

FILE NUMBER: Z-26-000024 **DATE FILED:** March 4, 2026

LOCATION: Bounded by Allen Street, Cole Avenue, and Sneed Street.

COUNCIL DISTRICT: 14

SIZE OF REQUEST: 0.593 acres **CENSUS TRACT:** 481130018002

OWNER/APPLICANT: Matt Segrest – AM Cole, LP / Alamo Manhattan, LLC.

REPRESENTATIVES: Suzan Kedron, Jill Smoorenburg / Jackson Walker, LLP.

REQUEST: An application for 1) a new subdistrict for O-2 Office Subdistrict uses and 2) the termination of Deed Restrictions Z79-189, on property zoned O-2 Subdistrict within Planned Development 193 Oak Lawn Special Purpose District.

SUMMARY: The purpose of the request is to allow a new hotel on the property.

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

BACKGROUND INFORMATION:

- The area of request is currently zoned O-2 Subdistrict within Planned Development 193 Oaklawn Special Purpose District with Deed Restrictions Z79-189 and is currently developed with an office building (approx. 25,831 SF in total size).
- An applicant is requesting termination of deed restrictions and an amendment to PD 193 Oaklawn Special Purpose District to create a new subdistrict to allow a new six-story hotel on the property.
- The current deed restrictions on the property – Z79-189 prohibits structures to exceed three floors of occupancy within the building or exceed 48 feet in height.
- The property has frontage on Cole Avenue, Allen Street and Sneed Street.
- The applicant is proposing a 15’ front setback along Cole Avenue, 10’ side setbacks for Allen Street and Sneed Street, and a 5’ rear yard setback for northwestern property line , facing Carlisle Street for the new Subdistrict in lieu of the O-2 Subdistrict requirement of a 20’ front setback and double frontage for the longest street.
- The applicant is proposing standards to the subdistrict, including a habitat garden, some building design standards, pedestrian sidewalks and paths, sidewalk amenities, and a trolley stop for this urban area.
- Therefore, the applicant is requesting an amendment to the PD for a new subdistrict and termination of existing deed restrictions.

Zoning History:

There has been one zoning case in the area within the last five years.

1. **Z223-114:** On November 8, 2023, the City Council approved an application for (1) a Planned Development District, and (2) a removal of the D Liquor Control Overlay on property zoned Planned Development District No. 9 with a D Liquor Control Overlay and a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the east corner of Cedar Springs Road and Fairmount Street.

Thoroughfares/Street:

Thoroughfare/Street	Type	Existing/Proposed ROW
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Cole Avenue	Local Street	--
Sneed Street	Local Street	--
Allen Street	MA- Minor Arterial	60'

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will continue to review engineering plans at the time of permitting to comply with city standards.

Transit Access:

The following transit services located within ½ mile of the site:
 DART Routes:
 M-Line, 1, 103, 207

STAFF ANALYSIS

• **Comprehensive Plan Consistency Review:**

- Forward Dallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by the City Council in September 2024, the plan includes a future land use map, and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions by the City. According to the City of Dallas’s Development Code, the comprehensive plan serves merely as a guide for rezoning requests but does not establish zoning boundaries nor does it restrict the City’s authority to regulate land use.

• **Consistency Review Recommendation**

The proposed zoning change of lodging use is **consistent** with Forward Dallas 2.0 as the site is completely within the **Regional Mixed-Use** placetype which is primarily intended for a wide range of large retail, commercial, office and institutional uses connected by Dallas’ major roadways. High-rise office towers, multifamily dwelling units, and low- to mid-rise residential buildings for condominiums or apartments are located throughout placetype. Within more urbanized areas, regional commercial development includes a mix of uses organized in a compact, walkable environment.

• **Placetype Summary**

Placetypes describe the long-term vision and desired building and preservation characteristics for different places within the city including neighborhoods, mixed-use areas, employment and industry centers, and open spaces. Local commercial and office uses, as well as neighborhood-scaled apartments, may also be found, generally along main streets and at intersections, offering convenient access to goods and services, promoting a greater mix of uses, and supporting active, walkable environments.

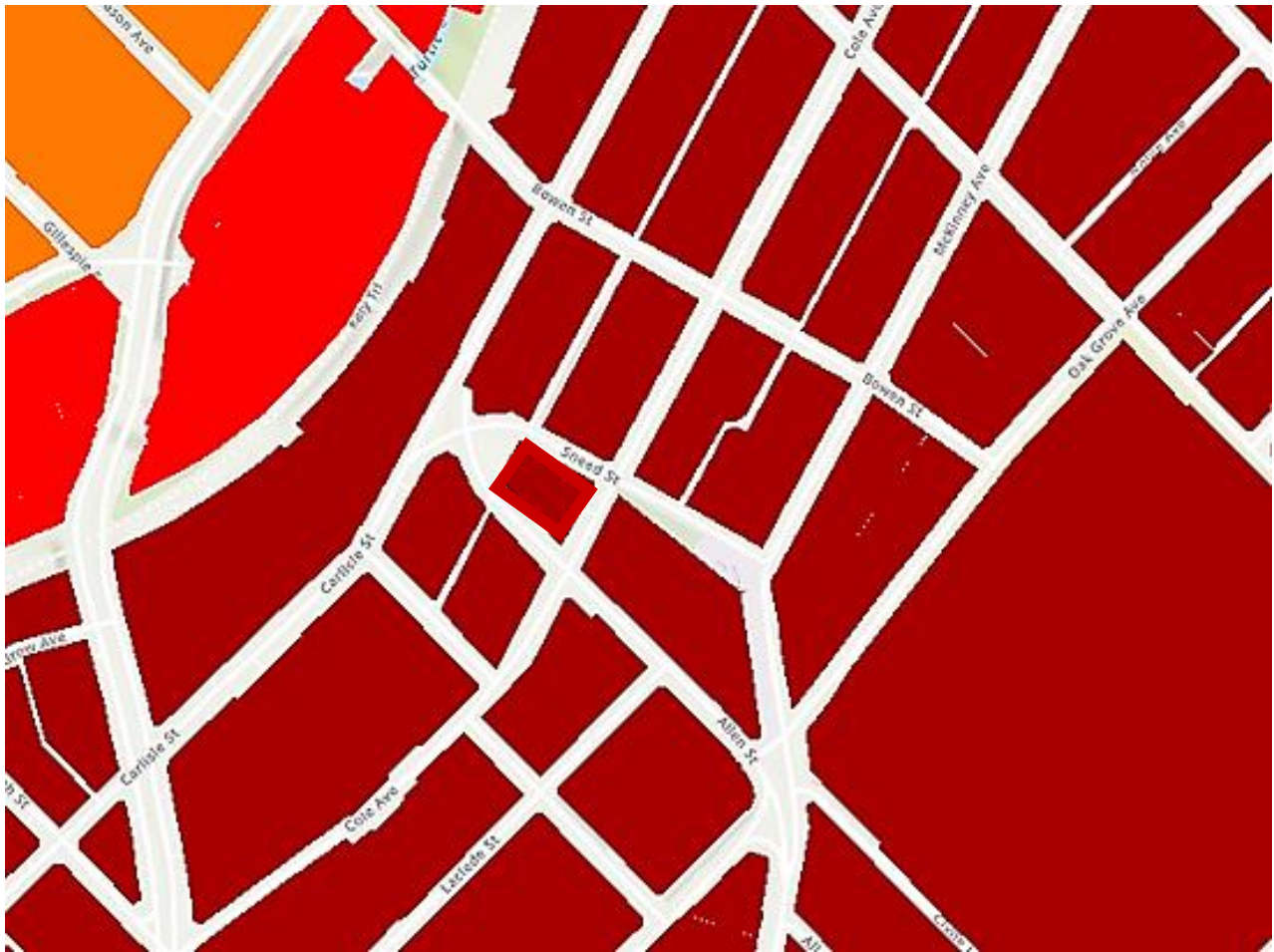
Other Contextual comments related to long-range plan

Area Plans

The 360 Area Plan – Interagency Plan is relevant for this area.

The 360 Plan is a strategic document that sets a clear, cohesive vision for Downtown Dallas and its surrounding neighborhoods, guiding the City Center to continued, long-term success. It is organized around the idea of creating a complete and connected City Center that provides an enriching urban experience for residents, workers, and visitors. The public-private planning process coalesced into a unified vision and three transformative strategies to: 1). Advance urban mobility, 1). Build complete neighborhoods, and 3). promote great placemaking.

The plan is an update to the 2011 Downtown Dallas 360 and was adopted by City Council in 2017. To date, the area has seen significant transformation with achievements of many action items detailed within the plan and leading to long-term vibrancy, including transit, streets, public spaces, urban design, housing, and parking.



LEGEND

- | | |
|--|---|
|  Regional Open Space |  City Center |
|  Small Town Residential |  Institutional Campus |
|  Community Residential |  Flex Commercial |
|  City Residential |  Industrial Hub |
|  Regional Mixed-Use |  Logistics/Industrial Park |
|  Neighborhood Mixed-Use |  Airport |
|  Community Mixed-Use |  Utility |

Land Use:

	Zoning	Land Use
Site	PD 193(O-2)	Office
North	PD 193 (O-2)	Multi Family, Retail/Multi Family
South	PD 193 (O-2)	Multi Family
East	PD 193 (O-2)	Institutional (William B. Travis Academy), Office
West	PD 193 (O-2)	Multi Family, Office

Land Use Compatibility:

The area of request is currently zoned Planned Development District 193 Oaklawn Special Purpose District with O-2 Office Subdistrict and Deed Restrictions Z79-189 and developed with an office building since 1981. The applicant is proposing to terminate the deed restrictions and create a new subdistrict within PD 193 to redevelop the property with a six story hotel.

The surrounding properties are also zoned PD 193 to the north, south, east, and west and mainly developed with a mix of uses. To the north, south, and east are developed with multi family, office, and some retail. To the west of the property is an institutional use – William B. Travis Academy.

PD 193 allows hotel uses within the O-2 Office District with a height of 240'; however, the existing deed restrictions do not allow a structure on the property to exceed three floors of occupancy within the building and height not to exceed 48 feet tall.

The property is in an urbanized, walkable area surrounded mainly by high-rise buildings that far exceed six stories to the northwest, west, and south and served by a trolley along the Cole Avenue frontage.

Staff finds the applicant’s requested zoning change to a new subdistrict to PD 193 and termination of existing deed restrictions to allow a new 6-story hotel to be compatible with the purpose of PD 193 to achieve buildings more urban in form and with the compact, walkable environment of the Regional Mixed-Use placetype character designation of the Comprehensive Plan.

Staff supports the applicant’s request and finds the proposed rezoning to be appropriate for this area as it would not be detrimental to surrounding uses. This compatibility is further reflected in the development standards comparison table below.

Development Standards:

The following is a comparison chart of the development standards for the current planned development with O-2 Office District for a hotel use and the proposed planned development new subdistrict with O-2 Office District for the proposed hotel use for comparison.

District	Setback		Density/ FAR	Height	Lot Cvrg	Special Standards
	Front	Side/Rear				
Existing: PD 193 O-2 (Office Use)	20'	20'/10' Per PD Subdist.	4:5 to 1	240'	75% NonRes	Measurement of Req. Yards (greater setbacks applied) Double Frontage Lots Addl. Setbacks FY setbacks for Garbage Storage Extension of Walking Distance Landsc, Screening, and Fencing 20% of Lot Lands. Area One half of Lands. Area as Planting Area Struct. Facade Outdoor Speakers Parking Regs
Proposed: New Subdist. PD 193 O-2 (proposed hotel use)	15' Cole Ave. 10' Allen St. 10' Sneed St. /	5' Required Yard on north- western property line	4.7	</ 54' 6 stories	75%	Habitat garden 5' unobstructed sidewalks Trolley Stop (Cole Ave) Blank Walls Transparency Micromobility Parking and loading per PD Conditions

Land Use Comparison

Following is a comparison table showing differences in permitted uses between the existing and proposed zoning districts.

_____ **LEGEND**

•	Use permitted by right
S	Use permitted by Specific Use Permit
L	Use permitted by right as a limited use
Ⓛ	Use permitted by right as a limited use, subject to established conditions, and by SUP where the conditions are not met
Ⓡ	Use permitted by right, subject to established conditions, and by SUP where the conditions are not met
*	Use permitted by right as a street level use [see section 51P-193.110]

Use	Existing	Proposed
	PD 193 O-2	PD 193 New Subdistrict O-2
AGRICULTURAL USES		
Crop production	•	•
Farm or ranch	•	•
MEDICAL USES		
Hospital	S	S
Convalescent and nursing homes, hospice care, and related institutions	S	S
Medical or scientific laboratory	•	•
Medical clinic	•	•
Optical shop	★	★
Medical appliance fitting and sales	•	•
Ambulance service		
INDUSTRIAL AND MANUFACTURING USES		
Industrial uses other than listed		
Permanent concrete or asphalt batching plant		
Temporary concrete or asphalt batching plant		
U-cart concrete		
Fiberglass swimming pool fabricator		
Light fabrication and assembly		
Clothing manufacturing		
Bedspread, drapes, and headboard manufacturing		
Manufacturing laboratory		
Artificial marble manufacturing		
Corrugated cardboard box fabrication		
Tread rubber manufacturing plant		
Metal smelting and plating		
Rendering plant		
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult care facility	L	L

	Existing	Proposed
Use	PD 193 O-2	PD 193 New Subdistrict O-2
Child-care facility	(L)	(L)
Community service center	S	S
Community, welfare, or health center	S	S
Foster home	S	S
Halfway House	S	S
EDUCATIONAL USES		
Public or private school	•	•
Business school	•	•
College, university, or seminary	•	•
College, fraternity, or sorority house	•	•
College dormitory	•	•
Library, art gallery, or museum	•	•
Technical school		
LODGING USES		
Extended stay hotel or motel		
Hotel or motel	•	•
Lodging or boarding house		
Overnight general purpose shelter		
Short-term rental lodging		
MISCELLANOUS USES		
Attached non-premise sign		
Hazardous waste management facility		
Placement of fill material		
Temporary construction or sales office	•	•
RECREATION AND ENTERTAINMENT USES		
Country club with private membership		
Private recreation or club area	S★	S★
Public park or playground	•	•
Public golf course		
Country club with private membership		
Inside commercial amusement		
Outside commercial amusement		
Theatre		
Drive-in theater		
Rodeo		
Fairgrounds		
Carnival or circus (temporary)		
Wax museum		

	Existing	Proposed
Use	PD 193 O-2	PD 193 New Subdistrict O-2
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house		
Duplex	•	•
Group residential facility	R	R
Handicapped group dwelling unit	R	R
Manufactured home park, manufactured home subdivision, or campground		
Multifamily	•	•
Residential hotel		
Retirement housing	•	•
Single family	•	•
RELIGIOUS USES		
Church	•	•
Rectory	•	•
Convent or monastery	•	•
Cemetery or mausoleum	S	S
BAR AND RESTAURANT USES		
Bar, lounge, or tavern	★	★
Drive-in restaurant		
Drive-through restaurant		
Restaurant without drive-through service	L	L
Private club	L★	L★
Catering service		
Dance hall	★	★
PROFESSIONAL, PERSONAL SERVICE, AND CUSTOM CRAFTS USES		
Office	•	•
Temporary construction or sales office	•	•
Bank or saving and loan office	(R)	(R)
Trade center		
Barber and beauty shop	L★	L★
Mortuary or funeral home		
Health studio	L★	L★
Custom cleaning shop		
Commercial cleaning shop		
Self service laundry or dry cleaning		
Commercial laundry or dry cleaning		
Laundry or cleaning pickup and receiving station		

	Existing	Proposed
Use	PD 193 O-2	PD 193 New Subdistrict O-2
Key shop	★	★
Shoe repair	★	★
Tailor, custom sewing, and millinery	★	★
Taxidermist		
Travel bureau	L★	L★
Broadcasting or recording studio	•	•
Instructional arts studio	•	•
Handcrafted art work studio		
Handcraft bookbinding	★	★
Photography studio	L★	L★
Safe deposit boxes		
Commercial wedding chapel		
RETAIL USES		
Retail stores other than listed		
Antique Shop	★	★
Retail food store		
Bakery or confectionery shop	★	★
Book and Stationery store	★	★
Camera shop		
Cigar, tobacco, and candy store	L★	L★
Clothing store	★	★
Drug store	L★	L★
Liquor store		
Florist store	★	★
Feed store		
Pet shop		
Furniture store		
Second hand store		
Pawn shop		
Hardware or sporting goods store		
Home improvement center		
Hobby and art supplies store	★	★
Paint and wallpaper store		
Swimming pool sales and supply		
MOTOR VEHICLE RELATED USES		
Automobile or motorcycle sales, display, and service (inside) display		
Automobile or motorcycle sales, display, and service (outside) display		

	Existing	Proposed
Use	PD 193 O-2	PD 193 New Subdistrict O-2
Auto auction		
Auto glass, muffler, or seat cover shop		
Auto parts sales (inside only)		
Auto parts sales (outside display)		
Auto painting or body rebuilding shop (inside)		
Auto painting or body rebuilding shop (outside)		
Auto repair garage (inside)		
Auto repair garage (outside)		
Auto service center		
Car wash		
Steam cleaning of vehicles and machinery		
Service station	L	L
Engine or motor repair shop		
Bus or truck repair/parking garage		
Drag strip, go-cart tract, or commercial racing		
Surface parking		
Commercial parking lot or garage		
COMMERCIAL USES		
Appliance fix-it shop		
Custom furniture construction, or repair, or upholstery shop		
Building repair and maintenance shop		
Plumbing, electrical, air conditioning, and heating shops		
Lumber, brick, or building materials sales yard		
Machinery sales and services		
Machine of welding shop		
Tool and equipment rental (inside display only)		
Tool and equipment rental (with outside display)		
Petroleum products storage and wholesale		
Monument sales yard		
Stone, sand, or gravel mining	S	S
Sand, gravel, or earth sales and storage		
Job printing, lithographer, printing, or blueprinting plant		
Duplication shop	L★	L★
Custom print shop		
Gummed label printing		
Venetian blind or window shade repair, assembly, and sales		

	Existing	Proposed
Use	PD 193 O-2	PD 193 New Subdistrict O-2
Flea market		
Computer service center		
Custom commercial engraving		
Garden shop, plant sales, or green house		
Diamond and precious stone sales (wholesale only)	•	•
Design or decorative center		
Labor hall		
STORAGE AND WASTE DISPOSAL USES		
Warehouse		
Contractor's maintenance yard		
Building mover, temporary storage yard		
Open storage		
Outside salvage or reclamation		
Metal processing facility		
Inside salvage or reclamation		
Refuse transfer station		
Sanitary landfill		
Recycling buy-back center	★	★
Recycling collection center	★	★
Recycling drop-off container	★	★
Recycling drop-off for special occasion	★	★
ANIMAL RELATED USES		
Farm or ranch	•	•
Veterinarian's office	•	•
Animal clinic without outside runs		
Animal clinic with outside run		
Kennel with outside run		
Animal pound		
Commercial stable		
Zoo		
Hatchery and breeding operation		
Live stock auction pens or sheds		
Slaughterhouse		
TRANSPORTATION USES		
Airport or landing field	•	•
STOL (short takeoff or landing) port		
Passenger bus station and terminal		
Bus passenger shelter	•	•

	Existing	Proposed
Use	PD 193 O-2	PD 193 New Subdistrict O-2
Helicopter base		
Heliport		
Helistop	•	•
Motor freight hauling and storage		
Railroad freight terminal		
Railroad passenger station		
Railroad team track		
Railroad yard, roundhouse, or shops		
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station	•	•
Electrical generating plant		
Electrical substation	•	•
Local utilities	•	•
Police or fire station	S	S
Post office	•	•
Radio, television, or microwave tower	•	•
Refuse transfer station		
Sanitary landfill		
Sewage pumping station	•	•
Sewage treatment plant	S	S
Telephone exchange, switching, and transmitting equipment	•	•
Tower/antenna for cellular communication	★	★
Utility or government installation other than listed	S	S
Water reservoir, well, or pumping station	•	•
Water treatment plant	S	S
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
Auto auction		
Building mover's temporary storage yard		
Contractor's maintenance yard		
Freight terminal		
Livestock auction pens or sheds		
Manufactured building sales lot		
Mini-warehouse		
Office showroom/warehouse		
Open storage		
Outside salvage and reclamation		
Petroleum product storage and wholesale		

	Existing	Proposed
Use	PD 193 O-2	PD 193 New Subdistrict O-2
Recycling buy-back center		
Recycling collection center		
Recycling drop-off container		
Recycling drop-off for special occasion collection		
Sand, gravel, or earth sales and storage		
Trade center		
Vehicle storage lot		
Accessory Use	PD 193 O-2	PD 193 New Subdistrict O-2
Amateur communication tower	•	•
Warehouse		
Community center (private)	•	•
Day home		
Game court (private)	•	•
Electric vehicle charging station		
General waste incinerator		
Helistop		
Home occupation	•	•
Medical/infectious waste incinerator		
Occasional sales (garage sales)	•	•
Open storage		
Outside display of merchandise		
Outside sales		
Pathological waste incinerator		
Pedestrian skybridge		
Private stable	•	•
Swimming pool (private)	•	•
Temporary inclement weather shelter		

Landscaping:

The site is currently developed with an office building. Redevelopment of the property with the proposed hotel would necessitate compliance with Landscaping requirements of PD 193, and as amended in PD 193 newly proposed subdistrict conditions.

Parking:

Under the requested new Planned Development Subdistrict, the applicant is proposing to redevelop the property with a new hotel.

The applicant is proposing 0.4 parking spaces per guest room for the proposed hotel and no parking is required for the first 2,500 SF and 1 space per each additional 200 SF of floor area over 2,500 SF for the restaurant without drive-in or drive-through service.

Staff recommends parking per Ch. 51 for parking since the property is situated within significant transit access and would not require parking. A trolley stop for the McKinney Avenue trolley is directly in front of the entrance off Cole Avenue and an improved trolley stop will be provided for the hotel.

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 (A through C) to orange, representing the weakest markets (G through I). The area of request is in an "F" MVA area. The site is surrounded by the "F" MVA area to the north, south, and east immediately adjacent to the site. The site is surrounded by the "D" MVA area to the west.

List of Officers

ALAMO MANHATTAN, LLC

- Matt Segrest, Manager

AM COLE LP

- Matt Segrest, Manager

TERMINATION OF DEED RESTRICTIONS

III.

The Owner does hereby terminate and release the following restrictions as they apply to the Property, to wit:

- (1) No structure on the property shall exceed three floors of occupancy with the building not to exceed 48 feet in height as those terms are defined in the Comprehensive General Zoning Ordinance of the City of Dallas.

Proposed 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 _____, 2026.

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

PD Subdistrict ____ is established on property bounded by Allen Street, Cole Avenue, and Sneed Street. The size of PD Subdistrict ____ is 0.5930 acres.

SEC. S-____.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part I of this article apply to this division. If there is a conflict, this division controls. If there is a conflict between Chapter 51 and Part I of this article, Part I of this article controls.

(b) In this division:

(1) **BLANK WALL** means a ground floor portion of the exterior of a building that fronts on a street and does not include a material change, windows, doors, columns, pilaster, or other articulation greater than eight inches in depth. Blank wall area is measured horizontally on each story.

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

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

(4) **MICRO-MOBILITY CHARGING** means an electrical charging station or outlet available for charging micro-mobility vehicles such as e-scooters and e-bikes.

(5) SUBDISTRICT means a subdistrict of PD 193.

(6) TRANSPARENCY means the total area of window and door openings filled with glass, or louvers or openings in a parking garage facade, expressed as a percentage of the facade area on each 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 non-residential zoning district.

SEC. S-____.104. EXHIBITS.

The following exhibit is incorporated into this division: Exhibit S-____A: development plan.

SEC. S-____.105. DEVELOPMENT PLAN.

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. Signs are not required to be shown on the development plan.

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

(a) Except as provided in this section, the only main uses permitted in this subdistrict are those main uses permitted in the O-2 Office District 2 Subdistrict, subject to the same conditions applicable in the O-2 Office District 2 Subdistrict, as set out in Part I of this article. For example, a use permitted in the O-2 Office District 2 Subdistrict only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the O-2 Office District 2 Subdistrict is subject to DIR in this subdistrict; etc.

(b) The following uses are permitted:

-- Restaurant without drive-through service.

(c) The following uses are prohibited:

(1) Bar and restaurant uses.
-- Dance hall.

(2) Commercial uses.

- Diamond and precious stone sales (Wholesale only)

(3) Motor vehicle related uses.

- Service station.

(4) Storage and waste disposal uses.

- Recycling buy-back center.
- Recycling collection center.
- Recycling drop-off container.
- Recycling drop-off for special occasion.

(5) Utility and public service uses.

- Electrical substation.
- Radio, television, or microwave tower.
- Sewage pumping station.
- Telephone exchange, switching, and transmitting equipment.
- Water reservoir, well, or pumping station.

SEC. S-___.107. ACCESSORY USES.

(a) 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.

(b) Hotel and motel accessory uses.

- (1) The following accessory uses are permitted in this district --
- Conference room.
 - Event space.
 - Fitness facility.
 - Gift shop.
 - Meeting space.
 - Swimming pool.

(2) There is no maximum floor area for accessory uses based on the size of the hotel.

(b) The following accessory uses are prohibited in this district

- Amateur communication tower.
- Game court (private).
- Home occupation.
- Occasional sales (garage sales).

SEC. S-____.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Part I of this article. If there is a conflict between this section and Part I of this article, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the O-2 Office District 2 Subdistrict apply.

(b) Front yard.

(1) In general. Minimum front yards shall be as follows:

(A) Minimum front yard along Cole Street is 15 feet.

(B) Minimum front along Allen Street is 10 feet.

(C) Minimum front yard along Sneed Street is 10 feet.

(c) Required yard.

(A) Minimum required yard on the northwestern property line is 5 feet.

(d) Floor area ratio. No maximum floor area ratio for multiple-family uses, provided that the multiple-family use is at least 65 percent of the total floor area. Otherwise, maximum floor area ratio is 4.7

(e) Encroachments. The following may encroach into the front yard setback:

(1) Architectural elements.

(2) Landscape planters.

(3) Benches.

(4) Seat walls or retaining walls.

(5) Canopies or awnings.

(6) Patios

(7) City-required utilities.

(8) Trolley Stop.

(9) Art.

(10) Micro-mobility chargers and parking

(11) Bike racks

(12) Ordinary projections of windowsills, bay windows, belt courses, cornices, eaves, art, fountains, balconies, and other architectural features.

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

(a) In general. Except as provided in this section, consult Part I of this article for the specific off-street parking and loading requirements for each use.

(b) Bicycle parking. A minimum of four bicycle parking spaces must be provided.

(c) Off-street parking.

(1) Hotel and motel. A minimum of 0.4 space for each unit shall be required.

(2) Restaurant without drive-in or drive-through service. No parking is required for the first 2,500 SF; 1 space per each additional 200 SF of floor area over 2,500 SF.

(d) Parking structures. All required parking must be located below grade or be concealed to the street by the main building.

(e) Off-street loading. One medium space shall be provided. Loading shall be internal to the site.

(f) Last-mile delivery vehicle space. One last-mile delivery vehicle space must be provided in the drop-off area as shown on the development plan and clearly marked by a sign allowing a maximum parking time of 15 minutes.

Staff Recommendation

(a) In general. Except as provided in this section, consult Part I of this article for the specific off-street parking and loading requirements for each use. Off-street parking spaces and loading requirements must be provided in accordance with Chapter 51, as amended.

(b) Consult the use regulations (Division 51-4.300) for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Chapter 51-4.300) for information regarding off-street parking and loading generally.

(c) Parking structures. All required parking must be located below grade or be concealed to the street by the main building.

(d) Last-mile delivery vehicle space. One last-mile delivery vehicle space must be provided in the drop-off area as shown on the development plan and clearly marked by a sign allowing a maximum parking time of 15 minutes.

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

See Article VI.

SEC. S-___.111. LANDSCAPING.

(a) In general. Except as provided in this section, the landscaping regulations in this section must be read together with the landscaping regulations in Part I of this article. If there is a conflict between this section and Part I of this article, this section controls.

(1) The area along the northwest property line is a required yard and is not considered frontage for landscaping purposes.

(2) Required landscape may be planted in the right-of-way.

(b) Habitat garden standards.

(1) The landscaping must conform to habitat garden standards and be maintained with industry best practices to promote the healthy development and maintenance of pollinator habitats.

(2) Turf and lawn areas are considered planting areas, provided however, that lawn and turf areas use grasses that are not considered low or very low water consumption.

(c) Irrigation.

(1) Drip irrigation may be used in areas that are no wider than four 4' feet wide or less. Irrigation provided in other areas must be low-impact, high efficiency.

(2) Condensate from base building HVAC cooling coils that are greater than five tons must be re-used for cooling tower makeup or irrigation. Excess condensate must be discharged to sanitary sewer if the amount of condensate wastewater exceeds the irrigation and cooling tower makeup water needs of the Property.

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

SEC. S-____.112. SIGNS.

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

SEC. S-____.113. DESIGN STANDARDS.

(a) In general. Design standards may be located in the right-of-way subject to approval by the director.

(b) Sidewalks and pedestrian paths.

(1) Prior to the issuance of a certificate of occupancy for any redevelopment or additions on the Property after passage of this ordinance, the following sidewalks and pedestrian paths are required.

(2) A minimum five-foot-wide unobstructed sidewalk with a minimum five-foot-wide buffer.

Staff Recommendation

(2) A minimum six -foot-wide unobstructed sidewalk with a minimum five-foot-wide buffer.

(3) Pedestrian pathways. Unobstructed sidewalks located within the public right-of-way may count toward the pedestrian pathway requirement when all other criteria in this paragraph are met.

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

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

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

(c) Driveways.

(1) Maximum number of driveways per street frontage is one, except for Cole Avenue where it is two.

(2) Maximum driveway width is 20 feet for Sneed Street and Allen Street.

(d) Building design.

(1) Façade transparency. Minimum 20 percent on each façade.

(2) Facade articulation.

(A) Blank walls longer than 45 feet are prohibited on each facade.

(B) The following are examples of articulation that may be provided to meet this requirement:

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

(ii) Architectural details such as raised bands or cornices.

(iii) Architecturally prominent entrances.

(iv) Increased transparency.

(v) Variations in fenestration or building massing.

(vi) Canopies.

(vii) Awnings.

(viii) Balconies.

(viii) Change in building materials.

(e) Roofs.

(1) All rooftop mounted equipment must be screened or hidden from view of the pedestrian.

(2) At least 1,000 square feet of photovoltaic cells for producing solar energy must be located on a roof area of the main building.

(3) A minimum of 40 percent of the roof area shown on the development plan shall be covered with improvements that minimize heat production such as turf, synthetic turf, raised planters or planting beds, pedestrian concrete, pavers, light-colored roof materials, tile, photovoltaic cells, swimming pools, water features, and shade structures.

(f) Trolley stop. A trolley stop, inclusive of the necessary flatwork and rails, shall be provided along Cole Avenue.

(g) Micro-mobility charging.

(1) A minimum of two micro-mobility charging spaces must be provided at grade level and accessible from the public right-of-way.

(2) Each micro-mobility charging space must accommodate a minimum of two micro-mobility vehicles.

(h) Pedestrian amenities.

(A) Prior to the issuance of a certificate of occupancy for any redevelopment or additions after passage of this ordinance, a minimum of the following pedestrian amenities must be provided:

(1) A minimum of one bench and one trash receptacle must be provided along Sneed Street, and Cole Avenue.

(2) A minimum of one bench and one trash receptacle must be provided at the trolley stop.

(3) Pedestrian areas must be separated from driveway areas by plantings, bollards, or similar barriers.

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

(j) Façade Lighting. Exterior lighting sources, if used, must be oriented down and onto the property they light and generally away from adjacent residential properties.

SEC. S-___.114.

ADDITIONAL PROVISIONS.

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

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

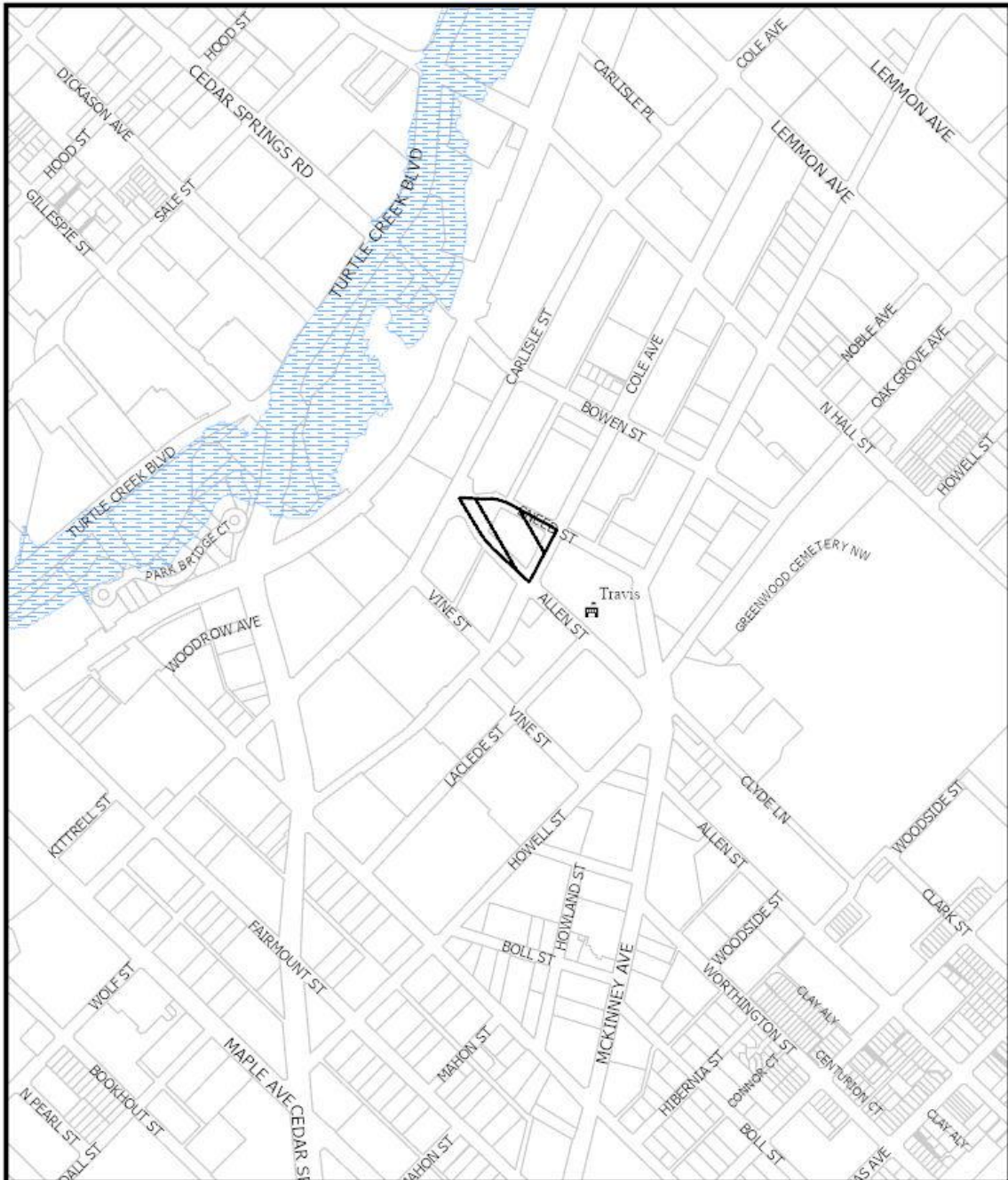
(c) Development and use of the Property must comply with Part I of this article.


(d) Outdoor amplified sound as measured at the Property line may not exceed 63 decibels and may not be utilized after 10:00 p.m. or before 7:00 a.m.

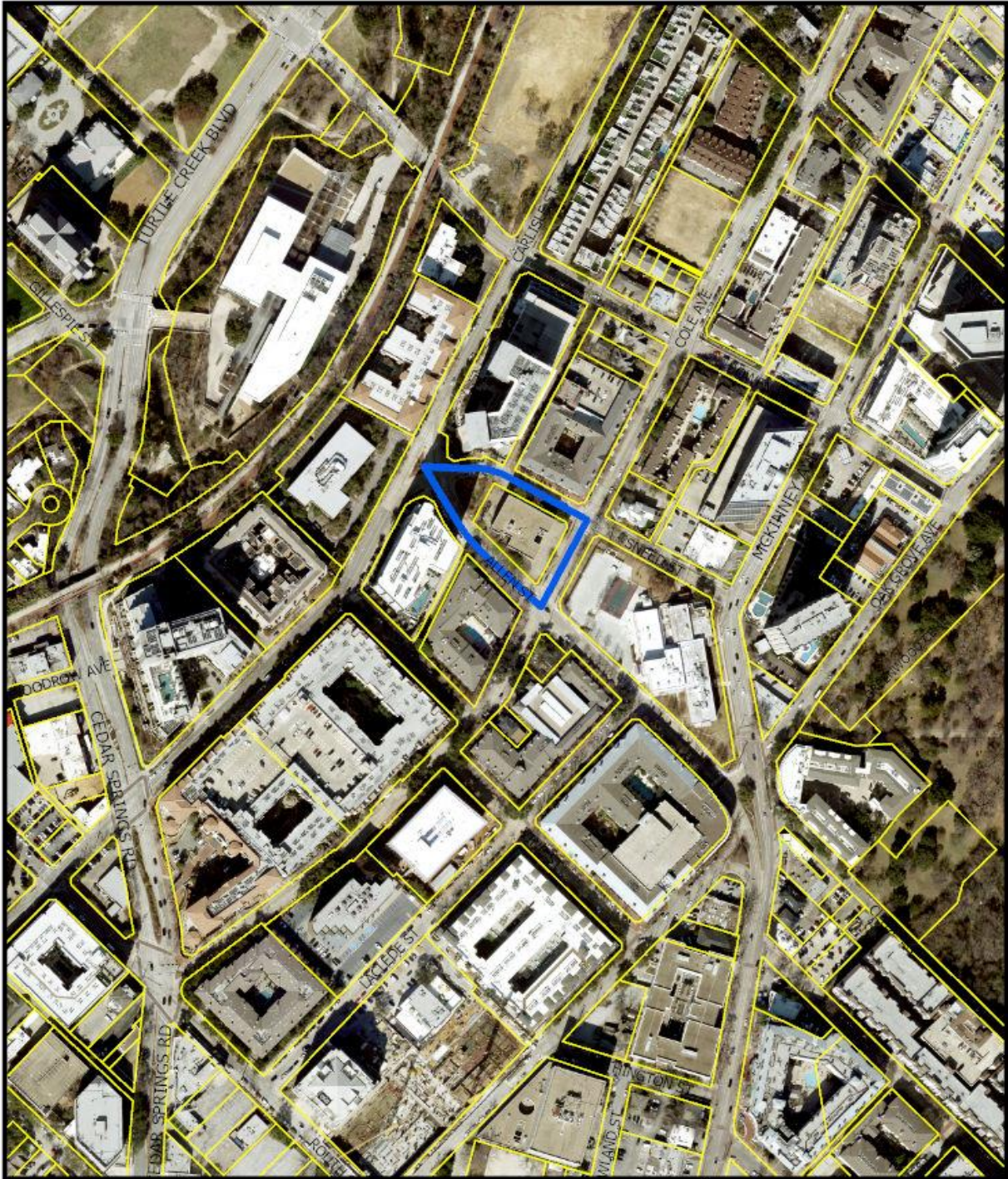
SEC. S-____.115. COMPLIANCE WITH CONDITIONS.

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

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



 1:6,000	<h2>VICINITY MAP</h2>	Case no: Z-26-000024 Date: 04/06/2026
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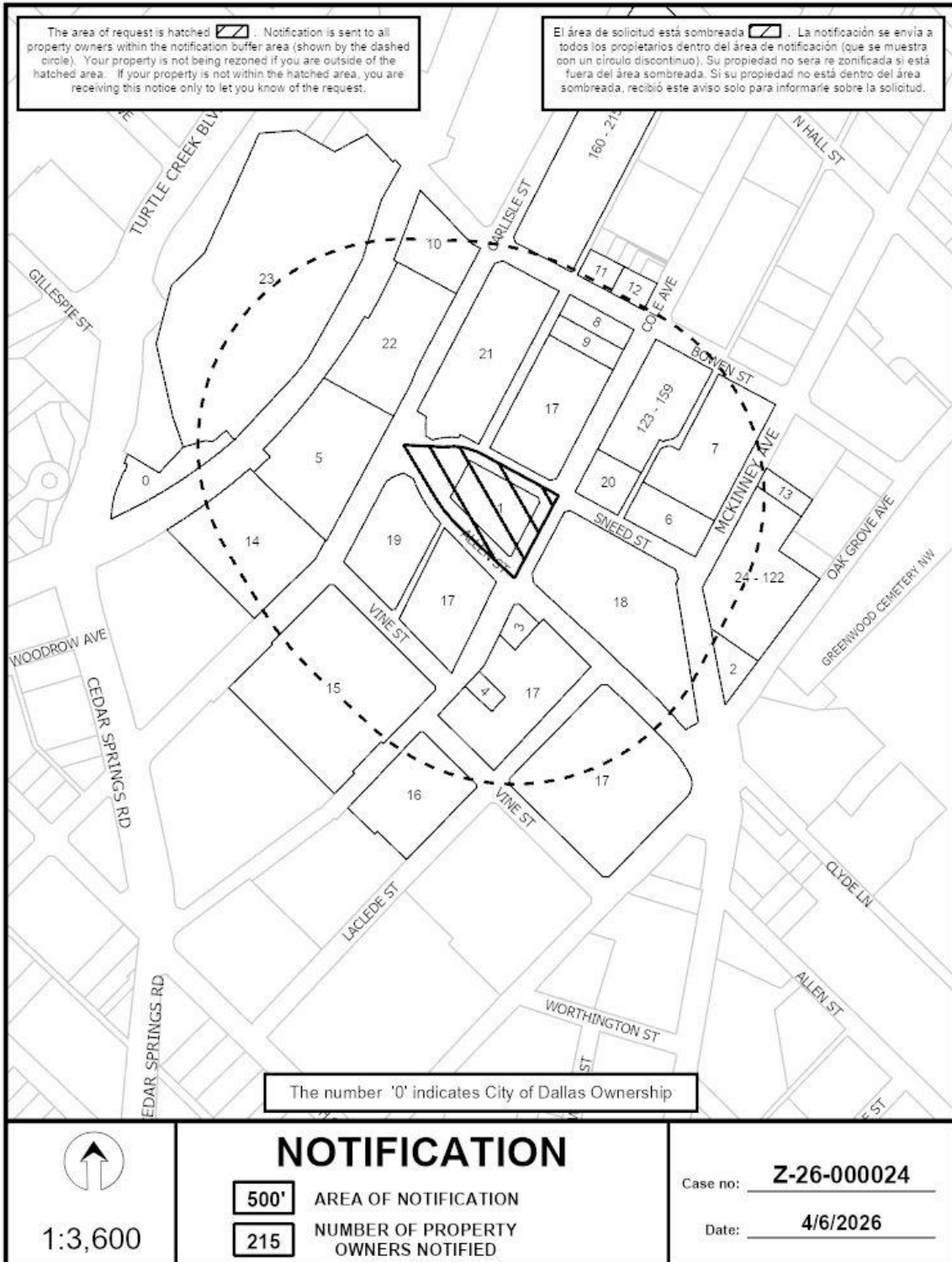


1:3,600

AERIAL MAP

Case no: Z-26-000024

Date: 04/06/2026



04/06/2026

Notification List of Property Owners***Z-26-000024******215 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2909 COLE AVE	ABERFELDY PROPERTIES INC
2	3004 MCKINNEY AVE	COLUMBUS REALTY TRUST
3	2824 COLE AVE	RSD VENTURES #5 LLC
4	2808 COLE AVE	DALLAS SKYFALL LLC
5	2929 CARLISLE ST	KLP NEWVILLE LP
6	3101 MCKINNEY AVE	YOUNG CANNON PROPERTIES LP
7	3131 MCKINNEY AVE	TREA 3131 MCKINNEY LLC
8	3111 COLE AVE	ANDERSON MICHAEL J
9	3107 COLE AVE	BOUCHER DANIEL D
10	3109 CARLISLE ST	3109 CARLISLE LP
11	3112 BOWEN ST	BOFA FIN SERVICES LLC
12	3205 COLE AVE	MCWORTH REAL ESTATE LLC
13	3124 MCKINNEY AVE	MCKINNEY AVENUE
14	2815 CARLISLE ST	FATH DALLAS COMMONS LP
15	2707 COLE AVE	COLE APARTMENTS
16	2727 LACLEDE ST	AMERICAN BOARD OF OBSTETRICS &
17	2801 ALLEN ST	POST APARTMENT HOMES LP
18	2910 ALLEN ST	Dallas ISD
19	2920 CARLISLE ST	REEF TX CARLISLE LLC
20	3006 COLE AVE	SUMNER LEGAL SERVICES PC
21	3100 CARLISLE ST	KG TAYLOR OWNER LP
22	3003 CARLISLE ST	ALAMO MANHATTAN JOINT VENTURE LLC
23	3000 TURTLE CREEK PLAZA	TURTLE CREEK CAMPUS LP
24	3030 MCKINNEY AVE	MURRAY JANE
25	3030 MCKINNEY AVE	AMMON SUSAN
26	3030 MCKINNEY AVE	RETTIG DUANE

04/06/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3030 MCKINNEY AVE	HALYBURTON WILLIAM D & KRISTY
28	3030 MCKINNEY AVE	KLEINE WILLIAMS D & ANN
29	3030 MCKINNEY AVE	BROSI SCOTT & LESLIE
30	3030 MCKINNEY AVE	FRANK ROBERT C JR & SELENA M
31	3030 MCKINNEY AVE	
32	3030 MCKINNEY AVE	HAIRE SCOTT L
33	3030 MCKINNEY AVE	PHILLIPS WAYNE D
34	3030 MCKINNEY AVE	STEEL FAYE OLIVIA 1999 TRUST
35	3030 MCKINNEY AVE	HERNANDEZ JUAN JR
36	3030 MCKINNEY AVE	PETERS CAROL & JEFF
37	3030 MCKINNEY AVE	BELL MATTHEW &
38	3030 MCKINNEY AVE	BHATT DIVYA
39	3030 MCKINNEY AVE	GAETA FLP 3 LP
40	3030 MCKINNEY AVE	SEIDEL DANIEL
41	3030 MCKINNEY AVE	RAMAGE CALVIN L & MARTHA
42	3030 MCKINNEY AVE	EL PARKITO TRUST
43	3030 MCKINNEY AVE	GOLDFARB FAMILY TRUST U A
44	3030 MCKINNEY AVE	KAUFMAN MICHAEL &
45	3030 MCKINNEY AVE	SAMARA KENNETH J LIFE ESTATE
46	3030 MCKINNEY AVE	PARK SOOIL DAVID
47	3030 MCKINNEY AVE	WATSON SCOTT
48	3030 MCKINNEY AVE	GEISE NICHOLAS & BEVERLY
49	3030 MCKINNEY AVE	BAKER DONNA LYNN
50	3030 MCKINNEY AVE	L & E PROPERTIES LLC
51	3030 MCKINNEY AVE	ISMAIL SALIM & SHIREEN LIV TR &
52	3030 MCKINNEY AVE	SHARP BRIAN L &
53	3030 MCKINNEY AVE	GODSON MARK S
54	3030 MCKINNEY AVE	GWYN FAMILY LIVING TRUST THE
55	3030 MCKINNEY AVE	SNOWPC TRUST
56	3030 MCKINNEY AVE	GOLDBERG ROBERT ALAN
57	3030 MCKINNEY AVE	AVI VICTORIA PROPERTIES LLC

04/06/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3030 MCKINNEY AVE	KEARNEY BARBARA
59	3030 MCKINNEY AVE	SLM TRUST
60	3030 MCKINNEY AVE	LAMB SHELLY L TRUST
61	3030 MCKINNEY AVE	MOSSER ROBERT E & ROBERT J
62	3030 MCKINNEY AVE	BALL JEANNIE C
63	3030 MCKINNEY AVE	SANDKNOP CLAUDIA JO POORE
64	3030 MCKINNEY AVE	WOOD ELLEN
65	3030 MCKINNEY AVE	BROSIUS WILLIAM A &
66	3030 MCKINNEY AVE	WANSTRATH LAURA
67	3030 MCKINNEY AVE	GADBOIS ANN
68	3030 MCKINNEY AVE	BLAS EDUARDO H &
69	3030 MCKINNEY AVE	SCHROEDER PATRICIA C REVOCABLE TR
70	3030 MCKINNEY AVE	DIPASQUA ALPHONSO &
71	3030 MCKINNEY AVE	PASCOE DAVID
72	3030 MCKINNEY AVE	THOMAS JOHN C & DEBRA
73	3030 MCKINNEY AVE	HICKMAN FAMILY TRUST
74	3030 MCKINNEY AVE	SELLARS JOHN P
75	3030 MCKINNEY AVE	HARRIS CURTIS D &
76	3030 MCKINNEY AVE	AKL ROBERT &
77	3030 MCKINNEY AVE	MUIR J DUNCAN
78	3030 MCKINNEY AVE	PRICE SANDRA NELSON
79	3030 MCKINNEY AVE	BURKHART BRENT & LINDA
80	3030 MCKINNEY AVE	GREEN RAY E
81	3030 MCKINNEY AVE	BOLAND THOMAS C & DEBRA A
82	3030 MCKINNEY AVE	CUNNINGHAM GENE M
83	3030 MCKINNEY AVE	THAMES MARC LEN & AMGELIA GAIL
84	3030 MCKINNEY AVE	ULLMAN FAMILY TRUST THE
85	3030 MCKINNEY AVE	TAYLOR JOSEPH A JR
86	3030 MCKINNEY AVE	SALAZAR JOHN & EVA
87	3030 MCKINNEY AVE	MARTIN THOMAS & VERINA
88	3030 MCKINNEY AVE	LADD DENNIS MICHAEL &

04/06/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	3030 MCKINNEY AVE	ASCENZO DANIEL
90	3030 MCKINNEY AVE	LADD DENNIS &
91	3030 MCKINNEY AVE	BROCKLEBANK DEREK G &
92	3030 MCKINNEY AVE	UPTOWN HOLDING GROUP LLC
93	3030 MCKINNEY AVE	WHITWELL STEPHEN
94	3030 MCKINNEY AVE	SCHMIDT KEITH A EST OF
95	3030 MCKINNEY AVE	BARNES MITZI T
96	3030 MCKINNEY AVE	HANNA JOHN DOUGLAS
97	3030 MCKINNEY AVE	KELLY MICHAEL J
98	3030 MCKINNEY AVE	SMOTZER JOAN D
99	3030 MCKINNEY AVE	POMMERENING CHRISTOPHER LEE &
100	3030 MCKINNEY AVE	FARROWGILLIESPIE REVOCABLE
101	3030 MCKINNEY AVE	KOSHI OHANA FAMILY TRUST
102	3030 MCKINNEY AVE	BARTON STANLEY
103	3030 MCKINNEY AVE	GREEN AMY & DANA H
104	3030 MCKINNEY AVE	JOHNSON LORI S
105	3030 MCKINNEY AVE	CURTIS LORI & THOMAS
106	3030 MCKINNEY AVE	MCLAUGHLIN KATHLEEN
107	3030 MCKINNEY AVE	MCAFEE REVOCABLE LIVING TRUST
108	3030 MCKINNEY AVE	JORDAN STEVEN C
109	3030 MCKINNEY AVE	SPIGEL JOSEPH
110	3030 MCKINNEY AVE	NAVA REAL ESTATE AND RENTALS LLC
111	3030 MCKINNEY AVE	BERG SITER REVOCABLE TRUST
112	3030 MCKINNEY AVE	BUTTS KELEM B &
113	3030 MCKINNEY AVE	STYLES DANIEL
114	3030 MCKINNEY AVE	MILDEBRATH MARK E & DANA
115	3030 MCKINNEY AVE	CHA JENNIFER
116	3030 MCKINNEY AVE	BERGNER JOHN F &
117	3030 MCKINNEY AVE	BREWER KEVIN RANDALL &
118	3030 MCKINNEY AVE	AKL ROBERT
119	3030 MCKINNEY AVE	CLARE GARY & CATHY L

04/06/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	3030 MCKINNEY AVE	AKL ROBERT
121	3030 MCKINNEY AVE	MERCER JEFFREY ALLEN &
122	3030 MCKINNEY AVE	BROWN CHRISTINE D REVOCABLE
123	3100 COLE AVE	AFTABROUSHADR KAMBIZ
124	3100 COLE AVE	DIETZ HUNTER D
125	3100 COLE AVE	ZHANG HELEN X Y
126	3100 COLE AVE	BOWEN DOUGLAS
127	3100 COLE AVE	ZHANG YUSHENG
128	3100 COLE AVE	NICOLLE BRYCE DAUVERGNE
129	3100 COLE AVE	SYLVESTER TRECIA
130	3100 COLE AVE	MIKHAILOVA TATSIANA
131	3100 COLE AVE	HISHMEH IDA MOUNIRA
132	3100 COLE AVE	HARLAN TANYA POWELL
133	3100 COLE AVE	THARP TRACY LYNN & GORDON D &
134	3100 COLE AVE	LEE SHANNON &
135	3100 COLE AVE	SCHULTZ JERRY EVERETT
136	3100 COLE AVE	ARANDA VERONICA
137	3100 COLE AVE	VELADOR ELMER
138	3100 COLE AVE	USHAKOV DENIS
139	3100 COLE AVE	ALIZADA LAMAN
140	3100 COLE AVE	CASIMIRA SUHARTI
141	3100 COLE AVE	LEE BIK HAN & LEE SAI SHEK
142	3100 COLE AVE	TALLEY KEVIN &
143	3100 COLE AVE	ALWORDEN JAMIE SCOTT &
144	3100 COLE AVE	BLACKETER ROBERT J REVOCABLE
145	3100 COLE AVE	CERCONE KRISTINE ELIZABETH
146	3100 COLE AVE	LOZANO JAVIER ALBERTO NEYRA &
147	3100 COLE AVE	BENITEZ CHARLENE
148	3100 COLE AVE	HEDRICK FARRELL
149	3100 COLE AVE	SEYMOUR JACQUELINE &
150	3100 COLE AVE	GARCIA EDWARD I

04/06/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	3100 COLE AVE	HYRY WILLIAM W
152	3100 COLE AVE	NEWBOLD MICHAEL J &
153	3100 COLE AVE	CARLTON LUKE J
154	3100 COLE AVE	LEE JOHN HAYES III
155	3100 COLE AVE	BAYS VANCE J
156	3100 COLE AVE	CLIFT SUSANNE A
157	3100 COLE AVE	BENNETT KURT
158	3100 COLE AVE	LIN CONSTANCE LEECHEN
159	3100 COLE AVE	DEMEIS DANIEL G
160	3210 CARLISLE ST	PAGE ANTHONY R
161	3210 CARLISLE ST	KOROSEC BLAZ
162	3210 CARLISLE ST	MEHTA SIDDHI
163	3210 CARLISLE ST	LUCHETTA ANTHONY CARLO
164	3210 CARLISLE ST	JOHNSON LEVI D &
165	3210 CARLISLE ST	ALDOUS ELEANOR &
166	3210 CARLISLE ST	BROWN BRENT CHRISTOPHER
167	3210 CARLISLE ST	BIRDWELL CAMERON SALTER
168	3210 CARLISLE ST	IMER INVESTMENTS LLC
169	3210 CARLISLE ST	PATEL NEIL N & BINITA
170	3210 CARLISLE ST	NICKS CHRISTOPHER S & LYNN H NICKS
171	3210 CARLISLE ST	MCKANNA MATTHEW
172	3210 CARLISLE ST	ZIMMERMAN KATHERYN
173	3210 CARLISLE ST	SANDELL MITZI & JIM DICK JR
174	3210 CARLISLE ST	BENDER BRIAN TIMOTHY
175	3210 CARLISLE ST	GROJEAN GRANT C
176	3210 CARLISLE ST	HORTON LANCE
177	3210 CARLISLE ST	BAKER JILL &
178	3210 CARLISLE ST	STOJANOVIC VESNA
179	3210 CARLISLE ST	GOODWIN BOBBY A &
180	3210 CARLISLE ST	BENSON KEITH JR
181	3210 CARLISLE ST	RUSCHHAUPT REED

04/06/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	3210 CARLISLE ST	DUNTON STACY
183	3210 CARLISLE ST	STANFORD CHRISTIN C & ERIK
184	3210 CARLISLE ST	DEVSOL HOLDINGS II LLC
185	3210 CARLISLE ST	WOODARD BRYAN T
186	3210 CARLISLE ST	HSIEH ERIC TZONGLIN
187	3210 CARLISLE ST	FLOWERS ROBERT R
188	3210 CARLISLE ST	STEELE KATELYN E
189	3210 CARLISLE ST	BURNS MICHAEL R &
190	3210 CARLISLE ST	LOCKE KELLY
191	3210 CARLISLE ST	ADAMS CAMERON
192	3210 CARLISLE ST	STEELMAN CHARLES E JR
193	3210 CARLISLE ST	ABRIL PROPERTIES LLC
194	3210 CARLISLE ST	KIBBEY CAITLIN M
195	3210 CARLISLE ST	HAN BRIAN
196	3210 CARLISLE ST	COTE ERNEST E
197	3210 CARLISLE ST	GEIKEN CHAD D
198	3210 CARLISLE ST	NYSTROM PETER
199	3210 CARLISLE ST	WARGIN GABRIEL
200	3210 CARLISLE ST	SMID EMILY JANE
201	3210 CARLISLE ST	SLAVIN DIERDRE
202	3210 CARLISLE ST	WELLS CORY
203	3210 CARLISLE ST	HETTINGER TIMOTHY JAKOB
204	3210 CARLISLE ST	CONKERTON LANCE &
205	3210 CARLISLE ST	HUANG THERESA T
206	3210 CARLISLE ST	FALLIER BRYAN
207	3210 CARLISLE ST	CREIGHTON BENJAMIN B
208	3210 CARLISLE ST	CONROY ALEXIUS
209	3210 CARLISLE ST	THIRD & WILLIS LLC
210	3210 CARLISLE ST	HABIB MOUNIF KEVEN
211	3210 CARLISLE ST	MIRE DENNIS
212	3210 CARLISLE ST	SMITH JAMES GLASGOW II

Z-26-0000024

04/06/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	3210 CARLISLE ST	PADILLIN GERALD & MELANIE
214	3210 CARLISLE ST	DIBELLA MARTHA
215	3210 CARLISLE ST	REECE CRYSTAL