

FILE NUMBER: Z-25-000149 **DATE FILED:** September 23, 2025

LOCATION: Southwest line of Brown Street, between Shelby Avenue and Oak Lawn Avenue

COUNCIL DISTRICT: 14

SIZE OF REQUEST: Approx. 1.928 acres **CENSUS TRACT:** 481130005002

REPRESENTATIVE: Suzan Kedron

OWNER/APPLICANT: James Halperin [Oak Lawn Partners LP]

REQUEST: 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.

SUMMARY: The purpose of the request is to allow a mixed-use development.

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

BACKGROUND INFORMATION:

- The area of request is currently zoned GR General Retail, MF-3 Multiple Family, and P Parking within Planned Development 193 and is developed with a mix of uses.
- The request site is approximately 1.928 acres in size.
- The applicant wishes to develop a new mixed-use property including multifamily and retail components.
- To build to the desired development plan, the applicant requests modifications to the base GR General Retail District. These modifications include floor area ratio, height, lot coverage, landscaping, and urban design standards.

Zoning History:

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

1. **Z223-237:** On March 27, 2024, City Council approved an application for a Planned Development Subdistrict for MF-3 Multiple Family Subdistrict uses on property zoned an MF-3 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, with a D Liquor Control Overlay on the north corner of Hood Street and Brown Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Oak Lawn Ave	Principal Arterial	-
Brown Street	Local street	-
Shelby Ave	Local street	-

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 review of engineering plans at permitting to comply with city standards.

STAFF ANALYSIS:

Comprehensive Plan:

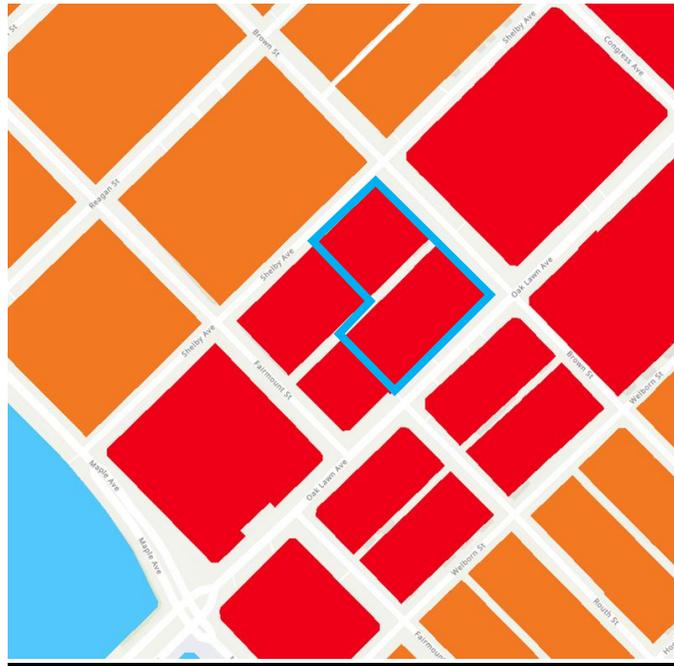
ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions 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.

The proposed zoning change is generally **consistent** with Forward Dallas 2.0. Mixed-use is a primary land use in the Community Mixed-Use placetype. It is the predominant land use in the area. The Community Mixed-Use placetype generally calls for mid-rise buildings with contextual sensitivity for surroundings. In this case, the site is adjacent to a City Residential placetype, which also allows for denser, taller multifamily buildings. Development in this area is typified by a mix of older, lower-rise residential and commercial buildings and newer, taller buildings for offices, residences, and retail. Staff notes that the surrounding MF-3 zoning allows any legal build height for multifamily structures, which is constrained only by fire access requirements and aviation height restrictions.

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. They provide a high-level guide for the desired mix of land uses, design and the recommended intensity and scale of the different uses. Due to the macro scale of the plan, not all uses or design considerations described within the placetypes may be suitable for every individual property.

Community Mixed-Use areas are located at major intersections and along key corridors, serving multiple surrounding neighborhoods and attracting retailers and services that require a larger market area. A mix of commercial, office, residential, retail, and services are concentrated adjacent to larger nodes of activity. Commercial centers, commercial corridors, and office parks are representative of this placetype. Residential uses are accommodated within mid-rise buildings, and some mixed-use structures are connected by internal and external pedestrian pathways.



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 GR, MF-3, P	Retail, auto service, personal service, single family
Northwest	PDS 48	Multifamily
Northeast	PD 193 GR, PDS 84, MF-3	Single family, multifamily, bank
Southeast	PD 193 GR	Retail
Southwest	PD 193 GR	Multifamily, office

Necessity for a Planned Development District:

According to Sec. 4.702, the purpose of a planned development district is to provide flexibility in the planning and construction of development projects by allowing a combination of land uses developed under a uniform plan that protects contiguous land uses and preserves significant natural features.

Planned development districts are appropriate where the existing code may not accommodate a use or a development within the bounds of a conventional zoning district, or where unique site characteristics may necessitate relief or modification of certain base code provisions.

Applicant’s proposed PD primarily requires additional height compared to the base GR General Retail district, with a maximum height of 275 feet compared to the base maximum of 120 feet. Maximum lot coverage is reduced from the base district to 70%, and is further reduced to 40% for portions of a structure above 36 feet in height.

In considering a request for a PD, it is important to consider both the benefits and drawbacks of proposed deviations and enhancements. The proposed development would allow a taller building than what is allowed in a base GR district. However, the use of a PD also provides an opportunity to ensure that the development site is able to follow the guidelines of Forward Dallas 2.0, particularly with respect to transitioning between different development patterns. Without a PD, a mixed-use multifamily development could be built on this site that maximizes the lot coverage at a height of 120 feet, creating a bulky, uniform building that would be less beneficial to the pedestrian realm. In using the urban design standards as well as the lot coverage limitations, a better development is created than with a base GR General Retail district.

Land Use Compatibility:

The area of request is currently developed with a mix of retail uses, parking, and a single family house.

The immediate surroundings of the site are a mix of residential, retail and office uses, with multifamily to the northwest and west along Shelby Avenue and dense single family to the northeast along Shelby Avenue and Brown Street.

The proposed development would be located along a principal arterial with access to the local streets. Taller development is appropriate along such corridors. While the proposed height is greater than what is currently developed in the immediate proximity, staff notes that the surrounding MF-3 zoning (as well as the MF-3 zoning on the site) does not have a set height limit for multifamily structures; instead, height is dictated by requirements such as fire access and aviation height restrictions.

Because the site is designated as Community Mixed-Use and is in an area with a broad mix of residential and retail uses, staff finds that the proposed zoning change is compatible with the surrounding land uses.

Development Standards

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Lot Size / Dwelling Unit Density</u>	<u>FAR</u>	<u>Height</u>	<u>Lot Coverage</u>
	<u>Front</u>	<u>Side/Rear</u>				
<u>Existing MF-3</u>	10 feet	10 feet ¹	None ²	4:1 ³	Any legal height	60% max
<u>Existing/Base GR</u>	10 feet	10 feet side / 25 feet rear ¹	None	2:1	120 feet	80% max
<u>Proposed new PD</u>	10 feet	10 feet side / 25 feet rear ¹	None	2.5:1 non-residential, none for residential	275 feet	70% max ⁴

1: Increases based on heights, adjacencies to certain districts; SB 840 limits to 25 feet

- 2: SB 840 eliminates minimum lot sizes, max dwelling unit densities
- 3: SB 840 eliminates FAR for multifamily or mixed-use multifamily
- 4: 40% lot coverage for portions above 36 feet in height

Design Standards

The proposed PD includes the following design standards:

- Sidewalks: average 10-foot-wide with minimum six-foot-wide unobstructed along Oak Lawn; six-foot-wide average minimum four-foot unobstructed on other streets
- Curb cuts at-grade with sidewalks with pedestrian crossing concrete or pavers
- Pedestrian amenities provided along streets
- Bicycle amenities provided on-site
- Pedestrian-scale lighting
- Architecturally prominent entrances and building corners
- Minimum 30% transparency at ground level for street-facing facades
- Placement of service/loading sites internally, away from streets
- Blank walls > 30 feet prohibited; blank walls must have articulation
- 10% open space requirement

The proposed design standards enhance the pedestrian realm by creating an environment that is more appealing to street users, including pedestrians.

Landscaping:

Landscaping must be provided in accordance with the landscape plan.

Parking:

Parking must be provided in accordance with Part I of PD 193; if floor area for non-residential uses exceeds 10,000 square feet, loading spaces are provided at a fixed number rather than PD 193's ratio. Under SB 840, the maximum parking required for multifamily is 1 per dwelling unit.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City

of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is within a “D” MVA area.

List of Officers

Oak Lawn Partners, LP

James Halperin, General Partner

Oak Lawn Restaurants, LLC

James Halperin, General Partner/Manager

**PROPOSED
PDS CONDITIONS.**

Division S-____. PD Subdistrict ____.

SEC. S-____.101. LEGISLATIVE HISTORY.

PD Subdistrict ____ was established by Ordinance No. ____, passed by the Dallas City Council on _____. (Ord. _____)

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

PD Subdistrict _____ is established on property located at west corner of Oak Lawn Avenue and Brown Street. The size of PD Subdistrict ____ is approximately 1.93 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) **BLANK WALL AREA** means any portion of the exterior of a building that does not include a material change, windows, doors, columns, pilasters, or other articulation greater than 12 inches in depth. Blank wall area is measured horizontally.

(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) **MICRO UNIT** means an efficiency, studio, or one-bedroom dwelling unit less than 475 square feet in floor area.

(4) **STOOP** means small porch leading to the entrance of a residential structure.

(5) **SUBDISTRICT** means a subdistrict of PD 193.

(6) **TRANSPARENCY** means the total area of window and door openings filled with glass, or openings in a parking garage facade, expressed as a percentage of the total facade area.

(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 nonresidential zoning district. (Ord. ____)

SEC. S-____.104. EXHIBITS.

The following exhibits are incorporated into this division:

- (1) Exhibit ___A: development plan.
- (2) Exhibit ___B: landscape plan. (Ord. ___)

SEC. S-___.105. DEVELOPMENT PLAN.

(a) Development and use of the Property must comply with the development plan (Exhibit ___A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) Compliance with the development plan is not required for renovations or alterations to buildings existing on the property as of _____, 2026. (Ord. _____)

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

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. (Ord. ___)

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. (Ord. ___)

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) Floor area ratio.

(1) For nonresidential uses, maximum floor area ratio is 2.5:1.

(2) For residential uses, no maximum floor area, except if residential uses are less than 65% of total floor area, maximum floor area ratio is 4.5:1

(c) Height.

(1) Except as provided in this subsection, maximum structure height is 275 feet.

(2) Projections.

(A) The following structures may project a maximum of 16 feet above the maximum structure height:

(i) Cooling tower.

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

(iii) Skylights.

(iv) Observation deck.

(v) Chimney and vent stacks.

(vi) Parapet walls or guard rails.

(B) The following structures may project a maximum of 26 feet above the maximum structure height:

(i) Elevator penthouse or bulkhead.

(ii) Associated screens for elevator penthouse or bulkhead.

(d) Lot coverage.

(1) In general. Except as provided below, maximum lot coverage is 70 percent.

(2) For portions of a structure above 36 feet in height, maximum lot coverage is 40 percent.

(3) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(e) 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 five feet in height and extending a maximum of five feet into the required minimum yards.

(2) 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.

(3) Landscape planters.

(4) Sculptures.

(5) Canopies or awnings.

(f) Density. No maximum, except that if residential uses are less than 65% of total floor area, maximum dwelling unit density is 310 dwelling units.

(g) Lot size. No minimum lot size. No minimum lot area per dwelling unit.

(h) Building courtyards. Section 51P-193.107(a)(3)(E)(iii) and (iv) do not apply.

(i) Active uses. A minimum of 6,000 square feet of bar and restaurant; professional, personal service, and custom craft; or retail uses is required on the ground floor and a minimum of 12,000 square feet of bar and restaurant, professional, personal service, and custom craft; or retail uses is required for the overall property. (Ord. ___)

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) Parking spaces are not required to be shown on the development plan.

(c) If the floor area for nonresidential uses exceeds 10,000 square feet, one large, three medium, and five small loading spaces are required, and the requirement under Section 51P-193.115(b) does not apply. (Ord. ___)

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

See Article VI. (Ord. ___)

SEC. S-___.111. LANDSCAPING.

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

(1) Landscaping must be provided as shown on the landscape plan (Exhibit ___(B)). If there is a conflict between the text of this division and the landscape plan, the text of this division controls.

(2) General Planting Areas and Special Planting Areas as shown in Exhibit ___B must comply with Habitat Garden standards.

(3) The landscaping must be maintained with industry best practices to promote the healthy development and maintenance of pollinator habitats. (Ord. ___)

SEC. S-___.112. URBAN DESIGN AND SUSTAINABILITY STANDARDS

(a) In general. The following section applies to new construction and is not required for renovations or alterations to buildings existing on the property as of _____, 2026.

(b) Public realm design.

(1) Sidewalks.

(A) On Oak Lawn Avenue:

(i) An average 10-foot-wide, with a minimum six-foot-wide unobstructed sidewalk must be provided.

(ii) An average five and one-half foot wide planting zone must be provided between the back of the curb.

(B) On all other streets:

(i) An average six—foot-wide, with a minimum five-foot-wide unobstructed sidewalk must be provided.

(ii) A minimum five-foot-wide planting zone must be provided between the back of the curb.

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

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

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

(2) Pedestrian amenities.

(A) For every 200 linear feet of street frontage, a minimum of one bench and one trash receptacle or pet waste container shall be provided. Clustering of benches and receptacles or containers is permitted. Each street frontage shall include at least one clustered seating and waste disposal area.

(B) Along Brown Street and Oak Lawn Avenue, a minimum of one bottle refill station and one dog water station shall be provided. Clustering of these stations is permitted.

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

(3) Bicycle amenities.

(A) A minimum of 40 bicycle parking spaces shall be provided within the district. All spaces must be publicly accessible and may be grouped within shared bike rack set. Bicycle parking shall be distributed across five locations within the district, with at least one bike rack set located along each street frontage.

(B) A minimum 50 percent of the required bicycle parking spaces must be covered.

(C) The required bicycle parking spaces must be distributed throughout the Property and cannot be closeted in a single location.

(D) At least two bicycle parking locations shall have access to electricity charging outlets.

(4) Mechanical equipment. No above grade utilities or mechanical equipment may be placed within the required sidewalk planting zone or clear zone

(5) Lighting.

(A) Pedestrian street lighting poles are limited to a maximum of 16 feet in height and must be spaced 30 to 100 feet apart, with the exception of visibility triangles and vehicular drives, with the center of the light pole foundation located two to three feet from the back of curb. Spacing may be adjusted to achieve optimal photometric performance of a minimum of 0.5 foot candles between fixtures.

(B) The Property owner is responsible for the cost of installation, operation, and maintenance of the lighting.

(C) All lighting must be directed downward and away from adjacent residential properties.

(c) Building design.

(1) Architectural elements.

(A) An architectural element, such as the following, must be provided adjacent to all building corners and at public entry points: architecturally prominent public entrances, canopies, awnings, building material variations, variations in building massing, increased transparency, and variations in fenestration.

(B) Street facing facades must have a minimum transparency of 30 percent for the portion of the building up to 15 feet above ground level.

(2) Service and loading.

(A) Service entries and back of house functions must be internal.

(B) Internal medium sized loading spaces must comply with the following:

(i) be located away from primary street facades and pedestrian routes

(ii) be a maximum of 30 feet wide if unscreened; and

(iii) provide a closable opaque gate or door that can block the loading area from the public right-of-way during times when it is not in use.

(C) The large loading space is not required to be screened in the rear location as shown on the development plan.

(D) Loading spaces located beneath the building may be screened from the street with a screen wall with a minimum of 3 feet, 6 inches in height.

(3) Facade standards. The following design standards apply to facades:

(A) Facades must have a minimum transparency of 30 percent of the total area of each façade, except for the north building façade facing the alleyway.

(B) Building entries must be architecturally prominent and clearly visible from the street.

(C) Blank walls longer than 30 feet in length are prohibited. Where blank walls occur, horizontal or vertical articulation is required such as:

(i) For each street-facing façade, for every 30 feet of horizontal length articulation is required such as an offset, reveal, recess, or projection. Changes in plane must have a width of no less than 24 inches and a depth of at least eight inches and may include columns, planters, arches, and niches;

(ii) Architectural details such as raised bands and cornices;

(iii) Architecturally prominent entrance;

(iv) Increased transparency;

(v) Variations in fenestration or building massing

(vi) Canopies;

(vii) Awnings

(viii) Balconies; or

(ix) Change in building material.

(4) Parking.

(A) Above-ground parking is limited to two levels.

(B) Off-street parking located above-grade must be screened and constructed to screen vehicles from pedestrians on adjacent streets and diffuse vehicle headlights from shining onto adjacent properties.

(5) Rooftop equipment. All rooftop mounted equipment must be screened.

(6) Open Space.

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

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

(C) 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 and sidewalks, or shade structures.

(D) Open space may also 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.

(E) Private balconies, 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.

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

(G) 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.

(H) Landscape areas that fulfill the requirements of Part I of this article may also fulfill these requirements if all conditions of this section and Part I of this article are met. (Ord. ___)

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

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

(9) A minimum of 30 percent of the podium 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, tile, photovoltaic cells, swimming pools, water features, and shade structures.

(10) Irrigation.

(A) Drip irrigation. Drip irrigation must be utilized for maintenance of plantings.

(B) Condensate from base building HVAC cooling coils that are greater than 5 tons must be re-used for cooling tower makeup or irrigation. Excess condensate will be discharged to sanitary sewer if the amount of condensate wastewater exceeds the irrigation and cooling tower makeup water needs of the project.

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

SEC. S-___.113. REQUIREMENTS FOR MULTI-FAMILY HOUSING.

A minimum of five percent of all the residential units must be micro units. (Ord. ___)

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. (Ord. ___)

(d) Use of outdoor amplified sound is limited to 63 decibels and may only be used between 8:00 a.m. and 10:00 p.m., Monday through Sunday.

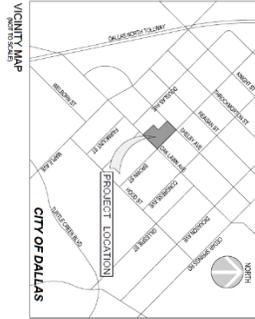
SEC. S-___.115. COMPLIANCE WITH CONDITIONS.

(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. (Ord. ___)

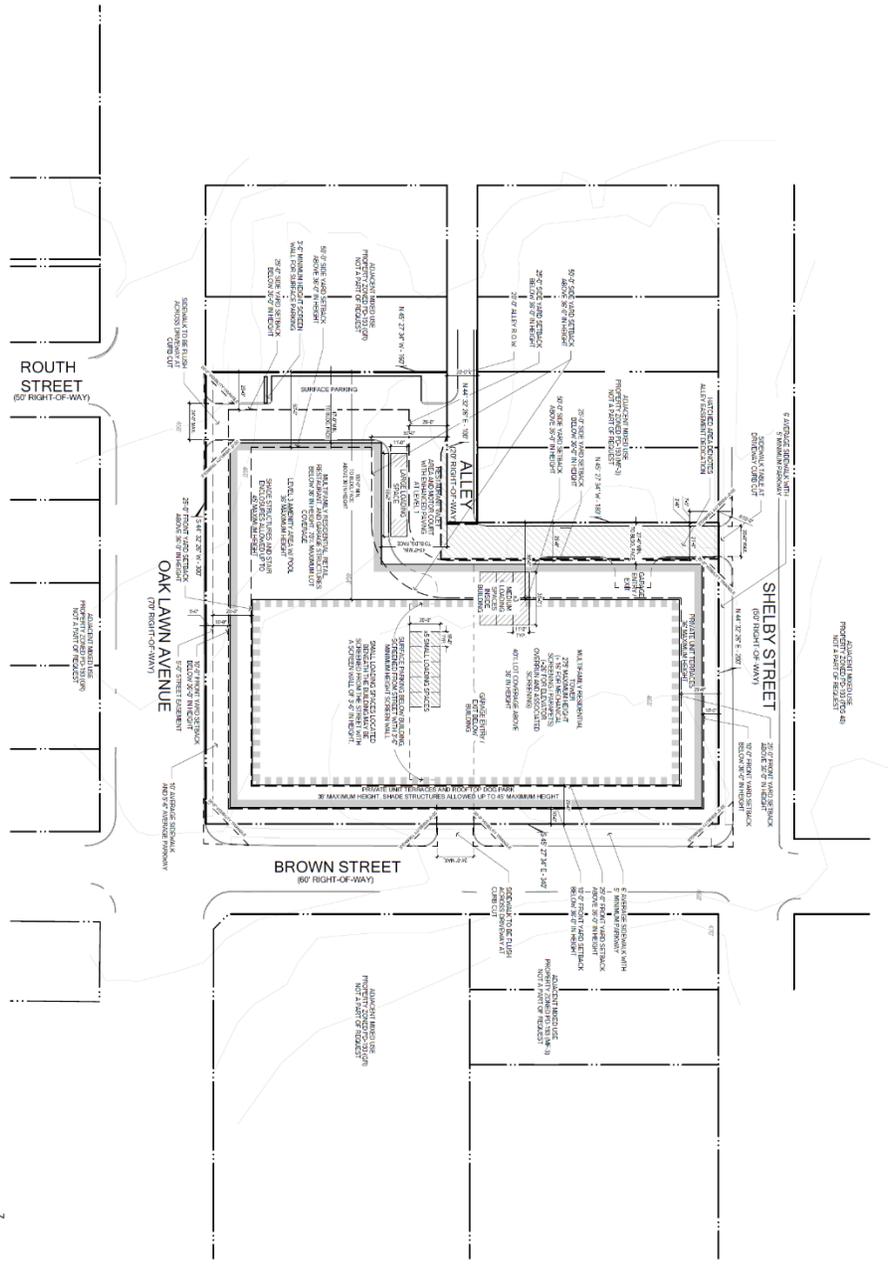
PROPOSED DEVELOPMENT PLAN

PROJECT DATA TABLE	1.53 ACRES
TOTAL SITE AREA	
LAND USE	MEDIUM DENSITY RESIDENTIAL
MIN. FRONT YARD SETBACK	10 FT
MIN. SIDE YARD SETBACK	25 FT
MIN. REAR YARD SETBACK	25 FT
MAX. BUILDING HEIGHT	45 FT
MAX. LOT COVERAGE	70%
LOADING PROVIDED	3 SMALL (10' X 20')
REQUIRED PARKING	PER CHAPTER 51A REQUIREMENTS



NOTE: EXACT SIDEWALK LOCATION AND CONFIGURATION MAY VARY, SO LONG AS LOCATIONS ARE TO THE RIGHT AND FRONT OF THE LOT.

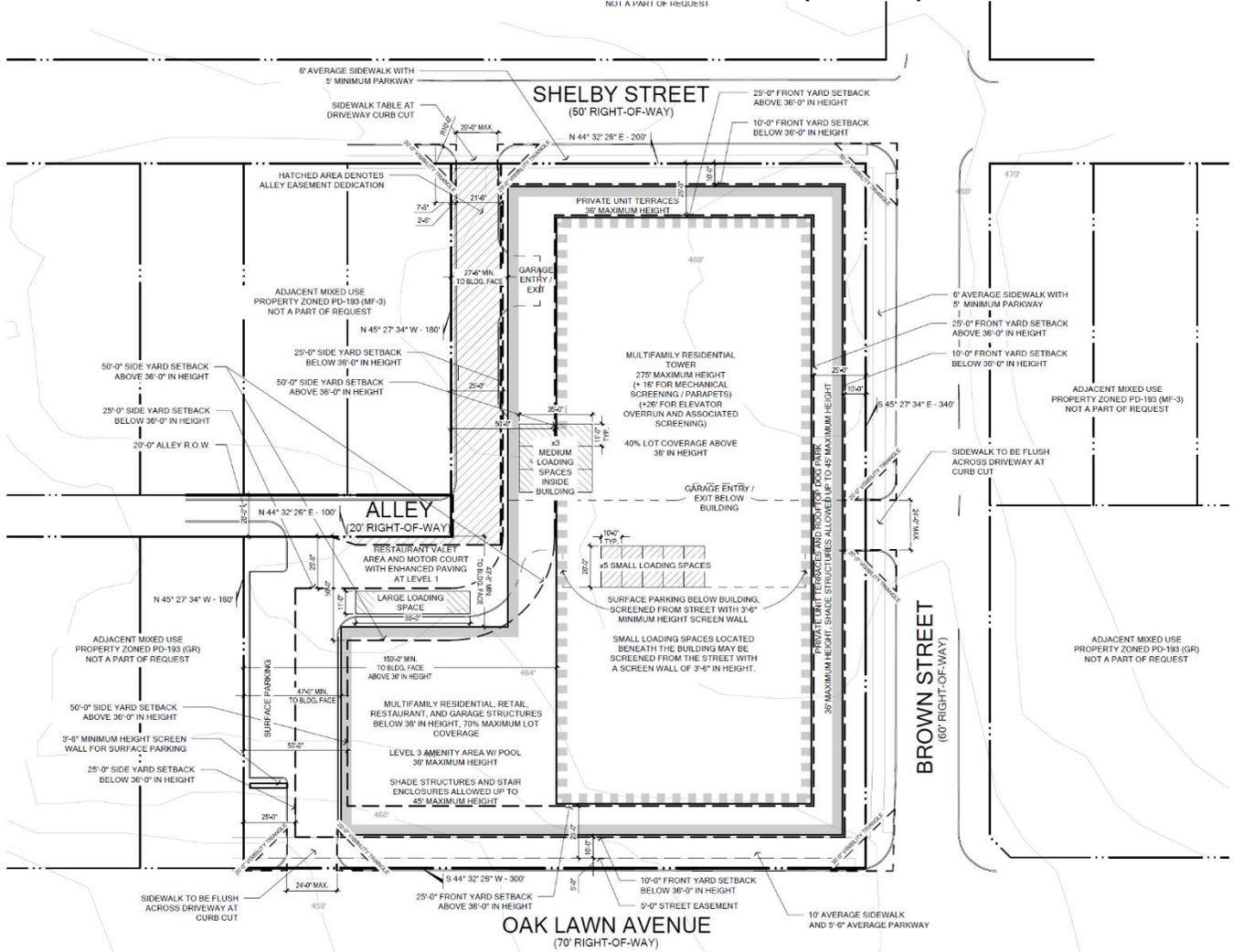
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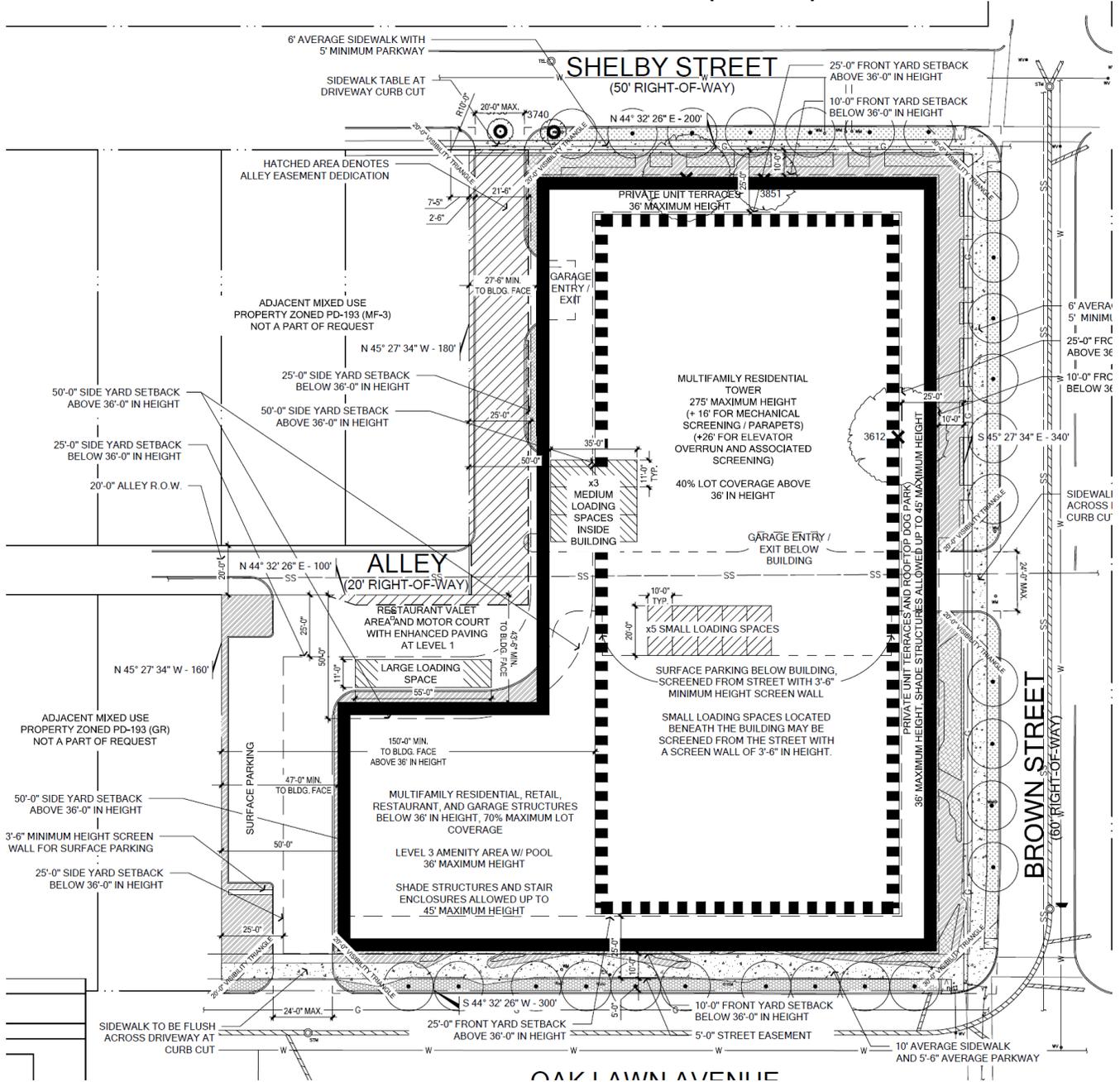
2515 OAK LAWN AVENUE DEVELOPMENT PLAN
 SCALE: 1/8" = 1'-0"
 DATE: 11/13/2025

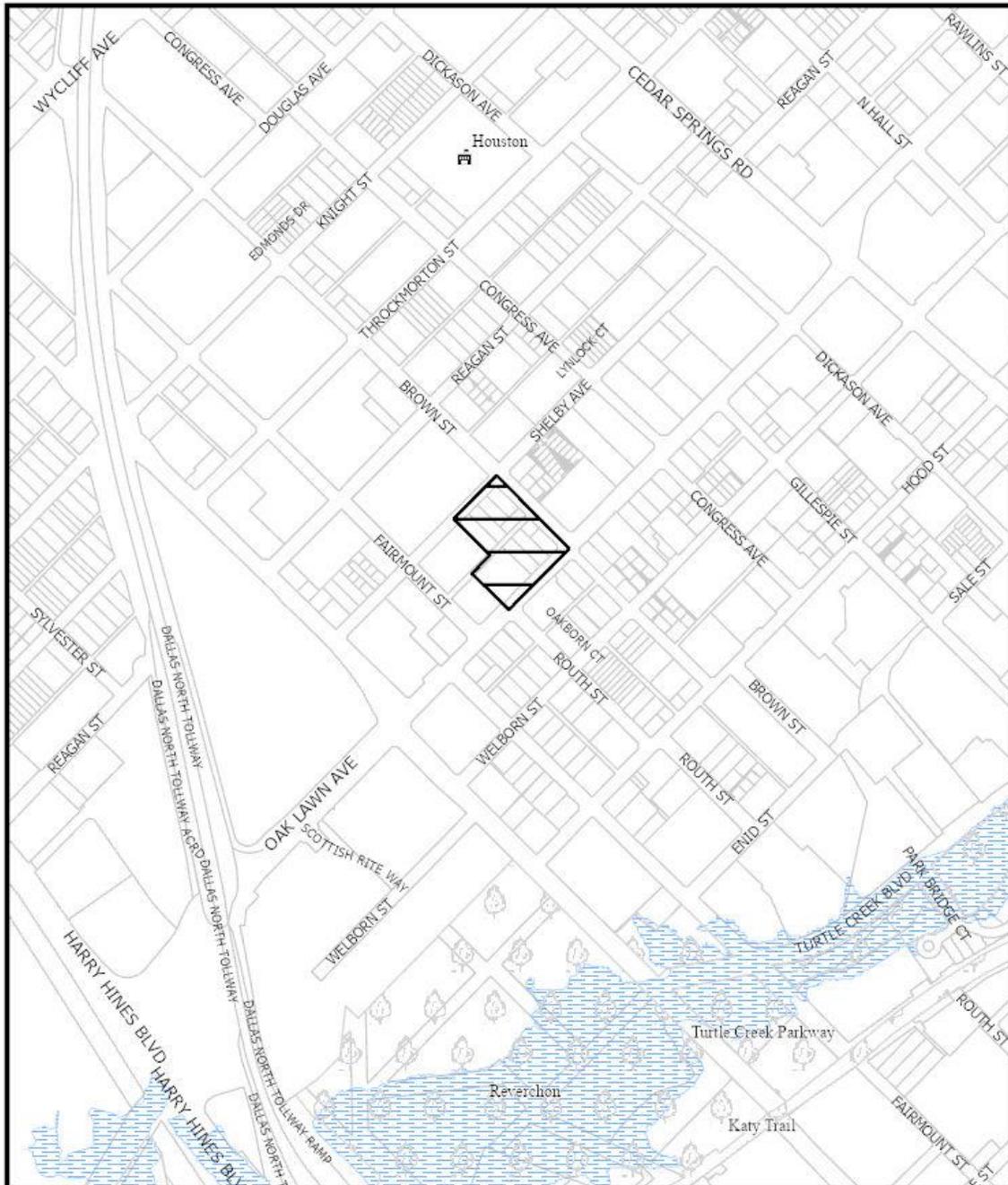
PROPOSED DEVELOPMENT PLAN (DETAIL)

NOT A PART OF REQUEST

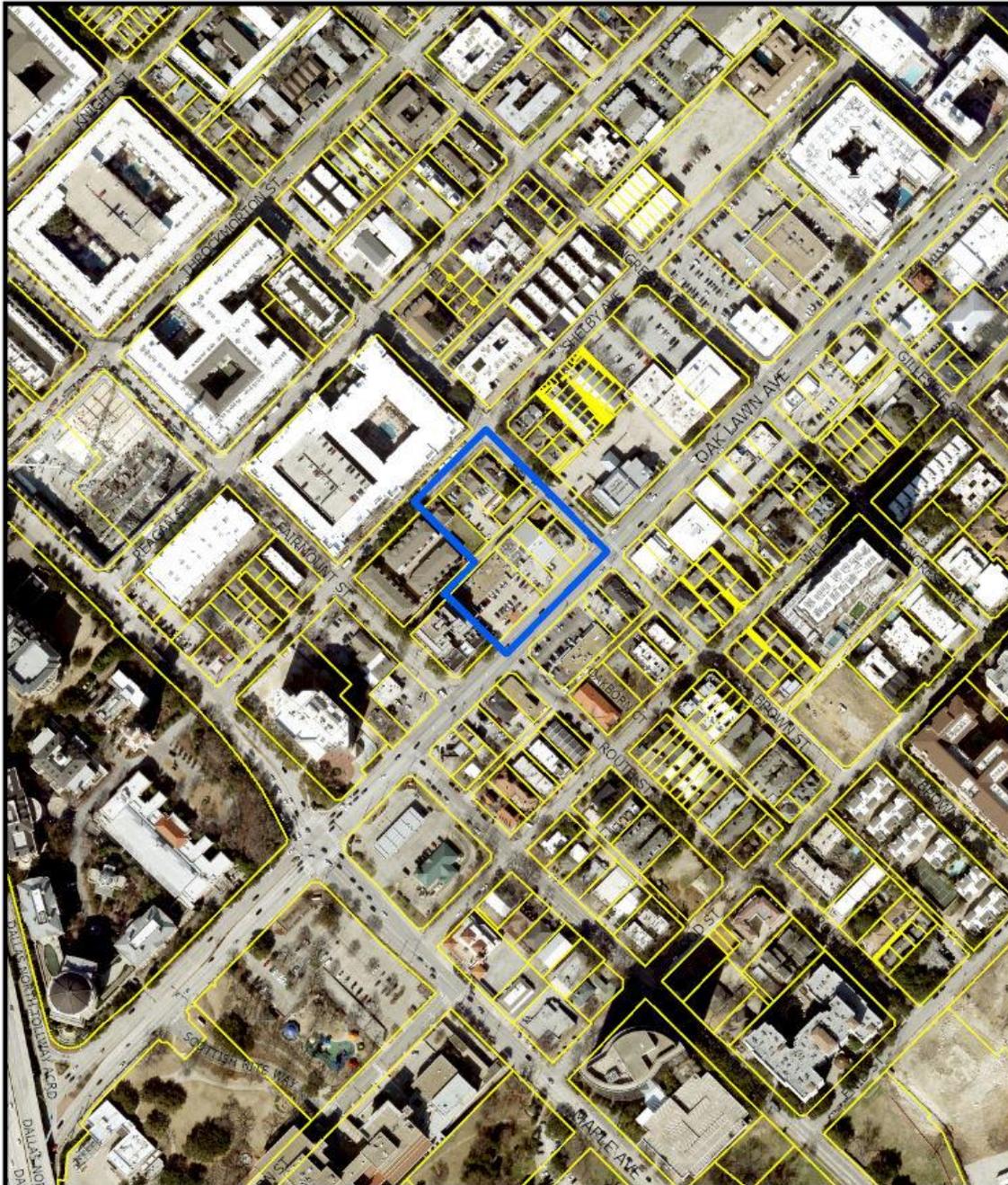


PROPOSED LANDSCAPE PLAN (DETAIL)





 1:6,000	<h2>VICINITY MAP</h2>	Case no: Z-25-000149 Date: 03/06/2026
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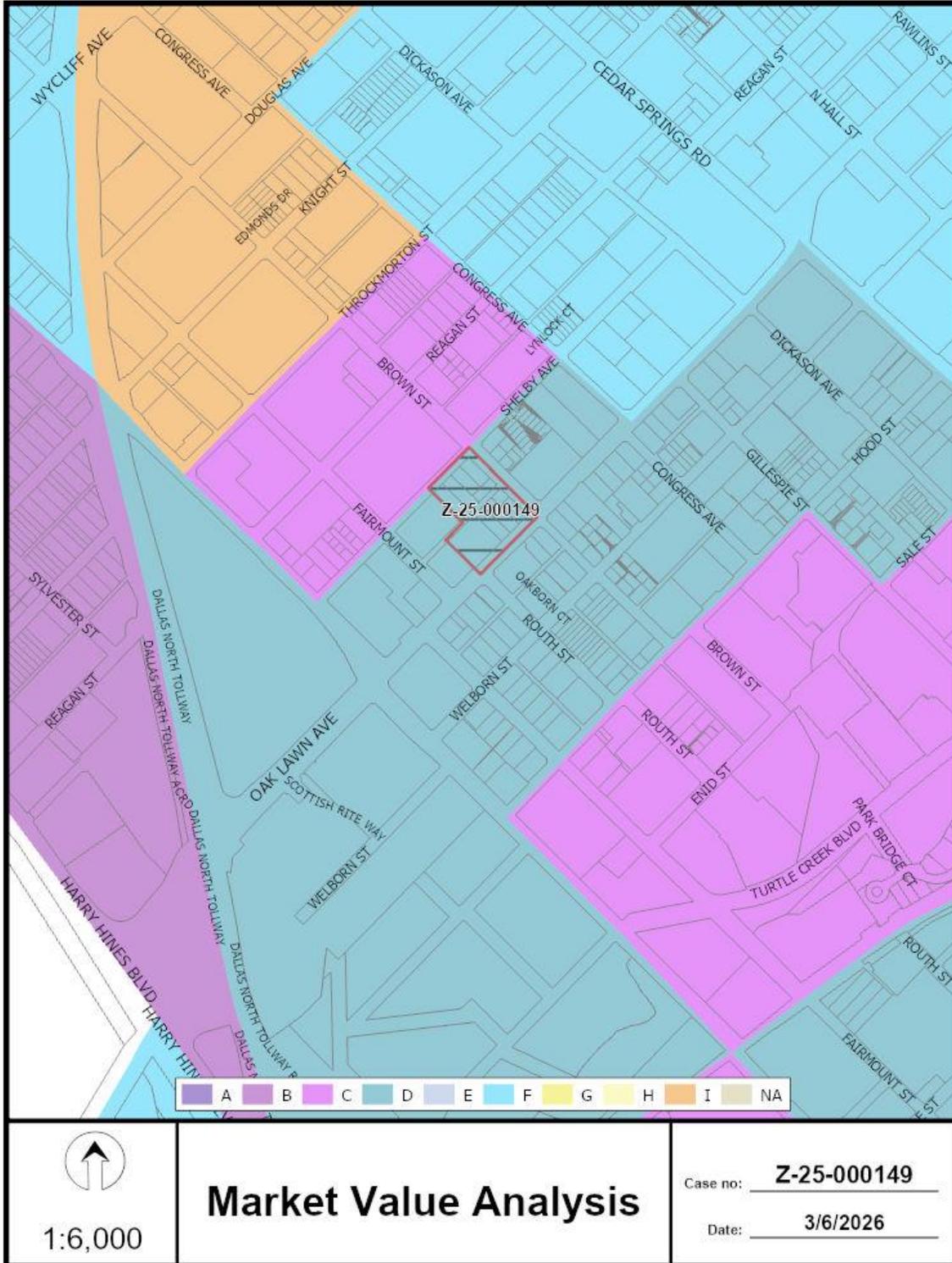


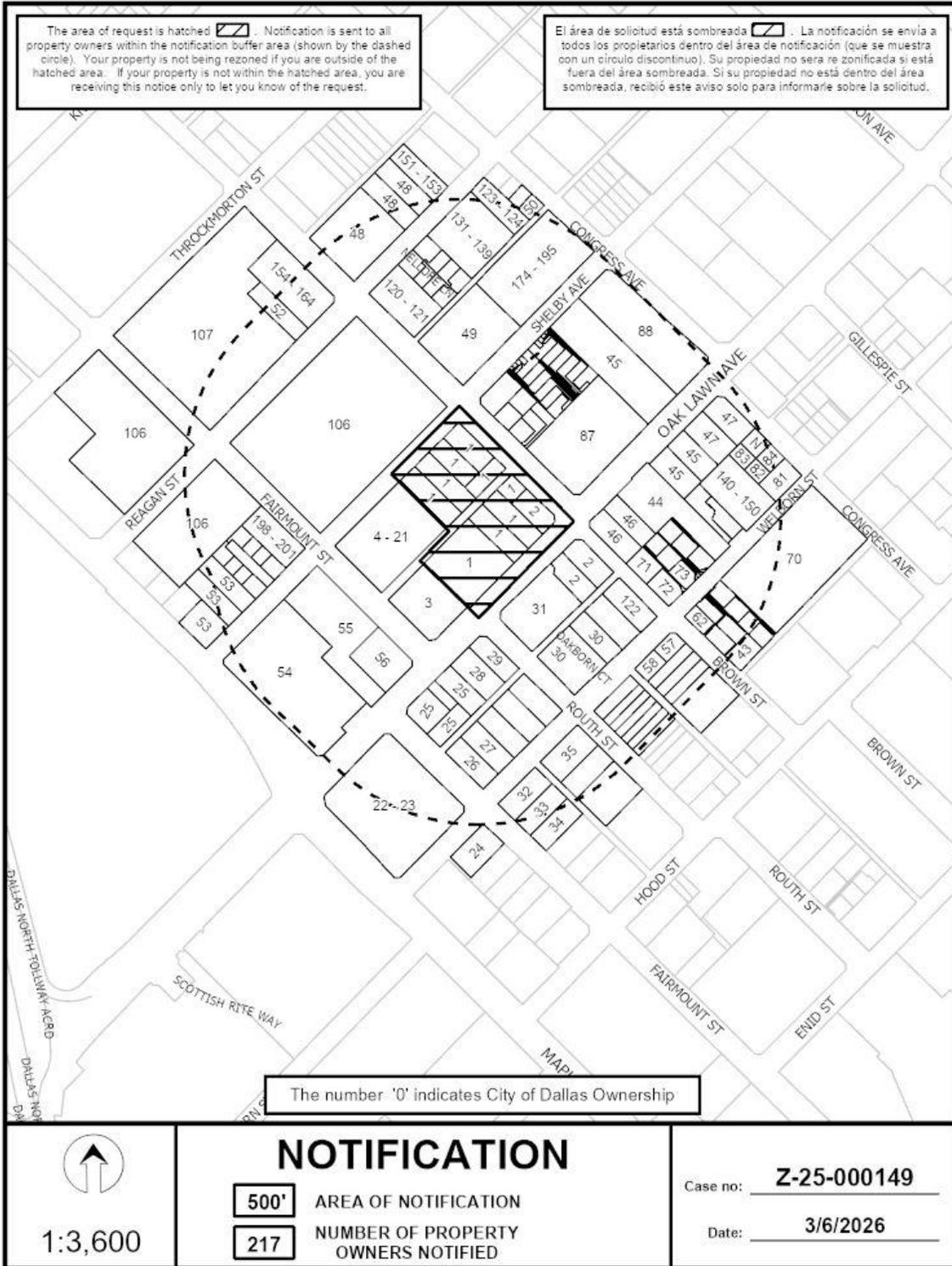
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AERIAL MAP

Case no: Z-25-000149

Date: 03/06/2026





12/11/2024

03/06/2026

Notification List of Property Owners***Z-25-000149******218 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2615 OAK LAWN AVE	OAK LAWN PARTNERS LP
2	2612 OAK LAWN AVE	OAK LAWN RESTAURANTS LLC
3	2603 OAK LAWN AVE	2603 OAK LAWN LP
4	2606 SHELBY AVE	CURTIN JAMES M & KELLEY B
5	2606 SHELBY AVE	AMUNDSON LUCAS 2003 ASSET MGMT TRUST
6	2606 SHELBY AVE	WEST JOHN S JR & EMILY B
7	2606 SHELBY AVE	BELTRAN JESSE
8	2606 SHELBY AVE	HOLM SUZANNE
9	2606 SHELBY AVE	LEAL MARCIAL III &
10	2606 SHELBY AVE	K SHELBY LLC
11	2606 SHELBY AVE	BARGEN JUSTIN VON
12	2606 SHELBY AVE	MEIER MICHAEL J &
13	2606 SHELBY AVE	PATEL SAMIT
14	2606 SHELBY AVE	WALDRUM JOE RANDALL &
15	2606 SHELBY AVE	KEZIC VLADIMIR & IVANA
16	2606 SHELBY AVE	MACARAEG MARLOU &
17	2606 SHELBY AVE	WARREN JADEN ANTHONY
18	2606 SHELBY AVE	BALTER JEFFREY C
19	2606 SHELBY AVE	WAITE SARA A
20	2606 SHELBY AVE	VO HELEN
21	2606 SHELBY AVE	JUBANG MICHAEL J
22	3716 MAPLE AVE	EXXON CORPORATION
23	3720 OAK LAWN AVE	TEXAS SCOTTISH RITE HOSPITAL
24	3631 FAIRMOUNT ST	TEXAS SCOTTISH RITE HOSPITAL
25	2500 OAK LAWN AVE	OAK LAWN MELROSE LLC
26	3702 FAIRMOUNT ST	FAIRWELBORN LLC

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2505 WELBORN ST	COOKE HOWARD F LIVING TRUST
28	2512 OAK LAWN AVE	BARCELONETA LLC
29	2520 OAK LAWN AVE	HECHT RICHARD
30	2601 WELBORN ST	COG DALLAS HOMES III LLC
31	2604 OAK LAWN AVE	BERLIN GAIL M &
32	3622 FAIRMOUNT ST	RP TURTLE CREEK LTD PS
33	3620 FAIRMOUNT ST	ROCHA VELASCO MANAGEMENT LLC
34	3618 FAIRMOUNT ST	RP STANFORD LIMITED
35	2512 WELBORN ST	4901 4903 NEWMORE LLP
36	3630 ROUTH ST	SALZER KARMA JO
37	3628 ROUTH ST	Taxpayer at
38	3626 ROUTH ST	JAYARAM NITIN B
39	3624 ROUTH ST	Taxpayer at
40	3622 ROUTH ST	ARNOLD SCOTT
41	3620 ROUTH ST	FITZPATRICK MICHAEL C
42	3618 ROUTH ST	3618 ROUTH STREET LLC
43	3614 BROWN ST	TAFFY FRANK
44	2710 OAK LAWN AVE	GOODSON ACURA OF DALLAS LLC
45	2722 OAK LAWN AVE	CANNON YOUNG PPTIES LP
46	2706 OAK LAWN AVE	VERITEX COMMUNITY BANK
47	2732 OAK LAWN AVE	CANNON YOUNG PROPERTIERS LP
48	2701 REAGAN ST	RESOURCE CENTER OF DALLAS INC
49	2707 SHELBY AVE	12TEN SHELBY LLC
50	3915 CONGRESS AVE	BODEN NICHOLAS THEODORE S
51	3915 CONGRESS AVE	HUMAGAIN RIJU
52	2627 REAGAN ST	MAYORGA HAYDEE
53	3902 MAPLE AVE	SOUTH TOLLWAY 3920 LP
54	2501 OAK LAWN AVE	INTERNATIONAL BANK OF COMMERCE
55	2519 OAK LAWN AVE	WEISFELD HERSCHEL A
56	2529 OAK LAWN AVE	SOUTHLAND CORP
57	2630 WELBORN ST	HARRIS LAWRENCE F & RAQUEL A

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2626 WELBORN ST	MCGINTY TIMOTHY D
59	3633 BROWN ST	LEPP MARCUS DANIEL
60	3629 BROWN ST	WOMACK PAULA P
61	3625 BROWN ST	CHRISMAN JOHN NELSON &
62	2704 WELBORN ST	KANAAN JOSEPH & LEA BADRO
63	2704 WELBORN ST	2704 WELBORN UNIT B LLC
64	2704 WELBORN ST	OZER ALI
65	2704 WELBORN ST	GIRI BALA K
66	2704 WELBORN ST	STARON LAURA &
67	2704 WELBORN ST	BRONSON HEATHER
68	2704 WELBORN ST	READ HOLLIE
69	2704 WELBORN ST	WHITE TODD S & LEZLIE M
70	3611 CONGRESS AVE	COMREF ASTER LLC
71	3708 BROWN ST	MOZISEK ARNOLD R JR
72	3704 BROWN ST	SANDMAN PATRICK PHILIP
73	2701 WELBORN ST	WEINSTEIN TONI ELLEN
74	2703 WELBORN ST	MASTER HAROLD DAVID & FRANCINE HELEN
75	2705 WELBORN ST	COOPER CATHERINE A
76	2707 WELBORN ST	BERRONG JAMES D
77	2709 WELBORN ST	QUINTER ROBERT
78	2711 WELBORN ST	HICKS BILLY H & TERI R
79	2723 WELBORN ST	JANSON CHRISTOPHER & MEAGHAN KROENER
80	2719 WELBORN ST	MESSER AMY
81	2729 WELBORN ST	BOUSTRIDGE MICHAEL
82	3707 CONGRESS AVE	FAMILY STREET TR
83	3711 CONGRESS AVE	GREEN DAVID A
84	3703 CONGRESS AVE	PRESTON WILLIAM R & KRISTEN L
85	3920 NELLORE LN	R4 BUILDERS LLC
86	3921 NELLORE LN	R4 BUILDERS LLC
87	2703 OAK LAWN AVE	AMERICAN NATIONAL BANK OF TEXAS
88	2733 OAK LAWN AVE	OAK LAWN OUTDOOR LLC

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	2714 SHELBY ST	SMITH MICHAEL W
90	2716 SHELBY ST	Taxpayer at
91	2718 SHELBY ST	QUISENBERRY TIMOTHY & PATRICIA
92	2720 SHELBY ST	PATRIARCA MICHAEL
93	2722 SHELBY ST	Taxpayer at
94	2724 SHELBY ST	BATTAGLIA SCOTT
95	2702 SHELBY ST	GONDA EDWARD
96	2704 SHELBY ST	2704 SHELBY AVE LLC
97	2706 SHELBY ST	Taxpayer at
98	2708 SHELBY ST	IDZI ROBERT D
99	2710 SHELBY ST	HCP CAPITAL LLC
100	2712 SHELBY ST	ALTAIR STAR REVOCABLE
101	3814 BROWN ST	MACARTHUR KEVIN
102	3816 BROWN ST	BENDER DANIEL &
103	3820 BROWN ST	SCRIVNER KHAKI
104	3822 BROWN ST	FARAHAT ALAA H
105	3818 BROWN ST	GOLD GEORGE ANDREW
106	2626 REAGAN ST	CFH SEVILLE LP
107	2626 THROCKMORTON ST	2626 THROCKMORTON LP
108	2517 SHELBY AVE	SHELBY TOWNHOMES OWN ASSO
109	2517 SHELBY AVE	NAIK MAYUR
110	2517 SHELBY AVE	HALL DAVID M
111	2517 SHELBY AVE	AUSTIN TANGULAR
112	2517 SHELBY AVE	GARZA LORI A
113	2519 SHELBY AVE	Taxpayer at
114	2519 SHELBY AVE	BATES SAM
115	2519 SHELBY AVE	HABIB ISRAR B
116	2509 WELBORN ST	FERRIS CAROL
117	2509 WELBORN ST	WONG WESLEY CHRISTOPHER
118	2509 WELBORN ST	HEFFERNAN JOSEPH R
119	2509 WELBORN ST	LIN KERRI

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	2706 REAGAN ST	MANSOUR INTERESTS INC
121	2706 REAGAN ST	MANSOUR INTERESTS INC
123	2728 REAGAN ST	CAMP ROBERT JUDSON IV
124	2728 REAGAN ST	NARIMANI AVID
125	3615 BROWN ST	HANLON BRION
126	3615 BROWN ST	CLAYTON HEATH
127	3615 BROWN ST	FRED HOLDINGS LLC
128	3617 BROWN ST	DELEON CLAUDIA PATRICIA
129	3617 BROWN ST	CLAYTON HEATH
130	3617 BROWN ST	SHOEVLIN KELLI
131	2720 REAGAN ST	FORT WORTH LIVING LTD
132	2720 REAGAN ST	SMITH THOMAS S JR TR &
133	2720 REAGAN ST	LESZINSKI SLAWOMIR TRUST
134	2720 REAGAN ST	THOMAS WOODROW W
135	2720 REAGAN ST	CAMPBELL MARIE
136	2720 REAGAN ST	HERBERT ROBERT A
137	2720 REAGAN ST	REAGAN 2720 102 LAND TRUST
138	2720 REAGAN ST	MALDONADO BENITO JR
139	2720 REAGAN ST	BARAJAS FAMILY INVESTMENTS
140	2727 WELBORN ST	SLCPA HOLDINGS LLC SERIES 101A
141	2727 WELBORN ST	SLCPA HOLDINGS LLC SERIES 103A
142	2727 WELBORN ST	SLCPA HOLDINGS LLC SERIES 104A
143	2727 WELBORN ST	FIVE BEE ELM LLC
144	2727 WELBORN ST	WALGAMA RUWANI M
145	2727 WELBORN ST	SEVEN MCQUEEN LLC
146	2727 WELBORN ST	QUEST IRA INC FBO
147	2727 WELBORN ST	SLCPA HOLDINGS LLC SERIES 109B
148	2727 WELBORN ST	SLCPA HOLDINGS LLC SERIES 110B
149	2727 WELBORN ST	TRUONG DUY D &
150	2727 WELBORN ST	SLCPA HOLDINGS LLC SERIES 112B
151	2719 REAGAN ST	REXING ABBEY ELIZABETH &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
152	2719 REAGAN ST	PATEL PARESH REVOCABLE
153	2719 REAGAN ST	DIFONZO DANIEL
154	2633 REAGAN ST	GHRIST 2012 IRREVOCABLE TRUST
155	2633 REAGAN ST	GHRIST LIVING TRUST THE
156	2633 REAGAN ST	CHASANOFF JACK TYLER &
157	2633 REAGAN ST	SHEN JUDY
158	2633 REAGAN ST	WRIGHT WILLIAM
159	2633 REAGAN ST	MESZAROS BRANDON &
160	2633 REAGAN ST	FUBARA DEBORAH
161	2633 REAGAN ST	CORNWELL DAVID
162	2633 REAGAN ST	TRIPLETS & ONE LLC
163	2633 REAGAN ST	BUTLER RAYMOND J &
164	2633 REAGAN ST	ANGEL & HONEY HOLDINGS TRUST &
165	3623 ROUTH ST	AITELLI ANDREW
166	3623 ROUTH ST	BURGER BRANDON J
167	3623 ROUTH ST	ZAMBRANO GERARDO
168	3623 ROUTH ST	THIRTY SIX TWENTY THREE
169	3701 ROUTH ST	MIRANDA KENNETH M
170	3703 ROUTH ST	BERTHIAUME SCOTT & TONIA
171	3707 ROUTH ST	OBRIEN STEPHEN T
172	3709 ROUTH ST	LOHMANN KATHERINE LYNN &
173	3711 ROUTH ST	MCCORMICK DAVID M &
174	2727 SHELBY AVE	MOLLIE FAMILY TRUST THE
175	2727 SHELBY AVE	SPICER BRANDON
176	2727 SHELBY AVE	HART MATTHEW ROSS
177	2727 SHELBY AVE	DESAI PARAM M
178	2727 SHELBY AVE	COAKE JOHN IV &
179	2727 SHELBY AVE	ELEY GARY TALBERT
180	2727 SHELBY AVE	MATHEWS SAMUEL A & JESSICA A
181	2727 SHELBY AVE	KIES STEPHEN
182	2727 SHELBY AVE	GUY DAVID

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
183	2727 SHELBY AVE	CLARK KIMBERLY JEANNE &
184	2727 SHELBY AVE	ALINI DALILA
185	2727 SHELBY AVE	LESZINSKI SLAWOMIR
186	2727 SHELBY AVE	KROL FLORENCE D TRUST
187	2727 SHELBY AVE	INDEX PROPERTY GROUP LLC
188	2727 SHELBY AVE	SHAFFER ALAN
189	2727 SHELBY AVE	VIEZCAS MAGALY
190	2727 SHELBY AVE	CORTEZ SANTOS
191	2727 SHELBY AVE	WHITE CYDNEY
192	2727 SHELBY AVE	GIACCONE JAYCI R
193	2727 SHELBY AVE	MCINNIS PHILIP & KATHLEEN
194	2727 SHELBY AVE	WEISS BYRON G
195	2727 SHELBY AVE	GOODREAU DARRIN LEE
196	3824 BROWN ST	PECK THOMAS ROBBINS III &
197	3824 BROWN ST	VAUTROT DENNIS
198	3911 FAIRMOUNT ST	OASIS EXCURSION LLC
199	3911 FAIRMOUNT ST	OASIS EXCURSION LLC
200	3911 FAIRMOUNT ST	OASIS EXCURSION LLC
201	3911 FAIRMOUNT ST	OASIS EXCURSION LLC
202	3617 ROUTH ST	ELFENBEIN JESSICA
203	3617 ROUTH ST	PORTER KEVIN
204	3617 ROUTH ST	GATES ANDREA A
205	3617 ROUTH ST	SCORE RACHEL MARISA
206	3617 ROUTH ST	BORTNICK SAM
207	3617 ROUTH ST	QUICKSALL BETTY A
208	3617 ROUTH ST	WESTLAKETRAVIS LTD
209	3617 ROUTH ST	PASCAL PARTNERS LLC
210	3617 ROUTH ST	ELFENBEIN JESSICA & ROBERT I SCHWARTZ
211	3617 ROUTH ST	OCONNOR MONICA L
212	2515 WELBORN ST	FOSTER PAUL
213	2515 WELBORN ST	NEWELL BEN

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
214	2515 WELBORN ST	FOX PETER M
215	2515 WELBORN ST	JENSEN SCOTT P
216	2615 WELBORN ST	VU KIM
217	2615 WELBORN ST	NEASE SAMUEL T & MARTINA
218	2615 WELBORN ST	DYER EMMALINE &