

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 No. 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.

CPC 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.
- On March 26, 2026, CPC recommended approval of the request with changes to conditions.

Zoning History:

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

1. Z223-237: On March 27, 2024, the 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:

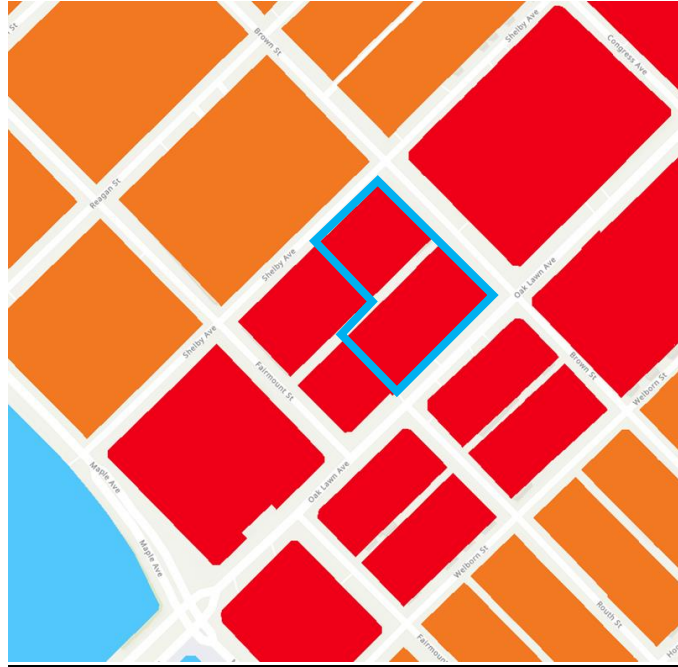
ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions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

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

CPC Action
March 26, 2026

Motion: It was moved to recommend **approval** of a new Planned Development Subdistrict for GR General Retail uses, subject to a development plan, landscape plan, and conditions with the following changes: **(1)** strike “Observation deck.” in Sec. S-___.108., Yard, Lot, and Space Regulations, subsection (c) Height **(2)** (A) (iv).; **(2)** strike “Observation deck.” in (B) (iv); **(3)** in Sec. S-___.113., Requirements for Multi-Family Housing, increase the minimum number of residential micro units from 5% to 7%; on property zoned GR General Retail Subdistrict, MF-3 Multiple Family Subdistrict, P Parking Subdistrict, within Planned Development District 193 with a D Liquor Control Overlay, on the southwest line of Brown Street, between Shelby Avenue and Oak Lawn Avenue.

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

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

Against: 0
Absent: 2 - Forsyth, Kocks
Vacancy: 0

Notices: Area: 500 Mailed: 217
Replies: For: 10 Against: 1

Speakers: For: Phil Perry, 3610 N. Versailles, Dallas, TX, 75209
Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
For (Did not speak): Anthony Page, 3210 Carlisle St., Dallas, TX, 75204
Neal Sleeper, 3374 Blackburn St., Dallas, TX, 75204
Against: None

**CPC RECOMMENDED
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 10 feet above the maximum structure height:

- (i) Cooling tower.
- (ii) Mechanical equipment room and any visual screens which surround mechanical equipment.
- (iii) Skylights.
- (iv) Chimney and vent stacks.
- (v) Parapet walls or guard rails.

(B) The following structures may project a maximum of 16 feet above the maximum structure height provided they are set back a minimum of 8 feet from the building face and are limited to a maximum of 20% of the roof area:

- (i) Cooling tower.
- (ii) Mechanical equipment room and any visual screens which surround mechanical equipment.
- (iii) Skylights.
- (iv) Chimney and vent stacks.
- (v) Parapet walls or guard rails.
- (vi) Elevator penthouse or bulkhead.
- (vii) Associated screens for elevator penthouse or bulkhead.

(C) The following structures may project a maximum of 26 feet above the maximum structure height provided they are set back a minimum of 8 feet from the building face and are limited to a maximum of 10% of the roof area:

- (i) Elevator penthouse or bulkhead.
- (ii) Associated screens for elevator penthouse or bulkhead.

(D) All projections exceeding 10 feet must not exceed 20% of the roof area.

(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. All active uses must be oriented toward Oak Lawn Avenue. (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 seven 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. ____)

CPC RECOMMENDED DEVELOPMENT PLAN

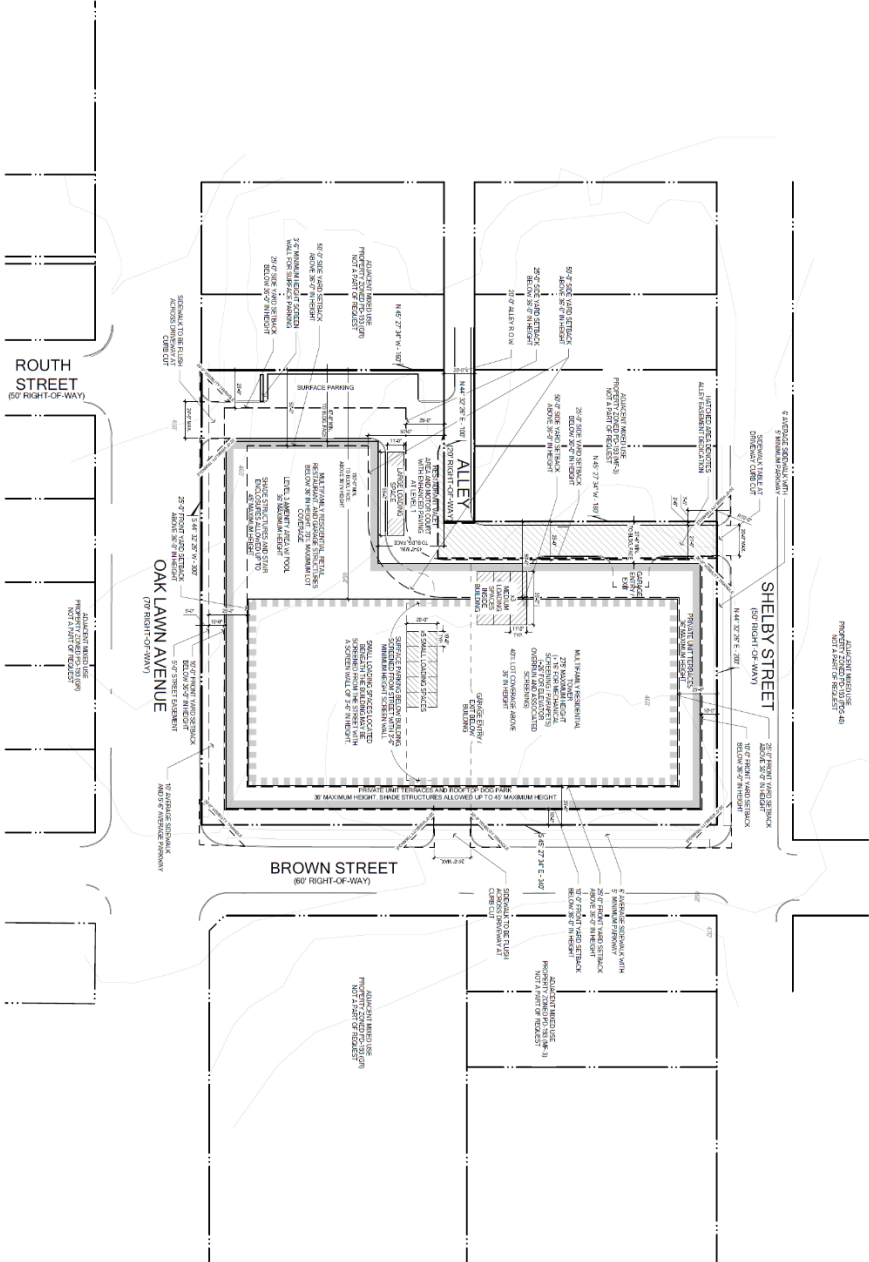
| PROJECT DATA TABLE | |
|-------------------------|---|
| TOTAL SITE AREA | 1.89 ACRES |
| LAND USE | MIXED USE |
| MIN. FRONT YARD SETBACK | 10 FT |
| MIN. SIDE YARD SETBACK | 25 FT |
| MIN. REAR YARD SETBACK | 25 FT |
| MAX. BUILDING HEIGHT | 275 FT (14 FT FOR MECH. FLOORING) (7 FT OR ELEV. + SCREENING) |
| MAX. LOT COVERAGE | 70% |
| LOADING PROHIBITED | 3 SMALL (UP X 20) 3 MEDIUM (8X 9 1/2) |
| REQUIRED PARKING | PER CHAPTER 51A REQUIREMENTS |



VICINITY MAP
CITY OF DALLAS

NOTE: EXACT SIDEWALK LOCATION AND COMPENSATION WAY VARY, SO ADJUST COORDINATES TO THE COMPENSATION WAY.

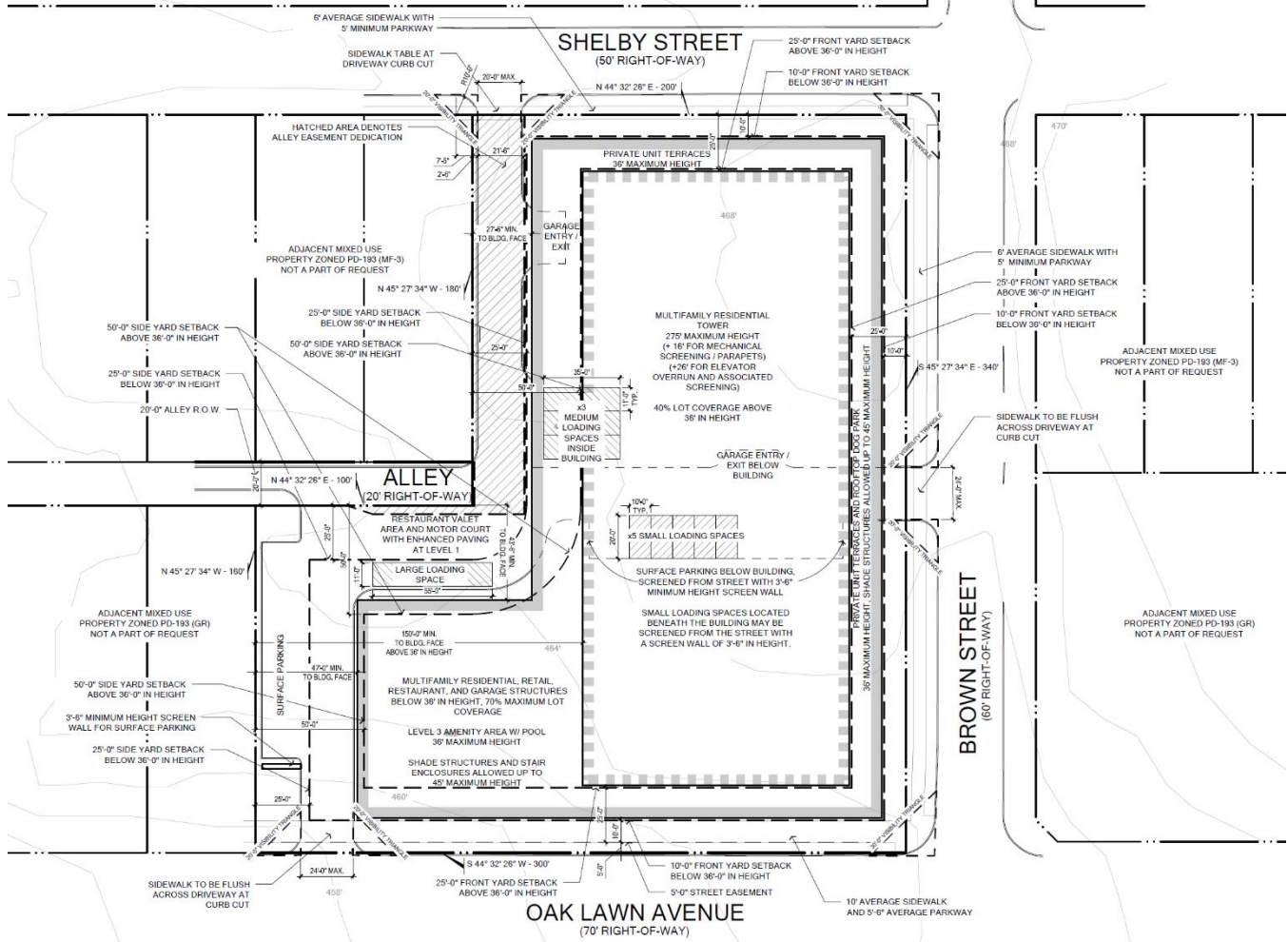
■ EXTENT OF BUILDING LESS THAN 30' IN HEIGHT
 ■■ EXTENT OF BUILDING ABOVE 30' IN HEIGHT

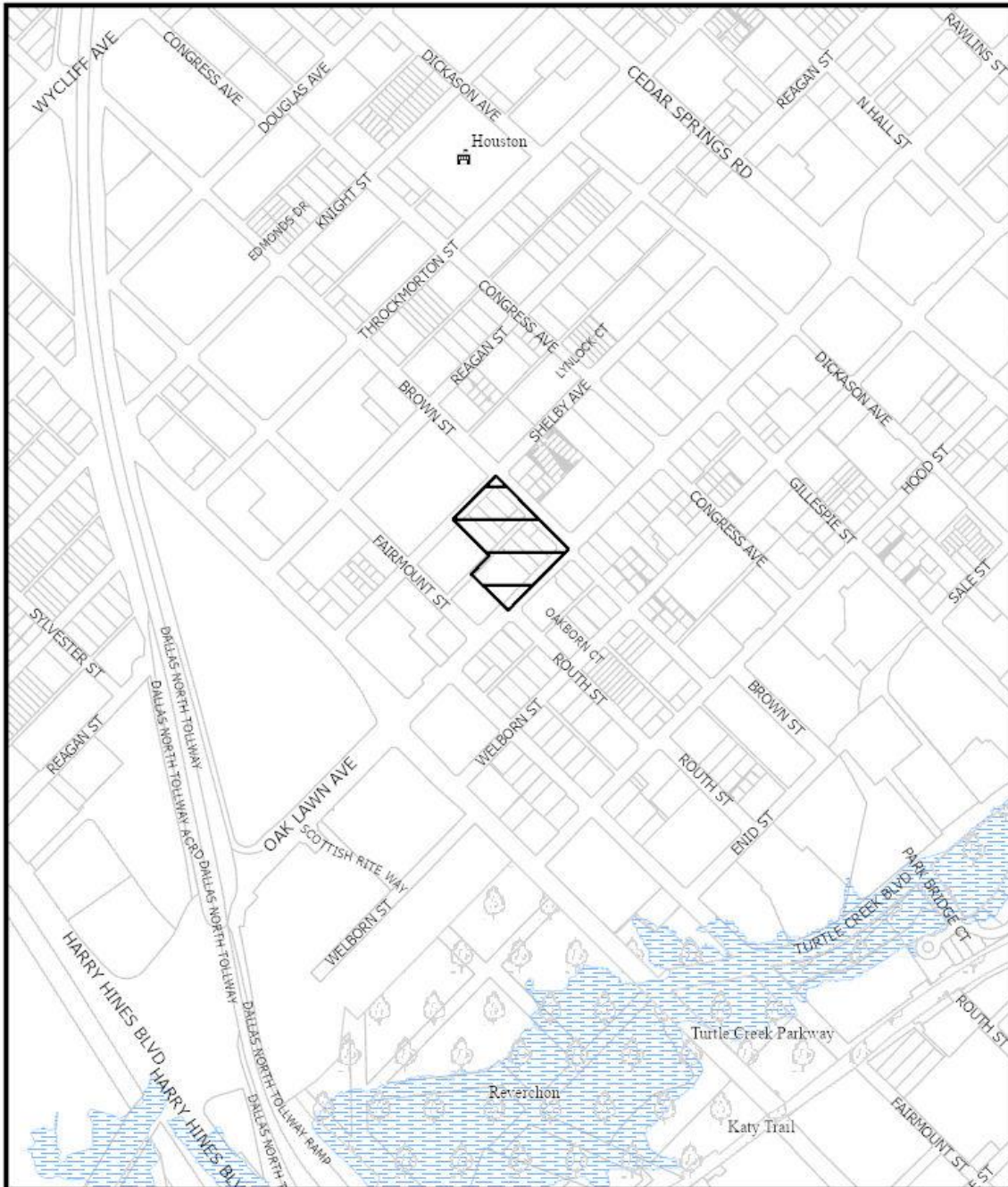



GFFdesign

CPC RECOMMENDED DEVELOPMENT PLAN (DETAIL)

NOT A PART OF REQUEST

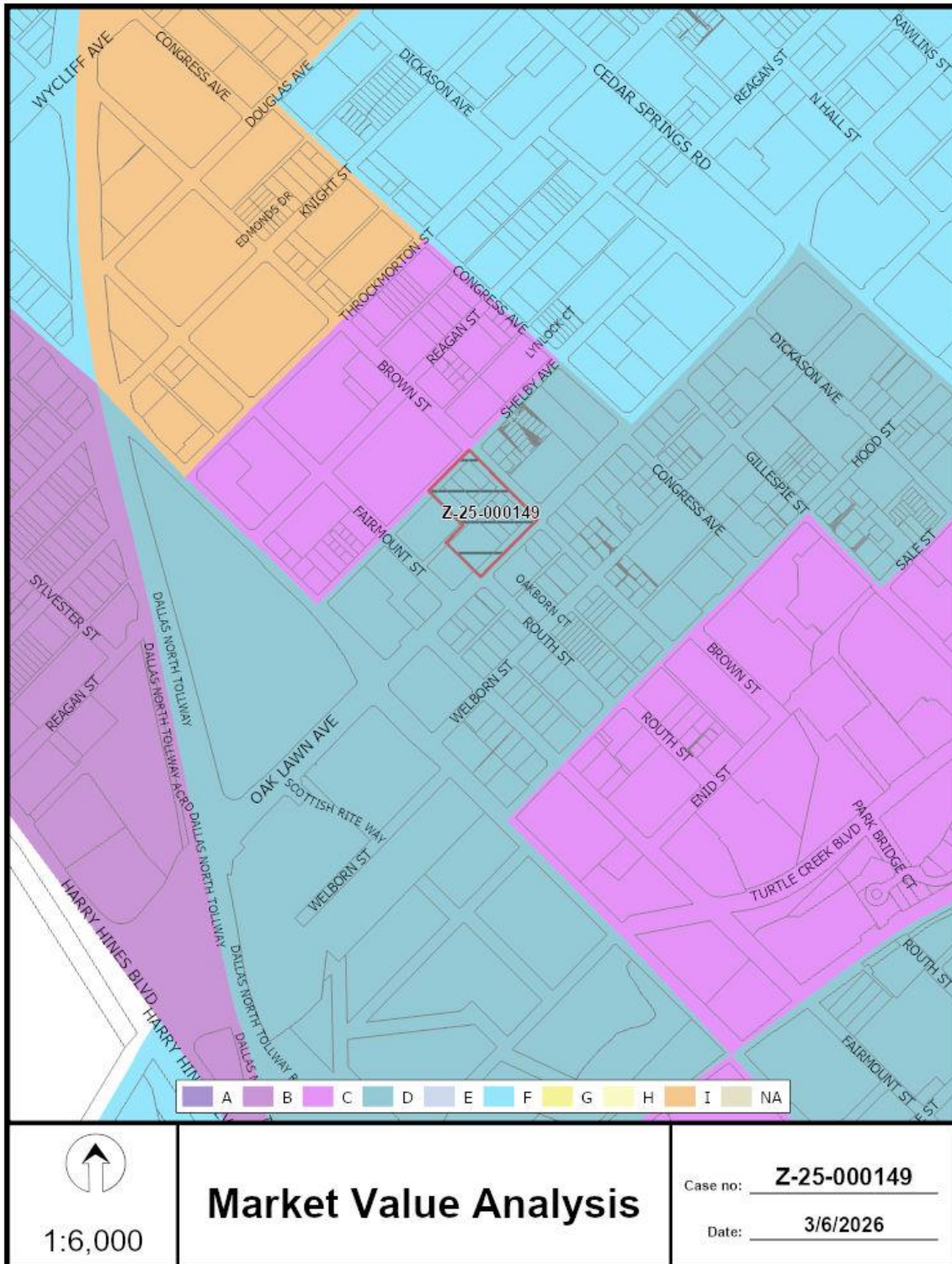


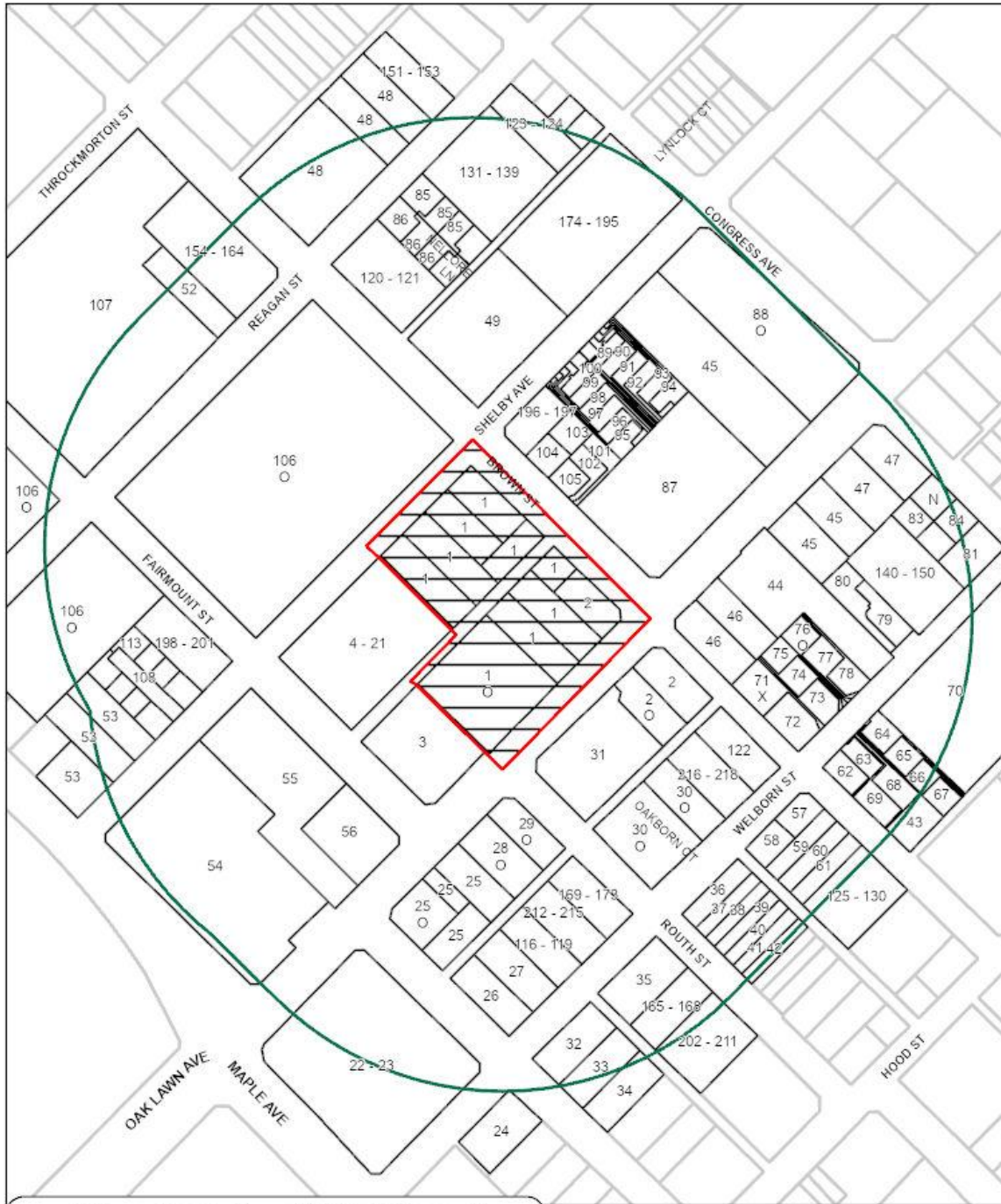


| | | |
|--|-----------------------|--|
|  1:6,000 | <h3>VICINITY MAP</h3> | Case no: Z-25-000149 Date: 03/06/2026 |
|--|-----------------------|--|



| | | |
|--|---------------------|--|
|  1:3,600 | <h1>AERIAL MAP</h1> | Case no: <u>Z-25-000149</u> Date: <u>03/06/2026</u> |
|--|---------------------|--|





| | |
|------------------|--|
| 217 | Property Owners Notified (146 parcels) |
| 10 | Replies in Favor (12 parcels) |
| 1 | Replies in Opposition (1 parcel) |
| 500' | Area of Notification |
| 3/26/2026 | Date |

Z-25-000149
CPC



1:2,400

03/25/2026

Reply List of Property Owners***Z-25-000149******218 Property Owners Notified 10 Property Owners in Favor 1 Property Owners Opposed***

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|---------------------|-----------------------|-----------------------|--------------------------------------|
| | 1 | 2621 OAK LAWN AVE | OAK LAWN PARTNERS LP |
| | 2 | 2618 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 | 3714 FAIRMOUNT ST | OAK LAWN MELROSE LLC |
| | 26 | 3702 FAIRMOUNT ST | FAIRWELBORN LLC |

03/25/2026

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|--------------|----------------|-------------------|--------------------------------|
| | 27 | 2505 WELBORN ST | COOKE HOWARD F LIVING TRUST |
| O | 28 | 2512 OAK LAWN AVE | BARCELONETA LLC |
| O | 29 | 2520 OAK LAWN AVE | HECHT RICHARD |
| O | 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 PROPRTIERS 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 |

03/25/2026

| <i>Reply</i> | <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 |
| X | 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 |
| O | 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 |
| | 89 | 2714 SHELBY ST | SMITH MICHAEL W |

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| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|--------------|----------------|----------------------|--------------------------------|
| | 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 |
| O | 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 |
| | 120 | 2706 REAGAN ST | MANSOUR INTERESTS INC |

03/25/2026

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|--------------|----------------|-----------------|--------------------------------|
| | 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 & |
| | 152 | 2719 REAGAN ST | PATEL PARESH REVOCABLE |

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| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|--------------|----------------|-----------------|--------------------------------|
| | 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 |
| | 183 | 2727 SHELBY AVE | CLARK KIMBERLY JEANNE & |

03/25/2026

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|--------------|----------------|-------------------|---------------------------------------|
| | 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 | SECORE 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 |
| | 214 | 2515 WELBORN ST | FOX PETER M |

03/25/2026

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|--------------|----------------|-------------------|--------------------------|
| | 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 & |
| O | A1 | 2733 OAK LAWN AVE | OAK LAWN OUTDOOR LLC |
| O | A2 | 2500 OAK LAWN AVE | OAK LAWN MELROSE LLC |
| O | A3 | 2500 OAK LAWN AVE | OAK LAWN MELROSE LLC |
| O | A4 | 2615 OAK LAWN AVE | OAK LAWN PARTNERS LP |
| O | A5 | 2612 OAK LAWN AVE | OAK LAWN RESTAURANTS LLC |