

FILE NUMBER: Z-26-000097

DATE FILED: May 18, 2026

LOCATION: Bounded by Maple Avenue, Shelby Avenue, Fairmount Street, and Reagan Street.

COUNCIL DISTRICT: 14

SIZE OF REQUEST: 2.42 acres

CENSUS TRACT: 481130005003

REPRESENTATIVE: Victoria Morris / Jackson Walker LLP

APPLICANT/ OWNER: Cody Armbrister / Oasis Excursion LLC, Old Parkland East 2, L.P.

REQUEST: An application for (1) a new Planned Development District Subdistrict for GR General Retail Subdistrict uses on property zoned MF-2 Multiple Family, MF-3 Multiple Family, and GR Subdistricts within Planned Development District No. 193, the Oak Lawn Special Purpose District; and (2) removal of a D Liquor Control Overlay on a portion.

SUMMARY: The purpose of the request is to allow modified development standards based on GR Subdistrict and to allow a new office campus.

STAFF

RECOMMENDATION: **Approval** of (1) a new Planned Development District Subdistrict subject to a development plan and staff's recommended conditions; and (2) removal of a D Liquor Control Overlay on a portion.

PD 193: <https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=193-l>

PD No. 193 Yard, Lot, and Space:

dallascityhall.com/departments/city-attorney/articles/Exhibits/YardLotSpace.pdf

BACKGROUND INFORMATION:

- The site is located within PD 193, the Oak Lawn Special Purpose District, with base zoning subdistricts of GR General Retail, MF-2 Multiple Family, and MF-3 Multiple Family.
- The site is currently developed with multifamily and surface parking uses.
- The site is located across Maple Avenue from the historic Old Parkland campus and adjacent to the recently developed (2023) Old Parkland East Campus Phase I known as Planned Development Subdistrict 168.
- The purpose of the request is to create a new zoning subdistrict that provides modified development standards for a new office campus, Old Parkland East Campus Phase II. The standards for the proposed zoning would be similar to PDS 168, with modifications.

Zoning History:

There have been two zoning cases in the area within the last five years.

1. **Z-25-000149:** On May 13, 2026, the City Council approved an application for a new Planned Development Subdistrict for GR General Retail uses on property zoned GR General Retail Subdistrict, MF-3 Multiple Family Subdistrict, P Parking Subdistrict, within Planned Development District 193 with a D Liquor Control Overlay on southwest line of Brown Street between Shelby Avenue and Oak Lawn Avenue.
2. **Z201-302:** On May 27, 2022, the City Council approved an application for a new Planned Development Subdistrict for GR General Retail uses on property zoned GR General Retail Subdistrict, MF-2 Multiple Family Subdistrict, P Parking Subdistrict, within Planned Development District 193 with a D Liquor Control Overlay on North corner of Maple Avenue and Reagan Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed ROW
Maple Ave.	Community Collector	60' Bike Plan
Reagan St.	Local Street	-

Fairmount St.	Local Street	-
Shelby Ave.	Local Street	-

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation Department, reviewed the Traffic Impact Analysis (TIA) dated February 19, 2026. The study evaluated existing conditions, background growth, and background-plus-development conditions at intersections within the study area.

The proposed development is anticipated to generate approximately 1,901 weekday daily trips, including 257 trips during the AM peak hour and 280 trips during the PM peak hour. Background traffic was projected using a one percent annual growth rate, in addition to traffic associated with anticipated nearby developments.

The analysis found that the signalized intersection of Maple Avenue and Reagan Street is expected to continue operating at Level of Service A under all analyzed scenarios. The intersection of Oak Lawn Avenue and Maple Avenue is projected to experience slightly increased delays under buildout conditions; however, the study concluded that traffic generated by the proposed development does not significantly alter conditions and no mitigation measures are recommended because the intersection is already operating near its practical capacity.

The study also concluded that all proposed driveways will be newly constructed or reconstructed to comply with applicable City standards. No auxiliary turn lanes are recommended, and the site will consolidate existing access by reducing the number of curb cuts while providing two primary access points: one on Reagan Street and one on Shelby Avenue.

The only recommendation identified in the TIA is that, following removal of the existing residential use, the City should evaluate adjustments to on-street parking regulations to correspond with the proposed driveway locations. Based on the findings of the Traffic Impact Analysis, the proposed development is not expected to result in a significant adverse impact on the surrounding roadway network.

Transit Access:

The following transit services are located within ½ mile of the site:

DART Bus Routes:

1

STAFF ANALYSIS:

Comprehensive Plan:

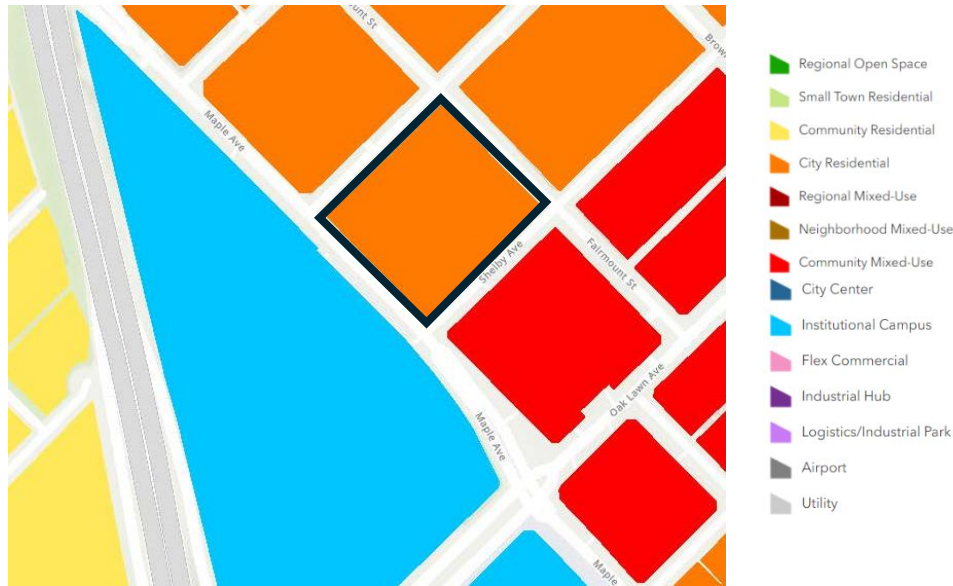
The ForwardDallas 2.0 Comprehensive Plan was adopted by City Council in September 2024. ForwardDallas 2.0 is a policy-based guide that reflects how Dallas has evolved over the past two decades and provides direction for future growth, economic development, and long-term vibrancy. ForwardDallas is a guidance document and does not establish zoning regulations; however, it outlines goals and policies that serve as a framework for evaluating zoning requests.

The subject site is designated within the **City Residential** placetype.

City Residential areas are intended to accommodate a wide variety of housing types and densities, primarily consisting of multifamily residential development such as mid- and high-rise apartments, as well as townhomes and duplex housing. These areas often occur near major corridors, transit routes, and employment centers, providing convenient access to services, jobs, and regional destinations. In more urban contexts, development is typically organized in compact blocks with strong connectivity and access to transit, while in more suburban contexts multifamily developments may be arranged as lower-rise complexes with surface parking and internal circulation. City Residential areas may also include limited mixed-use development that provides neighborhood-serving retail or commercial amenities, supporting walkability and access to daily services while maintaining a predominantly residential character.

The proposed zoning request would replace the site's existing multifamily and surface parking uses with a new office campus, Old Parkland East Campus Phase II, expanding on the office use recently established on the adjacent Phase I site. While the City Residential placetype anticipates a predominantly residential character with only limited, neighborhood-serving commercial uses, the requested subdistrict would introduce a primary office use rather than residential density. However, the request is consistent with the broader development pattern already occurring in the immediate area, as it extends the office campus established with the adjacent Old Parkland East Campus Phase I (2023) and responds to the site's proximity to the historic Old Parkland campus across Maple Avenue. The request also reflects the site's location within an established employment node, where office and institutional uses have already begun to shape the surrounding character notwithstanding the underlying residential placetype designation.

The map below illustrates the site's location within the forwardDallas 2.0 placetype framework.



Area Plans:

The *Downtown Dallas 360 Plan* was adopted in April 2011 and updated in December 2017. The Plan was adopted as a guide to future City Council actions concerning land use and development regulations, transportation and economic development, and capital improvement expenditures in the area generally bound by a two-and-a-half-mile radius centered on the intersection of Main Street and Akard Street.

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

The Plan’s key recommendation includes:

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

The applicant's request is partially consistent with the goals and recommendations of the Downtown Dallas 360 Plan. The proposed development incorporates several urban design elements that support the Plan's vision, including reduced setbacks, underground

parking, and building transparency that exceeds the requirements of the underlying base zoning (GR). However, the proposal does not include active ground-floor uses, such as retail or restaurant space, which are key recommendations of the Plan for fostering a vibrant pedestrian environment.

Land Use

	Zoning	Land Use
Site	PD 193 (MF-2,MF-3, GR)	Multifamily, Surface Parking
Northeast	PD 193 PDS 78	Multifamily
Southeast	PD 193 (GR)	Bank, Restaurant
Southwest	PD 262, PD 193 (GR)	Office Campus
Northwest	PD 193 (PDS 168)	Office Campus

Land Use Compatibility:

The subject site is located within Planned Development District 193 (Oak Lawn Special Purpose District) and is currently zoned MF-2 Multiple Family, MF-3 Multiple Family, and GR General Retail Subdistricts. The property is currently developed with multifamily residential and surface parking uses. The surrounding area reflects the mix of residential, institutional, and commercial uses typical of the Maple Avenue corridor: properties to the northwest (PD 193, PDS 168) and southwest across Maple Avenue (PD 262, the Old Parkland campus) are developed with office campus uses; properties to the northeast and east across Fairmount Street (PD 193, PDS 78 and PDS 48) are developed with multifamily residential uses; and properties to the southeast (PD 193, GR) include a bank and restaurant uses.

Given this context, the subject site sits at the transition point between an established employment node anchored by the Old Parkland campus and the surrounding multifamily residential fabric of the Oak Lawn Special Purpose District. The request to establish a new Planned Development Subdistrict with development standards tailored to a non-residential office campus is intended to function as a direct extension of the Old Parkland campus, reinforced by recommended classical architectural features, masonry, and cast stone detailing designed to visually complement the historic campus across Maple Avenue. In this respect, the proposal is compatible with, and arguably strengthens, the emerging office character already established on the north and west sides of the site.

The proposal does, however, raise compatibility considerations relative to the multifamily uses adjacent to the northeast and east. The development is proposed to be enclosed by a perimeter fence, with fence panels along the street required to be a minimum of 50

percent open, and supplemented with additional landscaping intended to provide shade and visual softening along the public sidewalks. While these measures improve the pedestrian experience along the street edge, the site does not include any ground-floor uses that would draw or serve the surrounding residential population, meaning the landscaping contributes to streetscape quality without meaningfully advancing walkability or neighborhood-serving activity for nearby residents.

On balance, staff worked with the applicant to address compatibility concerns through the proposed PD conditions. Although the development will remain a private, highly secured corporate campus, the proposed PD establishes design standards that are not required under the existing base zoning, where a high-rise could otherwise be developed without such requirements. The proposed standards for architecture, transparency, setbacks, and underground parking improve compatibility with the surrounding area and enhance the public realm.

Development Standards

The following is a comparison chart of the development standards for the current subdistricts and the new subdistrict.

DISTRICT	SETBACKS		Density	Height Stories	Lot Coverage	Primary Use
	Front	Side/Rear				
Existing: PD-193 MF-2	20' single-family 15'* other structures	Side: 5'-10' Rear: 5'-15'	Density governed by unit size* FAR: 0	36**	60% res 50% non-res	Multifamily
Existing: PD-193 MF-3	20' single-family 10'* other structures	Side: 5'-10' Rear: 5'-25' (MF ≤36': 10'/15' MF >36': 10'/25')	No max density FAR: 4:1* Min lot area: 100-150 sf/unit (studio-2BR)*	36' SF structures * other structures (any legal height)	60% res 50% non-res	Multifamily, High-Density
Existing: PD-193 GR	10'	Side: 0-10' Rear: 0-25' (MF >36': 25' rear)	No max density FAR: 2:1* (*+0.5:1 with 1:1 min residential component)	36' SF 120' other structures	80%*	Retail, Office, Mixed-Use
Proposed: New PD Subdistrict	10' in general, Fairmount St: 20' No urban form setback required	No minimum side or rear yard required 35' min facade separation above 4th	No max density FAR: 3:1	200' Cupolas/spires/domes may project to 290'	65% Underground parking excluded from calc	Non-Residential, GR Permitted Uses, Office Campus

		floor (Shelby Ave & Reagan St)				
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*Density, floor area, and height are overridden by SB 840 for primarily residential projects

Height

The proposed regulations allow a maximum structure height of 200 feet, with specialized ornamental features such as cupolas, spires, tempiettos, or domes permitted to project up to a maximum height of 290 feet. To mitigate massing impacts, the subdistrict imposes strict tiered lot coverage limits based on height (ranging from 65% for structures under 100 feet down to 2% for portions exceeding 200 feet) and requires a minimum 35-foot building facade separation above the fourth floor along the Shelby Avenue and Reagan Street sides. The surrounding residential structures are multifamily developments ranging from three to six stories, and the proposed building heights present a notable contrast with this adjacent low-to-mid-rise residential context. However, the ForwardDallas 2.0 City Residential placetype does anticipate the potential for higher-density, higher-rise residential development within the area, including mid- and high-rise apartment buildings, indicating that taller building forms are not inherently out of character with the long-term vision for this placetype, even though the proposed use itself is non-residential.

Design Standards

The proposed PD Subdistrict introduces a comprehensive suite of urban design and site development standards explicitly formulated to reshape the project's interface with the public realm and directly mitigate surrounding land use compatibility concerns to ensure that the higher-density campus project transitions harmoniously into the adjacent low-to-mid-rise residential and commercial neighborhood.

These standards address sidewalks, driveway access, pedestrian amenities, parking placement, open space, landscaping, and building design. Key provisions include:

- **Sidewalks and Streetscape:** A minimum six-foot-wide unobstructed sidewalk with a minimum five-foot-wide planting zone must be provided along all public rights-of-way. Sidewalks must be continuous and level across all driveways and curb cuts. One street tree is required for every 25 feet of lot frontage within the general planting zone.
- **Pedestrian Amenities:** A minimum of three pedestrian amenities—including trash receptacles, benches, public art installations, or a butterfly/insect conservatory—must be provided along Maple Avenue and Fairmount Street. Additionally, pedestrian street lighting providing a minimum average illumination level of 1 footcandle is required along all public rights-of-way.

- **Architectural Design:** Exterior building materials are recommended to follow a classical architectural style utilizing masonry or cast stone. Prominent, street-facing pedestrian entrances are required along Maple Avenue and Reagan Street. Street-facing facades must comply with strict "four-sided architecture" standards, maintain a minimum upper-story transparency of 20%, and provide a minimum ground-story transparency of 25% (reduced to 15% along Shelby Avenue). Blank walls are limited to a maximum of 30 continuous linear feet without a transparent opening.
- **Driveway Controls:** The PD limits driveways to a maximum of one on Reagan Street, one on Shelby Avenue, two on Fairmount Street, and prohibits any driveways along Maple Avenue. Driveways cannot exceed 26 feet in width and must feature continuous, level pedestrian crossings clearly marked by colored, patterned, stamped concrete, or brick pavers.
- **Open Space:** A minimum of 20,000 square feet of the subdistrict must be reserved as open space for active or passive recreation, landscaping, or hardscaping. Vehicles are prohibited within this area, and allowable structures are limited to minor architectural elements, canopies, or pedestrian features.
- **Sustainable Design Features:** Any building with a floor area ratio of 1.0 or more must achieve eligibility for a LEED Silver designation. The text mandates that all landscaping consist of pollinator-focused "habitat gardens" utilizing water-saving irrigation tools (such as drip systems or captured condensate). It also requires the inclusion of a minimum of five micro-mobility charging spaces, and internal or garage-mounted bicycle parking spaces.

Parking:

The proposed PD conditions require a minimum of 600 off-street parking spaces to be provided for shared use by all uses within the subdistrict. The proposed conditions also require all required parking to be located underground.

Should the body approve the proposed PD, staff recommends that off-street parking requirements default to the base code. Staff does not support establishing an arbitrary minimum parking requirement that exceeds the base code requirements.

Landscaping:

Landscaping and screening must comply with the provisions of Part I of PD No. 193, except where modified by the proposed PD Subdistrict. Under the proposed conditions, the general planting zone must contain one tree for each 25 feet of lot frontage, excluding driveways and visibility triangles, though ornamental tree varieties are permitted where utility conflicts exist. Additionally, all planting areas within the subdistrict must consist of habitat gardens using native or native adaptive species to north Texas intended to support pollinator habitats, though turf and lawn areas with high pedestrian activity may utilize standard grasses. Shrubs located between perimeter fencing and the building face must

be planted along the building face to maintain an open yard and must be maintained so as not to obscure windows. All landscaping must be maintained using industry best practices to promote the healthy development of pollinator habitats, utilizing water-saving irrigation tools such as drip irrigation or captured mechanical condensate.

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 "C" MVA area.

List of Officers

Old Parkland East 2, L.P.

By: OP East GP, L.L.C., its general partner

- Michael P. Levy, President
- Cody Armbrister, Vice President
- Gayle C. Bennett, Vice President
- M. Kevin Bryant, Vice President & Secretary
- Ian Dilley, Vice President
- Kevin Dinnie, Vice President
- Jordan McAdams, Vice President
- Allison Ro, Assistant Secretary

CFH Seville Investor, L.P.

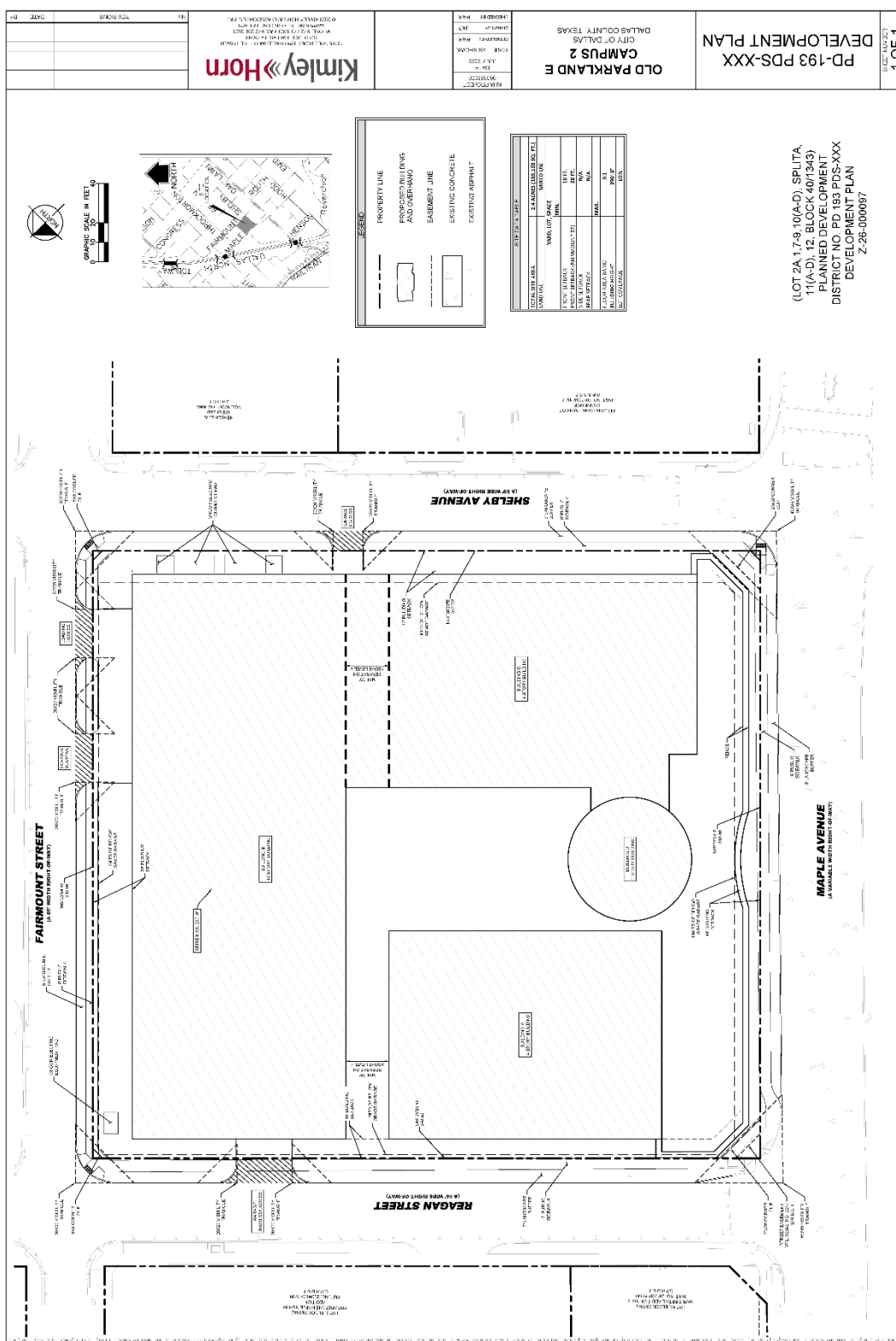
By: Flagship Exhibition, LLC, its general partner

- Michael P. Levy, President
- Gayle C. Bennett, Vice President
- M. Kevin Bryant, Vice President & Secretary
- Ian Dilley, Vice President
- Kevin Dinnie, Vice President
- Kevin L. McMeans, Vice President
- Allison Ro, Assistant Secretary

Oasis Excursion LLC

- Michael P. Levy, President
- Cody Armbrister, Vice President
- Gayle C. Bennett, Vice President
- M. Kevin Bryant, Vice President & Secretary
- Ian Dilley, Vice President
- Allison Ro, Assistant Secretary

Proposed Development Plan



Proposed PD Conditions

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 Maple Avenue, Shelby Avenue, Fairmount Street, and Reagan Street. The size of PD Subdistrict ____ is approximately 2.42 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) BUTTERFLY OR INSECT CONSERVATORY means a pedestrian-scale conservatory that is decorative or ornamental in nature and that is designed for attracting or providing habitat for butterflies or insects.

(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.

(3) MICRO MOBILITY CHARGING SPACE means an electrical charging station or outlet available for charging a micro-mobility vehicle such as an e-scooter or e-bike.

(4) SUBDISTRICT means a subdistrict of PD 193.

(5) TRANSPARENCY means the total area of windows and door openings or other openings, expressed as a percentage of a specified facade area, excluding facade openings for garage entrances and service area access, by street frontage.

(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. EXHIBIT.

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

SEC. S-____.105. DEVELOPMENT PLAN.

(a) Except as provided by this section, 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.

(b) Generators and equipment less than eight feet in height are not required to be shown on the development plan.

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

Except as provided below, the only main uses permitted in this subdistrict are those main uses permitted in the GR General Retail Subdistrict, subject to the same conditions applicable in the GR General Retail Subdistrict, as set out in Part I of this article. For example, a use permitted in the GR General Retail 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 GR General Retail Subdistrict is subject to DIR in this subdistrict; etc.

(b) The following uses are prohibited:

- Adult day care facility.
- Ambulance service.
- Appliance fix-it-shop.
- Auto glass, muffler, or seat cover shop.
- Auto parts sales (inside only).
- Auto repair garage (inside).
- Building repair and maintenance shop.
- Car wash.
- Commercial wedding chapel.
- Convalescent and nursing homes, hospice care, and related institutions.
- Dance hall.
- Drive-in restaurant.
- Duplication shop.
- Feed store.
- Foster home.
- Garden shop, plant sales, or green house.
- Group residential facility.
- Hardware or sporting goods store.
- Home improvement center.
- Key shop.

- Liquor store.
- Mortuary or funeral home.
- Paint and wallpaper store.
- Passenger bus station and terminal.
- Pawn shop.
- Pet shop.
- Public golf course.
- Public or private school.
- Second hand store.
- Service station.
- Sewage pumping station.
- Swimming pool sales and supply.
- Tool and equipment rental (inside display only).

SEC. S-___.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108.

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

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

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the GR General Retail Subdistrict apply.

(b) Front yard.

(1) In general. Except as provided in this subsection, minimum front yard is 10 feet.

(A) Minimum front yard on Fairmount Street is 20 feet.

(B) Encroachments such as decorative or ornamental architectural features, awnings, balconies, bay windows, generators and equipment less than eight feet in height, ramps, retaining walls, stairs, fences, gates, stoops, unenclosed porches, pedestrian amenities, and underground parking structures may encroach into the required front yard and need not to be shown on the development plan.

(2) Urban form. No urban form setback is required.

(c) Side and rear yard. No minimum side or rear yard is required.

(d) Floor area ratio. Maximum floor area ratio is 3:1.

(e) Height.

(1) Except as provided in this subsection, maximum structure height is 200 feet.

(2) Ornamental cupolas, spires, tempiettos, or domes on top of a building may project up to a maximum height of 290 feet.

(f) Lot coverage.

(1) For portions of a structure less than or equal to 100 feet in height, maximum lot coverage is 65 percent.

(2) For portions of a structure greater than 100 feet in height but less than or equal to 150 feet in height, maximum lot coverage is 30 percent.

(3) For portions of a structure greater than 150 feet in height but less than or equal to 200 feet in height, maximum lot coverage is 15 percent.

(4) For portions of a structure greater than 200 feet in height, maximum lot coverage is two percent.

(5) Underground parking structures are not included in lot coverage calculations.

(g) Building separation. At least one 35-foot minimum facade separation is required between building facades above the fourth floor on the Shelby Avenue and Reagan Street facades, as shown on the development plan. The facade separations must be for the full depth of the building.

SEC. S-___.109.

OFF-STREET PARKING AND LOADING.

(a) Off-street parking. For purposes of off-street parking, a minimum of 600 off-street parking spaces must be provided for shared use by any use within this subdistrict. The specific off-street parking requirements for each use in Part I and Division 51-4.200 do not apply.

Staff's Recommendation:

- (a) Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(c) Location. All required parking must be located underground.

(d) Loading. A minimum of one medium loading space is required. Ingress to and egress from Fairmount Street as shown on the development may be used to access off-street loading spaces.

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

See Article VI.

SEC. S-____.111. LANDSCAPING.

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

(b) Street trees. Except where utility conflicts exist, in addition to trees required in the tree planting zone, the general planting zone must contain one tree for each 25 feet of lot frontage, excluding driveways and visibility triangles. Where utility conflicts exist, ornamental tree varieties are permitted.

(c) Foundation planting. Shrubs located between fencing and the building face must be planted along the building face to maintain an open yard. Shrubs must be planted and maintained to not obscure windows.

(d) Habitat gardens. All planting areas must consist of habitat gardens, and all landscaping must be maintained with industry best practices to promote the healthy development and maintenance of pollinator habitats. Turf and lawn areas with high levels of pedestrian activity may use grasses that are not considered low or very low water consumption.

(e) Open space.

(1) A minimum of 20,000 square feet of this subdistrict must be reserved as open space for activity such as active or passive recreation, landscaping, or hardscaping.

(2) Except for emergency and ground maintenance vehicles, operation or parking of vehicles within open space is prohibited.

(3) No structures except for architectural elements; building overhangs; garage ventilation shafts; raised planters, seat walls and retaining walls; stairs, stoops and railings; structures that are not fully enclosed such as canopies, colonnades, pergolas, and gazebos; city require utilities; and ordinary projections of window sills, bay windows, belt courses, cornices, eaves, and other architectural features are permitted within open space.

(4) Open space may contain primarily pavers, concrete sidewalks and seating areas, grass vegetation, or open water; be primarily used as ground-water recharge area; or contain pedestrian amenities such as fountains, benches, paths, or shade structures.

(f) Irrigation. Water-saving irrigation tools must be utilized for landscaping and plantings, which may include drip irrigation; captured and reused condensate from mechanical equipment; detention and rainwater harvesting; soil moisture monitoring; rain and freeze detection sensors; digital mapping irrigation systems; or other similar irrigation tools.

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

SEC. S-____.112. DESIGN STANDARDS.

(a) Applicability. The following design standards apply to any structures built after _____, 2026.

(b) Recommend architecture. To be compatible with development on the southwest side of Maple Avenue and north of Oak Lawn Avenue, exterior building materials are recommended to be masonry, cast stone, or similar materials; classical architectural style; and similar in the detailing of architectural features of those properties.

(c) Entrances and driveways.

(1) A minimum of one street-facing pedestrian entrance to the Property is required on Maple Avenue and Reagan Street. Each street-facing pedestrian entrance must provide access to the street with an improved path connection to the sidewalk. All street-facing pedestrian entrances on Maple Avenue and Reagan Street must be architecturally prominent and clearly visible from the street.

(2) Primary entrances for retail uses and professional, personal service, and custom crafts uses must face the street or a courtyard, door yard, or plaza with direct access to the street. Primary entrances must be clearly visible through the use of two or more of the following architectural details:

(A) Arcade.

(B) Arch.

- (C) Awning.
- (D) Canopy.
- (E) Decorative elements such as tile work, moulding, raised banding, or projected banding.
- (F) Enhanced cornice details.
- (G) Recess.

(3) A maximum of one driveway is permitted on each Regan Street and Shelby Avenue, a maximum of two driveways are permitted on Fairmount Street, and no driveways are permitted on Maple Avenue. Driveways must not exceed 26 feet in width.

(d) Street facing facades.

(1) Transparency.

(A) Except for Building D, as shown on the development plan, the following minimum transparency is required for street-facing facades.

(i) Ground story. Except as otherwise provided, a minimum 25 percent transparency is required. On Shelby Avenue, the minimum ground story transparency is 15 percent.

(ii) Upper story transparency. A minimum 20 percent transparency is required.

(B) All street facing facades must have no more than 30 continuous linear feet without a transparent area.

(2) Visual division. The street facing facades of all buildings other than accessory buildings must be visually divided into a base, a middle, and a top.

(A) The base must span at least 24 feet above the ground-level finish floor and be distinguished from the middle by a change of materials, horizontal banding, change of color, or change of plane.

(B) The top must be distinguished from the middle by cornice treatments, roof overhangs with brackets, stepped parapets, corbeling, textured materials, change in window patterning, change in balcony expression, or differently colored materials. Color bands are not acceptable as the only treatment for the top.

(3) Four-sided architecture. A building's architectural features and treatment must be applied to all sides of buildings. Building details, including roof forms, windows, doors,

and trim, must reflect the architectural style of the building. All sides of a commercial building must display a similar level of quality and architectural detailing.

(e) Pedestrian driveway crossings. At each driveway and sidewalk intersection, driveways must be continuous and level and clearly marked by colored concrete, patterned or stamped concrete, or brick pavers for pedestrian crossing.

(f) Non-required fences. Non-required fences are limited to the fencing shown on the development plan.

(1) Fence panels. Except for required screening, all fence panels along a street must have a surface area that is a minimum of 50 percent open.

(2) Height. Maximum fence height for non-required fences is six feet, measured from the inside of the fence panel. Columns, gates, or other supports for a non-required fence are not included in the maximum fence height.

(g) Screening of loading spaces. Except where visibility triangles conflict, off-street loading spaces must be screened from the public right-of-way using landscaping materials.

(h) Sidewalks.

(1) A minimum six-foot-wide unobstructed sidewalk with a minimum five-foot-wide planting zone must be provided along all public rights-of-way.

(2) Sidewalks may be constructed with colored concrete, patterned or stamped concrete, or brick pavers.

(3) Sidewalks must be continuous and level across all driveways and curb cuts and designed to be at the same grade as the existing sidewalk whenever possible.

(4) Except for portions of a sidewalk that cross a driveway, where a sidewalk or pedestrian path abuts a driving surface, off street or on-street pedestrian loading zone, or parking surface the following buffering must be used:

(i) landscaping plantings with a minimum height of 24 inches; or

(ii) bollards with a minimum height of 24 inches, spaced no more than six feet from each other.

(i) Pedestrian amenities.

(1) Lighting that provides a minimum maintained average illumination level of 1 footcandle must be provided along each public right-of-way. The design and placement of both the standards and fixtures must be approved by the director of the department of transportation and public works.

(2) A minimum of three of the following pedestrian amenities must be provided along Maple Avenue and Fairmount Street:

- (A) trash receptacle;
- (B) bench;
- (C) public art installation; or
- (D) butterfly or insect conservatory.

(3) Pedestrian amenities may be located in the parkway, subject to obtaining a private license.

(j) Sustainable design features.

(1) Micro mobility charging spaces. A minimum of five micro-mobility charging spaces must be provided.

(2) A building with a floor area ratio of 1.0 or more must achieve eligibility for Silver designation under the United States Green Building Leadership in Energy and Environmental Design (LEED) rating system.

(3) Bicycle parking spaces are required within a parking garage or building. Long-term bicycle parking spaces are not subject to the minimum size requirements for bicycle parking spaces in Division 51-4.330 and may be secured to wall or floor mounted storage racks.

SEC. S-____.113. SIGNS.

(a) Except as provided in this section, signs must comply with the provisions for business zoning districts in Article VII.

(b) Attached signs may not be internally illuminated or installed with back lighting.

SEC. S-____.114. ADDITIONAL PROVISIONS.

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

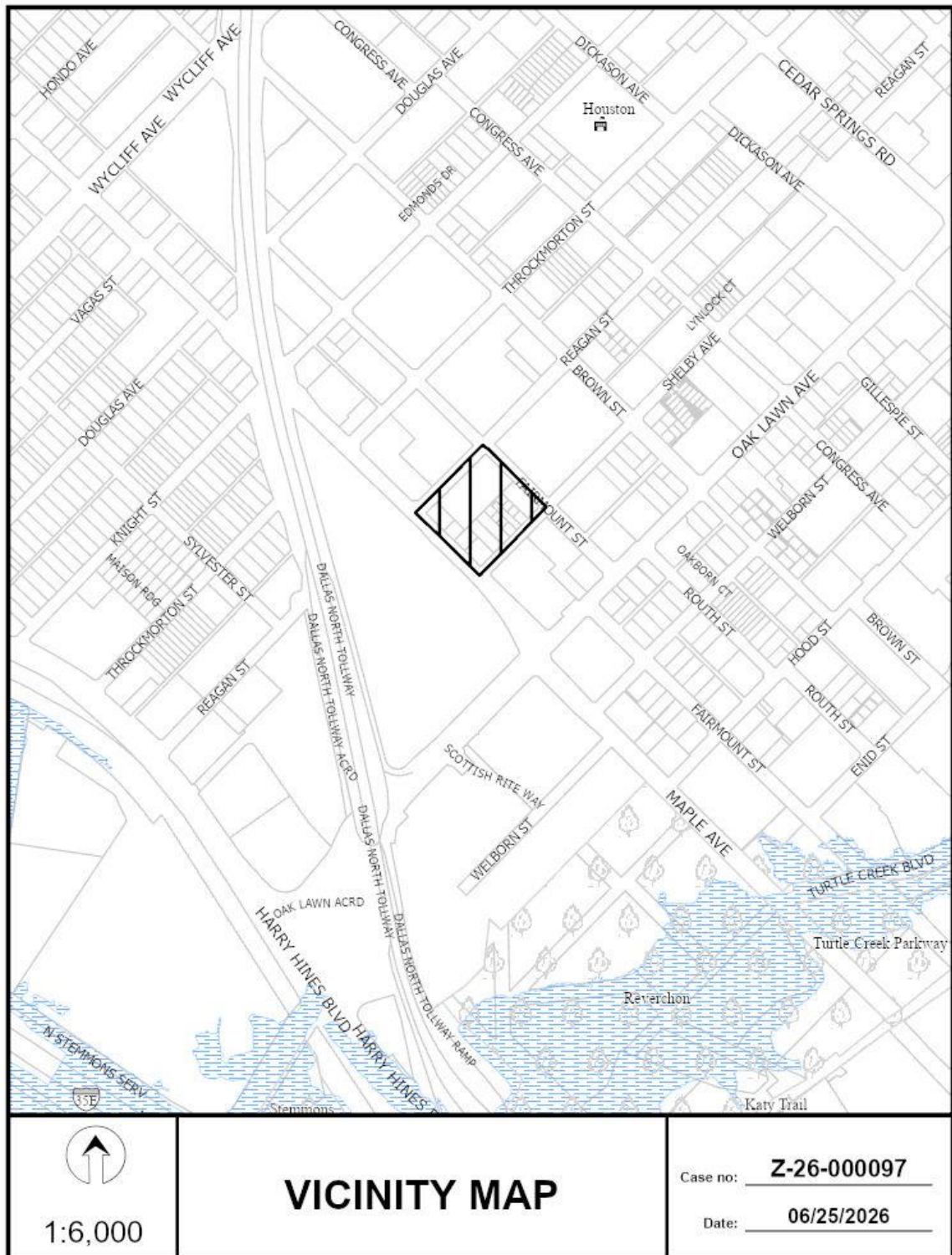
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

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

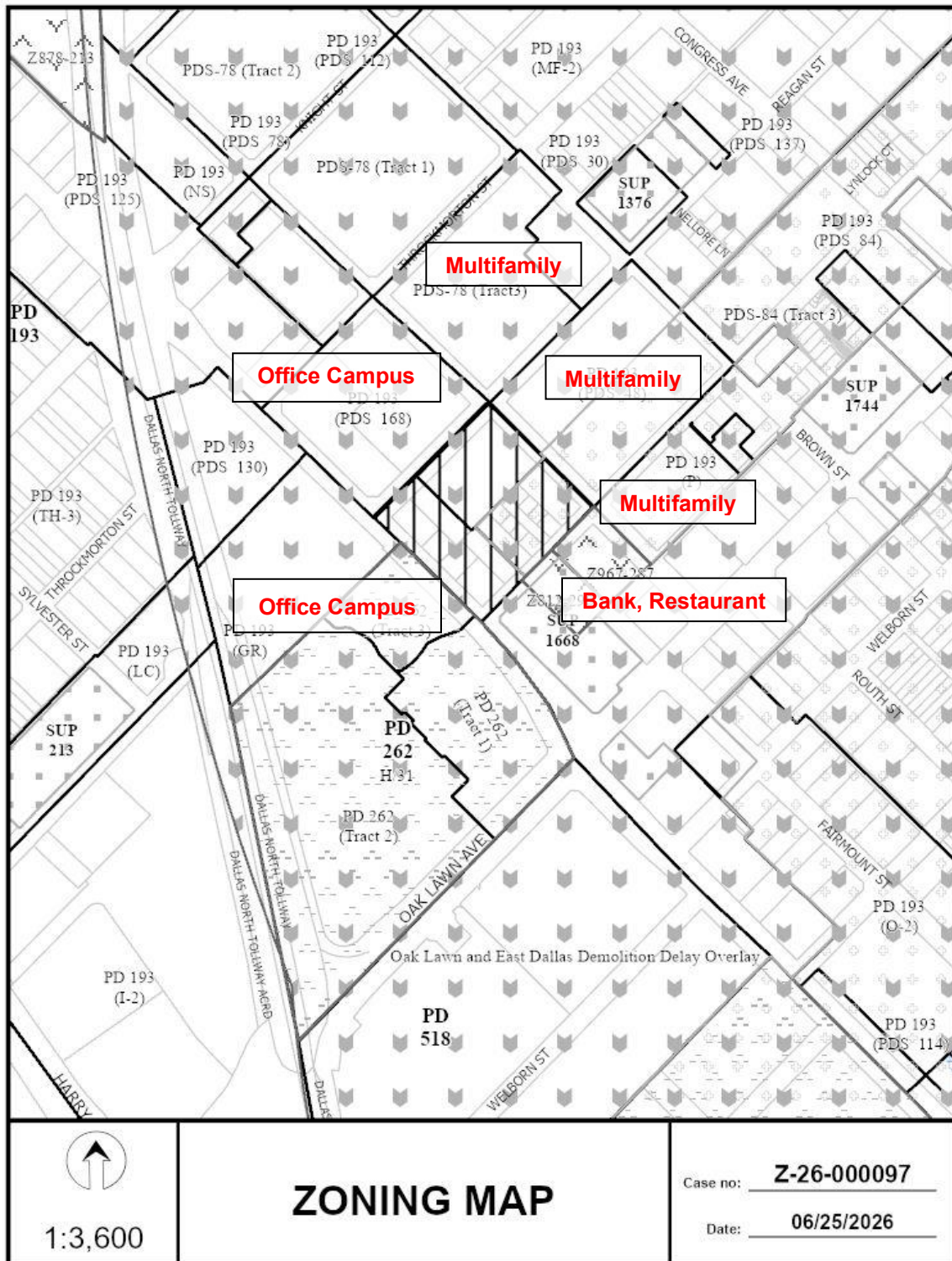
SEC. S-____.115. COMPLIANCE WITH CONDITIONS.

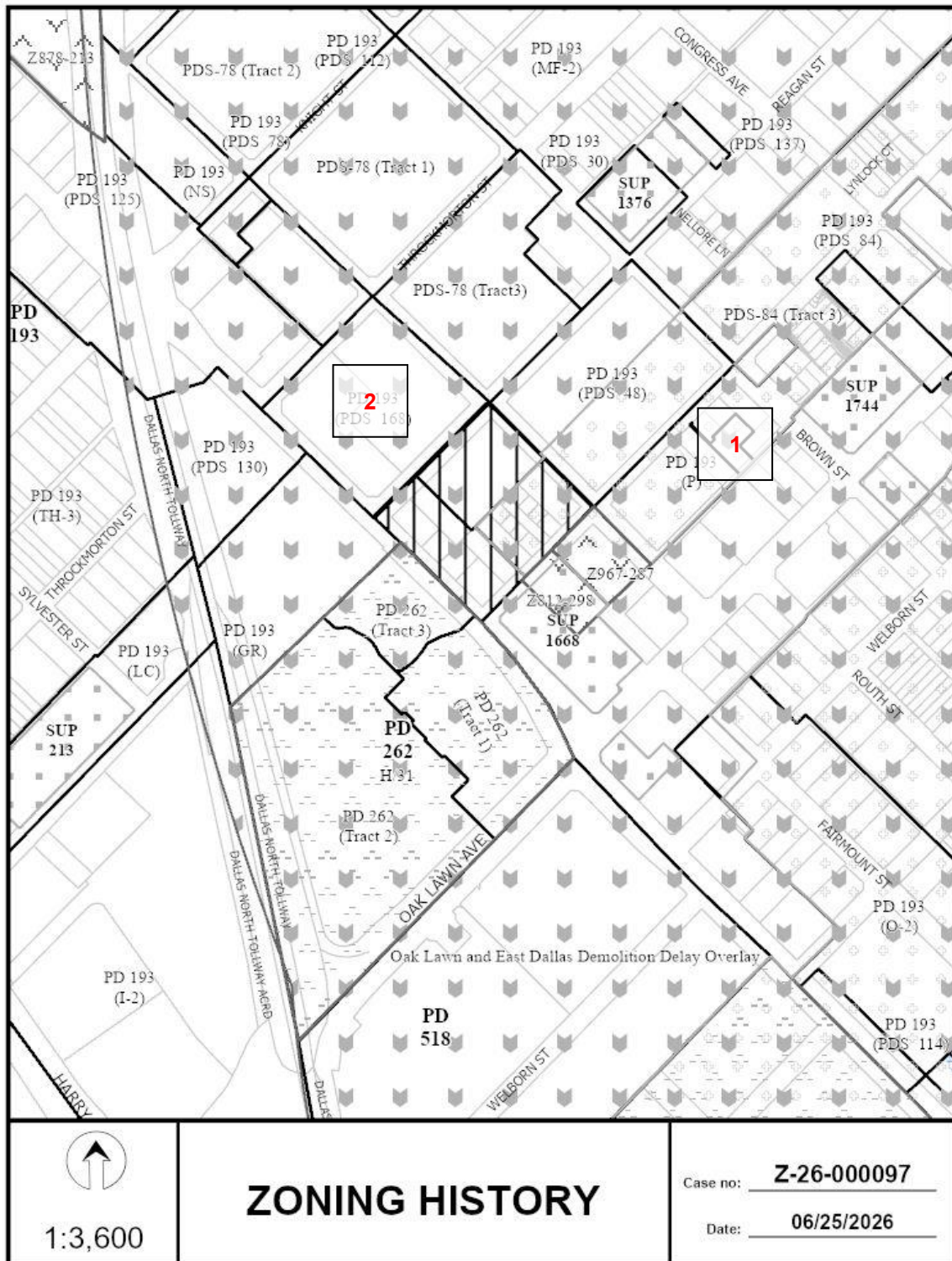
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

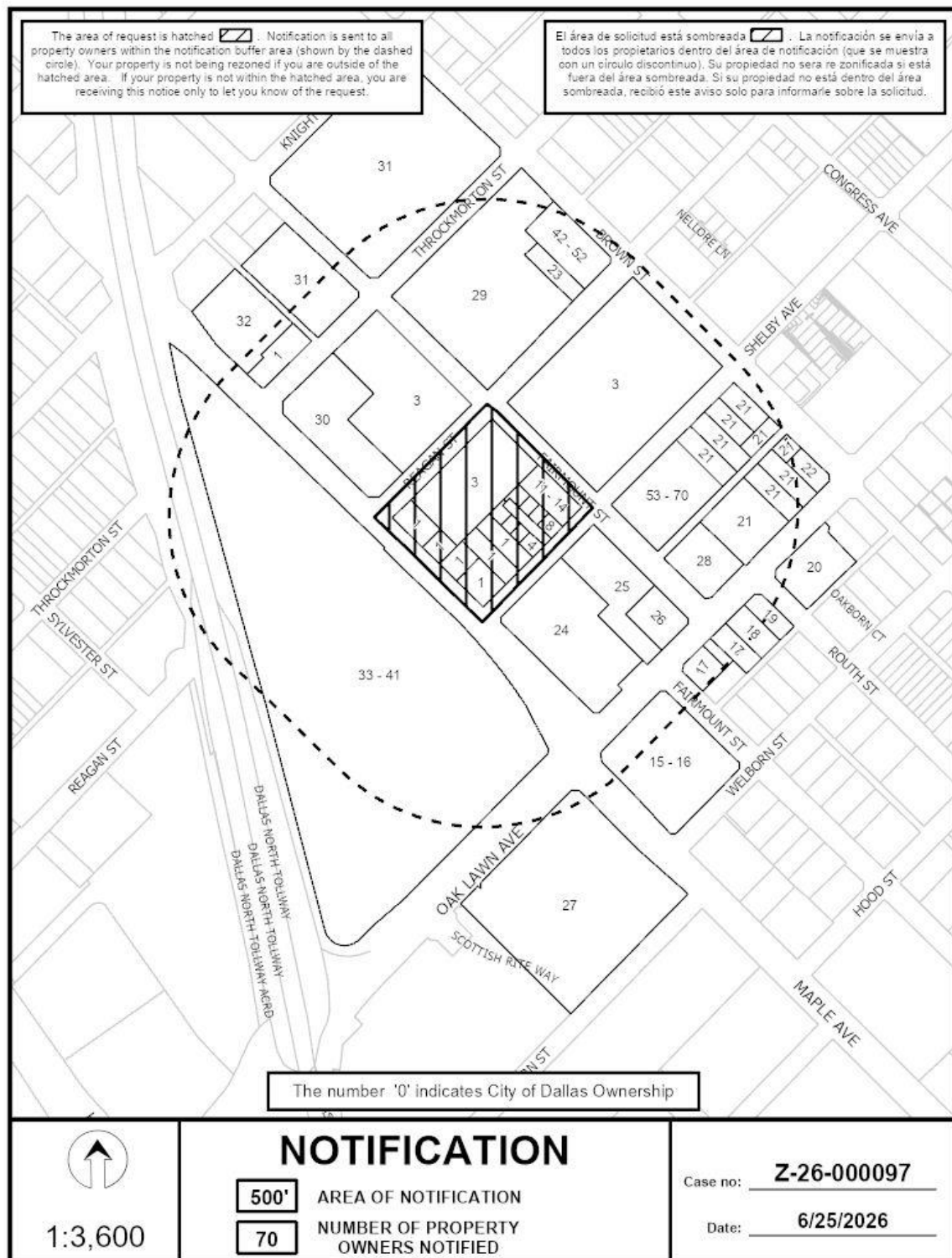
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances,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











06/25/2026

Notification List of Property Owners***Z-26-000097******70 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3920 MAPLE AVE	SOUTH TOLLWAY 3920 LP
2	2517 SHELBY AVE	SHELBY TOWNHOMES OWN ASSO
3	2626 REAGAN ST	CFH SEVILLE LP
4	2517 SHELBY AVE	NAIK MAYUR
5	2517 SHELBY AVE	HALL DAVID M
6	2517 SHELBY AVE	AUSTIN TANGULAR
7	2517 SHELBY AVE	GARZA LORI A
8	2519 SHELBY AVE	Taxpayer at
9	2519 SHELBY AVE	BATES SAM
10	2519 SHELBY AVE	HABIB ISRAR B
11	3911 FAIRMOUNT ST	OASIS EXCURSION LLC
12	3911 FAIRMOUNT ST	OASIS EXCURSION LLC
13	3911 FAIRMOUNT ST	OASIS EXCURSION LLC
14	3911 FAIRMOUNT ST	OASIS EXCURSION LLC
15	3716 MAPLE AVE	EXXON CORPORATION
16	3720 OAK LAWN AVE	TEXAS SCOTTISH RITE HOSPITAL
17	2500 OAK LAWN AVE	OAK LAWN MELROSE LLC
18	2512 OAK LAWN AVE	BARCELONETA LLC
19	2520 OAK LAWN AVE	HECHT RICHARD
20	2604 OAK LAWN AVE	BERLIN GAIL M &
21	2615 OAK LAWN AVE	OAK LAWN PARTNERS LP
22	2629 OAK LAWN AVE	OAK LAWN RESTAURANTS LLC
23	2627 REAGAN ST	MAYORGA HAYDEE
24	2501 OAK LAWN AVE	INTERNATIONAL BANK OF COMMERCE
25	2519 OAK LAWN AVE	WEISFELD HERSCHEL A
26	2529 OAK LAWN AVE	SOUTHLAND CORP

06/25/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3721 MAPLE AVE	TEXAS SCOTTISH RITE HOSPITAL
28	2603 OAK LAWN AVE	2603 OAK LAWN LP
29	2626 THROCKMORTON ST	2626 THROCKMORTON LP
30	4024 MAPLE AVE	OLD PARKLAND EAST LP
31	4110 FAIRMOUNT ST	BEHRINGER HARVARD FAIRMOUNT
32	4114 MAPLE AVE	ASHMORE RETAIL PROPERTIES INC
33	3819 MAPLE AVE	OLD PARKLAND UNIT A LLC
34	3949 OAK LAWN AVE	OLD PARKLAND UNIT B LLC
35	3953 MAPLE AVE	OLD PARKLAND UNIT C LLC
36	3963 MAPLE AVE	OLD PARKLAND UNIT D LLC
37	4001 MAPLE AVE	TRT OLD PARKLAND LLC
38	2215 OAK LAWN AVE	OLD PARKLAND UNIT F LLC
39	2215 OAK LAWN AVE	OLD PARKLAND UNIT G LLC
40	2215 OAK LAWN AVE	OLD PARKLAND UNIT H LLC
41	3819 MAPLE AVE	OLD PARKLAND UNIT K LLC
42	2633 REAGAN ST	GHRIST 2012 IRREVOCABLE TRUST
43	2633 REAGAN ST	GHRIST LIVING TRUST THE
44	2633 REAGAN ST	CHASANOFF JACK TYLER &
45	2633 REAGAN ST	SHEN JUDY
46	2633 REAGAN ST	WRIGHT WILLIAM
47	2633 REAGAN ST	MESZAROS BRANDON &
48	2633 REAGAN ST	FUBARA DEBORAH
49	2633 REAGAN ST	CORNWELL DAVID
50	2633 REAGAN ST	TRIPLETS & ONE LLC
51	2633 REAGAN ST	BUTLER RAYMOND J &
52	2633 REAGAN ST	ANGEL & HONEY HOLDINGS TRUST &
53	2606 SHELBY AVE	CURTIN JAMES M & KELLEY B
54	2606 SHELBY AVE	AMUNDSON LUCAS 2003 ASSET MGMT TRUST
55	2606 SHELBY AVE	WEST JOHN S JR & EMILY B
56	2606 SHELBY AVE	BELTRAN JESSE
57	2606 SHELBY AVE	HOLM SUZANNE

06/25/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2606 SHELBY AVE	LEAL MARCIAL III &
59	2606 SHELBY AVE	K SHELBY LLC
60	2606 SHELBY AVE	BARGEN JUSTIN VON
61	2606 SHELBY AVE	MEIER MICHAEL J &
62	2606 SHELBY AVE	PATEL SAMIT
63	2606 SHELBY AVE	WALDRUM JOE RANDALL &
64	2606 SHELBY AVE	KEZIC VLADIMIR & IVANA
65	2606 SHELBY AVE	MACARAEG MARLOU &
66	2606 SHELBY AVE	WARREN JADEN ANTHONY
67	2606 SHELBY AVE	BALTER JEFFREY C
68	2606 SHELBY AVE	WAITE SARA A
69	2606 SHELBY AVE	VO HELEN
70	2606 SHELBY AVE	JUBANG MICHAEL J