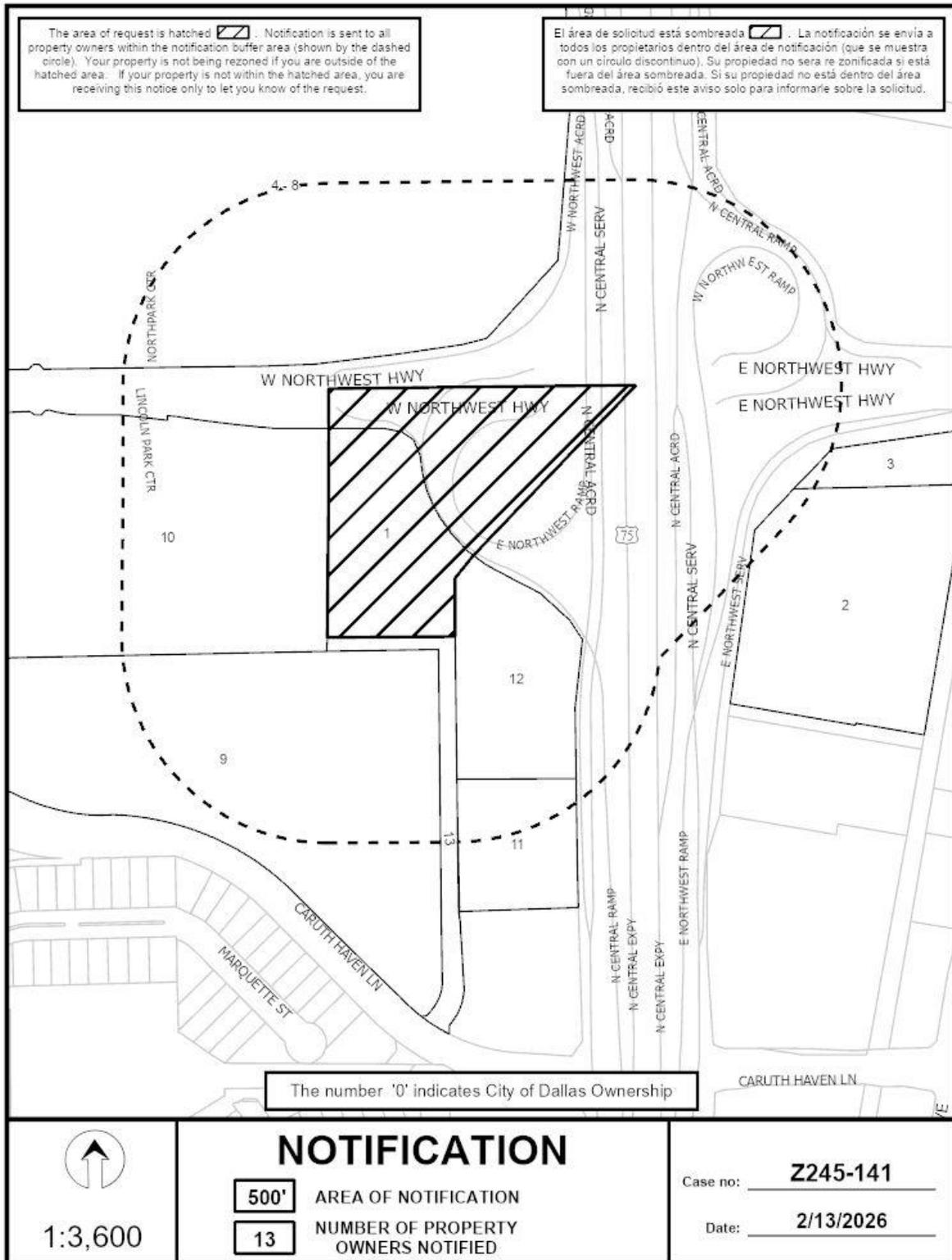


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ZONING HISTORY

Case no: Z245-141
 Date: 02/13/2026





02/13/2026

Notification List of Property Owners

Z245-141

13 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8401 N CENTRAL EXPY	TBK BANK SSB
2	8350 N CENTRAL EXPY	FCAW CC PROPCO LLC
3	5600 E NORTHWEST HWY	RODDIMEYER III LLC
4	8850 BOEDEKER ST	NORTHPARK NATIONAL BANK
5	0 NORTHPARK	NEIMAN MARCUS CO LESSEE
6	8687 N CENTRAL EXPY	NORTHPARK LAND PARTNERS
7	8687 N CENTRAL EXPY	NORTHPARK NE PARKING DECK LLC
8	7901 W NORTHWEST HWY	NORDSTROM
9	5445 CARUTH HAVEN LN	5445 CARUTH HAVEN LANE
10	7700 W NORTHWEST HWY	KRG DALLAS LINCOLN PARK LLC
11	8221 N CENTRAL EXPY	DALLAS H LINCOLN PARK PROPCO LP
12	8301 N CENTRAL EXPY	BUCKNER SENIOR LIVING INC
13	5500 CARUTH HAVEN LN	LINCOLN PARK COMMERCIAL ASSN INC