

FILE NUMBER: Z-25-000087 **DATE FILED:** July 14, 2025

LOCATION: Southwest line of Lemmon Avenue East, the southeast line of McKinney Avenue, and the northeast line of Lemmon Avenue, northwest of Oak Grove Avenue

COUNCIL DISTRICT: 14

SIZE OF REQUEST: 4.79 Acres **CENSUS TRACT:** 481130007012

REPRESENTATIVE: Suzan Kedron / Jackson Walker

APPLICANT: Benjamin Scott / H-E-B

OWNER: Uday Shenoy / Plan Coastal Limited Partnership

REQUEST: An application for an amendment to Planned Development District No. 372.

SUMMARY: The purpose of the request is to allow the expansion of the existing building with retail and structured parking uses while maintaining the current development entitlements.

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

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

PDD 372:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=372>

BACKGROUND INFORMATION:

- PD 372 was originally approved in 1992 for approximately 4.25 acres to allow office, retail, and personal service uses. In 2019, the district was expanded to include an additional 0.632 acres and amended to permit mixed-use redevelopment, including large retail, office, hotel, and multifamily uses, along with increased floor area ratio, height, lot coverage, and a mixed-use parking chart. In 2021, the district was further amended to modify yard, lot, and space regulations to accommodate additional residential density.
- According to DCAD and City Certificate of Occupancy records, a building with over 3,000 square feet containing a restaurant without drive-in or drive through service existed in the portion of the site since 1994. The remainder of the site contains a vacant building with more than 50,500 square feet of floor area that last operated as a general merchandise or food store, erected in 1993.
- The purpose of the current request is to amend PD 372 to allow for reuse of the existing building for an H-E-B Central Market grocery store, which also includes accessory interior restaurant and retail areas.
- The request primarily aims to relax some of the design standards applicable to parking structures from the existing entitlements to enable the applicant to build a garage in front of the existing store.

Zoning History:

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

1. Z-25-000066: An application is currently pending for a new Specific Use Permit for the sale of alcoholic beverages on property zoned LC Light Commercial Subdistrict with a D1 Liquor Control Overlay on a portion and deed restrictions Z978-258, within Planned Development District 193, the Oak Lawn Special Purpose District on southwest line of Lemmon Avenue, between McKinney Avenue and Noble Avenue. [Under review]

2. Z-25-000125: On January 14, 2026, City Council approved an ordinance amending Planned Development District 201 to update the development and landscape plans and revise district regulations to allow mixed-use development on property at the west corner of Lemmon Avenue East and Oak Grove Avenue.

3. Z245-126: On September 10, 2025, City Council approved an ordinance amending Planned Development District 153 to allow for modified development standards primarily related to uses, setbacks, height, floor area ratio, landscaping, and design standards to

develop the site with residential and retail uses on southwest line of Lemmon Avenue between Carlisle Street and Cole Avenue.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed ROW
McKinney Avenue	Minor Arterial	60-80 feet
Lemmon Avenue East	Principal Arterial	80 feet
Lemmon Avenue	Principal Arterial	80 feet
Oak Grove Avenue	Local	-

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation Department, has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

Transit Access:

The following transit services are located within ½ mile of the site:
DART Routes Red Line, Blue Line, Orange Line, M-Line, 23, 103, 207, 237, 209

STAFF ANALYSIS:

Comprehensive Plan:

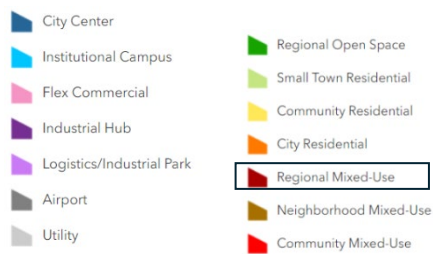
The ForwardDallas 2.0 Comprehensive Plan was adopted by City Council in September 2024. ForwardDallas 2.0 is a policy-based guide that reflects how Dallas has evolved over the past two decades and provides direction for future growth, economic development, and long-term vibrancy. ForwardDallas is a guidance 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 generally consistent with the Regional Mixed-Use placetype. However, because the site is located along the McKinney Avenue trolley line and less than one-half mile from the CityPlace/Uptown transit station, it is well positioned to support a greater mix and intensity of uses, including additional eating, shopping, working, and living opportunities, than what is proposed. While the adaptive reuse will reactivate the site and introduce regional-serving commercial uses, staff is recommending conditions to ensure enhanced streetscape improvements and a pedestrian-oriented urban form that support Uptown’s walkable character and long-term forwardDallas goals.

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 adaptive reuse of the existing building for a large format specialty retail with accessory restaurant and retail uses is generally consistent with the Plan’s vision by introducing neighborhood-serving retail within a walkable, transit-supportive environment and reinforcing Uptown’s role as a mixed-use district. However, because the proposal primarily reuses an existing structure rather than redeveloping the site at a higher intensity, it does not fully realize the Plan’s long-term vision for maximizing mixed-use density and urban form in Uptown. Nonetheless, reactivating the currently underutilized site with pedestrian-oriented commercial uses advances the Plan’s goals of reinvestment, walkability, and strengthening Uptown as a connected and economically vibrant urban district.

Land Use

Area	Zoning	Land Use
Site	PD 372	Vacant building and restaurant
Northwest	LC and GR within PD 193	Retail and personal service; general merchandise or food store greater than 3,500 square feet
North	Subdistrict C within PD 305 and SUP No. 1845	Restaurant and bar, lounge, or tavern
Northeast	Subdistricts D-4 and D-5 within PD 305	Personal service, financial institution w/drive-through, and multifamily
East	PD 201	Vacant
Southeast	O-2 within PD 193 w/D Liquor Control Overlay	Multifamily
South	O-2 within PD 193 w/D Liquor Control Overlay	Medical offices and clinics
Southwest	PDS 108 w/ D Liquor Control Overlay and LC within PD 193 w/ D-1 Liquor Control Overlay and SUP 1980	Multifamily and general merchandise or food store greater than 3,500 square feet
West	LC within PD 193	Restaurant, multifamily, and bar, lounge, or tavern

Land Use Compatibility:

Surrounding land uses consist of retail and personal service and general merchandise or food store greater than 3,500 square feet to the northwest; restaurant and bar, lounge, or tavern to the north; personal service, financial institutions with drive-through, and multifamily to the northeast; restaurant to the east; multifamily to the southeast; medical offices and clinics to the south; multifamily and general merchandise or food store greater than 3,500 square feet to the southwest; and, restaurant, multifamily, and bar, lounge, or tavern to the west.

Given the surrounding pattern of mixed-use, retail, restaurant, and multifamily development within the Uptown and Oak Lawn area, the proposed neighborhood and region-serving commercial use is compatible with the existing urban context. The reuse of the existing structure will reinforce the mixed-use character of the area and contribute to the continued activation of the site. Staff is recommending conditions to ensure enhanced streetscape improvements and pedestrian-oriented design consistent with the surrounding urban form and character, and to improve McKinney as a retail main street.

The proposed conditions also remove a number of uses less compatible with a walkable area, including auto service center, car wash, electrical substation, radio tower, and concrete batching plant.

Development Standards

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Min Lot Area / unit</u>	<u>FAR</u>	<u>Height</u>	<u>Lot Coverage</u>
	<u>Front</u>	<u>Side/Rear</u>				
<u>Existing PD 372</u>	McKinney 5' Others 10'	10'/10' Non res: setbacks above 36' 2/1 slope <30' Res: Setbacks above 75': 20'	800 units (Not enforceable for MF/MUR)	Base: 4.0* or 4.5* with significant res (Not enforceable for MF/MUR)	320' maximum 360' with MIHDB	90% 92% with amenity deck

<p><u>Proposed PD 372</u></p>	<p>McKinney 5' Others 10'</p>	<p>10'/10' Non res: setbacks above 36' 2/1 slope <30' Res: Setbacks above 75': 20' 0'/0' for reuse project</p>	<p>No max in accordance with SB 840</p>	<p>Base: 4.0* or 5.5* with MIHDB No max in accordance with 840</p>	<p>320' maximum 360' with MIHDB</p>	<p>90% 92% with amenity deck</p>
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*Not applicable to a primarily multifamily project under SB 840

No significant changes are proposed to the development standards. Most of the changes to the case are best described as changes to design standards.

Design Standards

Sidewalks: On McKinney an 8 foot unobstructed sidewalk is required, and must have an average width of 12 feet, but the additional width to achieve the average 12' width may include hardscape or tree grates. On Lemmon East a 7 foot unobstructed sidewalk is required, and must have an average width of 12 feet, but the additional width to achieve the average 12' width may include hardscape or tree grates. On Lemmon East a 7 foot unobstructed sidewalk is required, and must have an average width of 10 feet, but the additional width to achieve the average 10' width may include hardscape or tree grates. Each of these sidewalks must be buffered from the streets with planting zones with trees as described in Landscaping below.

Street Furniture: Bike racks, benches, and trash receptacles are still required as in the existing zoning, except Oak Grove as the proposed development generally does not develop along Oak Grove.

Lighting: Pedestrian-scale lighting is required at consistent intervals per the existing conditions.

Facades: The McKinney façade must now increase from 40% to 50% transparency. Blank wall maximum lengths has decreased from 30' to 25'. The Lemmon East façade must maintain 20% transparency. The Lemmon East façade has added the requirement for 20% transparency.

Garage treatments: In the previous proposal, structured parking had to contain active uses for the first 20'. The proposed change would relieve the applicant from that standard, while replacing it with 2,000 sqft of active retail, a trolley stop, and a pedestrian path. These amenities are focused on the McKinney façade, which was identified by staff as a priority for activation. These garage treatments are the primary impetus for the case.

Parking:

Parking will have to be provided per the requirements of PD No. 372. The PD includes parking requirements and regulations that generally default to Chapter 51A but with specific and reduced ratios for certain uses: office, some retail and personal service, and multifamily, and allowing tandem parking for the required parking. The PD also includes a mixed-use development (shared) parking chart (MUD Chart).

Staff recognizes parking as a driving factor behind the proposal for a new parking garage. Accordingly, staff recommends bringing the parking requirements in line with citywide code under Chapter 51A, which would typically not have a requirement in a transit heavy environment.

Landscaping:

The applicant proposed specific landscape standards as well as a landscape component of the development plan. The provisions would maintain the 1/40' street tree ratio along Lemmon and Lemmon East. The conditions permit 1/50' on McKinney due to the trolley infrastructure there.

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 a "C" MVA area.

List of Officers

List of Officers of H-E-B, LP

Howard Butt III, CEO
Craig Boyan, President
Roxanne Orsak, Chief Operations Officer
Scott Mitchell, Chief Commercial Officer
Yun Au, General Counsel
Lynette Padalecki, CFO
Ben Scott, Group VP Real Estate and Shopping Center Development
Juan Carlos Ruck, Executive Vice President of Northwest Food Drug Operations

List of Officers and Directors of Owner

Uday (Don) Shenoy, Corporate Vice President

CPC Action
March 26, 2026

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 372, subject to a landscape and development plan and conditions with the following changes: **(1)** in Sec. 51P-372.105., subsection (b), local utilities would be subject to an Specific Use Permit; **(2)** in Sec. 51P-372.109, Landscaping, paragraph (8) would read as follows, “Along Lemon Avenue East: All trees along Lemon Avenue East must be a medium or large tree, except where there is a utility conflict, then an ornamental tree is allowed. All along Lemon Avenue East, a minimum unobstructed pedestrian zone width of seven feet must be provided. Additionally, sidewalks on this frontage must have an average width of 12 feet inclusive of hardscape or tree gates. All trees along Lemon Avenue East must be planted to approximately 40 feet on center, including driveway and franchise utilities.” **(3)** Paragraph (9) to read, “Along Lemon Avenue: All trees along Lemon Avenue must be medium or large tree, except where there is a utility conflict, an ornamental tree is allowed. Along Lemon Avenue a minimum unobstructed pedestrian zone width of 7 feet must be provided. Additionally, sidewalks on this frontage must have an average width of 10 feet, inclusive of hard scrapes or tree gates. All trees along Lemon Avenue must be planted or approximately 40 feet on center excluding driveways and franchise utilities. **(4)** In Sec. 51P-372.110.1., Design Standards, subsection (b)(3) Lighting, sub-subsection (A), the last sentence to read, “If pole lights are used, the maximum height is 15 feet. All exterior light fixtures will be full cutoff to prevent light from trespassing the property line.” in Sec. 51P-372.110.1., subsection (d), will read, “Architectural elements for parking structures.”; paragraph **(5)** will read, “For special adaptive reuse project, the ground story of an above ground parking structure must be attached to the main structure is limited to two levels and contain., and in subsection (B) should read, “A sheltered trolley stop inclusive of the necessary flatwork and rails for such stop.”, on the southwest line of Lemmon Avenue East, the southeast line of McKinney Avenue, and the northeast line of Lemmon Avenue, northwest of Oak Grove Avenue.

Maker: Kingston
Second: Herbert
Result: Carried: 12 to 0

For: 12 - Sims, Hampton, Herbert, Serrato,
Carpenter, Wheeler-Reagan, Franklin,
Koonce, Coffman, Hall, Kingston, Rubin

Against: 0
Absent: 3 - Forsyth, Kocks, Housewright
Vacancy: 0

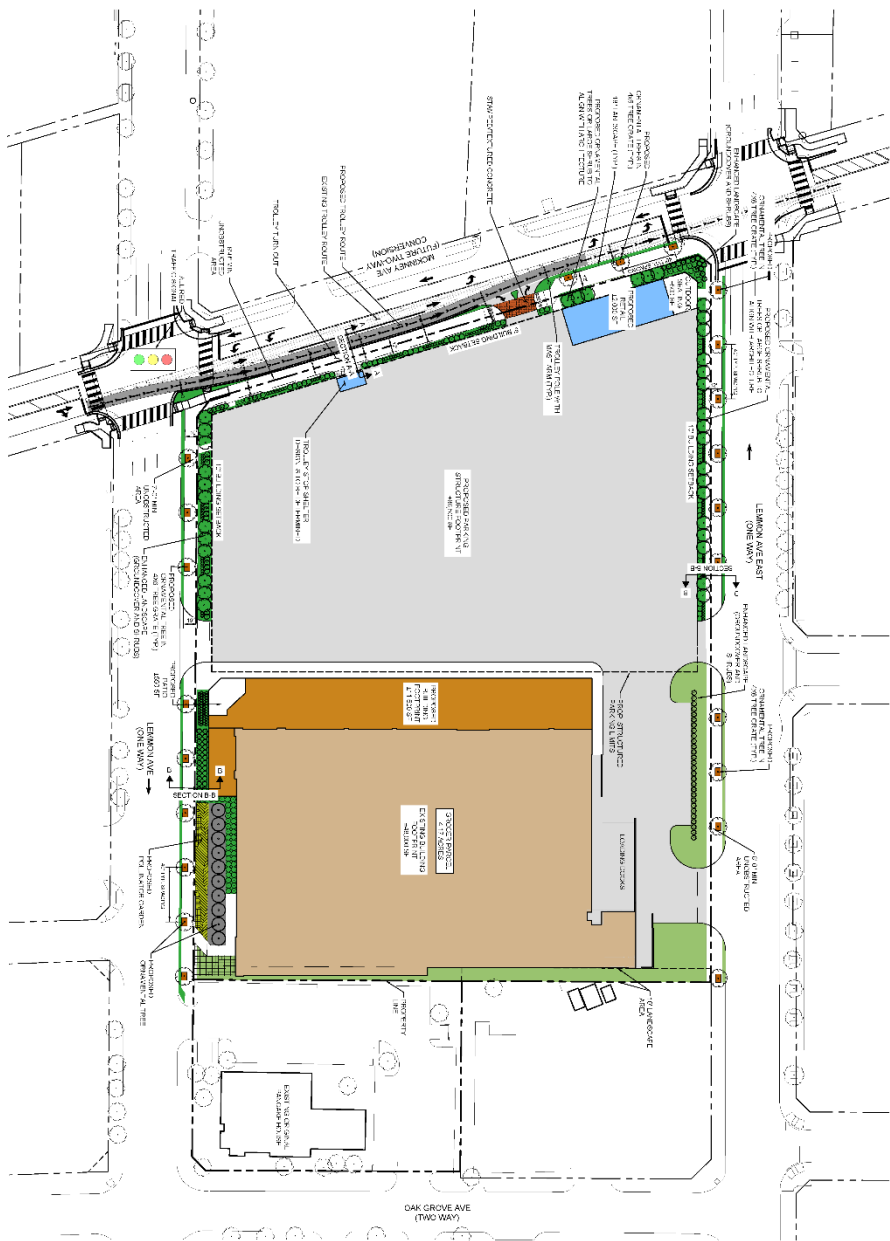
Notices:	Area: 500	Mailed: 95
Replies:	For: 1	Against: 0

Speakers: For: Anthony Page, 3210 Carlisle St., Dallas, TX, 75204
Neal Sleeper, 3374 Blackburn, Dallas, TX, 75204
Benjamin Scott, 646 S. Flores St., San Antonio, TX, 78204
Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201

Against: None

Proposed Development / Landscape Plan

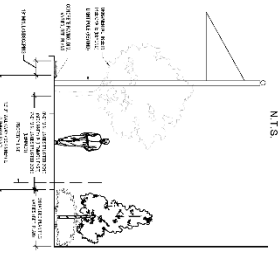
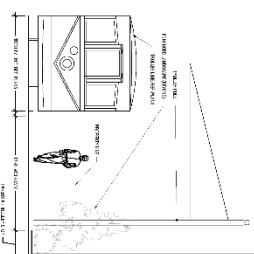
SPECIAL ADAPTIVE REUSE PROJECT LANDSCAPE DEVELOPMENT PLAN
 MCKINNEY AVENUE AND LEMMON AVENUE
 CITY OF DALLAS



LEGEND	
[Symbol]	Existing Building
[Symbol]	Proposed Building
[Symbol]	McKinney Ave
[Symbol]	Lemmon Ave
[Symbol]	Planting Area
[Symbol]	Planting Area
[Symbol]	Planting Area

Parking Summary	
Garage	Proposed
Street	Proposed
Shared	Proposed
Other	Proposed
Total	200

Land Use Summary	
Total Site Area	4.77 Acres



SECTION B-B PLANTER OPTION
 N.T.S.
 DATE 03/09/2025

PROPOSED PD CONDITIONS

ARTICLE 372.

PD 372.

SEC. 51P-372.101. LEGISLATIVE HISTORY.

PD 372 was established by Ordinance No. 21373, passed by the Dallas City Council on August 12, 1992. Ordinance No. 21373 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Ordinance No. 21373 was amended by Ordinance No. 21987, passed by the Dallas City Council on March 9, 1994. (Ord. Nos. 19455; 21373; 21987; 25850)

SEC. 51P-372.102. PROPERTY LOCATION AND SIZE.

PD 372 is established on property generally bounded by McKinney Avenue, Lemmon Avenue East, Lemmon Avenue, and Oak Grove Avenue. The size of PD 372 is approximately 4.7997 acres. (Ord. Nos. 21373; 25850; 31242)

SEC. 51P-372.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. If there is a conflict between Chapter 51A and this section, this section controls. In this article,

(1) AMENITY DECK means an area that is open to the sky and may include seating areas, sports facilities, children’s play areas, open fitness areas, water features, photovoltaic panels, art installations, hardscaping, and landscaping for use by tenants and their guests.

(2) BLANK WALL AREA means any portion of the exterior of a building that does not include a material change, windows or doors, or columns, pilasters, or other articulation greater than 12 inches in depth. Blank wall area is measured horizontally on each story.

(3) [(2)] LARGE FORMAT SPECIALTY RETAIL means a retail store with a floor area of 100,000 square feet or more for the sale of general merchandise or food. This use may also include office, education and demonstration areas, and areas of general assembly.

(4) 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.

(5) [(3)] O-2 OFFICE DISTRICT USES means those uses listed in Section 51P-372.105 of this article.

(6) SPECIAL ADAPTIVE REUSE PROJECT means a project that reuses and/or expands an existing building. Existing building includes buildings prior to January 1, 2026.

(7) [(4)] TANDEM PARKING means one parking space in front of another parking space making it necessary to pass through one parking space to gain vehicular access to another parking space.

(b) Unless otherwise stated, all references to code articles, divisions, or sections in this article refer to articles, divisions, or sections in Chapter 51A.

(c) Section 51A-2.101, “Interpretations,” applies to this article.

(d) The following rules apply in interpreting the use regulations in this article:

(1) The absence of a symbol appearing after a listed use means that the use is permitted by right.

(2) The symbol *[SUP]* appearing after a listed use means that the use is permitted by specific use permit only.

(e) For purposes of determining the applicability of regulations in this article and in Chapter 51A triggered by adjacency or proximity to another zoning district, and for purposes of interpreting the DIR and RAR requirements of Division 51A-4.800, this district is considered to be a nonresidential zoning district. (Ord. Nos. 21373; 25850; 31242)

SEC. 51P-372.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 372A: development plan.

(2) Exhibit 372B: landscape plan.

(3) Exhibit 372C: mixed use development parking chart.

(4) Exhibit 372D: special adaptive reuse project landscape development plan.

[(3)](5)(Ord. 31242)

SEC. 51P-372.104. DEVELOPMENT PLAN.

(a) [Development] For a special adaptive reuse project, development and use of the Property must comply with the special adaptive reuse landscape development plan (Exhibit [372A]372D).

(b) For all other developments, development and use of the Property must comply with the development plan (Exhibit 372A).

[(a)](c) If there is a conflict between the text of this article and the development plan, the text of this article controls. (Ord. Nos. 21373; 25850; 31242)

SEC. 51P-372.105. USES PERMITTED.

(a) Retail and personal service uses.

- Ambulance service.
- Animal shelter or clinic without outside run.
- ~~-- Auto service center.~~
- Bar, lounge, or tavern.
- Business school.
- ~~-- Car wash.~~
- Commercial amusement (inside) **[SUP]**.
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Home improvement center, lumber, brick, or building materials sales yard.
- Household equipment and appliance repair.
- Large format specialty retail.
- Liquor store.
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant without drive-in or drive-through service.
- Restaurant with drive-in or drive-through service. **[SUP]**
- Temporary retail use.
- Theater.

(b) O-2 Office District uses.

- Carnival or circus (temporary). *[By special authorization of the building official.]*
- Child-care facility. ~~**[SUP]**~~
- Church.
- College dormitory, fraternity, or sorority house.
- College, university, or seminary.
- Commercial radio or television transmitting station.
- Community service center. **[SUP]**
- Convalescent and nursing homes, hospice care, and related institutions.
- Convent or monastery.
- Custom business services.
- ~~-- Electrical substation.~~
- Financial institution with drive-in window. **[SUP]**
- Financial institution without drive-in window.
- Helistop. **[SUP]**
- Hospital. **[SUP]**
- Hotel or motel. ~~**[SUP]**~~
- Library, art gallery, or museum.
- Local utilities. **[SUP]**

- Medical clinic or ambulatory surgical center.
 - Medical or scientific laboratory.
 - Multifamily.
 - Office.
 - Post office.
 - Private recreation center, club, or area. [SUP]
 - Public or private school.
 - Public park, playground, or golf course.
 - ~~-- Radio, television, or microwave tower.~~
 - Recycling drop-off container. [SUP required if the requirements of Subparagraph (E) of Section 51A-4.213(11.2) are not satisfied.]
 - Recycling drop-off for special occasion collection. [SUP required if the requirements of Subparagraph (E) of Section 51A-4.213(11.3) are not satisfied.]
 - Retirement housing. [SUP]
 - ~~-- Temporary concrete or asphalt batching plant. [By special authorization of the building official.]~~
 - Temporary construction or sales office.
 - Transit passenger shelter.
 - Utility or government installation other than listed. [SUP]
- (c) Accessory uses.

(1) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(2) Accessory outside display of merchandise and accessory outside sales are permitted in conjunction with large format specialty retail, general merchandise or food store 3,500 square feet or less, and general merchandise or food store greater than 3,500 square feet. (Ord. Nos. 21373; 25850; 31242)

SEC. 51P-372.106. 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 Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) Front yard.

- (1) On McKinney Avenue, minimum front yard is five feet.
- (2) For all other frontages, minimum front yard is 10 feet.
- (3) Encroachments such as building appendages, overhangs, balconies, and patios, building projections and canopies at least 10 feet above grade may project into the

required front yard. Handrails, retaining walls, walls, bollards, fences, steps, ramps, benches, landscape features, and planters are permitted in the front yard when less than four feet in height.

(b) Side and rear yards.

(1) Except as provided in this subsection, minimum side and rear yard is 10 feet.

(A) If a nonresidential building is erected or altered to exceed 36 feet in height, an additional side and rear yard setback of one foot for each two feet in height above 36 feet is required for that portion of a structure above 36 feet in height up to a total setback of 30 feet. This subparagraph does not require a total side or rear yard setback greater than 30 feet.

(B) If a residential building is erected or altered to exceed 75 feet in height, an additional side and rear yard setback of 10 feet is required for that portion of a structure above 75 feet in height up to a total setback of 20 feet. This subparagraph does not require a total side or rear yard setback greater than 20 feet.

(C) For an adaptive reuse project, no minimum side or rear yard is required.

(2) No encroachments are allowed.

[(c) Dwelling unit density. Maximum number of dwelling units is 800.]

(c) [(d)] Floor area ratio.

[(1) In general. Except as provided in this subsection, if the total floor area of residential uses is equal to or greater than 209,000 square feet, maximum floor area ratio is 4.5, otherwise maximum floor area ratio is 4.0 for all uses combined. For nonresidential uses, maximum floor area ratio is 4.0:1.]

(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

(32) Increased development standards. When the provisions of Section 51P-372.110.2 are met, the maximum floor area may be increased to 5.5.

(d) [(e)] Height.

(1) In general. Except as provided in this subsection, maximum structure height is 320 feet. Maximum structure height is 240 feet, 200 feet, and 110 feet for those portions of a building shown on the development plan, respectively.

(2) Increased development standards. When the provisions of Section 51P-372.110.2 are met, the maximum structure height may be increased to 360 feet for that portion of the Property designated with a 240-foot height limitation as shown on the development plan.

(e) ~~(f)~~ Lot coverage. Maximum lot coverage is 90 percent. The maximum lot coverage may be increased to 92 percent when a minimum 40,000 square foot amenity deck is provided. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(f) ~~(g)~~ Lot size. No minimum lot size. (Ord. Nos. 21373; 25850; 31242; 31882)

SEC. 51P-372.107. OFF-STREET PARKING AND LOADING.

Staff Recommendation: (Replace section with the following)

Off-street parking and loading must be provided in accordance with the use regulations in Division 51A-4.200. Consult the off-street parking and loading regulations (Division 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

- (a) Except as provided in this section, off-street parking and loading must be provided in accordance with the use regulations in Division 51A-4.200. Consult the off-street parking and loading regulations (Division 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

- (b) One off-street parking space for every 400 square feet of floor area must be provided for the following uses:
 - (1) Financial institution with drive-in window.
 - (2) Financial institution without drive-in window.
 - (3) Office.

- (c) One off-street parking space for every 300 square feet of floor area must be provided for the following uses:
 - (1) Community service center.
 - (2) Dry cleaning or laundry store.
 - (3) General merchandise or food store 3,500 square feet or less.
 - (4) General merchandise or food store greater than 3,500 square feet.
 - (5) Household equipment and appliance repair.
 - (6) Large format specialty retail.
 - (7) Liquor store.

(8) Personal service uses.

(9) Post office.

(d) The off-street parking requirement for the multifamily use is one space for every dwelling unit.

(e) A minimum of 15 percent of the required off-street parking spaces for the multifamily use must be unassigned and available for use by visitors and residents.

(f) The off-street parking requirement for a hotel or motel use is one space for every 1.25 rooms; no additional spaces are required for meeting rooms.

(g) This district is considered one lot for purposes of required off-street parking and loading.

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

(i) Tandem parking is permitted for up to 100 percent of the required parking for a hotel or motel and multifamily use, provided a valet license is secured from the city.

(j) Mixed use development parking reduction.

(1) In general.

(A) The off-street parking requirement for a mixed use development (MUD) may be reduced in accordance with the mixed use development parking chart (Exhibit 372C). Except for a large format specialty retail use, shared parking facilities for all other uses must be available to all residents, employees, guests, and visitors.

(B) For purposes of this subsection, mixed use development means a tract with more than one main use, where the parking for those uses are contained within a single, contiguous parking area or garage.

(C) The off-street parking reduction may be used in combination with other parking reductions, except that the required parking for a mixed use development may not be reduced by more than 30 percent.

(2) Calculation of adjusted standard off-street parking requirement. The adjusted off-street parking requirement for a mixed use development is calculated as follows:

(A) First, the standard parking requirements for each of the uses in the mixed use development must be ascertained.

(B) Next, the parking demand for each use is determined for each of the five times of day shown in the MUD parking chart by multiplying the standard off-street parking requirement for each use by the percentage in the chart assigned to the category of use. If a use in

the development does not fall within one of the categories shown in the MUD parking chart, the percentage assigned to that use is 100 percent for all five times of day.

(C) Finally, the “time of day” columns are totaled to produce sums that represent the aggregate parking demand for the development at each time of day. The largest of these five sums is the adjusted off-street parking requirement for the development.

(3) Minimum parking requirement. If one or more of the main uses in a mixed use development is a retail or personal service use, the minimum parking requirement for the mixed use development cannot be reduced to a number of spaces that is less than the sum of the standard parking spaces required for each of the retail and personal service uses in the mixed use development.

(k) Parking structures. Underground parking structures may project to the lot line. (Ord. Nos. 21373; 25850; 31242)

SEC. 51P-372.108. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 21373; 25850)

SEC. 51P-372.109. LANDSCAPING.

(a) Special adaptive reuse project.

(1) Landscaping must be provided as shown on the special adaptive reuse project landscape development plan (Exhibit 372D). If there is a conflict between the text of this article and the special adaptive reuse project landscape development plan, the text of this section controls.

(2) Landscaping may be located in the public right-of-way subject to approval by the director, as shown on the landscape development plan

(3) Except for where the adjacent trolley line prohibits, a street buffer zone must be provided that contains a minimum of one large or medium caliper tree with a minimum three-inch caliper per 40 feet of street frontage, except when existing utility conditions allow two small trees to substitute for each required tree.

(4) One tree having a caliper of at least two inches must be provided for each 4,000 square feet of artificial lot area, or fraction thereof.

(5) All special 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. All plantings must be native or native adaptive species to North Texas with low water or very low water consumption characteristics.

(6) Planting zones along street frontages must be a minimum of four feet wide, must implement the strategy of ground level planting or raised planters, and must begin after a clear 18-inch zone has been achieved. This 18-inch zone begins immediately at back of curb.

(7) Along McKinney Avenue, all trees must be planted at a density of one for each 50 feet of street frontage and within planting zones or tree grates, except for where adjacent trolley line prohibits. All trees along McKinney Avenue must be of an ornamental variety so as not to interfere with the adjacent trolley line. Along McKinney Avenue, a minimum unobstructed pedestrian zone width of eight feet must be provided. Additionally, sidewalks on this frontage must have an average width of 12 feet, inclusive of hardscape or tree grates.

(8) Along Lemmon Avenue East: All trees along Lemmon Avenue East must be a medium or large tree, except where there is a utility conflict, then an ornamental variety is allowed. Along Lemmon Avenue East, a minimum unobstructed pedestrian zone width of seven feet must be provided. Additionally, sidewalks on this frontage must have an average width of 12 feet, inclusive of hardscape or tree grates. All trees along Lemmon Avenue East must be planted to approximately 40 feet on center excluding driveway and franchise utilities.

(9) Along Lemmon Avenue: All trees along Lemmon Avenue must be a medium or large tree, except where there is a utility conflict, then an ornamental variety is allowed. Along Lemmon Avenue, a minimum unobstructed pedestrian zone width of seven feet must be provided. Additionally, sidewalks on this frontage must have an average width of 10 feet, inclusive of hardscape or tree grates. All trees along Lemmon Avenue must be planted to approximately 40 feet on center excluding driveways and franchise utilities.

(b) For all other developments.:

(1) ~~In general. For a site,~~ Landscaping must be provided as shown on the landscape plan (Exhibit 372B). If there is a conflict between the text of this article and the landscape plan, the text of this article controls. Plant materials must be maintained in a healthy, growing condition. ~~(1) ———~~

~~(1) — (1)~~ (2) Sidewalk planting zones for street trees. Planting zones along street frontages must be a minimum of four feet wide, must implement the strategy of ground level planting or raised planters, and must begin after a clear 18-inch zone has been achieved. This 18-inch zone begins immediately at back of curb. All trees must be planted at a density of one for each 50 feet of street frontage and within planting zones or tree grates.

(A) Along McKinney Avenue, a minimum unobstructed pedestrian zone width of eight feet with an average width of 12 feet must be provided. All trees along McKinney Avenue must be of an ornamental variety so as not to interfere with the adjacent trolley line.

(B) Along Lemmon Avenue East, a minimum unobstructed pedestrian zone width of seven feet with an average width of 12 feet must be provided. All trees along Lemmon Avenue East must be a medium or large tree.

(C) Along Lemmon Avenue, a minimum unobstructed pedestrian zone width of seven feet with an average width of 10 feet must be provided. All trees along Lemmon Avenue must be a medium or large tree.

(D) Along Oak Grove Avenue, a minimum unobstructed pedestrian zone width of six feet with an average width of eight feet must be provided. All trees along Oak Grove Avenue must be a medium or large tree. (Ord. Nos. 21373; 25850; 31242)

SEC. 51P-372.110. SIGNS.

(a) In this section:

(1) BANNER SIGN means a sign applied on a strip of cloth, vinyl, or similar material and attached to a building or structure, and may be changed out with changeable copy.

(2) BLADE SIGN means a sign projecting perpendicularly from a main building facade that is visible from both sides.

(3) CANOPY means a permanent, non-fabric architectural element projecting from the face of a building.

(4) CANOPY SIGN means a sign attached to, applied on, or supported by a canopy.

(5) LOWER LEVEL SIGN means an attached sign wholly, or partially, situated within the lower level sign area.

(6) LOWER LEVEL SIGN AREA means that portion of a facade less than 65 feet above grade.

(7) MIDDLE LEVEL SIGN means an attached sign wholly situated within the middle level sign area.

(8) MIDDLE LEVEL SIGN AREA means that portion of a facade that is between the lower level sign area and the upper level sign area.

(9) MONUMENT SIGN means a detached sign applied directly onto a gradelevel support structure (instead of a pole support) with no separation between the sign and grade.

(10) MOVEMENT CONTROL SIGN means a sign that directs vehicular or pedestrian movement within or onto the Property for purposes of providing direction for curbside pick-up services.

(11) UPPER LEVEL SIGN means an attached sign wholly situated within the upper level sign area.

(12) UPPER LEVEL SIGN AREA means the portion of the facade more than 65 feet above grade and within the top 18 feet of a facade on buildings 18 stories or less, or within the top 36 feet of a facade on buildings more than 18 stories.

(b) Signs must comply with the provisions for business zoning districts in Article VII, except that:

(1) Non-premise signs are prohibited.

(2) Except as provided in this section, signs may be illuminated either externally or internally or both.

(c) The following provisions apply only to signs for a large format specialty retail use and a general merchandise or food store 3,500 square feet or less, and a general merchandise or food store greater than 3,500 square.

(1) Flat attached signs.

(A) In general. All flat attached signs must be lower level signs and may not exceed 20 percent of any facade.

(B) Primary flat attached signs. A maximum of two primary flat attached signs per facade are permitted. A maximum of 10 words are allowed on each flat attached sign. Each primary flat attached sign may:

(i) not exceed 600 square feet in effective area or eight feet in height;

(ii) wrap the corners of a building so as to partially face two street frontages; and

(iii) be located on the building facade or on a canopy.

(C) Additional flat attached signs. A maximum of six additional flat attached signs are permitted per street frontage. Each additional flat attached sign may:

(i) not exceed 60 square feet in effective area;

(ii) be mounted on the facade or on canopies; and

(iii) project up to five- and one-half feet above the surface to which it is mounted to as long as the sign is mounted parallel to the vertical building surface.

(2) Blade signs.

(A) A maximum of two blade signs per street frontage are permitted.

(B) A blade sign may:

(i) contain a maximum of eight words and a logo;

(ii) not exceed 80 square feet in effective area;

- (iii) project up to five feet from the adjacent structure facade; and
- (iv) not be located more than 65 feet above grade.

(3) Banner signs.

- (A) The maximum number of banner signs permitted are:
 - (i) six along the McKinney Avenue frontage.
 - (ii) four along the Lemmon Avenue frontage.
- (B) Maximum effective area for each banner sign is 144 square feet.
- (C) Banner signs:
 - (i) may be installed perpendicular to the building facade;
 - (ii) may project a maximum of five feet from the building facade;
 - (iii) may not be internally illuminated;
 - (iv) must be located a minimum of 10 feet above grade; and
 - (v) must not be located above 65 feet above grade.
- (D) There is no limitation on the number of words, logos, images, or other copy on each banner sign, and banner signs may have copy on both sides.

(4) Movement control signs.

- (A) A maximum of six movement control signs are permitted. Each movement control sign may not exceed five square feet in effective area.
- (B) Movement control signs must be:
 - (i) pole-mounted;
 - (ii) no taller than 72 inches above grade; and
 - (iii) unilluminated.

(d) The following provisions apply to all signs on the Property for uses other than a large format specialty retail use.

(1) Detached signs. There is no setback for detached signs. Each sign is limited to 9.5 feet in height and 60 square feet in surface area, except one sign which may be up to 12.5 feet in height and 90 square feet in area. Two detached signs are allowed on Lemmon Avenue, one

detached sign is allowed on Lemmon Avenue East, and two detached signs are allowed on McKinney Avenue. There is no minimum separation requirement between detached signs.

(2) Attached signs.

(i) Attached signs generally. In addition to the flat attached signs described in Subsection (d), attached signs are permitted in accordance with Section 51A-7.305. A maximum of eight words are allowed on each flat attached sign. Words eight inches or less in height are not counted towards the eight-word limit. Projecting attached signs are not included in effective area calculations. Each component of a building that is over 65 feet in height is deemed to be a separate building facade for the purposes of this paragraph, even if a component shares a podium or other structural elements with other building components.

(ii) Upper level signs. Building parapet-mounted attached signs are permitted for any use occupying 100,000 square feet or more. There is no height limitation on upper level signs. A maximum of one parapet-mounted tenant sign for each building facade is permitted, with a maximum area of 250 square feet for each sign.

(iii) Middle level signs. A maximum of two middle level signs are permitted. Maximum effective area is 150 square feet with a vertical separation of 25 feet from any other flat attached sign on the same facade.

(iv) Lower level signs. In addition to the flat attached signs described in Subsection (c), lower level signs are permitted for each tenant. A maximum of one flat attached sign is permitted for each tenant's facade, and one attached blade sign is permitted for each tenant, for a maximum of two tenant signs per street frontage. Maximum effective area is 75 square feet.

(v) Blade signs.

(aa) One blade sign is allowed for each tenant who occupies space at grade level.

(bb) Blade signs may project no more than five feet from the building facade, must provide a minimum 10-foot clearance above the sidewalk, and must be mounted no higher than 65 feet from grade.

(cc) Blade signs may have both words and images on two sides of the sign with the words laid out either horizontally or vertically or both. Blade signs may have no more than eight words and a logo on each side of the sign.

(vi) Large blade signs.

(aa) In addition to the blade signs allowed in Romanette (v), one additional large blade sign per street facade is permitted.

(bb) Maximum effective area for each large blade sign is 120 square feet.

(cc) Large blade signs are limited to a maximum of nine words, may project up to five feet from the structure facade, and must be located no more than 65 feet above grade.

(3) Movement control signs.

(i) The maximum number of movement control signs are:

(aa) two along McKinney Avenue;

(bb) two along Lemmon Avenue East;

(cc) two along Lemmon Avenue; and

(dd) one along Oak Grove Avenue.

(ii) The maximum effective area of each movement control sign is 30 square feet. Maximum height of a movement control sign is seven and one-half feet.

(iii) Tenant names and logos are permitted on movement control signs.

(iv) Movement control signs may be located within the required setbacks, but must not encroach into visibility triangles.

(e) Section 51A-7.304(b)(3) does not apply.

(f) For purposes of construing these provisions, the term “premise” means the entire Property. (Ord. Nos. 21987; 25850; 31242; 31882)

SEC. 51P-372.110.1. DESIGN STANDARDS.

(a) In general, Design standards may be located in the public right-of-way subject to approval by the director as shown on the development plan

(b) ~~(a)~~ Public realm design.

(1) Sidewalks.

(A) Sidewalks must be continuous and level across all driveways and curb cuts.

(B) A minimum of two of each of the following pedestrian amenities must be provided along McKinney Avenue and Lemmon Avenue East, and a minimum of one of each of the following pedestrian amenities must be provided along Lemmon Avenue and Oak Grove Avenue~~;~~, except for a special adaptive reuse project which is not required to comply with the Oak Grove Avenue requirement:

- (i) Benches.
- (ii) Bicycle racks.
- (iii) Trash receptacles.

(C) Sidewalk must consist of concrete pavers or finished concrete surfaces.

(D) If a portion of a sidewalk is located on private property, the property owner must dedicate a sidewalk easement to the city to assure its availability to the public as a permanent pedestrian way.

(2) Mechanical equipment. Aboveground utility boxes, generators, and other large mechanical equipment must be located out of view from the public right-of-way.

(3) Lighting.

(A) To enhance pedestrian safety, lighting must be provided at regular intervals with a spacing of no greater than 100 feet along all street facing facades, except for visibility triangles and vehicular drives, in order to provide lighting on sidewalks, walkways, and plazas. If pole lights are used, the maximum height is 15'. All outdoor fixtures must be full cutoff to prevent light from leaving the property line.

(B) Lighting must be directed away from adjacent properties.

(C) The property owner is responsible for installation, operation, and maintenance of the lighting.

(c) Design standards for architectural elements.

(1) Definitions. The following definitions apply to this section:

(A) GREEN WALL is a vegetated wall with vertical surfaces that are covered by plants and include walls or screens with climbing vines, trailing plants, or modular “green wall” planting systems.

(B) LEMMON FACADE means the portion of the facade under 17 feet in height that faces Lemmon Avenue.

(C) LEMMON EAST FACADE means the portion of the facade under 25 feet in height that faces Lemmon Avenue East.

(D) MCKINNEY FACADE means the portion of the facade under 30 feet in height that faces McKinney Avenue.

(E) OAK GROVE FACADE means the portion of the facade under 17 feet in height that faces Oak Grove Avenue.

(F) PEDESTRIAN REFUGE AREA means a sidewalk area with a minimum width of 10 feet between multiple driveways to allow pedestrians respite for safety purposes.

(2) McKinney facade.

(A) Transparency must be provided for a minimum of 50 [40] percent of the length of the McKinney facade.

(B) Variations in facade color and texture must be provided.

(C) Variations in facade plane must be provided, which may include wall recesses and projections, bays, offsets, and reveals. Facade articulation of two feet in depth must be provided for every 100 feet of facade length.

(D) Building entries must be architecturally prominent and clearly visible from the street. Canopies and outdoor displays are permitted at building entries.

(E) Green walls are permitted.

(F) Blank walls longer than 25 [30] feet in length are not permitted.

(G) Except for a special adaptive reuse project, driveway access is not permitted. For an adaptive reuse project, driveway access is only permitted from the northbound lane. [Driveway access is not permitted.]

(3) Lemmon East facade.

(A) Transparency must be provided for a minimum of 20 percent of the length of the Lemmon East facade.

(B) Variations in facade color and texture must be provided.

(C) Variations in facade plane must be provided, which may include wall recesses and projections, bays, offsets, and reveals.

(D) Building entries must be architecturally prominent and clearly visible from the street. Canopies are permitted at building entries.

(E) Green walls are permitted.

(F) A porte cochere with a maximum of two curb cuts is permitted. Each drive may not exceed 16 feet in width.

(G) Driveways are permitted to access below-grade parking facilities and loading areas internal to the project. Combined driveways exceeding 32 feet in width require a 10-foot pedestrian refuge area. A maximum of two driveway access points may be located on Lemmon Avenue East in addition to the porte cochere.

(H) Loading access points must be gated.

(I) Blank walls longer than 30 feet in length are not permitted except for on an existing building of a special adaptive reuse project.

(4) Lemmon facade.

(A) Transparency must be provided for a minimum of 20 percent of the length of the Lemmon facade.

(B) ~~(A)~~ Variations in facade color and texture must be provided.

(C) ~~(B)~~ Green walls are permitted.

(D) ~~(C)~~ Driveways are permitted to access below grade-parking facilities and loading areas internal to the project. Combined driveways exceeding 32 feet in width require a 10-foot pedestrian refuge area. A maximum of two driveway access points may be located on Lemmon Avenue.

(E) ~~(D)~~ Loading access points must be gated.

(F) ~~(E)~~ Blank walls longer than 30 feet in length are not permitted except for on an existing building of a special adaptive reuse project.

(5) Oak Grove facade.

(A) Transparency must be provided for a minimum of 20 percent of the length of the Oak Grove facade.

(B) Variations in facade color and texture must be provided.

(C) Variations in facade plane must be provided, which may include wall recesses and projections, bays, offsets, and reveals. Facade articulation of two feet in depth must be provided for every 100 feet of facade length.

(D) Building entries must be architecturally prominent and clearly visible from the street. Canopies are permitted at building entries.

(E) Green walls are permitted.

(F) An off-street loading dock/delivery area must be located internally.

(G) Driveways are permitted to access above- and below-grade parking facilities and loading areas internal to the project. Combined driveways exceeding 32 feet in width require a 10-foot pedestrian refuge area. A maximum of two driveway access points may be located on Oak Grove Avenue.

(H) Loading access points must be gated.

(I) Blank walls longer than 30 feet in length are not permitted except for on an existing building of a special adaptive reuse project.

[(e)](d) Architectural elements for parking structures.

(1) Aboveground parking structures must be constructed so as to screen vehicles from pedestrians on adjacent streets and diffuse vehicle headlights from shining onto adjacent properties.

(2) All non-entry openings in the aboveground parking structure facade must be screened. Screening may include architectural grillwork or other materials that provide ventilation.

(3) Structural and building elements including garage ramps that are expressed in the exterior facade must be concealed through facade screening.

(4) [The]Except for a special adaptive reuse project, the ground story of an aboveground parking structure must contain a use other than parking for the first 20 feet of the building measured inward from the street-facing facade, excluding the ramps for access to garages.[(4)(5)]

(5) For a special adaptive reuse project, the ground story of an aboveground parking structure must be attached to the main structure, is limited to two levels, and contain

(A) A minimum 2,000 square feet of retail or a personal service use; and 500 additional square feet of outdoor, semi-enclosed, or enclosed seating.

(B) A sheltered area to accommodate trolley passengers and associated structures.

(C) A designated pedestrian path from McKinney to an entry door.

[(d)](e) Amenity deck.

(1) A minimum of 45 percent of the amenity deck must be landscaped and may include moveable planters, urns, potted plants, arbors, pergolas, and trellises with planted materials.

(2) A minimum of five percent of the amenity deck must be visually enhanced with geometric patterns of colored pavers, stamped or stained concrete, enhanced paving, or other similar treatments. [(Ord. Nos. 31242; 31882)]

(f) Solar energy for an adaptive reuse project. A minimum 10,000 square feet of photovoltaic cells for producing solar energy must be located on the property. (Ord. Nos. 31242; 31882)

SEC. 51P-372.110.2. MIXED INCOME HOUSING.

(a) Except as provided in this section, compliance with Division 51A-4.1100 is required to obtain the floor area ratio development bonus in Section 51P-372.106(d)(2) and the height development bonus in Section 51P-372.106(e)(2).

(b) Compliance with Section 51A-4.1107 is not required.

(c) For a multifamily use, when 2.275 percent of overall number of units are available to households earning between 81 and 100 percent of the area median family income (AMFI) and complies with the requirements in Section 51P-372.110.1, the increased development standards in Section 51P-372.106 related to floor area ratio and height apply. (Ord. Nos. 31242; 31882)

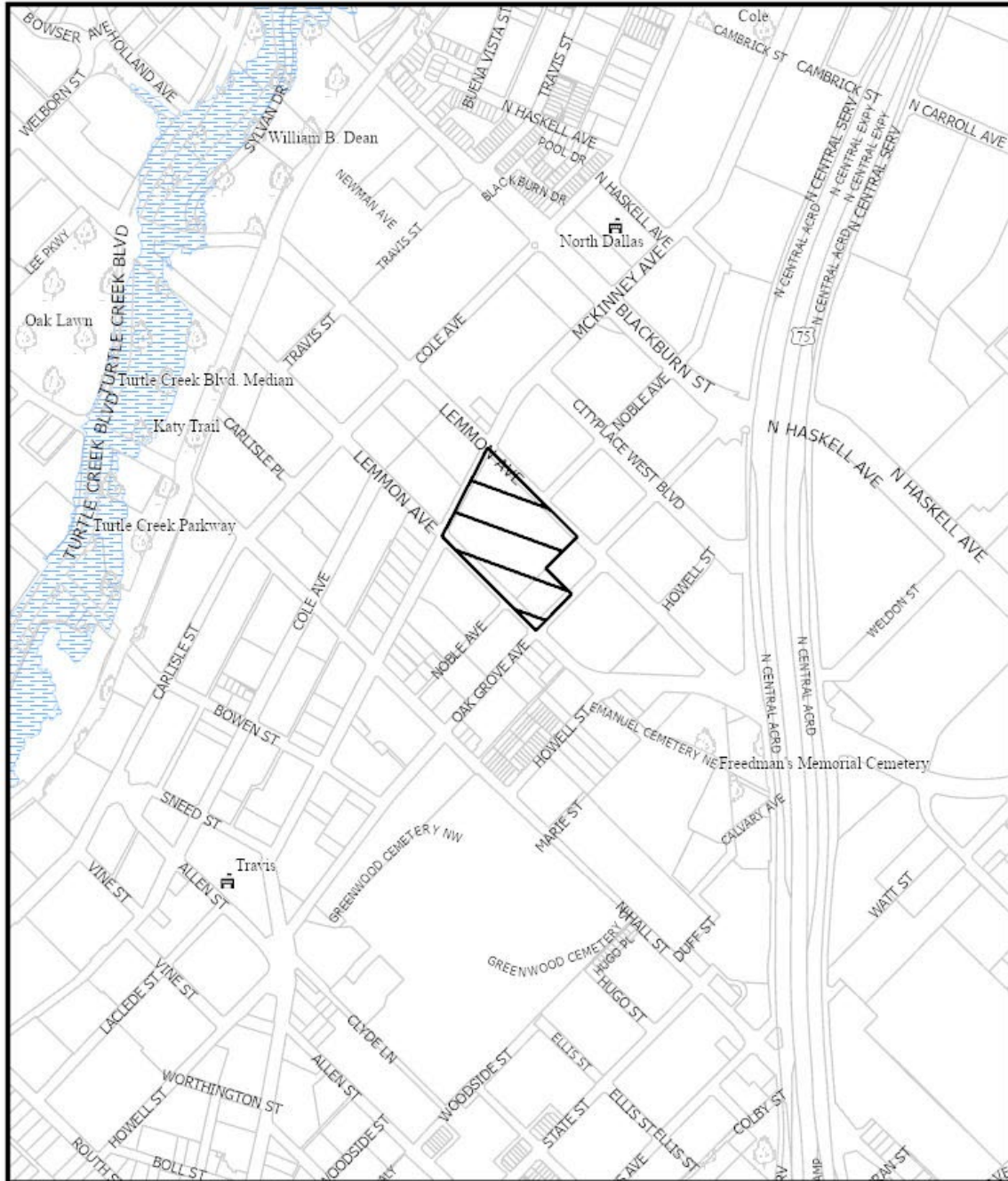
SEC. 51P-372.111. GENERAL REQUIREMENTS.


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

(b) 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 director of public works and transportation.

(c) The building official shall not issue a building permit or certificate of occupancy for a use in this PD until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other applicable ordinances, rules, and regulations of the city.

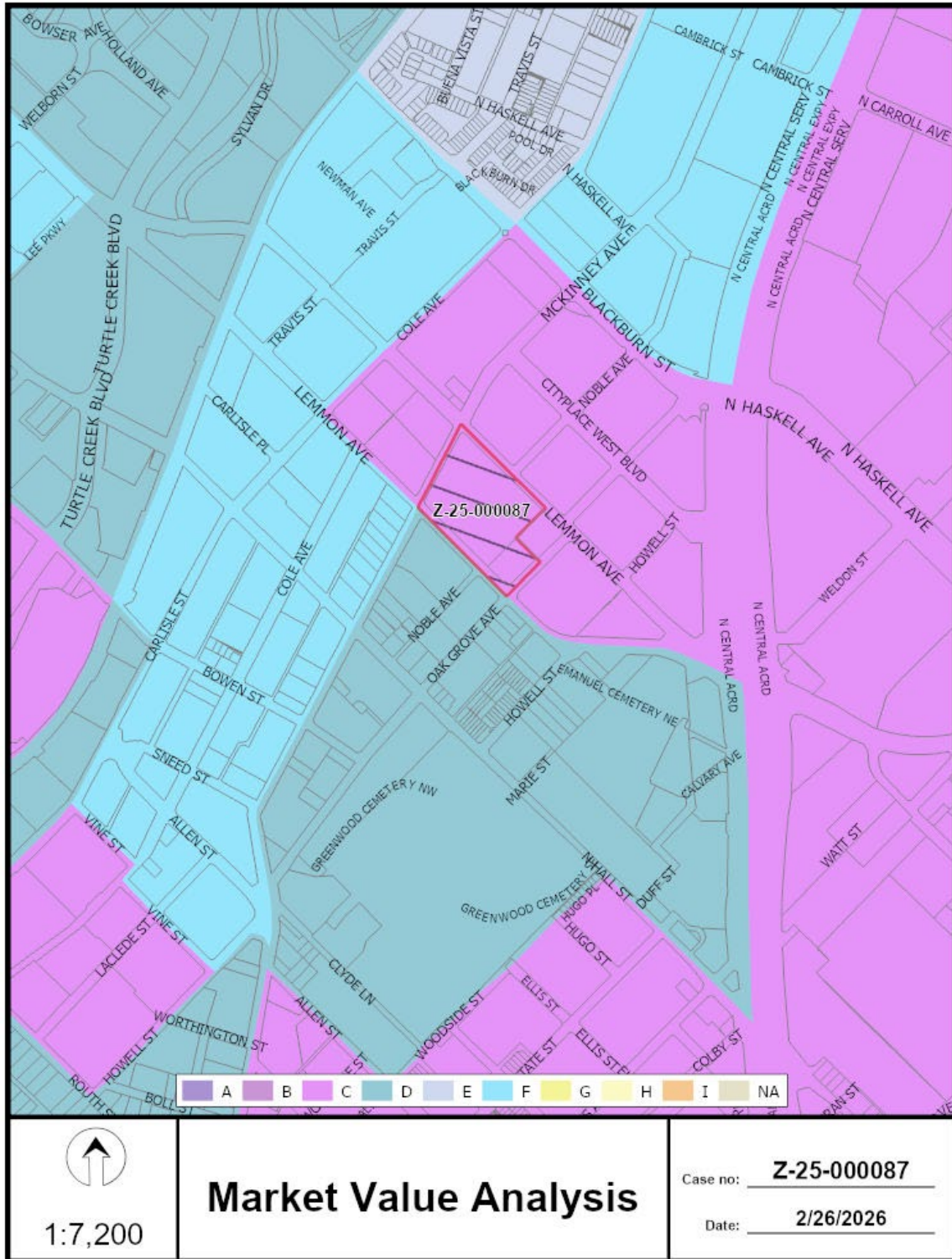
(d) The building official shall not issue a certificate of occupancy for a large format specialty retail or office use unless there is an executed developer agreement or contract for installation of a traffic signal at the intersection of Lemmon Avenue East at Oak Grove Avenue. (Ord. Nos. 21373; 25850; 31242)



 1:7,200	<h2>VICINITY MAP</h2>	Case no: <u>Z-25-000087</u> Date: <u>02/26/2026</u>
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 1:3,600	<h1>AERIAL MAP</h1>	Case no: <u>Z-25-000087</u> Date: <u>02/26/2026</u>
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03/25/2026

Reply List of Property Owners**Z-25-000087****95 Property Owners Notified 1 Property Owners in Favor 0 Property Owners Opposed**

Reply	Label #	Address	Owner
	1	3524 MCKINNEY AVE	PAN COASTAL LIMITED PS
	2	3502 HOWELL ST	CONGREGATION EMANU EL
	3	3430 HOWELL ST	CONGREGATION EMANUEL
	4	3400 OAK GROVE AVE	BLACKBELT PROPERTIES LLC
	5	3416 OAK GROVE AVE	TWS&K REALTY LLP
	6	2817 LEMMON AVE	2801 INVESTMENTS LTD
	7	3420 OAK GROVE AVE	BLACKBELT PROPERTIES LLC
	8	2910 N HALL ST	PG PDP DALLAS UPTOWN LLC
	9	3307 NOBLE AVE	PORTOLANI FAMILY LP
	10	3312 MCKINNEY AVE	3312 MCKINNEY AVENUE LLC
	11	3103 LEMMON AVE	AJM LEMMON LLC
	12	3413 MCKINNEY AVE	HLS HOLDINGS LP
	13	3407 MCKINNEY AVE	PDC INTERESTS LLC
	14	3403 MCKINNEY AVE	DOWLING PAMELA G &
	15	3309 MCKINNEY AVE	RACHOFSKY M J TRUST ETAL
	16	3128 LEMMON AVE	BLACKBURN CTRL HLDG LP
	17	3605 MCKINNEY AVE	MESSINA MARIO L
	18	2727 E LEMMON AVE	HC 2727 E LEMMON AVENUE LLC
	19	3515 HOWELL ST	L2 2828 LLC
	20	3330 OAK GROVE AVE	CRP MAPLE OAK GROVE OWNER LP
	21	3413 HOWELL ST	KO JASON B
	22	3411 HOWELL ST	FALB HARRIS BENTSEN &
	23	3409 HOWELL ST	KNIGHT DAVID & PAM
	24	3439 HOWELL ST	ROBERTO JOHN J & JUDITH B
	25	3443 HOWELL ST	BRANNON KENNETH H & RACHEL M
	26	3447 HOWELL ST	MILLER THOMAS D &

03/25/2026

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	3451 HOWELL ST	MACK SAMANTHA
	28	3463 HOWELL ST	VAZQUEZ KEVIN M RIVERA & JENNIFER VERVILLE
	29	3467 HOWELL ST	PHANEUF MARSHALL & CARRIE
	30	3471 HOWELL ST	WERNER FAMILY TRUST
	31	3475 HOWELL ST	HALL RICHARD STEVEN &
	32	3473 HOWELL ST	PART ENTERPRISES LP
	33	3469 HOWELL ST	WHITSUNDAY HOLDINGS LLC &
	34	3465 HOWELL ST	COWLISHAW WILLIAM T
	35	3461 HOWELL ST	YADAV RAHUL &
	36	3459 HOWELL ST	DC DRIVE PARTNERS LLC
	37	3457 HOWELL ST	MORALES MADELINE N &
	38	3455 HOWELL ST	EGGERICHS JAMES G
	39	3453 HOWELL ST	FISHER ANDREW J
	40	2889 W CITYPLACE BLVD	BLACKBURN CENTRAL
	41	3411 OAK GROVE AVE	ONE OAK GROVE LLC
	42	3324 MCKINNEY AVE	MCKINNEY UPTOWN OWNER LP
	43	3418 MCKINNEY AVE	WEBSTER INTERESTS 300 SOUTH
	44	3402 COLE AVE	POST APARTMENT HOMES LP
	45	3400 CARLISLE ST	AM WEAT VILLAGE LP
	46	2901 W CITYPLACE BLVD	CITYPLACE TX PARTNERS LP
	47	3130 LEMMON AVE	LEMMON & COLE PARTNERS LP
O	48	3501 MCKINNEY AVE	3501 MCKINNEY LTD
	49	3133 LEMMON AVE	RP TOWN & COUNTRY SC LP
	50	3181 E LEMMON AVE	RP TOWN & COUNTRY SC LP
	51	3321 OAK GROVE AVE	CANNON MARK & ELIZABETH
	52	3321 OAK GROVE AVE	SCORE RACHEL MARISA
	53	3321 OAK GROVE AVE	LAMB MICHAEL D
	54	3321 OAK GROVE AVE	GODFREY DANIEL E
	55	3321 OAK GROVE AVE	JOKINIEMI JANI
	56	3321 OAK GROVE AVE	MAHMALJI DAVID
	57	3321 OAK GROVE AVE	CONNER CRAIG

03/25/2026

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3321	OAK GROVE AVE	MESSICK WILEY & CAROL
59	3321	OAK GROVE AVE	DIGREGORIO NINA C
60	3321	OAK GROVE AVE	NOBLE JEFFREY S
61	3321	OAK GROVE AVE	TINDLE AUSTIN
62	3321	OAK GROVE AVE	SCHOTT ERIC R
63	3321	OAK GROVE AVE	BORG STEPHEN W
64	3321	OAK GROVE AVE	SEAGRAVE JOSEPH WILLIAM &
65	3321	OAK GROVE AVE	GOODING BRAD E
66	3321	COLE AVE	REINMILLER AARON
67	3321	COLE AVE	THEILEN VERNON L
68	3321	COLE AVE	BERRY DENISE L
69	3321	COLE AVE	MONTOYA REBECCA L
70	3321	COLE AVE	MAPES ROBERT
71	3321	COLE AVE	CANADY RICKY
72	3321	COLE AVE	OSTREWICH MARIS STELLA
73	3321	COLE AVE	THEILEN VERNON LEE
74	3321	COLE AVE	HENDRICK JAY BRYANT
75	3321	COLE AVE	NUSSBAUM STEVEN H
76	3321	COLE AVE	KRONENBERG BRENDA
77	3321	COLE AVE	THOMAS JUSTIN
78	3321	COLE AVE	BECKNER BRET & JOAN &
79	3321	COLE AVE	TN CAPITAL INVESTMENTS
80	3321	COLE AVE	GRIFFIN CATHEY F & STEVEN CRAIG
81	3321	COLE AVE	LOUDIS PETER
82	3321	COLE AVE	VELILLA MANUEL FRANCISCO &
83	2901	BLACKBURN	CITYPLACE HOTEL REALTY LP
84	2901	BLACKBURN	FC 2901 BLACKBURN LLC
85	2901	BLACKBURN	7B NORTH RETAIL PARTNERS LP
86	2901	BLACKBURN	7B SOUTH RETAIL PARTNERS LP
87	2801	N CENTRAL EXPY	AGOM 2801 PROPERTY OWNER LP
88	2801	N CENTRAL EXPY	TOWER WEST PARTNERS LP

Z-25-000087

03/25/2026

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	3700 MCKINNEY AVE	USL 3700M LLC &
	90	3700 MCKINNEY AVE	3700 MCKINNEY LTD
	91	3636 MCKINNEY AVE	TX SAWYER APARTMENTS LLC
	92	3600 MCKINNEY AVE	3600 MCKINNEY LTD PS
	93	3699 MCKINNEY AVE	LNK UPTOWN LLC
	94	3699 MCKINNEY AVE	SOUTH ALLEY LOFT LLC
	95	3699 MCKINNEY AVE	3699 MCKINNEY AVE 222 LLC