

FILE NUMBER: Z-25-000136

DATE FILED: November 3, 2025

LOCATION: East corner of Maple Avenue and Mahon Street

COUNCIL DISTRICT: 14

SIZE OF REQUEST: 15,578 SF

CENSUS TRACT: 481130018002

REPRESENTATIVE: Robert Baldwin – Baldwin Associates

OWNER: Robert Colombo – St. Germain Development

REQUEST: An application for a new Planned Development Subdistrict for HC Heavy Commercial Subdistrict uses on property zoned HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The purpose of the request is to allow modified development standards to facilitate the redevelopment of the property as a hotel with residential units.

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

CPC RECOMMENDATION: Approval, subject to a conceptual plan and amended conditions.

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

BACKGROUND INFORMATION:

- The area of request is currently zoned an HC Heavy Commercial Subdistrict within PD 193.
- The subject property was erected in 1897 and includes a 15,440 square foot structure that has been used for hotel and commercial uses.
- The request proposes redevelopment of the property as a boutique hotel with private residential units.
- To facilitate the proposed redevelopment and allow for modified development standards tailored to the site, the applicant is requesting the creation of a new PD Subdistrict.

Zoning History:

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

1. Z234-243: On March 26, 2025, City Council approved a zoning change from HC Heavy Commercial Subdistrict within Planned Development District 193 (Oak Lawn Special Purpose District) to Planned Development Subdistrict 175 within PD 193, establishing new use regulations and development standards on property bounded by Cedar Springs Road, Maple Avenue, McKinney Avenue, and Pearl Street.

2. Z245-169: On June 11, 2025, City Council approved an application to amend Planned Development District 9 by removing the D Liquor Control Overlay on property located on the northeast line of Fairmount Street northwest of McKinney Avenue.

3. Z223-114: On November 8, 2023, 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, at the east corner of Cedar Springs Road and Fairmount Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed ROW
Maple Avenue	Community Collector	-
Mahon Street	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 June 26, 2025. The study evaluated existing, background, and background-plus-site conditions at the Maple Avenue and Mahon Street area and determined that the proposed development will not result in a significant impact to the surrounding roadway network. All analyzed intersections are projected to operate at acceptable levels of service, with minimal increases in delay, and the site access, driveway spacing, sight distance, and on-street parking conditions meet City of Dallas standards. No additional roadway or signal improvements are recommended at this time. Staff will continue to review detailed plans, including valet operations and sidewalk improvements, as part of subsequent plan review.

Transit Access:

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

McKinney Avenue Streetcar
425

DART Bus Routes:

001,103, 209

STAFF ANALYSIS:

Comprehensive Plan:

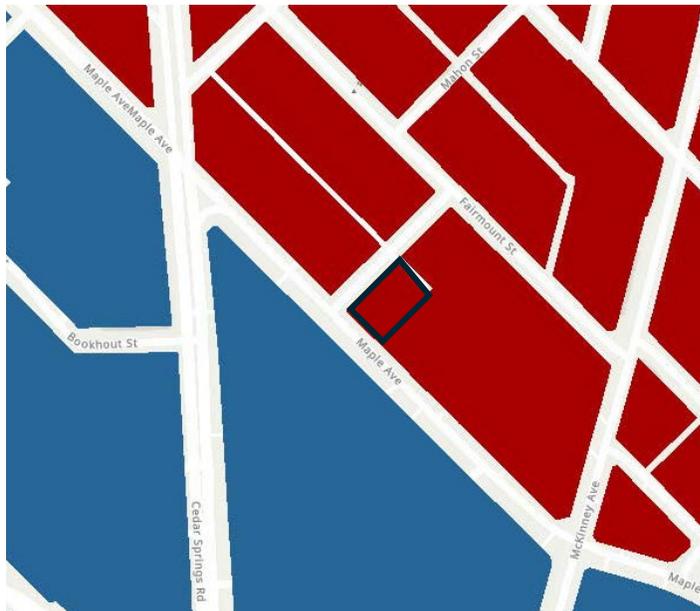
The ForwardDallas 2.0 Comprehensive Plan was adopted by City Council in September 2024. ForwardDallas 2.0 is a policy-based guide that reflects how Dallas has evolved over the past two decades and provides direction for future growth, economic development, and long-term vibrancy. ForwardDallas is a guidance 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 Regional Mixed-Use (RM) placetype.

Regional Mixed-Use areas are intended to function as high-intensity hubs that accommodate a wide range of uses, including apartments, mixed-use development, lodging, commercial, office, and civic or institutional uses. These areas are typically located along major transportation corridors or at key intersections and are designed to support higher densities, regional employment centers, and a mix of housing and commercial activity. The placetype emphasizes multimodal access, compact development patterns, and the creation of active centers for living, working, and shopping.

The proposed zoning request is consistent with the Regional Mixed-Use placetype by supporting a mix of lodging and residential uses in a location served by major transportation infrastructure. The proposal aligns with ForwardDallas 2.0 policies encouraging higher-intensity mixed-use development in regional centers and corridors, while reinforcing the plan's goals for efficient land use, economic activity, and regional accessibility.

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



The 360 Plan:

The 360 Plan is a strategic document that establishes a cohesive vision for Downtown Dallas and its surrounding neighborhoods, including Uptown, to guide land use, mobility, urban design, and economic development. The Plan was adopted by City Council in April 2011 and updated through December 2017. The area of request is located within the Uptown area of the Plan.

The Plan identifies Uptown as one of the City Center's most vibrant and walkable mixed-use neighborhoods, characterized by a blend of residential, employment, hospitality, and

cultural uses, with an emphasis on reinvestment, urban-scale design, and pedestrian-oriented development.

The proposed redevelopment of the subject property as a boutique hotel with private residential units is consistent with the 360 Plan’s vision for Uptown as a dense, mixed-use, and transit-supportive urban district. The requested PD Subdistrict is intended to facilitate redevelopment that supports the Plan’s goals of:

- Reinforcing a mix of residential and visitor-serving uses in a walkable urban setting;
- Encouraging reinvestment along key corridors such as Maple Avenue; and
- Promoting high-quality urban design and placemaking through context-sensitive development standards.

The 360 Plan emphasizes creating complete neighborhoods through pedestrian-scaled development, active street frontages, and compatibility with surrounding urban fabric. The proposed PD Subdistrict, which establishes tailored development standards to support a hotel and residential use in Uptown, is consistent with these objectives and with the Plan’s broader strategy to strengthen Uptown as a connected, mixed-use, and economically vibrant district.

Land Use

	Zoning	Land Use
Site	PD 193, HC Heavy Commercial Subdistrict	Hotel
Northeast	PD 125	Office
East	PD 193, PDS 38	Restaurants
South	PD 193, PDS 175	Offices, retail, hotel, restaurant
West	PD 631, HC Heavy Commercial Subdistrict	Multifamily

Land Use Compatibility:

The subject site is located within Planned Development District No. 193 and is developed with a two-story structure historically used for hospitality and related commercial purposes. The property is also located within the Demolition Delay Overlay District. The surrounding area is characterized by an established mixed-use pattern. Properties to the north and west include multifamily residential uses and mixed-use developments with office, retail, hotel, and restaurant components within PD 193 and associated subdistricts. To the east and southeast are office and restaurant uses within PDs 9, 125, and 193, while additional restaurant and commercial uses are located along the surrounding corridors.

Given this context, the site is situated within a predominantly urban, mixed-use environment with a strong concentration of residential, office, and visitor-serving uses. The proposed redevelopment as a boutique hotel with residential units and the creation of a tailored PD Subdistrict are compatible with the surrounding land use pattern and intensity. The request supports continued reinvestment along the Maple Avenue corridor and aligns with the existing mix of multifamily, office, and commercial uses, while maintaining an appropriate urban scale consistent with nearby development.

Development Standards

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

DISTRICT	SETBACKS		Density	Height Stories	Lot Coverage	Special Standards	Primary Use
	Front	Side/Rear					
Existing: PD. 193 HC	None	Side: 10' for multifamily Rear: 25' for multifamily	FAR: 4.5:1	240'	60% residential, 100% non- res		Mixed use
Proposed: PD. 193 New PD Subdistrict	10' ($\leq 36'$); 15' (37'– 170'); 20' ($> 170'$)	Side: 10'	FAR: 10.6:1	350' (plus 30' projections)	52%		Mixed use

Height

While building heights in the surrounding Uptown area vary, there is a clear pattern of increased intensity and vertical development along the Maple Avenue, Cedar Springs Road and McKinney Avenue. The proposed maximum height of 350 feet reflects this urban context and is consistent with nearby high-rise residential and mixed-use development.

The tiered front setback requirements (10 feet for portions of the structure up to 36 feet, 15 feet for portions between 37 and 170 feet, and 20 feet for portions above 170 feet) are intended to reduce the perceived mass of the tower at the street level and shift the tallest portions of the building toward the interior of the site. While these standards provide some mitigation, the removal of the historic structure eliminates an important low-scale anchor

along Maple Avenue, and the transition from a two-story condition to a 300–350 foot tower may be abrupt. The appropriateness of the requested height therefore relies heavily on the effectiveness of the setback, massing, and façade articulation in maintaining pedestrian-scale conditions and visual compatibility along the street.

Floor Area Ratio

The proposed maximum FAR of 10.6:1 reflects the site’s location within a high-intensity, transit-supported, and walkable portion of Uptown. Comparable developments in the surrounding area exhibit FARs generally ranging from approximately 6.0:1 to over 12.0:1, with several recent projects along Maple Avenue and Cedar Springs Road in the 9.0:1 to 10.0:1 range. From a regional urban density perspective, the requested FAR is therefore within the range of intensities established in the corridor.

However, the requested FAR represents more than a doubling of the development intensity currently permitted under the base PD 193 HC standards. With the demolition of the existing structure, all of the site’s development potential would be realized in a single high-rise form. This places greater importance on whether the concentration of this level of density on a small parcel is appropriate in terms of skyline composition, infrastructure capacity, traffic operations, and compatibility with adjacent blocks.

Lot Coverage

The proposed maximum lot coverage of 52 percent is lower than what is permitted in the existing HC Subdistrict and is moderated by required setbacks and open space. In a dense urban context, this supports efficient land use while allowing room for streetscape improvements and pedestrian amenities.

Design Standards

Given the demolition of a late-19th-century structure and the introduction of a high-rise building on a small site, the proposed design and public-realm standards become critical from a planning perspective. Requirements for below-grade parking, limited driveway access, wide and continuous sidewalks, pedestrian-scale lighting, façade transparency and articulation, open space, and sustainability features are intended to ensure that the resulting development contributes positively to the Maple Avenue corridor and supports walkability, street activation, and urban design quality. Key provisions include:

- Sidewalks and Streetscape: New sidewalks are required to provide a minimum six-foot unobstructed pedestrian zone and a minimum five-foot planting zone between the curb and sidewalk. Sidewalks across driveways and curb cuts must be continuous, level, and constructed at the same grade as adjoining sidewalks, with special paving to clearly delineate pedestrian crossings.

- Pedestrian-Scale Lighting: For developments exceeding 20,000 square feet, pedestrian-scale lighting providing a minimum maintained average illumination of 1.5 foot-candles is

required along public sidewalks and streets, subject to approval by the Director of Transportation.

- Transparency and Façade Design: A minimum of 30 percent transparency is required on street-facing façades up to a height of 30 feet. Blank façades longer than 30 feet are prohibited unless mitigated through architectural articulation such as changes in plane, fenestration variation, prominent entrances, canopies, balconies, material changes, or similar features.
- Driveway Controls: A maximum of two new driveways are permitted, each limited to a maximum width of 24 feet, to reduce pedestrian-vehicle conflicts and preserve streetscape continuity.
- Open Space: At least 10 percent of the site must be reserved as open space, which may be provided at grade or on rooftops and may include landscaped areas, courtyards, pools, patios, or other outdoor common areas. Open space must be open to the sky (with limited architectural exceptions), must exclude parking and vehicular areas, and must be maintained in a healthy and usable condition.
- Sustainable Design Features: The PD requires on-site bicycle storage (one space per three dwelling units), micro-mobility charging and parking for a minimum of 10 devices (with at least two charging locations at grade), rooftop photovoltaic panels (minimum 1,000 square feet), and roof treatments that reduce heat gain on at least 20 percent of roof area. Habitat-oriented landscaping, drip irrigation, rainwater reuse, and related water-efficiency measures are also required.
- Pedestrian Amenities: At least one trash receptacle and one pet waste station must be provided along Maple Avenue and Mahon Street.
- Noise Control: Use of exterior amplified sound is prohibited after 11:00 p.m. to protect nearby residential and mixed-use areas.

Parking:

Because the site is located within one-half mile of a Transit-Oriented Development (TOD), no minimum off-street parking is required pursuant to Chapter 51A-4.200 of the Dallas Development Code, as amended May 14, 2025. The proposed development will nonetheless provide 128 off-street parking spaces, all located below grade. Additional information on use-specific ratios can be found here: [Parking Reform Summary](#).

Landscaping:

All landscaping must comply with the provisions of Part I of PD 193 and the following Subdistrict specific requirements, which shall control in the event of any conflict. All general and special planting areas must be designed and installed to meet habitat garden standards, and all plant materials must be maintained in a healthy, growing condition

using industry best practices, with an emphasis on supporting and sustaining pollinator habitats. Landscaping and plantings must utilize drip irrigation, capture and reuse condensate from mechanical equipment for irrigation, and incorporate detention and rainwater harvesting systems for irrigation purposes.

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 “D” MVA area.

List of Officers

St. Germain Development, LLC

Robert P. Colombo – Manager

Brian Garcia – Manager

Mark Smith - Manager

**CPC Action
February 5, 2026**

Motion: It was moved to recommend **approval** of a new Planned Development Subdistrict, subject to a conceptual plan and conditions with the following changes: 1) under “Off Street Parking and Loading”, Subsection (a) is amended to replace Division 51A-4.200 with Part I of this article. 2) under “Design Standards”, Subsection (i) is revised to read Use of exterior amplified sound is prohibited between 10:00 p.m. and 7:00 a.m. (the next day), Sunday through Thursday, and between 11:00 p.m. and 7:00 a.m. (the next day), Friday and Saturday., on property zoned HC Heavy Commercial Subdistrict within Planned Development District 193, the Oak Lawn Special Purpose District, on the east corner of Maple Avenue and Mahon Street.

Maker: Hampton
Second: Housewright
Result: Carried: 13 to 0

For: 13 - Sims, Hampton, Herbert, Serrato,
Carpenter, Wheeler-Reagan, Franklin
Koonce, Housewright, Kocks, Coffman, Hall,
Rubin

Against: 0
Absent: 1 - Forsyth
Vacancy: 0
Conflict: 1 - Kingston**

**Out of room when vote was taken

Notices: Area: 500 Mailed: 40
Replies: For: 0 Against: 0

Speakers: For: Philip Kingston, 5901 Palo Pinto, Dallas, TX, 75206
Against: None

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 __, 2024. (Ord. _____)

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

PD Subdistrict __ is established on property at the northeast intersection of Maple Avenue, and Mahon Street. The size of PD Subdistrict __ is 0.354 acres. (Ord. _____)

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) HABITAT GARDEN means any planting areas will be 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. Turf and lawn areas are considered planting areas within this definition, provided however, that lawn and turf areas may use grasses that are not considered low or very low water consumption.

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

(3) NEW DRIVEWAY means a driveway that is constructed after [date of passage]. For purposes of this definition, repairs that are necessary to maintain driveways constructed before [date of passage] are permitted and do not constitute a new driveway.

(4) NEW SIDEWALK means a sidewalk that is required to be constructed after [date of passage]. For purposes of this definition, repairs that are necessary to maintain sidewalks constructed before [date of passage] are permitted and do not constitute a new sidewalk.

(5) SUBDISTRICT means a subdistrict of PD 193.

(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. (Ord. _____)

SEC. S-_____.104. EXHIBITS.

The following exhibits are incorporated into this article:

(a) Exhibit S-____A: conceptual plan.

SEC. S-_____.106. CONCEPTUAL PLAN.

(a) Development and use of the Property must comply with the conceptual plan. If there is a conflict between the text of this division and the conceptual plan, the text of this division controls. (Ord. _____)

SEC. S-_____.107. DEVELOPMENT PLAN.

(a) A development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. If there is a conflict between the text of this article and the development plan, the text of this article controls.

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

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

SEC. S-_____.108. MAIN USES PERMITTED.

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

(a) The following use is permitted by right:

- Hotel with less than 80 rooms

SEC. S-_____.109. 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. (Ord. _____)

SEC. S-_____.110.

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 HC Subdistrict apply.

(b) Front Yard Setback.

(1) For the portion of the building under 36 feet: 10 feet.

(2) For the portion of the building between 37 feet and 170 feet: 15 feet.

(3) For the portion of the building above 170 feet: 20 feet.

(4) Encroachments such as awnings, balconies, bay windows, ramps, retaining walls, stairs, stoops, and unenclosed porches are allowed into the required front yard and do not need to be shown on the development plan.

(c) Side Yard. 10 feet

(d) Floor area ratio. Maximum floor area ratio is 10.6:1

(e) Height.

(1) In general. Except as provided in this subsection, maximum structure height is 350 feet.

(2) Projections. The following structures may project a maximum of 30 feet above the maximum structure height:

(A) Cooling tower.

(B) Elevator penthouse or bulkhead.

(C) Mechanical equipment room and any visual screens which surround mechanical equipment.

(D) Skylights.

(E) Observation deck.

(F) Chimney and vent stacks.

(G) Parapet walls or guard rails.

(H) Helistop.

(f) Encroachments. The following additional items are permitted to be located within the required front, side, and rear yards:

(1) Seat walls, retaining walls, stoops, porches, steps, unenclosed balconies, ramps, handrails, safety railings, and benches all not exceeding four feet in height and extending a maximum of five feet into the required minimum yards.

(2) Landscape planters.

(3) Sculptures.

(4) Canopies or awnings.

(5) Existing structures.

(g) Front yard fences. A maximum four-foot-high fence with at least 75 percent transparency is allowed in a front yard. A maximum four-foot-high handrail may be located on retaining walls in a front yard. (Ord. ____)

SEC. S-____.111. OFF-STREET PARKING AND LOADING.

(a) Off-street parking. Consult the use regulations in Part I of this article for the specific off-street parking and loading requirements for each use.

Staff Recommendation:

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

(b) Below grade parking. A minimum of 100 percent of the off-street parking must be provided below grade.

(c) Off-street loading.

(1) In general. Except as provided in this section, consult Part I of this article for the specific loading requirements for each use.

(2) At least one off-street passenger loading space must be provided..

(3) At least one on-street passenger loading spaces must be provided; provided however, such on-street passenger loading zone must be constructed in compliance with the Architectural Barrier Act accessibility standards and must be approved by the director and by the director of public works. If such approvals are not given, the on-street passenger loading spaces are not required..

SEC. S-_____.112. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. _____)

SEC. S-_____.113. LANDSCAPING.

(Note: 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.)

(a) Habitat gardens. All general planting areas and special planting areas must meet habitat garden standards.

(b) Maintenance. Plant materials must be maintained in a healthy, growing condition, and all landscaping must be maintained with industry best practices to promote the healthy development and maintenance of pollinator habitats. (Ord. ____).

(c) Irrigation. The following irrigation tools must be utilized for landscaping and plantings:

(1) Drip irrigation shall be utilized for maintenance of plantings.

(2) Condensate from mechanical equipment must be captured and reused for irrigation.

(3) Detention and rainwater harvesting must be utilized for irrigation.

SEC. S-_____.114. DESIGN STANDARDS.

(a) New sidewalks.

(1) Except for driveways and drop off areas, a new sidewalk must provide a minimum unobstructed sidewalk width of six feet at all times.

(2) A minimum five-foot-wide planting zone must be provided between the back of the curb and a new sidewalk.

(3) Sidewalks across all driveways and curb cuts, must be:

(A) continuous and level with the adjoining sidewalks;

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

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

(b) Sustainable design features.

(1) Bicycle parking. A minimum of one bicycle storage space for every three dwelling units is required within a parking garage or building. Long-term bicycle storage 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.

(2) Micro-mobility charging and parking. Micro-mobility charging and parking must be provided for at least 10 micro-mobility vehicles, which may be located within a parking garage or building, provided a minimum of two micro-mobility charging locations are available at grade.

(3) Roofs.

(A) A minimum of 1,000 square feet of photovoltaic cells for producing solar energy must be located on a roof. The required photovoltaic cells may be located on any roof within the district.

(B) A minimum of 20 percent of the roof area must be covered with improvements that minimize heat production such as light-colored roof materials, turf, synthetic turf, raised planters, photovoltaic cells, swimming pools, water features, or shade structures.

(4) Pedestrian amenities. A minimum of one trash receptacle and one pet refuse container shall be provided along Cedar Springs Road and Maple Avenue.

(e) Building design.

(1) Transparency. A minimum 30 percent transparency must be provided for the street-facing facade, up to 30 feet in height.

(2) Facade articulation. Blank facades longer than 30 feet are prohibited. Where blank facades occur, horizontal or vertical articulation is required, such as:

(A) 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;

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

(C) Architecturally prominent entrances.

(D) Increased transparency.

(E) Attached tower or turret.

(F) Variations in fenestration or building massing.

(G) Canopies.

(H) Awnings.

(I) Balconies.

(J) Change in building materials.

(f) New driveways. A maximum of two new driveways are permitted, each with a maximum width of 24 feet.

(g) Pedestrian scale lighting. For a development greater than 20,000 square feet of floor area, pedestrian scale lighting that provides a minimum maintained average illumination level of 1.5 foot candles must be provided along public sidewalks and adjacent to public streets. The design and placement of both the standards and fixtures must be approved by the director of transportation.

(h) Open space requirements.

(1) At least 10 percent of the Property site must be reserved as open space for activity such as active or passive recreation, playground activity, groundwater recharge, or landscaping.

(A) No structures except for architectural elements; playground equipment; structures that are not fully enclosed such as colonnades, pergolas, and gazebos; and ordinary projections of windowsills, bay windows, belt courses, cornices, eaves, and other architectural features are allowed; otherwise, open space must be open to the sky.

(B) Open space may contain primarily grass, vegetation, or open water; be primarily used as a ground-water recharge area; or contain pedestrian amenities such as fountains, benches, paths, or shade structures.

(C) Open space may be provided at or below grade or aboveground by an outside roof deck, rooftop garden, playground area, pool area, patio, or similar type of outside common area.

(D) Private balconies, sidewalks, parking spaces, parking lots, drive aisles, and areas primarily intended for vehicular use are not considered open space and do not count towards the open space requirement.

(E) Operation or parking of vehicles within on-site open space is prohibited. Emergency and grounds maintenance vehicles are exempt.

(F) Open spaces must be properly maintained in a state of good repair and neat appearance, and plant materials must be maintained in a healthy, growing condition. (Ord. _____)

(i) Use of exterior amplified sound is prohibited between 10:00 p.m. and 7:00 a.m. (the next day), Sunday through Thursday, and between 11:00 p.m. and 7:00 a.m. (the next day), Friday and Saturday.

SEC. S-_____.115. SIGNS.

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

SEC. S-_____.116. 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. (Ord. _____)

SEC. S-_____.117. 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. (Ord. _____)

Proposed Concept Plan

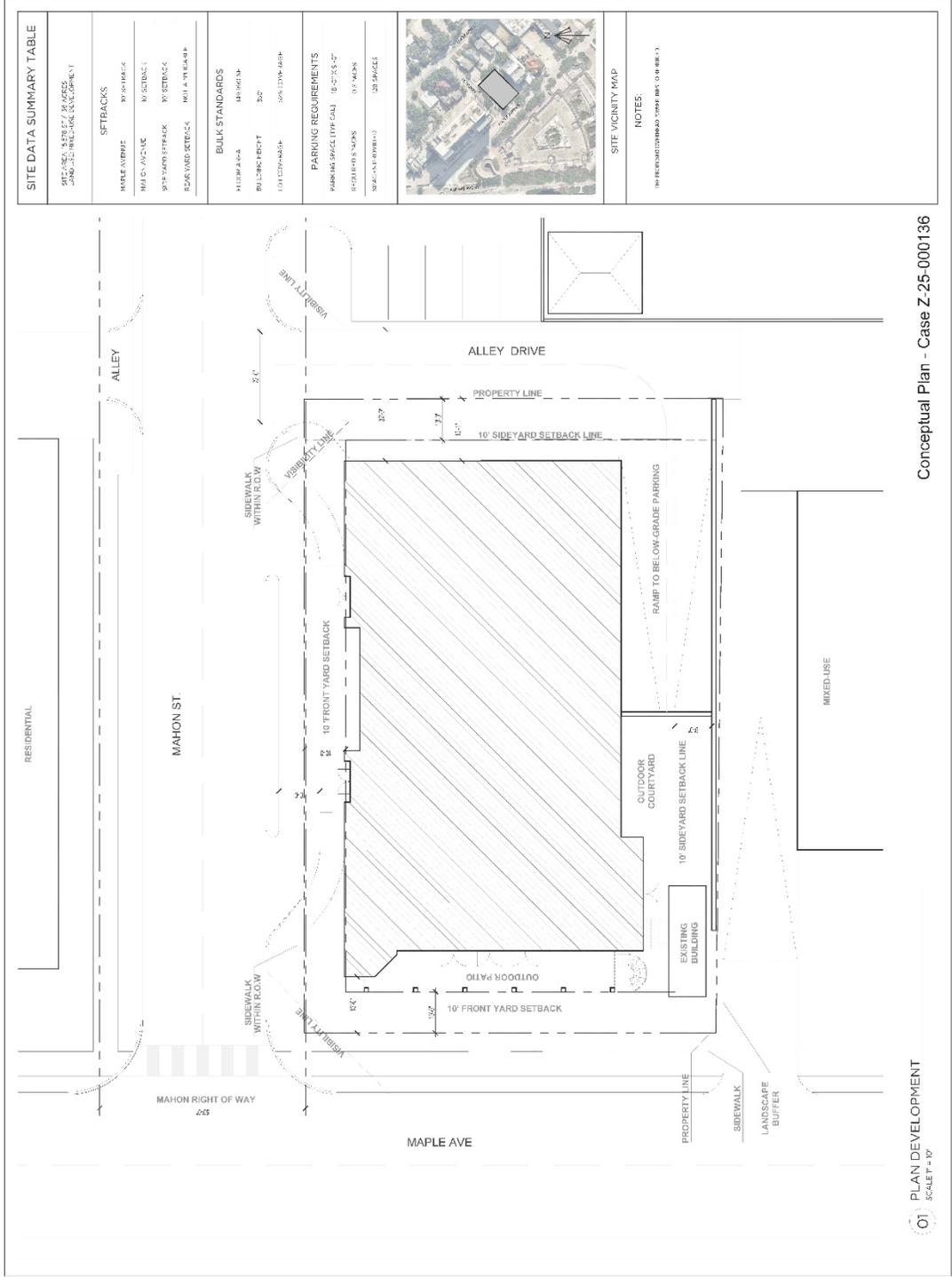


THE MONCLAIRE

2516 MAPLE AVENUE, DALLAS, TX 75201

DESIGN DEVELOPMENT
DATE: 01/11/2024
PROJECT NO: 2516 MAPLE
SCALE: 1/8" = 1'-0"
DATE: 01/11/2024
PROJECT NO: 2516 MAPLE

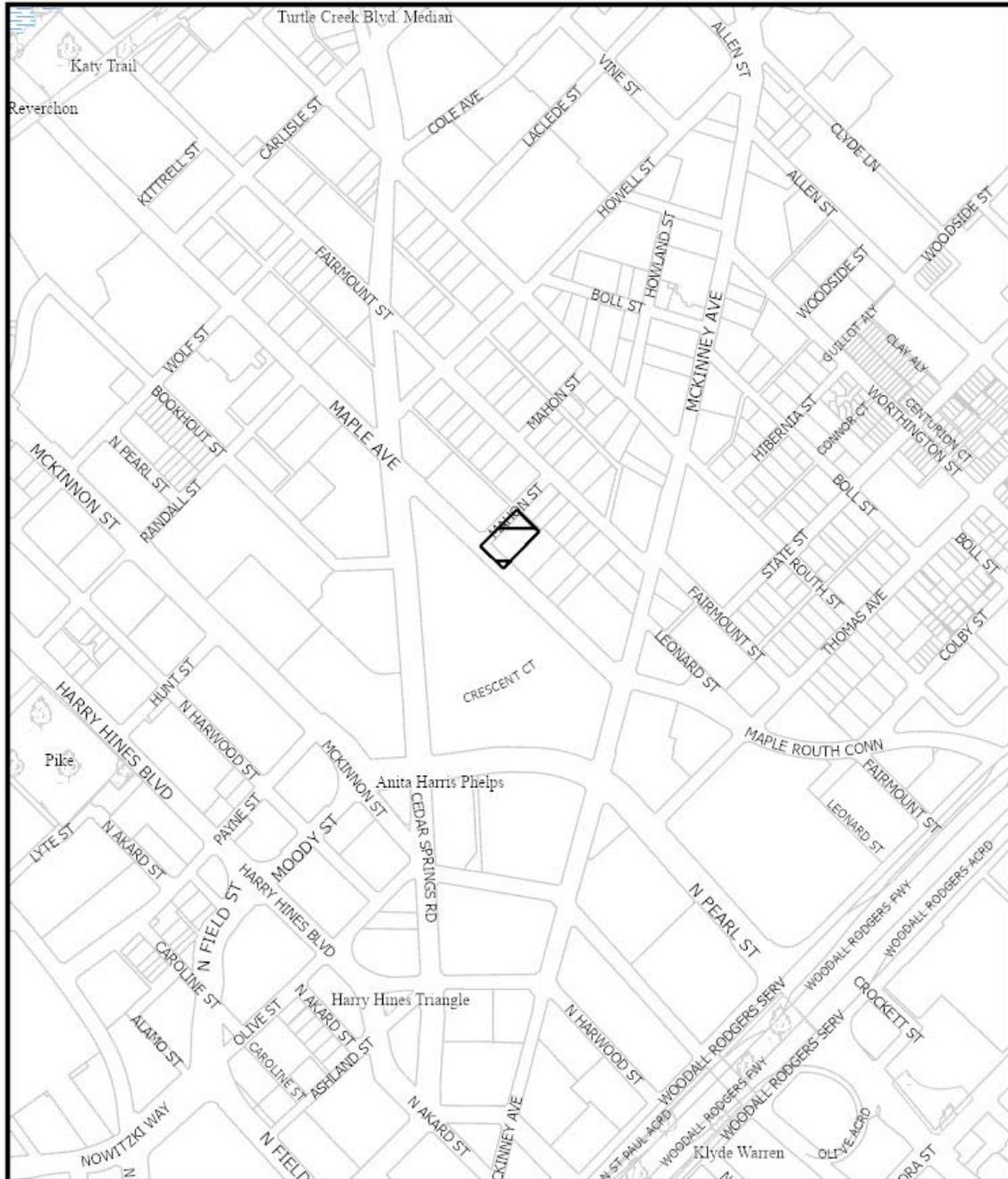
A_0.0



SITE DATA SUMMARY TABLE SITE ADDRESS: 2516 MAPLE AVENUE, DALLAS, TX 75201 OWNER: NINUNZIO ARCHITECTS, 1000 WEST END AVENUE, SUITE 100, DALLAS, TX 75201 PROJECT NO: 2516 MAPLE	SETBACKS MAPLE AVENUE: 10' SIDEYARD SETBACK MAHON AVENUE: 10' SIDEYARD SETBACK MAHON RIGHT OF WAY: 10' SIDEYARD SETBACK ALLEY: 10' SIDEYARD SETBACK	BULK STANDARDS MAXIMUM AREA: 14,100 SQ. FT. MAXIMUM HEIGHT: 30 FT. MAXIMUM NUMBER OF STORIES: 3	PARKING REQUIREMENTS PARKING SPACE (TYP. CALL): 18'-0" X 5'-0" POSITIONING: STAGGED MAXIMUM NUMBER OF SPACES: 20 SPACES	SITE VICINITY MAP NOTES: 1. THE PROPERTY IS SHOWN IN RED.
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Conceptual Plan - Case Z-25-000136

01 PLAN DEVELOPMENT
SCALE 1/8" = 1'-0"

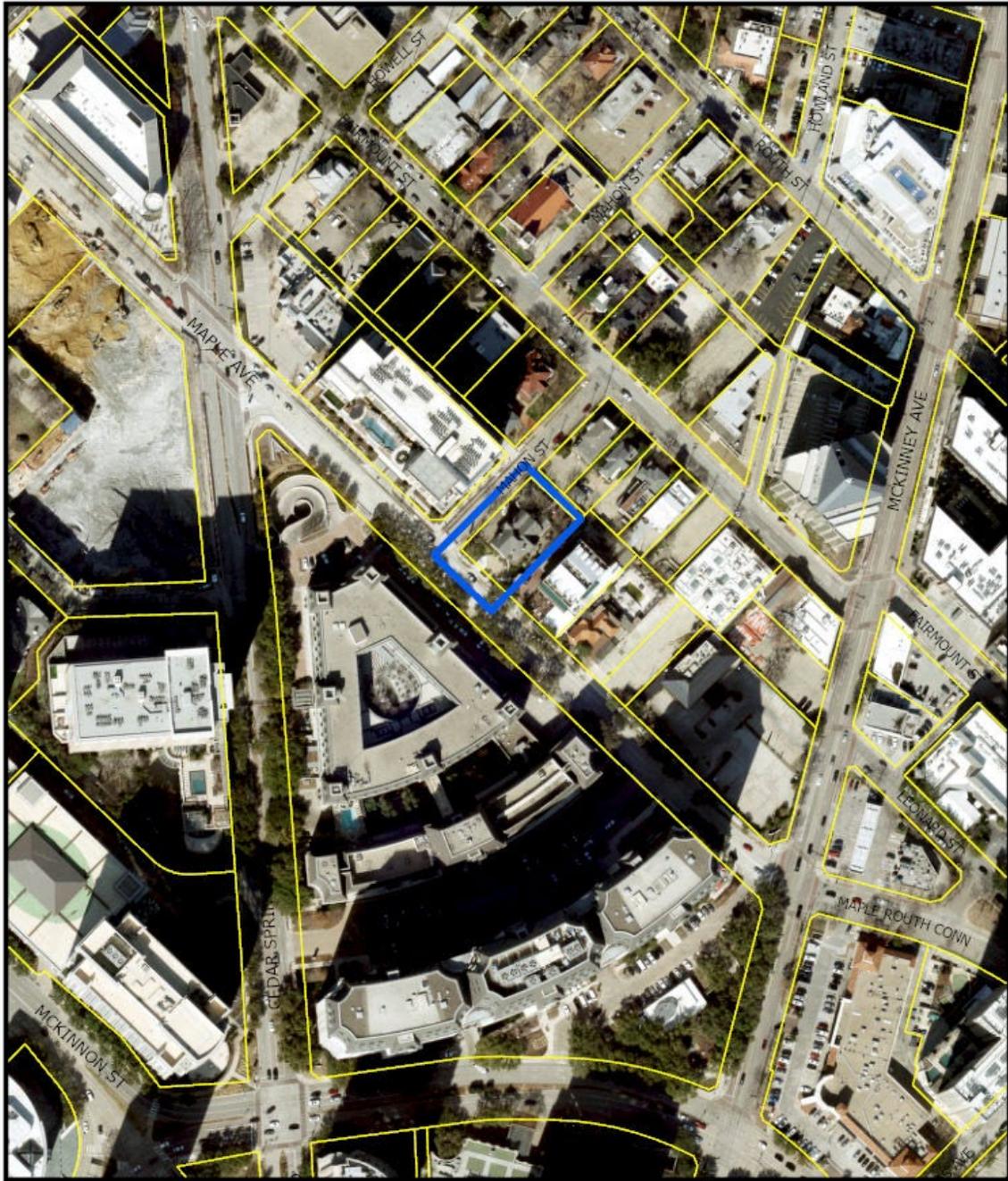


1:6,000

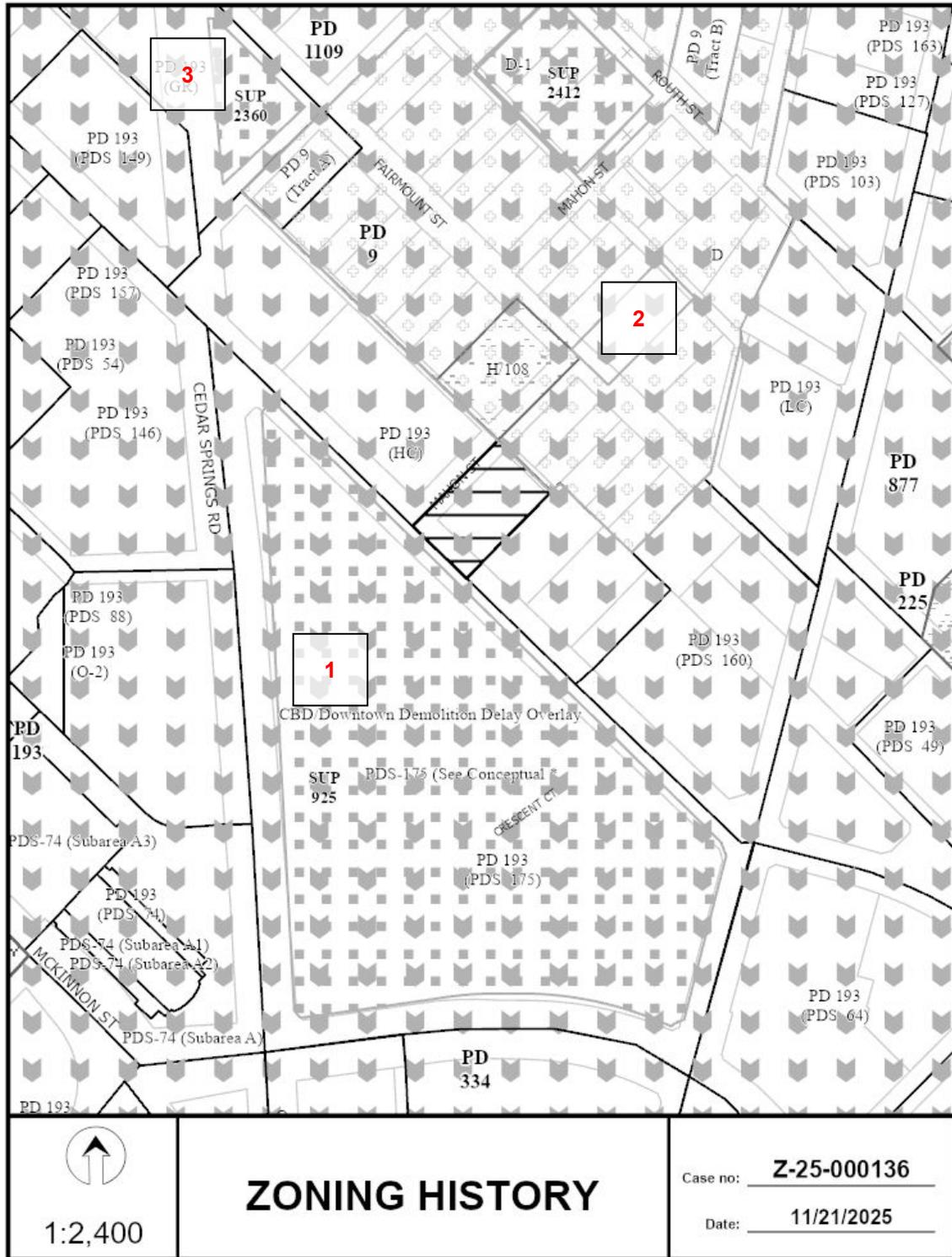
VICINITY MAP

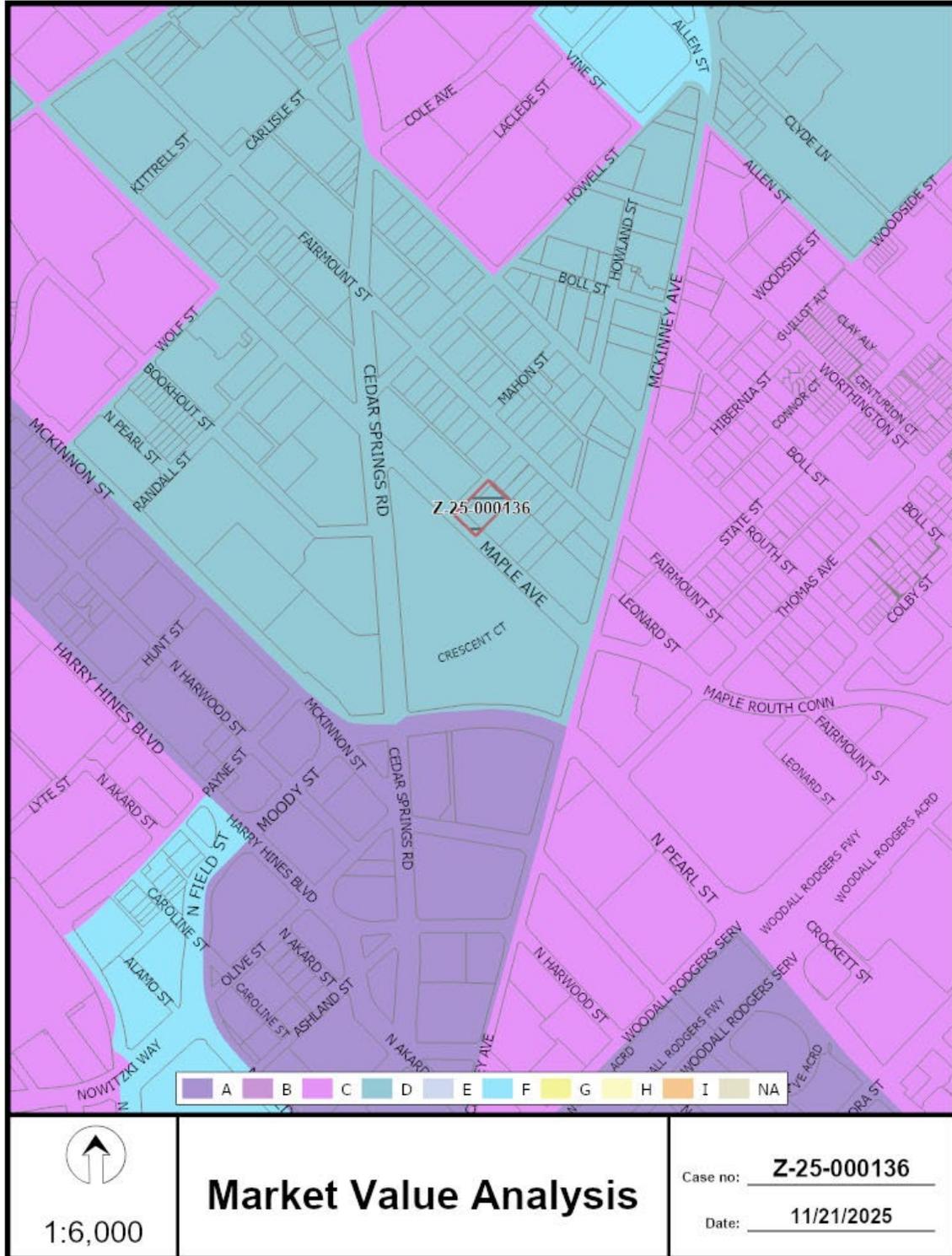
Case no: **Z-25-000136**

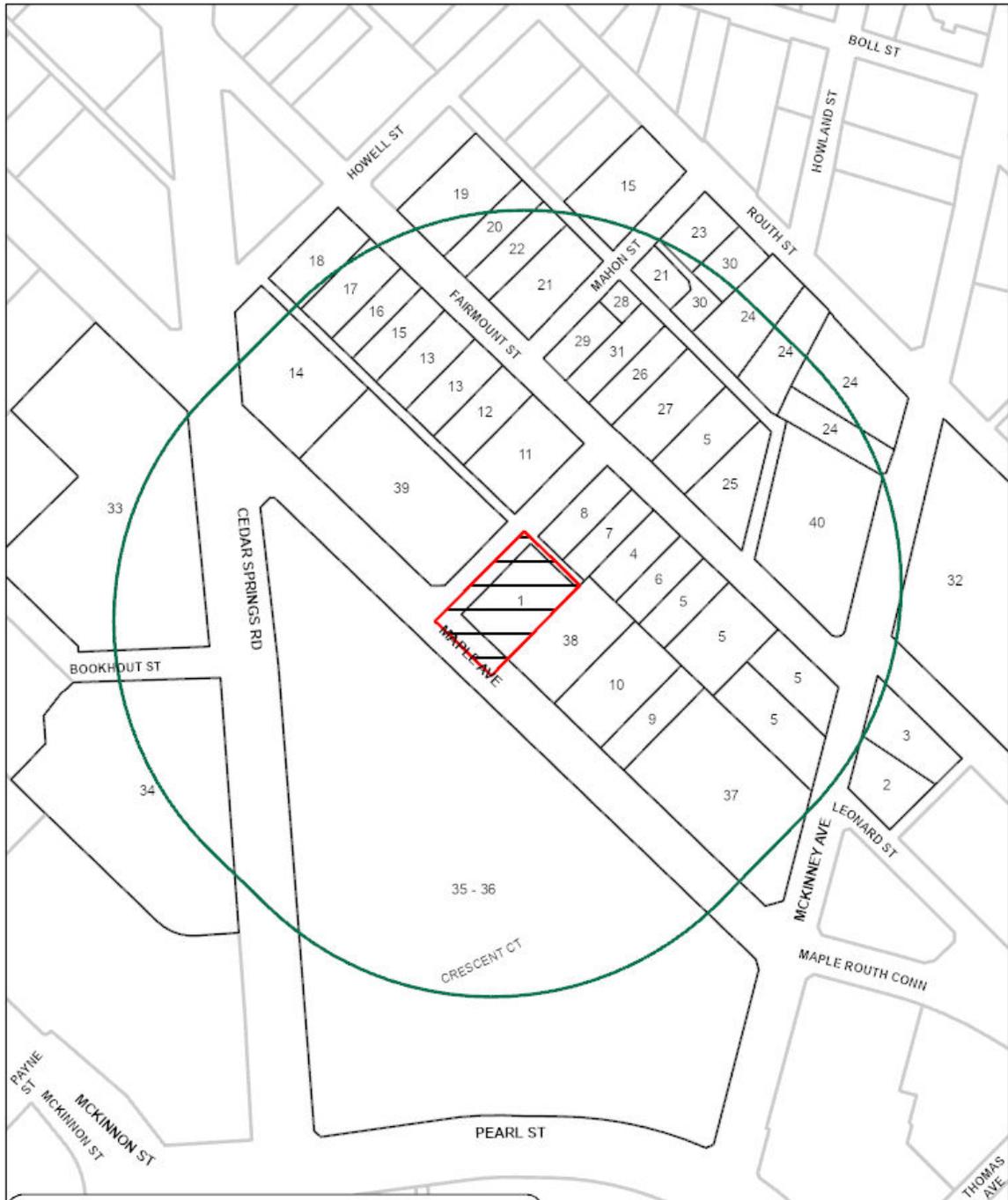
Date: **11/21/2025**



 1:2,400	<h1>AERIAL MAP</h1>	Case no: <u>Z-25-000136</u> Date: <u>11/21/2025</u>
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40	Property Owners Notified (50 parcels)
0	Replies in Favor (0 parcels)
0	Replies in Opposition (0 parcels)
500'	Area of Notification
2/5/2026	Date

Z-25-000136
CPC



1:2,400

02/04/2026

Reply List of Property Owners**Z-25-000136****40 Property Owners Notified 0 Property Owners in Favor 0 Property Owners Opposed**

Reply	Label #	Address	Owner
	1	2516 MAPLE AVE	ST GERMAIN DEVELOPMENT LLC
	2	2400 MCKINNEY AVE	MCKINNEY OH LLC
	3	2408 MCKINNEY AVE	MCKINNEY OH LLC
	4	2521 FAIRMOUNT ST	BLL LP
	5	2507 FAIRMOUNT ST	MURPHY PLAZA LLC
	6	2517 FAIRMOUNT ST	LWO REAL ESTATE II LLC
	7	2525 FAIRMOUNT ST	BLL LP
	8	2527 FAIRMOUNT ST	KAME YUGEN SEKININ JIGYO
	9	2504 MAPLE AVE	PASHA & SINA INC
	10	2508 MAPLE AVE	PASHA & SINA INC
	11	2603 FAIRMOUNT ST	2603 FAIRMOUNT INVESTORS
	12	2611 FAIRMOUNT ST	DCMS FOUNDATION
	13	2701 FAIRMOUNT ST	MAPLE MARKETING CORP
	14	2628 MAPLE AVE	GREENWAY MAPLE LP
	15	2711 FAIRMOUNT ST	2711 FAIRMOUNT LP
	16	2715 FAIRMOUNT ST	TRU SALON DALLAS LLC
	17	2719 FAIRMOUNT ST	SHAW EVAN L
	18	2723 FAIRMOUNT ST	SHAW COMMERICAL LLC
	19	2718 FAIRMOUNT ST	VICEROY FAIRMOUNT LP
	20	2708 FAIRMOUNT ST	VICEROY FAIRMOUNT LP
	21	2700 FAIRMOUNT ST	MORTON PRODUCTION INC &
	22	2706 FAIRMOUNT ST	FAIRMOUNT OFFICE LLC
	23	2707 ROUTH ST	CENIKOR FOUNDATION
	24	2609 ROUTH ST	OR ASSET HOLDINGS LP
	25	2520 FAIRMOUNT ST	2520 FAIRMOUNT STREET
	26	2600 FAIRMOUNT ST	2600 FAIRMOUNT LLC

02/04/2026

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	2530 FAIRMOUNT ST	KORNYE GEORGE W &
	28	2512 MAHON ST	GINSBURG BROOKE &
	29	2610 FAIRMOUNT ST	GINSBURG BROOKE MINORS
	30	2703 ROUTH ST	DAYTON JOHN W
	31	2604 FAIRMOUNT ST	SMITH SHARON HAYSLIP
	32	2500 MCKINNEY AVE	LG ROUTH LP
	33	2323 CEDAR SPRINGS RD	23 SPRINGS LP
	34	2215 CEDAR SPRINGS RD	2215 ASHTON PLACE LLC
	35	100 CRESCENT CT	GPIF TC OWNER LLC
	36	100 CRESCENT CT	GPIF TC OWNER LLC
	37	2401 MCKINNEY AVE	2401 MCKINNEY LLC
	38	2512 MAPLE AVE	HEIDARI ALI
	39	2620 MAPLE AVE	DIANA 2024 OWNER LLC
	40	2515 MCKINNEY AVE	CHATEAU PLAZA HOLDINGS LP