

# North Central Texas Council of Governments Parking Requirements Evaluation

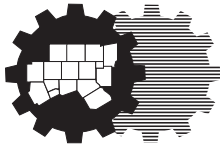


## What is NCTCOG?

The **North Central Texas Council of Governments** (NCTCOG) is a voluntary association of, by, and for **local governments** within the 16-county North Central Texas Region. The agency was established by state enabling legislation in 1966 to assist local governments in **planning** for common needs, **cooperating** for mutual benefit, and **coordinating** for sound regional development. Its purpose is to strengthen both the individual and collective power of local governments, and to help them recognize regional opportunities, resolve regional problems, eliminate unnecessary duplication, and make joint regional decisions – as well as to develop the means to implement those decisions.

North Central Texas is a 16-county **metropolitan region** centered around Dallas and Fort Worth. The region has a population of more than 8 million (which is larger than 38 states), and an area of approximately 12,800 square miles (which is larger than nine states). NCTCOG has 235 member governments, including all 16 counties, 170 cities, 20 independent school districts, and 29 special districts.

NCTCOG's **structure** is relatively simple. An elected or appointed public official from each member government makes up the **General Assembly** which annually elects NCTCOG's **Executive Board**. The Executive Board is composed of 17 locally elected officials and one ex-officio non-voting member of the legislature. The Executive Board is the policy-making body for all activities undertaken by NCTCOG, including program activities and decisions, regional plans, and fiscal and budgetary policies. The Board is supported by policy development, technical advisory and study **committees** – and a professional staff led by **Todd B. Little**, Executive Director.



NCTCOG's offices are located in Arlington in the Centerpoint Two Building at 616 Six Flags Drive (approximately one-half mile south of the main entrance to Six Flags Over Texas).

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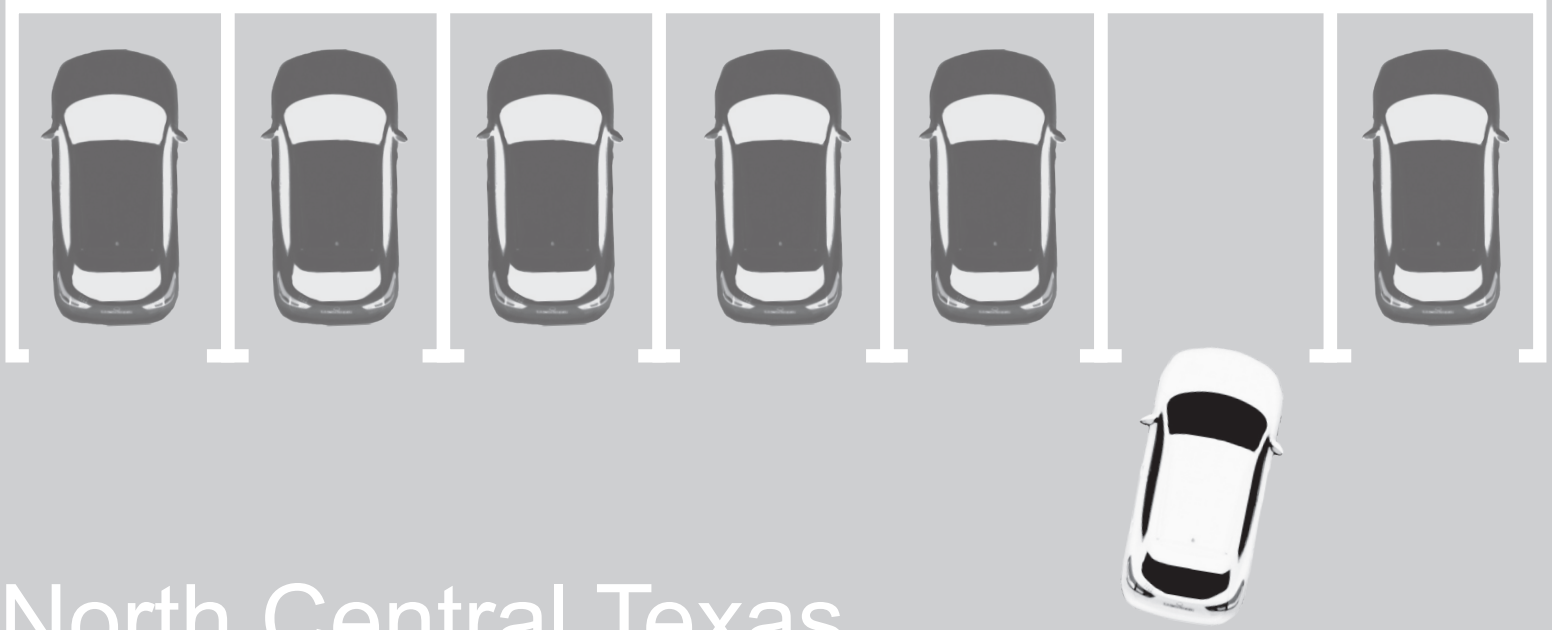
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Since 1974 NCTCOG has served as the Metropolitan Planning Organization (MPO) for transportation for the Dallas-Fort Worth area. NCTCOG's Department of Transportation is responsible for the regional planning process for all modes of transportation. The department provides technical support and staff assistance to the Regional Transportation Council and its technical committees, which compose the MPO policy-making structure. In addition, the department provides technical assistance to the local governments of North Central Texas in planning, coordinating, and implementing transportation decisions.

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Prepared in cooperation with the Texas Department of Transportation and the U.S. Department of Transportation, Federal Highway Administration, and Federal Transit Administration.

*The contents of this report reflect the views of the authors who are responsible for the opinions, findings, and conclusions presented herein. The contents do not necessarily reflect the views or policies of the Federal Highway Administration, the Federal Transit Administration, or the Texas Department of Transportation.*



# North Central Texas Council of Governments Parking Requirements Evaluation

May 2026



North Central Texas  
Council of Governments

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## Introduction

Do minimum parking requirements in the Dallas–Fort Worth region matter? It is suggested that in many cases developers exceed the city’s zoning requirement for various reasons. This study looks at 126 sites to see how often and in what context developers overbuilt parking spaces beyond the code.

This report expands on data first collected in the North Central Texas Council of Governments (NCTCOG) Regional Parking Demand Database. That database is a collection of observed parking demand data from a range of property types and land uses for more than 126 sites in the Dallas–Fort Worth region. At each property, NCTCOG staff or others collected parking demand observations for a point in time. The database serves as a benchmark of actual parking demand to inform thoughtful discussions on potential parking reductions and guide policy and management decisions.

This Parking Requirements Evaluation report looks at the minimum parking requirements in local zoning for sites in the Regional Parking Demand Database and compares them to what was built and observed demand. This study will also offer a high-level analysis of the use of minimum parking ratio reductions permitted in zoning. The findings aim to inform regional stakeholders, promote parking policies aligned with real-world demand, reduce unnecessary overbuilding, and support better parking policy and management in North Texas.

## Sources and Methodology

To compare the minimum parking requirement in zoning to the actual parking demand and supply, this analysis used sites in NCTCOG’s Regional Parking Demand Database with data such as site name, address, land use, observed parking demand, and parking supply. Additionally, municipal zoning ordinances from the municipalities of Addison, Arlington, Carrollton, Dallas, Frisco, Garland, Irving, McKinney, Plano and Richardson, were reviewed using information available online to determine parking requirements for applicable properties. **Appendix 1** lists the applicable code requirement for each site organized by city. Not all sites in the database were used as some were built prior to minimum parking requirements in zoning such as the TYPO District properties in Dallas.

Many zoning codes already give developers the option to reduce parking requirements, such as a 25 percent reduction for being within a quarter mile of transit. The zoning ordinances reviewed for their minimum parking requirement were also reviewed for parking reductions allowed by code. The number of reductions allowed will be compared to the parking supply versus minimum parking requirement for each municipality.

This study utilizes a unique land use classification system derived from the *Regional Parking Demand Database (2024) Report*. For the purposes of this analysis, these land uses are further consolidated into broader categories to support the zoning evaluation, as outlined below.

**Table 1: Land Use Types in the Regional Parking Demand Database with Zoning Group**

Land Use	Description/ Definition	Group
Entertainment	Leisure uses such as theaters, bowling alleys, and arcades	Other
Gym	Commercial gyms/fitness clubs/retail gyms	
Senior Housing	Residential housing for older adults with assisted living services	
Multi-Family (MF)	Multi-family residential apartments (no ground floor retail)	Multi-Family
Office	Single or multi-tenant office buildings (no ground floor retail)	Office
MF Mixed Use	Multi-family residential apartments with ground floor retail	Mixed Use
Office Mixed Use	Single or multi-tenant office buildings with publicly accessible ground floor retail	
Restaurant	Casual sit down and fast-food restaurants	Restaurant
Bank	Commercial retail banking location	Retail
Retail	Single tenant/single building of any size. Includes big box, home improvement, grocery, general merchandise, specialty merchandise, and commercial pharmacies	
Retail Center	Strip retail centers typically featuring large, big box with smaller shops attached, may include restaurants. Net leasable space over 40,000 square feet	
Retail/Service Shops	A group of two or more retail, restaurant, or service establishments, usually in the same building or small strip retail center with net leasable space under 40,000 square feet	
Service	Single tenant/single building of any size. Non-merchandise commercial such as auto mechanics, personal financial services, medical/health/wellness, etc.	

### The 80 Percent Rule

When parking facilities reach 80 or 85 percent occupancy, they are considered optimally full. This is because the 20 percent remaining allows drivers to find parking without excessive

circulation or parking off-site. All sites in the study have off-street parking so this rule applies at the site level. It can also be applied over a neighborhood where on-street curb parking is the main source. In this report, sites falling below 80 percent parking use will be considered underutilized.

## Findings

### Required Versus Built Parking

Analysis of minimum parking requirements in zoning versus the amount actually built reveals a gap between policy and practice. For 126 sites in this study, 92 sites exceeded the minimum parking requirements, most of which were built with 35 or more spaces than the parking requirement, as shown in **Table 1**. Conversely, 33 of the 126 built less than required, and only one site built the requirement exactly.

**Table 1 – Sites Exceeding Requirements by Amount Over the Minimum**

Number of Spaces Over Minimum Requirement*	Number of Sites
1 - 35	35
36 - 82	20
83 - 129	12
130 - 242	11
243 - 441	6
442 - 1,058	6
1,059 - 2108	2

\*Number of Spaces Over Minimum Requirements groupings are based on the Natural Breaks (Jenks) method, using seven classes.

On average, sites with excess parking supplied 156 more spaces than required. This is scaled by land use as shown in **Table 2**, where office sites had the highest average oversupply at 303 extra spaces. Land use categories are only provided where more than nine sites are available in the sample for that category.

**Table 2 – Volume of Overbuilt Parking by Land Use**

Land Use	Average Spaces per Overbuilt Site	Total Sites Studied	Sites with Overbuilt Parking	Percent of Sites Overbuilt
Mixed Use	237	20	16	85%
Multi-Family	95	26	15	73%
Office	331	22	18	91%
Restaurant	27	35	22	74%
Retail	61	18	14	83%
<b>All sites</b>	<b>150</b>	<b>121</b>	<b>85</b>	

Considering the rate of oversupply proportional to their requirements, most sites overbuilding add 1 to 24 percent of the minimum as seen in **Table 3** (e.g. a building required in zoning to construct 100 spaces that built 124 would be considered adding 24 percent on top of its minimum). In this sample it was more common for sites to build double the minimum parking requirement (100 percent more) than to build the exact amount required.

**Table 3 – Distribution of Sites by Degree of Parking Supply Relative to Required Parking**

Level of Over/Under Building Parking	Number of Sites
100% more	10
50% more	12
25% more	25
0 to 24%	45
Exact requirement	1
Less than required	33
<b>Total Sites</b>	<b>126</b>

The full table of data comparing the gap between zoning requirements, supply and demand is shown for all sites in **Appendix 1**.

## Demand Comparison

NCTCOG also captured observed parking use at the sites between 2018 and 2022. For 115 (91 percent) sites the demand for parking was less than both the zoning requirement and the parking built. However, when looking at demand more closely, if a site uses 80 percent or more of its parking it is considered “full” and under 80 percent is considered “underused”. Looking only at the underused parking sites, it is more accurate to say 82 percent (103) of all sites’ demand for parking is less than both the zoning requirement and the parking built. This shows that most sites are likely to build more than is needed and more than is required.

Out of the 126 sites analyzed, 17 reached parking use over 80 percent. Additionally, six sites with parking use under 80 percent of the built parking observed a demand for spaces higher than the zoning minimum. This shows that in a minority of cases, minimum zoning should be treated as the minimum and the private sector may warrant overbuilding. The full list is available in **Appendix 2**.

## Demand Comparison by Land Use and Ratio to Building Size

The demand observations in the Regional Parking Demand Database also include the size of the building associated with parking facilities. This allows a ratio comparison of parking spaces per housing unit or 1,000 commercial square feet, referred to here as “Combined Unit Figure”. Zoning codes often require parking spaces as a ratio to units or building size.

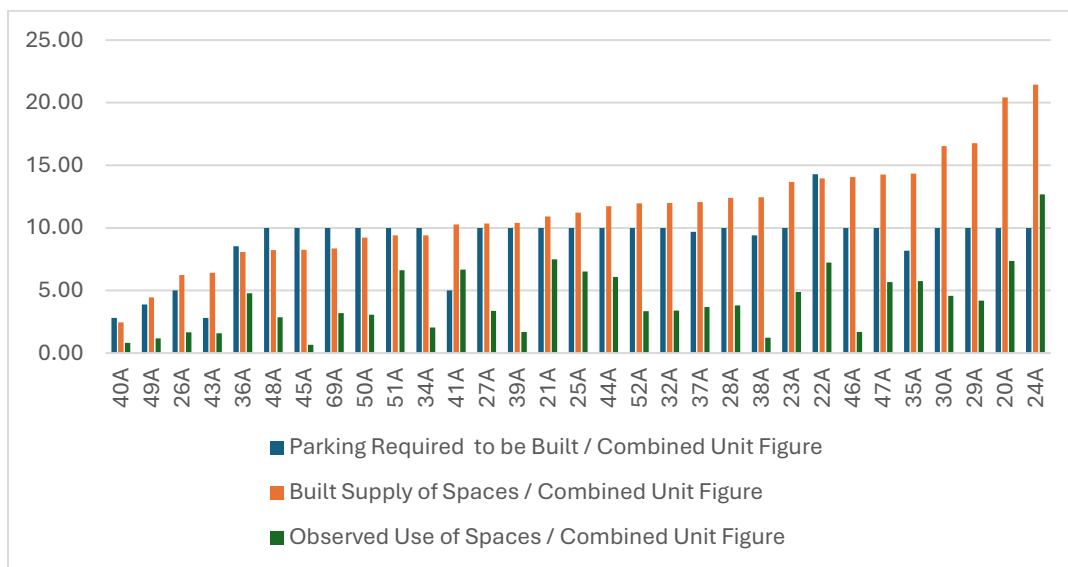
Focusing on sites with utilization below 80 percent and normalizing parking supply relative to building size enables a more consistent comparison across developments. In this sample it was found that on average the ratio of parking supplied and required is substantially more than what is needed, as shown in **Table 4**.

**Table 4 – Parking Supply and Occupancy Average Ratios by Land Use**

Land Use	Number of Spaces Required to be Built/ Combined Unit Figures	Built Supply of Spaces / Combined Unit Figure	Observed Use of Spaces / Combined Unit Figure
Mixed Use	2.11	2.53	1.07
Multi-Family	1.52	1.74	0.96
Office	2.95	4.04	1.75
Other	12.83	5.54	1.77
Restaurant	9.02	11.34	4.18
Retail	3.94	5.84	1.89

Restaurant uses provide the highest parking ratios, averaging 11.41 spaces per combined unit; however, only 4.10 spaces per combined unit are occupied based on field observations, despite a requirement of just 9.02 spaces per combined unit. **Figure 1** shows the ratios of individual restaurant sites' required parking, built parking, and observed parking use. In this sample it can be seen that in almost all cases observed peak use is lower than both the zoning and what the developer built. The full list is available in **Appendix 4**. It should be noted that this demand is based on only one or two observations, and more observation counts are needed.

**Figure 1 – Restaurant Site Required, Supply, and Occupancy Parking Rates**



## Lease Rate Comparison

In the Regional Parking Demand Database, data was collected for all sites; that includes the rate of building leasing. For apartments a lease rate is a percentage of units leased and for commercial it is a percentage of net building space leased. A review of the study sites indicates that only two sites had a lease rate lower than the observed parking occupancy rate, meaning that parking utilization exceeded the level of tenant occupancy, as seen in **Table 5**.

**Table 5 – Sites Where Parking Occupancy Exceeds Leases Rates**

ID	Site Name	Parking Occupancy Rate	Lease Rate
91A	Modena	93%	92%
58A	Cavender's	123%	100%

Most sites in this study had a parking occupancy rate below the lease rate as listed in **Appendix 3**. For nearly all retail and restaurants, the default lease rate of a stand-alone building is 100 percent when the business is open and operating.

## Projected Occupancy for Partial Leases

Can underused parking be explained by partially leased buildings? This analysis assumes that parking demand increases proportionally with tenant occupancy. Under this assumption, an estimated parking use rate was calculated for 59 applicable sites to reflect what parking demand might look like if each building were 100 percent leased. The adjusted parking utilization was estimated by dividing the observed parking occupancy rate by the tenant occupancy rate and multiplying the result by 100. The resulting value was then compared to an 80 percent utilization threshold, which is commonly used in parking studies to represent an efficiently used parking supply.

These results indicate that most sites would not reach efficient parking utilization even if buildings were fully leased, as shown in **Table 6**. Of the 59 sites analyzed, 52 currently operate below 80 percent parking utilization. When adjusted to reflect a scenario in which buildings are 100 percent leased, only four sites would reach or exceed the 80 percent utilization threshold, while the remaining 48 sites would continue to operate below this level, suggesting that excess parking supply would persist even under full tenant occupancy. A full list of the adjusted utilization calculations for each site is provided in **Appendix 3**. This pattern supports the broader conclusion that current parking requirements may overestimate the amount of parking needed for many developments, leading to excess parking supply across a range of land uses.

**Table 6 – Summary Results**

Metric	Value
Total Sites Analyzed	59
Sites Under 80%	52
Sites That Would Reach 80% if Fully Leased	4
Sites That Would Still Be Under 80%	48

## Reductions in Code

In nine out of the 10 municipalities examined, some form of off-street parking reduction, as seen in **Table 7**, was available either by right through zoning, as part of a Planned Unit Development, or through provisions in the city code. Common mechanisms used to reduce minimum off-street parking requirements included:

1. Counting on-street parking spaces toward minimum requirements
2. Shared parking arrangements
3. Off-site parking allowances
4. Preservation of natural areas
5. Development incentives
6. Historic building preservation
7. Cash or fee-in-lieu programs
8. Proximity to transit
9. Active transportation or pedestrian improvements
10. Transportation Management Plan agreements
11. Submission of a parking demand study demonstrates a reduced need for parking

**Table 7 – Common Minimum Parking Reductions Per City and Percent Overbuilt Sites**

Town/City	Reduction Mechanism (see list above)									
	1	2	3	4	5	6	7	8	9	10
Addison	X	X			X	X				
Arlington				X						
Carrollton	X	X					X	X	X	
Dallas	X	X	X	X	X	X	X	X	X	X
Frisco		X	X							
Garland	X	X								
McKinney		X								
Plano		X								
Richardson	X	X	X		X	X	X			X

Shared parking and on-street parking credits are the most commonly used strategies identified to be allowed in most cities that allow shared parking between land uses with different peak demand periods to lower the total number of required spaces, while on-street parking credits permit developments to count adjacent public spaces toward their minimum requirements—reducing construction costs and improving overall parking efficiency. While a city’s zoning code includes several mechanisms to reduce parking requirements, it has not been confirmed through detailed, site-by-site interviews whether these options are being fully utilized.

## Impact of Code Reductions

Although some developments appear to have had the opportunity to apply for available reductions, most continue to exceed the minimum required parking, as shown in **Appendix 5**. The City of Dallas, for example, offers the most parking reductions in code. However, the data indicates that most Dallas developments still construct parking in excess of code requirements, suggesting that market preferences, lender expectations, or tenant demand may influence parking supply more than regulatory minimums. Based on the 37-site Dallas sample, only seven sites built below the minimum requirement, one meets it exactly, and 29 provide more parking than required, as shown in **Appendix 5**, often by substantial margins; in some cases by several hundred spaces. Although there are a few notable under-parked cases, including one with a deficit of 893 spaces, the overall pattern suggests that Dallas developments are generally not using code reductions for parking minimums.

## Conclusions

Across the selected sites in NCTCOG’s Regional Parking Demand Database, 82 percent of developments oversupplied parking beyond minimum zoning requirements and their observed demand. This diverse sample indicates North Texas developers may be likely to build parking in the same way. Options allowed in zoning codes to reduce minimum parking requirements such as shared parking, fee-in-lieu, and proximity to transit are not being used widely by developers.

A much smaller number of developments did have parking demand exceeding their requirements. Some of them were correctly overbuilt to meet anticipated demand. Additionally, only one site in the sample of 126 exactly matched the minimum parking requirement. Both the over- and under- building of parking underscores the challenge around city minimum parking requirements. Rarely does the city code match what is needed, indicating both the public and private sector need more data and dynamic programs to manage parking.

To be efficient, cities and developers should consider actively managing parking through tools such as on-street/curb management policies, shared parking, and stronger incentives. See NCTCOG's Parking Management Best Practices for a toolbox of strategies to manage parking: [www.NCTCOG.org/Parking](http://www.NCTCOG.org/Parking). Eliminating minimum parking requirements or significantly reducing them will free up many developments to reduce parking but may have little bearing on most commercial real estate development decisions. Additionally, cities and developers should work with NCTCOG to count parking use and add it to NCTCOG's Regional Parking Demand Database: [www.NCTCOG.org/Parking](http://www.NCTCOG.org/Parking).

### Discussion

These findings illustrate the extent to which excessive parking is built and city code may not be a helpful guide. Parking is expensive to build and maintain. Excess parking also displaces higher value uses or limits density, such as active commercial uses and additional housing units. Both the cost and density limit can result in lost revenue and taxes from potential leasable space not built. Excess parking also creates a self-reinforcing cycle: as more parking is provided, driving is further incentivized, reducing the use of alternative transportation modes and perpetuating continued reliance on the automobile.

Reasons for the frequent overbuilding of parking in North Texas are not fully known but some initial factors may be:

- Automobile dependence: North Texans frequently expect and demand abundant free parking, which significantly drives the practice of oversupply.
- Limited transportation alternatives: Many sampled locations are not in walkable mixed-use or high-frequency transit served areas.
- Private commercial real estate development investors, brokers, tenants, and others may push developers to build far more than the minimum requirement due to their perception. Public policy to reduce parking may need to consider and target the role of this influence to have an impact.

Overall, more study is needed of detailed cases to reach more in-depth conclusions on the factors and influences in the private development decisions on parking supply.

## **Next Steps**

To address these challenges and move forward towards more efficient, context-sensitive parking outcomes, the following recommendations are proposed:

### **1. Collect More Data**

Additional data collection is necessary to enhance understanding of parking demand, supply, and requirements in the region. Collaboration with the private

sector can help expand the database with more comprehensive parking information. Property owners and managers are the best sources for this data due to their direct access to sites and knowledge of operational schedules. Accessing building occupancy and parking facility details will require their cooperation and contact information. See [www.NCTCOG.org/parking](http://www.NCTCOG.org/parking) to partner and share data with NCTCOG.

**2. Promote Available Parking Reduction Mechanisms**

While zoning codes in most cities offer multiple pathways for reducing minimum parking requirements, the analysis indicated that these mechanisms are often underutilized. Promoting these options to developers can help better aid in aligning parking supply with actual demand, reducing unnecessary infrastructure and supporting more efficient land use. Simplify and streamline the process for applying reductions. Provide outreach and guidance to developers to increase use of available provisions.

**3. Implement Parking Management Tools and Parking Technology**

Parking management tools can help optimize the use of parking and enable reduced supply. Coordination between public and private stakeholders ensures that these tools and technologies align with broader transportation and land use objectives. See [www.NCTCOG.org/parking](http://www.NCTCOG.org/parking) for a list of management strategies applicable to North Texas.

**4. Update Parking Standards**

Parking requirements should be revised to reflect actual demand rather than assumptions or eliminated with a focus on more active management. This can signal to the private sector less need for their high rates and allow developers willing to build at lower ratios an easier path to demonstrate the benefits of building less parking.

By advancing these four steps, North Texas cities and developers can better align supply with actual demand, reduce unnecessary development costs, and create land use patterns that support housing, economic development, and multimodal transportation objectives.

## Appendix 1: City Zoning Parking Requirements Details

The following appendix provides information on each city's parking requirements by zoning code as applied to each study site.

### Definitions

Field Name	Abbreviations	Description
ID	ID	Unique identification number used for internal tracking by NCTCOG.
Name	Name	Name of property studied, usually business name at the site
Address	Address	Street address
Data Source	Data Source	Indicates who or which entity collected and provided the data
Zoning Group	Zoning Group	Classification that groups similar zoning districts based on primary land use, intensity, and development characteristics.
Inventory Observed	Observed	Total number of spaces available in the parking facility.
Parking Required	Required	The number of parking spaces required under applicable zoning regulations or local parking ordinances.
Parking Requirement	Req. Ratio	The applicable parking ratio defined by zoning or local ordinance (e.g., spaces per 1,000 square feet, per dwelling unit, or per seat).
Square Feet of Building	Sq. Ft.	Total gross floor area (gfa) of the building(s) on the site, measured in square feet and used for parking calculations.
Total Multi-Family Units	Units	Total number of all types of multi-family residential units.
Number of 1-Bedroom Units	Studio/1BR	Number of multi-family residential units with 1 bedroom (including studios/efficiency units) .
Number of 2-Bedroom Units	2BR	Number of multi-family residential units with 2 bedrooms.
Number of 3+ Bedroom Units	3BR	Number of multi-family residential units with 3 or more bedrooms.
Link to the Code	Code Link	URL or reference link to the applicable zoning ordinance or parking code used to determine required parking.
Gross Floor Area	GFA	Total gross floor area of a building.

# Addison

ID	Name	Address	Zoning Group	Observed	Required	Req. Ratio	Sq. Frt.	Units	Studio/1BR	2BR	3BR	Code Link
5B	Millennium Tower	15455 Dallas Pkwy, Addison, TX 75001	Office	1,355	1,189	3.33/ 1k of Office Space	357,102	0	0	0	0	<a href="https://gis.addisontx.gov/GIS_Documents/Ordinances/1984/084-097%20-%201984.pdf">https://gis.addisontx.gov/GIS_Documents/Ordinances/1984/084-097%20-%201984.pdf</a>
	Starbucks	15099 Midway Rd, Addison, TX 75001	Restaurant	27	28	1/70 sq. ft.	1,935	0	0	0	0	<a href="#">Addison, TX Code of Ordinances, Sec 5.5 Parking and Loading</a>
₹	AMLJ Addison	15250 Quorum Dr, Addison, TX 75001	Multi-Family	519	446	The parking code requires 4.00 spaces per 1,000 sq. ft. of retail/dining, 3.33 spaces per 1,000 sq. ft. of office, and 1 space per studio or 1BR unit, and 2 spaces per 2BR or 3BR residential unit.	357,102	349	252	97	0	<a href="#">Addison, TX Code of Ordinances, Sec 5.5 Parking and Loading</a>
₹	Addison Circle One / MAA Cotton Lofts	15601 Dallas Pkwy, Addison, TX 75001	Mixed Use	1,345	1,224	The parking code requires 4.00 spaces per 1,000 sq. ft. of retail/dining, 3.33 spaces per 1,000 sq. ft. of office, and 1 space per studio or 1BR unit, and 2 spaces per 2BR or 3BR residential unit.	1,935	132	117	15	0	<a href="#">Addison, TX Code of Ordinances, Sec 5.5 Parking and Loading</a>
	Addison Circle Two	15725 Dallas Pkwy, Addison, TX 75001	Office	707	699	The parking code requires 4.00 spaces per 1,000 sq. ft. of retail/dining, 3.33 spaces per 1,000 sq. ft. of office, and 1 space per studio or 1BR unit, and 2 spaces per 2BR or 3BR residential unit.	-	0	0	0	0	<a href="#">Addison, TX Code of Ordinances, Sec 5.5 Parking and Loading</a>
	Aventura Condominiums	5055 Addison Cir, Addison, TX 75001	Multi-Family	160	167	The parking code requires 4.00 spaces per 1,000 sq. ft. of retail/dining, 3.33 spaces per 1,000 sq. ft. of office, and 1 space per studio or 1BR unit, and 2 spaces per 2BR or 3BR residential unit.	293,926	86	5	81	0	<a href="#">Addison, TX Code of Ordinances, Sec 5.5 Parking and Loading</a>
	MAA Noell House /The Julian	5009 Addison Cir, Addison, TX 75001	Mixed Use	273	292	The parking code requires 4.00 spaces per 1,000 sq. ft. of retail/dining, 3.33 spaces per 1,000 sq. ft. of office, and 1 space per studio or 1BR unit, and 2 spaces per 2BR or 3BR residential unit.	210,000	165	111	42	3	<a href="#">Addison, TX Code of Ordinances, Sec 5.5 Parking and Loading</a>
	MAA Robertson Place/The McKamy	15502 Quorum Dr, Addison, TX 75001	Mixed Use	486	631	The parking code requires 4.00 spaces per 1,000 sq. ft. of retail/dining, 3.33 spaces per 1,000 sq. ft. of office, and 1 space per studio or 1BR unit, and 2 spaces per 2BR or 3BR residential unit.	-	349	230	81	3	<a href="#">Addison, TX Code of Ordinances, Sec 5.5 Parking and Loading</a>
	MAA Witt Place/Morris Court	4995 Addison Cir, Addison, TX 75001	Mixed Use	365	413	The parking code requires 4.00 spaces per 1,000 sq. ft. of retail/dining, 3.33 spaces per 1,000 sq. ft. of office, and 1 space per studio or 1BR unit, and 2 spaces per 2BR or 3BR residential unit.	20,499	307	265	42	0	<a href="#">Addison, TX Code of Ordinances, Sec 5.5 Parking and Loading</a>

# Arlington

ID	Name	Address	Zoning Group	Observed	Required	Req. Ratio	Sq. Frt.	Units	Studio/1BR	2BR	3BR	Code Link
53A	Lowes	1000 W Arbrook Blvd, Arlington, TX 76015	Retail	443	395	3 per 1,000 sq. ft. gfa	131,575					<a href="#">City of Arlington Unified Development Code Off-Street Parking and Loading Pg 5-44</a>
54A	Calloways	1424 N Center St, Arlington, TX 76011	Retail	68	12	3 per 1,000 sq. ft. gfa	4,000					<a href="#">City of Arlington Unified Development Code Off-Street Parking and Loading Pg 5-44</a>
55A	Verizon	1109 W Interstate 20 Ste 121, Arlington, TX 76017	Retail	72	37	3 per 1,000 sq. ft. gfa	12,300					<a href="#">City of Arlington Unified Development Code Off-Street Parking and Loading Pg 5-44</a>
	Fed Ex	1401 W Interstate 20, Arlington, TX 76017	Retail	18	15	3 per 1,000 sq. ft. gfa	5,092					<a href="#">City of Arlington Unified Development Code Off-Street Parking and Loading Pg 5-44</a>
	Boot Barn	2500 Centennial Dr, Arlington, TX 76011	Retail	241	198	3 per 1,000 sq. ft. gfa	66,116					<a href="#">City of Arlington Unified Development Code Off-Street Parking and Loading Pg 5-44</a>
	Cavender's	2515 Centennial Dr, Arlington, TX 76011	Retail	62	72	3 per 1,000 sq. ft. gfa	23,834					<a href="#">City of Arlington Unified Development Code Off-Street Parking and Loading Pg 5-44</a>
	Costco	600 W Arbrook Blvd, Arlington, TX 76014	Retail	751	455	3 per 1,000 sq. ft. gfa	151,597					<a href="#">City of Arlington Unified Development Code Off-Street Parking and Loading Pg 5-44</a>
	Ethan Allen	231 E Interstate 20, Arlington, TX 76018	Retail	67	54	3 per 1,000 sq. ft. gfa	18,000					<a href="#">City of Arlington Unified Development Code Off-Street Parking and Loading Pg 5-44</a>
	Pottery Barn Outlet, multiple	459 E Interstate 20, Arlington, TX 76018	Retail	365	160	3 per 1,000 sq. ft. gfa	53,191					<a href="#">City of Arlington Unified Development Code Off-Street Parking and Loading Pg 5-44</a>
	Home Depot	201 W Road to Six Flags St, Arlington, TX 76011	Retail	294	318	3 per 1,000 sq. ft. gfa	106,150					<a href="#">City of Arlington Unified Development Code Off-Street Parking and Loading Pg 5-44</a>
	Kroger	945 W Lamar Blvd, Arlington, TX 76012	Retail	265	202	3 per 1,000 sq. ft. gfa	67,315					<a href="#">City of Arlington Unified Development Code Off-Street Parking and Loading Pg 5-44</a>
	Whole Foods, multiple	801 E Lamar Blvd, Arlington, TX 76011	Retail	399	130	3 per 1,000 sq. ft. gfa	43,200					<a href="#">City of Arlington Unified Development Code Off-Street Parking and Loading Pg 5-44</a>

# Carrollton

ID	Name	Address	Zoning Group	Observed	Required	Req. Ratio	Sq. Ft.	Units	Studio/1BR	2BR	3BR	Code Link
	Lux on Main	1011 S Main St, Carrollton, TX 75006	Mixed Use	504	453	The parking code requires 2.86 to 4 spaces per 1,000 sq. ft. of retail/dining, 2 spaces per 1,000 sq. ft. of office, and 1.25 spaces per residential unit regardless of unit size (studio to 3BR).	4,059	0	352	314	38	<a href="#">Carrollton Comprehensive Zoning Ordinance, (DTC) Downtown Transit Center District Regulations</a>
	LYV Broadway	1415 S Broadway St, Carrollton, TX 75006	Mixed Use	559	504	The parking code requires 2.86 to 4 spaces per 1,000 sq. ft. of retail/dining, 2 spaces per 1,000 sq. ft. of office, and 1.25 spaces per residential unit regardless of unit size (studio to 3BR).	6,048	0	390	321	45	<a href="#">Carrollton Comprehensive Zoning Ordinance, (DTC) Downtown Transit Center District Regulations</a>
	Switchyard	1199 N Broadway St, Carrollton, TX 75006	Multi Family	254	292	1.25 spaces per residential unit regardless of unit size (studio to 3BR).	-	0	234	173	61	<a href="#">Carrollton Comprehensive Zoning Ordinance, (DTC) Downtown Transit Center District Regulations</a>
141A	Union at Carrollton Square	1111 S Main St, Carrollton, TX 75006	Mixed Use	577	402	The parking code requires 2.86 to 4 spaces per 1,000 sq. ft. of retail/dining, 2 spaces per 1,000 sq. ft. of office, and 1.25 spaces per residential unit regardless of unit size (studio to 3BR).	4,611	0	311	218	77	<a href="#">Carrollton Comprehensive Zoning Ordinance, (DTC) Downtown Transit Center District Regulations</a>

# Dallas

ID	Name	Address	Zoning Group	Observed	Required	Req. Ratio	Sq. Ft.	Units	Studio/1BR	2BR	3BR	Code Link
1A	Chase Bank	15202 Montfort Dr, Dallas, TX 75248	Bank	31	130	1 / 333 sq. ft. of floor area	4,282					<a href="#">City of Dallas Plan Development 614</a>
6A	Dave and Busters	9450 N Central Expwy, Dallas, TX 75231	Other	422	452	1 / 100 sq. ft. of floor area	45,209					<a href="#">Dallas Development Code Division Code 51 A 4.200</a>
20A	Panda Express	15204 Montfort Dr, Dallas, TX 75248	Restaurant	50	24	1 / 100 sq. ft. of floor area	2,448					<a href="#">Dallas Development Code Division Code 51 A 4.200</a>
21A	Chick-Fil-A	15235 Montfort Dr, Dallas, TX 75248	Restaurant	54	49	1 / 100 sq. ft. of floor area	4,947					<a href="#">Dallas Development Code Division Code 51 A 4.200</a>
25A	Panera	5325 Belt Line Rd, Dallas, TX 75254	Restaurant	50	45	1 / 100 sq. ft. of floor area	4,460					<a href="#">Dallas Development Code Division Code 51 A 4.200</a>
52A	La Madeline	15125 Montfort Dr, Dallas, TX 75254	Restaurant	50	42	1 / 100 sq. ft. of floor area	4,180					<a href="#">Dallas Development Code Division Code 51 A 4.200</a>
60A	Walgreens	5201 Belt Line Rd, Dallas, TX 75254	Retail	77	66	1 / 220 sq. ft. of floor space	14,490					<a href="#">Dallas Development Code Division Code 51 A 4.200</a>
68A	Caruth Plaza, Multiple	9100 N Central Expressway, Dallas, TX 75231	Retail	1,123	2,016	1 / 200 sq. ft. of floor space	201,647					<a href="#">Dallas Development Code Division Code 51 A 4.200</a>
72A	Mockingbird Square, multiple	4130 Abrams Rd, Dallas, TX 75214	Retail	565	553	1 / 200 sq. ft. of floor space	110,533					<a href="#">Dallas Development Code Division Code 51 A 4.200</a>
71B	9797 Rombauer	9797 Rombauer Rd, Coppell, TX 75019	Office	765	745	3 / 1k of Office Space	248,427					<a href="#">City of Dallas Planned Development 741</a>
73A	3100 Olympus	3100 Olympus Blvd, Coppell, TX 75019	Restaurant	1,256	743	3 / 1k of Office Space	247,768					<a href="#">City of Dallas Planned Development 741</a>
74A	8840/8950 Cypress Waters	8950 Cypress Waters Blvd, Coppell, TX 75019	Office	3,114	1,006	3 / 1k of Office Space	335,184					<a href="#">City of Dallas Planned Development 741</a>

ID	Name	Address	Zoning Group	Observed	Required	Req. Ratio	Sq. Ft.	Units	Studio/1BR	2BR	3BR	Code Link
75A	9111 Cypress Waters	9111 Cypress Waters Blvd, Coppell, TX 75019	Office	1,208	657	3/ 1k of Office Space	219,041					<a href="#">City of Dallas Planned Development 741</a>
79A	9001 Cypress Waters	9001 Cypress Waters Blvd, Irving, TX 75063	Office	1,152	652	3/ 1k of Office Space	217,169					<a href="#">City of Dallas Planned Development 741</a>
76A	3001 Hackberry	3001 Hackberry Rd, Irving, TX 75063	Office	2,043	985	3/ 1k of Office Space	328,494					<a href="#">City of Dallas Planned Development 741</a>
80A	8951 Cypress Waters	8951 Cypress Waters Blvd, Irving, TX 75063	Office	923	547	3/ 1k of Office Space	182,460					<a href="#">City of Dallas Planned Development 741</a>
81A	Rambler Park	7557 Rambler Rd, Dallas, TX 75231	Office	829	747	One space per 333 sq. ft. of floor area.	310,771	0	0	0	0	<a href="#">City of Dallas Planned Development 795</a>
84A	5 Mockingbird	5555 E Mockingbird Ln, Dallas, TX 75206	Multi-Family	659	621	One space per bedroom, with a minimum of one space per dwelling unit. An additional 0.25 spaces per dwelling unit is required for guest parking when parking is restricted to residents only.	-	449	0	0	0	<a href="#">City of Dallas Mixed Use - 3</a>
85A	Lancaster Urban Village	4417 S Lancaster Rd, Dallas, TX 75216	Mixed Use	405	284	Multifamily uses with no bedrooms require one space per unit; all other multifamily uses require one space per bedroom. Retail and personal service uses require one space per 250 sq. ft. of floor area.	14,000	193	112	77	4	<a href="#">City of Dallas Planned Development 832</a>
86A	The Belleview	1400 Belleview St, Dallas, TX 75215	Multi-Family	216	147	One space per bedroom (minimum one per unit), plus 0.25 spaces per unit for guests when parking is restricted to residents.	-	164	0	0	0	<a href="#">City of Dallas Planned Development 317</a>
88A	Walnut Glen Tower	8144 Walnut HI Ln, Dallas, TX 75231	Office	1,388	1,394	One space per 333 sq. ft. of floor area.	464,289	0	0	0	0	<a href="#">City of Dallas Planned Development 898</a>
89A	West Village Garage 2	3620 McKinney Ave, Dallas, TX 75204	Mixed Use	464	353	Unless otherwise provided, the minimum off-street parking requirement is one space per 200 sq. ft. for retail and personal service uses and one space per dwelling unit for multifamily uses, including 0.25 visitor spaces per unit.	50,000	73	30	0	0	<a href="#">City of Dallas Planned Development 305</a>

ID	Name	Address	Zoning Group	Observed	Required	Req. Ratio	Sq. Ft.	Units	Studio/1BR	2BR	3BR	Code Link
90A	The Parc	7545 E NW Hwy, Dallas, TX 75238	Multi-Family	391	291	For multifamily uses, one space per bedroom is required, with a minimum of one space per dwelling unit required and a maximum of 1.5 spaces per dwelling unit required.	-	291	0	0	0	<a href="#">City of Dallas Planned Development 875</a>
91A	Modena	8275 Walnut Hl Ln, Dallas, TX 75231	Multi-Family	270	268	One space per bedroom with a minimum of one space per dwelling unit. An additional one-quarter space per dwelling unit must be provided for guest parking if the required parking is restricted to resident parking only.	-	230	0	0	0	<a href="#">City of Dallas Planned Development 926</a>
92A	West Village Garage 3	3700 McKinney Ave, Dallas, TX 75204	Mixed Use	813	571	Except as provided in this subsection, the standard minimum off-street parking requirement for retail and personal service use, as defined in this article, is one space for each 200 sq. ft. of floor area. The standard minimum off-street parking requirement for multi-family use is one space for each dwelling unit, which includes .25 space for each dwelling unit for visitors.	38,000	381	297	84	0	<a href="#">City of Dallas Planned Development 305</a>
93A	The Lofts at Mockingbird Station	5331 E Mockingbird Ln, Dallas, TX 75206	Multi-Family	227	234	One space per bedroom with a minimum of one space per dwelling unit. An additional one-quarter space per dwelling unit must be provided for guest parking if the required parking is restricted to resident parking only.	-	211	0	0	0	<a href="#">City of Dallas Mixed Use - 3</a>
94A	LBJ Station Apartments	8997 Vantage Point Dr, Dallas, TX 75243	Multi-Family	307	311	One space per bedroom with a minimum of one space per dwelling unit. An additional one-quarter space per dwelling unit must be provided for guest parking if the required parking is restricted to resident parking only.	-	249	0	0	0	<a href="#">City of Dallas Mixed Use - 4</a>
107A	3401/3501 Olympus	3401/3501 Olympus Blvd, Coppell	Mixed Use	794	1,191	The parking code requires 1.3 spaces per residential unit, regardless of unit size (studio to 3BR) and 3 spaces per 1,000 sq. ft. of Office	390,920	14	6	0	8	<a href="#">City of Dallas Planned Development 741</a>
	9797 Rombauer	9797 Rombauer Rd, Coppell	Office	669	745	The parking code requires 1.3 spaces per residential unit, regardless of unit size (studio to 3BR).	248,427	0	0	0	0	<a href="#">City of Dallas Planned Development 741</a>

ID	Name	Address	Zoning Group	Observed	Required	Req. Ratio	Sq. Ft.	Units	Studio/1BR	2BR	3BR	Code Link
115A	Bleecker Street at the Sound	3333 Bleecker St, Coppell, TX 75019	Multi-Family	333	315	The parking code requires 1.3 spaces per residential unit, regardless of unit size (studio to 3BR).	0	242	169	57	19	<a href="#">City of Dallas Planned Development 741</a>
116A	Byron Bay at the Sound	9707 Harpers Ln, Coppell, TX 75019	Multi-Family	432	341	The parking code requires 1.3 spaces per residential unit, regardless of unit size (studio to 3BR).	0	262	210	47	5	<a href="#">City of Dallas Planned Development 741</a>
119A	Harper's at The Sound	3203 Mulberry Hill Rd, Coppell, TX 75019	Multi-Family	457	354	The parking code requires 1.3 spaces per residential unit, regardless of unit size (studio to 3BR).	0	272	209	63	0	<a href="#">City of Dallas Planned Development 741</a>
120A	Hastings End	9800 Harpers Ln, Dallas, TX 75019	Multi-Family	1,345	649	The parking code requires 1.3 spaces per residential unit, regardless of unit size (studio to 3BR).	0	499	423	76	0	<a href="#">City of Dallas Planned Development 741</a>
121A	IMT Prestonwood	15480 Dallas Pkwy, Dallas, TX 75248	Multi-Family	273	565	The parking code requires 4-10 spaces per 1,000 sq. ft. of retail/dining and 2-6 spaces per 1,000 sq. ft. office space, 1.15 spaces per studio or 1BR unit, 1.65 spaces per 2BR unit, and 2 spaces per 3BR unit.	0	438	371	121	0	<a href="#">City of Dallas Planned Development 741</a>
136A	Office Building and Townhomes	3201 & 3031 Olympus Blvd, Coppell, TX 75019	Office & MF	169	833	The parking code requires 1.3 spaces per residential unit, regardless of unit size (studio to 3BR) and 3 spaces per 1,000 sq. ft. of Office	255934	50	0	0	0	<a href="#">City of Dallas Planned Development 741</a>
137A	Rodeo Goat & Flying Fish	9610 & 9600 Wharf Rd, Coppell, TX 75019	Restaurant	44	44	The parking code requires 4 spaces per 1,000 sq. ft. of retail/dining	11058	0	0	0	0	<a href="#">City of Dallas Planned Development 741</a>
139A	The Sound Restaurants	3111 Olympus Blvd, Coppell, TX 75019	Restaurant	142	118	The parking code requires 4 spaces per 1,000 sq. ft. of retail/dining	24416	0	0	0	0	<a href="#">City of Dallas Planned Development 741</a>
140A	The Wharf at the Sound - Residential	9655 Wharf Rd, Coppell, TX 75019	Multi Family	462	386	The parking code requires 1.3 spaces per residential unit, regardless of unit size (studio to 3BR).	300	297	228	69	0	<a href="#">City of Dallas Planned Development 741</a>

# Frisco

ID	Name	Address	Zoning Group	Observed	Required	Req. Ratio	Sq. Frt.	Units	Studio/1BR	2BR	3BR	Code Link
	2595/2591 Dallas Parkway	2595/2591 Dallas Pkwy, Frisco, TX 75034	Office	884	703	1/350 ft of floor space	245,894					<a href="#">City of Frisco § 4.04.08 Parking Requirement Based on Use.</a>
	2600 Network Blvd	2600 Network Blvd, Frisco, TX 75034	Office	481	413	1/350 ft of floor space	144,514					<a href="#">City of Frisco § 4.04.08 Parking Requirement Based on Use.</a>
	2801 Network Blvd	2801 Network Blvd, Frisco, TX 75034	Office	697	568	1/350 ft of floor space	198,874					<a href="#">City of Frisco § 4.04.08 Parking Requirement Based on Use.</a>
12A	3001 Dallas Parkway	3001 Dallas Parkway, Frisco, TX 75034	Office	631	556	1/350 ft of floor space	194,488					<a href="#">City of Frisco § 4.04.08 Parking Requirement Based on Use.</a>
13A	Bexley Frisco Station	4141 Frisco Green Ave, Frisco, TX 75034	Multi-Family	489	602	2 spaces for 1 and 2 bedroom units	-	301				<a href="#">City of Frisco § 4.04.08 Parking Requirement Based on Use.</a>
23A	Wild Pitch Steakhouse	2390 Parkwood Blvd, Frisco, TX 75034	Restaurant	101	74	1 parking space for each 100 sq. ft. of gfa	7,391					<a href="#">City of Frisco § 4.04.08 Parking Requirement Based on Use.</a>
24A	Perry's Steakhouse	2440 Parkwood Blvd, Frisco, TX 75034	Restaurant	220	103	1 parking space for each 100 sq. ft. of gfa	10,262					<a href="#">City of Frisco § 4.04.08 Parking Requirement Based on Use.</a>
26A	Palio's Pizza/Taco Ocho, Multiple	3492 Legacy Dr, Frisco, TX 75034	Restaurant	75	60	1 space per 200 sq. ft. of gfa	12,045					<a href="#">City of Frisco § 4.04.08 Parking Requirement Based on Use.</a>
27A	McDonalds	4360 Legacy Dr, Frisco, TX 75034	Restaurant	46	44	1 parking space for each 100 sq. ft. of gfa	4,446					<a href="#">City of Frisco § 4.04.08 Parking Requirement Based on Use.</a>
	Black Walnut Café	5225 Warren Pkwy, Frisco, TX 75034	Restaurant	85	69	1 parking space for each 100 sq. ft. of gfa	6,855					<a href="#">City of Frisco § 4.04.08 Parking Requirement Based on Use.</a>
	Sonic	5353 Lebanon Rd, Frisco, TX 75034	Restaurant	60	36	1 parking space for each 100 sq. ft. of gfa	3,578					<a href="#">City of Frisco § 4.04.08 Parking Requirement Based on Use.</a>
₹	Taco Bell	5359 Lebanon Rd, Frisco, TX 75034	Restaurant	47	28	1 parking space for each 100 sq. ft. of gfa	2,844					<a href="#">City of Frisco § 4.04.08 Parking Requirement Based on Use.</a>
	Frisco Bar & Grill, Multiple	6750 Gaylord Pkwy ste.120, Frisco, TX 75034	Restaurant	75	78	1 space per 200 sq. ft. of gfa	15,604					<a href="#">City of Frisco § 4.04.08 Parking Requirement Based on Use.</a>
	McDonalds	6225 Custer Rd, Frisco, TX 75035	Restaurant	53	44	1 parking space for each 100 sq. ft. of gfa	4,418					<a href="#">City of Frisco § 4.04.08 Parking Requirement Based on Use.</a>
	LA Fitness	6345 Custer Bridges Rd, Frisco, TX 75035	Other	152	341	1 parking space per 100 sq. ft.	34,077					<a href="#">City of Frisco § 4.04.08 Parking Requirement Based on Use.</a>
	Chili's	8250 TX-121, Frisco, TX 75034	Restaurant	47	56	1 parking space for each 100 sq. ft. of gfa	5,622					<a href="#">City of Frisco § 4.04.08 Parking Requirement Based on Use.</a>
₹	Fed Ex	8290 TX-121, Frisco, TX 75034	Retail	53	34	1 space per 200 sq. ft. of gfa	6,807					<a href="#">City of Frisco § 4.04.08 Parking Requirement Based on Use.</a>

# Garland

ID	Name	Adress	Zoning Group	Observed	Required	Req. Ratio	Sq. Frt.	Units	Studio/1BR	2BR	3BR	Code Link
	Jack in the Box	3480 Arapaho Rd, Garland, TX 75044	Restaurant	23	24	1/100 gfa	2,448					<a href="#">City of Garland Development Code</a>
	5th Street Crossing City Center (Phase 2)	351 N 5th St, Garland, TX 75040	Mixed Use	322	440		59,800	153	110	43	0	PD (#1326) and downtown
	5th Street Crossing City Station (Phase 1)	250 N 5th St, Garland, TX 75040	Mixed Use	370	347		11,700	188	128	60	0	Downtown

# Irving

ID	Name	Adress	Zoning Group	Observed	Required	Req. Ratio	Sq. Frt.	Units	Studio/1BR	2BR	3BR	Code Link
77A	3200 Hackberry	3200 Hackberry Rd, Irving, TX 75063	Office	1,605	2,567	8 / 1k of Office Space	320,839					<a href="#">City of Irving UDC 4.4 Parking and Loading</a>

# McKinney

ID	Name	Address	Zoning Group	Observed	Required	Req. Ratio	Sq. Frt.	Units	Studio/1BR	2BR	3BR	Code Link
	Chili's	7675 S Custer Rd, McKinney, TX 75070	Restaurant	85	49	1 space per 150 sq. ft., plus 6 stacking spaces from the point where the order is placed and 3 stacking spaces for mobile order windows	5,926					<a href="#">City of McKinney Unified Development Code Chapter 2.05E Development Standards – Vehicle Parking and Loading</a>
	Chick-fil-A	8700 TX-121, McKinney, TX 75070	Restaurant	39	41	1 space per 150 sq. ft., plus 6 stacking spaces from the point where the order is placed and 3 stacking spaces for mobile order windows	4,824					<a href="#">City of McKinney Unified Development Code Chapter 2.05E Development Standards – Vehicle Parking and Loading</a>
	Taco Bell	8658 TX-121, McKinney, TX 75070	Restaurant	36	29	1 space per 150 sq. ft., plus 6 stacking spaces from the point where the order is placed and 3 stacking spaces for mobile order windows	2,985					<a href="#">City of McKinney Unified Development Code Chapter 2.05E Development Standards – Vehicle Parking and Loading</a>
	Wendy's	8904 TX-121, McKinney, TX 75070	Restaurant	41	31	1 space per 150 sq. ft., plus 6 stacking spaces from the point where the order is placed and 3 stacking spaces for mobile order windows	3,296					<a href="#">City of McKinney Unified Development Code Chapter 2.05E Development Standards – Vehicle Parking and Loading</a>

# Plano

ID	Name	Address	Zoning Group	Observed	Required	Req. Ratio	Sq. Ft.	Units	Studio/1BR	2BR	3BR	Code Link
7A	Granite Park Two	5700 Granite Pkwy, Plano, TX 75024	Office	1,005	727	Off-street parking for all nonresidential uses must be provided at a minimum of 1 space for each 355 sq. ft.	257,943					<a href="#">Planned Development 42 Central Business 1</a>
8A	Granite Park Three	5601 Granite Pkwy, Plano, TX 75024	Office	1,462	1,021	Off-street parking for all nonresidential uses must be provided at a minimum of 1 space for each 355 sq. ft.	362,391					<a href="#">Planned Development 42 Central Business 1</a>
9A	Granite Park Five	5830 Granite Pkwy, Plano, TX 75024	Office	1,129	860	Off-street parking for all nonresidential uses must be provided at a minimum of 1 space for each 355 sq. ft.	305,364					<a href="#">Planned Development 42 Central Business 1</a>
10A	Granite Park One	5800 Granite Pkwy, Plano, TX 75024	Office	646	722	Off-street parking for all nonresidential uses must be provided at a minimum of 1 space for each 355 sq. ft.	256,174					<a href="#">City of Plano Article 16 Parking and Loading</a>
11A	Granite Park Four	5850 Granite Pkwy, Plano, TX 75024	Office	957	863	Off-street parking for all nonresidential uses must be provided at a minimum of 1 space for each 355 sq. ft.	306,340					<a href="#">Planned Development 42 Central Business 2</a>
14A	One Legacy West	7950 Legacy Dr, Plano, TX, 75024	Office	1,081	1,026	1 space for each 300 sq. ft. of floor area	307,824					<a href="#">City of Plano Article 16 Parking and Loading</a>
16A	Plano Park Townhomes	2253 Ashley Park Dr, Plano, TX 75074	Multi-Family	313	280	2 parking spaces per dwelling unit	-	140				<a href="#">Multifamily Residence-2 (MF-2) (PDF).pdf</a>
17A	Conservatory at Plano	6401 Ohio Dr, Plano, TX 75024	Multi-Family	254	222	1 space per dwelling unit (No maximum number of parking spaces.)	-	222				<a href="#">City of Plano Article 16 Parking and Loading</a>
18A	Cortland North Plano	9601 Custer Rd, Plano, TX 75025	Multi-Family	1,059	1,096	2 parking spaces per dwelling unit	-	548				<a href="#">Multifamily Residence-2 (MF-2) (PDF).pdf</a>
39A	Olive Burger	5720 TX-121, Plano, TX 75024	Restaurant	31	30	1 space for every 100 sq. ft. of floor area	2,982					<a href="#">City of Plano Article 16 Parking and Loading</a>
40A	Shops at Granite Park Ph3, Multiple	5760 TX-121 #175, Plano, TX 75024	Restaurant	111	128	Off-street parking for all nonresidential uses must be provided at a minimum of 1 space for each 355 sq. ft.	45,426					<a href="#">Planned Development 42 Central Business 2</a>
41A	La Meglio, Multiple	5588 TX-121 #300, Plano, TX 75024	Restaurant	148	72	Retail uses or shopping centers 50,000 sq. ft. in area or less - 1 space per 200 sq. ft.	14,394					<a href="#">City of Plano Article 16 Parking and Loading</a>
42A	Granite Park Boardwalk, Multiple	5872 TX-121 suite 104, Plano, TX 75024	Restaurant	319	106	Off-street parking for all nonresidential uses must be provided at a minimum of 1 space for each 355 sq. ft.	37,696					<a href="#">Planned Development 42 Central Business 2</a>
43A	Shops at Granite Park Ph2, Multiple	8100 Dallas Pkwy Ste 101, Plano, TX 75024	Restaurant	215	95	off-street parking for all nonresidential uses must be provided at a minimum of 1 space for each 355 sq. ft.	33,588					<a href="#">Planned Development 42 Central Business 3</a>
44A	Lazy Dog	8401 Preston Rd, Plano, TX 75024	Restaurant	108	92	1 space for every 100 sq. ft. of floor area	9,214					<a href="#">City of Plano Article 16 Parking and Loading</a>
61A	CVS	10001 Custer Rd, Plano, TX 75025	Restaurant	71	72	Retail uses or shopping centers 50,000 sq. ft. in area or less - 1 space per 200 sq. ft.	14,348					<a href="#">City of Plano Article 16 Parking and Loading</a>
15B	Aura One90	680 Executive Dr, Plano, TX 75074	Multi-Family	1,246	453	The parking code requires 4-10 spaces per 1,000 sq. ft. of retail, dining, or office space, and residential units must provide 1 space for studios and 1BRs, 1.5 spaces for 2BRs, and 2 spaces for 3BRs.	-	0	386	271	96	<a href="#">PD-491-CC and Plano Zoning Ordinance</a>
78B	Junction 15	930 E 15th St, Plano, TX 75074	Mixed Use	350	328	The parking code requires 3.33 spaces per 1,000 sq. ft. of retail, dining, or office space, and residential units must provide 1 space for studios and 1BRs, 1.5 spaces for 2BRs, and 2 spaces for 3BRs.	-	0	279	206	69	<a href="#">BG, Downtown Business/Government District, New Multifamily/mixed-use</a>
129A	Morada Plano	1009 14th St, Plano, TX 75074	Mixed Use	235	329	The parking code requires 3.33 spaces per 1,000 sq. ft. of retail, dining, or office space, and residential units must provide 1 space for studios and 1BRs, 1.5 spaces for 2BRs, and 2 spaces for 3BRs.	12,680	0	183	139	44	<a href="#">BG, Downtown Business/Government District, New Multifamily/mixed-use</a>

# Richardson

ID	Name	Address	Zoning Group	Observed	Required	Req. Ratio	Sq. Frt.	Units	Studio/1BR	2BR	3BR	Code Link
19A	Block 24 Apartments	2000 E Arapaho Rd, Richardson, TX 75081	Mixed Use	1,038	912	Buildings of 10,000 sq. ft. or more. 30 spaces, plus 1 space per 200 sq. ft. of building floor area more than 10,000 sq. ft. And 2 spaces per apartment unit in the project.	27,984	396	262	134		<a href="#">City of Richardson Code of Ordinances Article XXII-D- Vehicle and Bicycle Parking</a>
45A	McDonalds	2198 E Arapaho Rd, Richardson, TX 75081	Restaurant	37	45	1 space per 100 sq. ft. of building floor area.	4,486					<a href="#">City of Richardson Code of Ordinances Article XXII-D- Vehicle and Bicycle Parking</a>
46A	Wendy's	200 W Spring Valley Rd, Richardson, TX 75081	Restaurant	42	30	1 space per 100 sq. ft. of building floor area.	2,989					<a href="#">City of Richardson Code of Ordinances Article XXII-D- Vehicle and Bicycle Parking</a>
47A	Chili's Bar & Grill	329 W Spring Valley Rd, Richardson, TX 75081	Restaurant	88	62	1 space per 100 sq. ft. of building floor area.	6,176					<a href="#">City of Richardson Code of Ordinances Article XXII-D- Vehicle and Bicycle Parking</a>
48A	Wizards Sports Café	747 S Central Expy, Richardson, TX 75080	Restaurant	101	123	1 space per 100 sq. ft. of building floor area.	12,280					<a href="#">City of Richardson Code of Ordinances Article XXII-D- Vehicle and Bicycle Parking</a>
49A	Tea Daddy	800 E Arapaho Rd #105, Richardson, TX 75081	Restaurant	80	70	30 spaces, plus one space per 200 sq. ft. of building floor area in excess of 10,000 sq. ft.	18,000					<a href="#">City of Richardson Code of Ordinances Article XXII-D- Vehicle and Bicycle Parking</a>
50A	Ten 50 BBQ	1050 N US 75-Central Expy 1000, Richardson, TX 75080	Restaurant	162	176	1 space per 100 sq. ft. of building floor area.	17,562					<a href="#">City of Richardson Code of Ordinances Article XXII-D- Vehicle and Bicycle Parking</a>
51A	Spring Creek BBQ	270 N US 75-Central Expy 1000, Richardson, TX 75080	Restaurant	64	68	1 space per 100 sq. ft. of building floor area.	6,812					<a href="#">City of Richardson Code of Ordinances Article XXII-D- Vehicle and Bicycle Parking</a>
63A	CVS	325 W Spring Valley Rd, Richardson, TX 75081	Retail	63	46	30 spaces, plus 1 space per 200 sq. ft. of building floor area in excess of 10,000 sq. ft.	13,284					<a href="#">City of Richardson Code of Ordinances Article XXII-D- Vehicle and Bicycle Parking</a>
112A	Aloft Hotel	1160 State St, Richardson, TX 75082	Hotel	56	185	1.25 spaces per hotel Key	-	148	0	0	0	<a href="#">Bush Central Station Planned Development Code (Ord. 4028)</a>
95B	CityLine One	1150 State St, Richardson, TX 75082	Mixed Use	1,328	1,330	The parking code requires 3.33 spaces per 1,000 sq. ft. of retail/dining, 3.33 spaces per 1,000 sq. ft. of office	374,934	0	0	0	0	<a href="#">Bush Central Station Planned Development Code (Ord. 4028)</a>
95B	CityLine Two and CityLine Three	1201 & 1251 State St, Richardson, TX 75082	Mixed Use	5,785	4,100	The parking code requires 3.33 spaces per 1,000 sq. ft. of retail/dining, 3.33 spaces per 1,000 sq. ft. of office	1,186,102	0	0	0	0	<a href="#">Bush Central Station Planned Development Code (Ord. 4028)</a>
142A	Windsor CityLine	1250 Hunt St, Richardson, TX 75082	Multi Family	449	449	The parking code requires 1.25 spaces per residential unit, regardless of whether it is a studio, 1BR, 2BR, or 3BR.						<a href="#">Bush Central Station Planned Development Code (Ord. 4028)</a>
87A	Brick Row	744 Brick Row, Richardson, TX 75081	Multi-Family	1,019	927	Retail/commercial buildings ≤75,000 sq. ft. require 1 space per 250 gross sq. ft.; those >75,000 sq. ft. require 1 space per 300 gross sq. ft. Multi-family residential requires 1.5 spaces per 1 BR unit and 1.75 spaces per 2 BR unit.		577				<a href="#">City of Richardson PD (4009)</a>
130A	Northside Building 1	3000 Northside Blvd, Richardson, TX 75080	MF Mixed Use	486	390	The parking code requires 4.44 spaces per 1,000 sq. ft. of retail/dining and office space, 1 space per studio or 1BR unit, 2 spaces per 2BR unit, and 3 spaces per 3BR unit.	14,023	150	38	46	66	<a href="#">Northside at UTD Planned Development District (Ord. 4053)</a>

ID	Name	Address	Zoning Group	Observed	Required	Req. Ratio	Sq. Ft.	Units	Studio/1BR	2BR	3BR	Code Link
131A	Northside Building 2,3,4	3000 Northside Blvd, Richardson, TX 75080	MF Mixed Use	365	286	The parking code requires 4.44 spaces per 1,000 sq. ft. of retail/dining and office space, 1 space per studio or 1BR unit, 2 spaces per 2BR unit, and 3 spaces per 3BR unit.	4,293	163	59	104	0	<a href="#">Northside at UTD Planned Development District (Ord. 4053)</a>
132A	Northside Building 5,6,7,8	3100 Northside Blvd, Richardson, TX 75080	Multi Family	1,355	332	The parking code requires 4.44 spaces per 1,000 sq. ft. of retail/dining and office space, 1 space per studio or 1BR unit, 2 spaces per 2BR unit, and 3 spaces per 3BR unit.	-	140	24	40	76	<a href="#">UT Dallas TOD Planned Development District (Ord. 4192)</a>
133A	Northside Building 9	3100 Northside Blvd, Richardson, TX 75080	Multi Family	333	331	The parking code requires 4.44 spaces per 1,000 sq. ft. of retail/dining and office space, 1 space per studio or 1BR unit, 2 spaces per 2BR unit, and 3 spaces per 3BR unit.	-	135	26	22	87	<a href="#">UT Dallas TOD Planned Development District (Ord. 4192)</a>
134A	Northside Plus Building 10,11,12	750 Synergy Park Blvd, Richardson, TX 75080	Multi Family	396	370	The parking code requires 4.44 spaces per 1,000 sq. ft. of retail/dining and office space, 1 space per studio or 1BR unit, 2 spaces per 2BR unit, and 3 spaces per 3BR unit.	-	246	207	128	52	<a href="#">UT Dallas TOD Planned Development District (Ord. 4192)</a>
135A	Northside Plus Building 13,14,15,16	800 Cecil Dr, Richardson, TX 75080	MF Mixed Use	317	641	The parking code requires 4.44 spaces per 1,000 sq. ft. of retail/dining and office space, 1 space per studio or 1BR unit, 2 spaces per 2BR unit, and 3 spaces per 3BR unit.	6,600	0	138	92	16	<a href="#">UT Dallas TOD Planned Development District (Ord. 4192)</a>

## Appendix 2: Parking Data Overview

The full table of data comparing the gap between parking requirements, supply and demand is shown for all sites.

### Definitions

Field Name	Abbreviations	Description
ID	ID	Unique identification number used for internal tracking by NCTCOG
Name	Name	Name of property studied, usually business name at the site
Address	Address	Street address
Data Source	Data Source	Indicates who or which entity collected and provided the data
Zoning Group	Zoning Group	Classification that groups similar zoning districts based on primary land use, intensity, and development characteristics
Parking Required	Required	The number of parking spaces required under applicable zoning regulations or local parking ordinances
Inventory Observed	Built	Total number of spaces available in the parking facility
Over or Underbuilt Spaces	O/U	The difference between required parking and observed supply, indicating whether a site is overbuilt (surplus) or underbuilt (deficit) in parking
Occupancy Observed	Used	Total number of spaces occupied by a car at time of peak count
Use Rate Observed	Rate	The percentage of parking spaces used at observed peak out of the total parking facility inventory
Observation Dates	Date	Date(s) when peak parking demand was observed, including day, month, and year

ID	Name	Address	Data Source	Zoning Group	Required	Built	O/U	Used	Rate	Date
107A	3401/3501 Olympus	3401/3501 Olympus Blvd, Coppell	Silver Line FTA Study	Mixed Use	1191	1666	475	697	42%	7/9/2024
108A	AMLI Addison	15250 Quorum Dr, Addison, TX 75001	Silver Line FTA Study	Multi-Family	446	542	96	244	45%	5/2/2024
10A	Granite Park One	5800 Granite Pkwy, Plano, TX 75024	NCTCOG Staff	Office	722	646	-76	256	40%	12/7/2022
110A	Addison Circle One / MAA Cotton Lofts	15601 Dallas Pkwy, Addison, TX 75001	Silver Line FTA Study	Mixed Use	1224	1383	159	468	34%	5/1/2024
111A	Addison Circle Two	15725 Dallas Pkwy, Addison, TX 75001	Silver Line FTA Study	Office	699	737	38	270	37%	4/30/2024
112A	Aloft Hotel	1160 State St, Richardson, TX 75082	Silver Line FTA Study	Other	185	73	-112	65	89%	5/4/2024
114A	Aventura Condominiums	5055 Addison Cir, Addison, TX 75001	Silver Line FTA Study	Multi-Family	167	174	7	111	64%	5/3/2024
115A	Bleecker Street at the Sound	3333 Bleecker St, Coppell, TX 75019	Silver Line FTA Study	Multi-Family	315	486	171	316	65%	5/2/2024
116A	Byron Bay at the Sound	9707 Harpers Ln, Coppell, TX 75019	Silver Line FTA Study	Multi-Family	341	496	155	250	50%	5/2/2024
119A	Harper's at The Sound	3203 Mulberry Hill Rd, Coppell, TX 75019	Silver Line FTA Study	Multi-Family	354	501	147	268	53%	5/2/2024
11A	Granite Park Four	5850 Granite Pkwy, Plano, TX 75024	NCTCOG Staff	Office	863	957	94	209	22%	12/7/2022
120A	Hastings End	9800 Harpers Ln, Dallas, TX 75019	Silver Line FTA Study	Multi-Family	649	825	176	221	27%	5/4/2024
121A	IMT Prestonwood	15480 Dallas Pkwy, Dallas, TX 75248	Silver Line FTA Study	Multi-Family	565	669	104	544	81%	5/3/2024
123A	Lux on Main	1011 S Main St, Carrollton, TX 75006	Silver Line FTA Study	Mixed Use	453	504	51	308	61%	5/2/2024
124A	LYV Broadway	1415 S Broadway St, Carrollton, TX 75006	Silver Line FTA Study	Multi-Family	504	559	55	337	60%	5/2/2024
125A	MAA Noell House /The Julian	5009 Addison Cir, Addison, TX 75001	Silver Line FTA Study	Mixed Use	292	345	53	267	77%	5/2/2024
126A	MAA Robertson Place/The McKamy	15502 Quorum Dr, Addison, TX 75001	Silver Line FTA Study	Mixed Use	631	508	-123	324	64%	5/3/2024
127A	MAA Witt Place/Morris Court	4995 Addison Cir, Addison, TX 75001	Silver Line FTA Study	Mixed Use	413	389	-24	317	81%	5/17/2024
129A	Morada Plano	1009 14th St, Plano, TX 75074	Silver Line FTA Study	Mixed Use	329	346	17	223	64%	5/3/2024
12A	3001 Dallas Parkway	3001 Dallas Parkway, Frisco, TX 75034	NCTCOG Staff	Office	556	631	75	271	43%	12/7/2022
130A	Northside Building 1	3000 Northside Blvd, Richardson, TX 75080	Silver Line FTA Study	Mixed Use	390	442	52	183	41%	5/2/2024
131A	Northside Building 2,3,4	3000 Northside Blvd, Richardson, TX 75080	Silver Line FTA Study	Mixed Use	286	363	77	156	43%	5/2/2024
132A	Northside Building 5,6,7,8	3100 Northside Blvd, Richardson, TX 75080	Silver Line FTA Study	Multi-Family	332	272	-60	152	56%	5/3/2024
133A	Northside Building 9	3100 Northside Blvd, Richardson, TX 75080	Silver Line FTA Study	Multi-Family	331	456	125	241	53%	5/4/2024
134A	Northside Plus Building 10,11,12	750 Synergy Park Blvd, Richardson, TX 75080	Silver Line FTA Study	Multi-Family	370	323	-47	106	33%	5/4/2024
135A	Northside Plus Building 13,14,15,16	800 Cecil Dr, Richardson, TX 75080	Silver Line FTA Study	Mixed Use	641	647	6	163	25%	5/2/2024
136A	Office Building and Townhomes	3201 & 3031 Olympus Blvd, Coppell, TX 75019	Silver Line FTA Study	Mixed Use	833	1352	519	253	19%	7/9/2024
137A	Rodeo Goat & Flying Fish	9610 & 9600 Wharf Rd, Coppell, TX 75019	Silver Line FTA Study	Restaurant	44	44	0	42	95%	5/3/2024
138A	Switchyard	1199 N Broadway St, Carrollton, TX 75006	Silver Line FTA Study	Multi-Family	292	254	-38	211	83%	5/2/2024
139A	The Sound Restaurants	3111 Olympus Blvd, Coppell, TX 75019	Silver Line FTA Study	Restaurant	118	56	-62	56	100%	5/4/2024
13A	Bexley Frisco Station	4141 Frisco Green Ave, Frisco, TX 75034	NCTCOG Staff	Multi-Family	602	489	-113	318	65%	12/6/2022
140A	The Wharf at the Sound - Residential	9655 Wharf Rd, Coppell, TX 75019	Silver Line FTA Study	Multi-Family	386	480	94	214	45%	5/3/2024
141A	Union at Carrollton Square	1111 S Main St, Carrollton, TX 75006	Silver Line FTA Study	Multi-Family	402	577	175	340	59%	5/4/2024
142A	Windsor CityLine	1250 Hunt St, Richardson, TX 75082	Silver Line FTA Study	Multi-Family	449	473	24	275	58%	5/2/2024
14A	One Legacy West	7950 Legacy Dr, Plano, TX, 75024	NCTCOG Staff	Office	1026	1081	55	313	29%	12/6/2022
15B	Aura One90	680 Executive Dr, Plano, TX 75074	Silver Line FTA Study	Multi-Family	453	507	54	315	62%	5/2/2024
16A	Plano Park Townhomes	2253 Ashley Park Dr, Plano, TX 75074	NCTCOG Staff	Multi-Family	280	313	33	164	52%	12/12/2022

ID	Name	Address	Data Source	Zoning Group	Required	Built	O/U	Used	Rate	Date
17A	Conservatory at Plano	6401 Ohio Dr, Plano, TX 75024	NCTCOG Staff	Other	222	254	32	155	61%	12/6/2022
18A	Cortland North Plano	9601 Custer Rd, Plano, TX 75025	NCTCOG Staff	Multi-Family	1096	1059	-37	862	81%	12/6/2022
19A	Block 24 Apartments	2000 E Arapaho Rd, Richardson, TX 75081	NCTCOG Staff	Mixed Use	912	1038	126	604	58%	12/12/2022
1A	Chase Bank	15202 Montfort Dr, Dallas, TX 75248	NCTCOG Staff	Other	130	31	-99	7	23%	9/21/2022
20A	Panda Express	15204 Montfort Dr, Dallas, TX 75248	NCTCOG Staff	Restaurant	24	50	26	18	36%	9/21/2022
21A	Chick-Fil-A	15235 Montfort Dr, Dallas, TX 75248	NCTCOG Staff	Restaurant	49	54	5	37	69%	9/21/2022
22A	Starbucks	15099 Midway Rd, Addison, TX 75001	NCTCOG Staff	Restaurant	28	27	-1	14	52%	9/21/2022
23A	Wild Pitch Steakhouse	2390 Parkwood Blvd, Frisco, TX 75034	NCTCOG Staff	Restaurant	74	101	27	36	36%	12/6/2022
24A	Perry's Steakhouse	2440 Parkwood Blvd, Frisco, TX 75034	NCTCOG Staff	Restaurant	103	220	117	130	59%	12/6/2022
25A	Panera	5325 Belt Line Rd, Dallas, TX 75254	NCTCOG Staff	Restaurant	45	50	5	29	58%	9/21/2022
26A	Palio's Pizza/Taco Ocho, Multiple	3492 Legacy Dr, Frisco, TX 75034	NCTCOG Staff	Restaurant	60	75	15	20	27%	12/7/2022
27A	McDonalds	4360 Legacy Dr, Frisco, TX 75034	NCTCOG Staff	Restaurant	44	46	2	15	33%	12/7/2022
28A	Black Walnut Café	5225 Warren Pkwy, Frisco, TX 75034	NCTCOG Staff	Restaurant	69	85	16	26	31%	12/7/2022
29A	Sonic	5353 Lebanon Rd, Frisco, TX 75034	NCTCOG Staff	Restaurant	36	60	24	15	25%	12/7/2022
2A	2595/2591 Dallas Parkway	2595/2591 Dallas Pkwy, Frisco, TX 75034	NCTCOG Staff	Office	703	884	181	244	28%	12/7/2022
30A	Taco Bell	5359 Lebanon Rd, Frisco, TX 75034	NCTCOG Staff	Restaurant	28	47	19	13	28%	12/7/2022
31A	Frisco Bar & Grill, Multiple	6750 Gaylord Pkwy ste.120, Frisco, TX 75034	NCTCOG Staff	Restaurant	78	75	-3	65	87%	12/6/2022
32A	McDonalds	6225 Custer Rd, Frisco, TX 75035	NCTCOG Staff	Restaurant	44	53	9	15	28%	12/6/2022
33A	LA Fitness	6345 Custer Bridges Rd, Frisco, TX 75035	NCTCOG Staff	Other	341	152	-189	110	72%	12/6/2022
34A	Jack in the Box	3480 Arapaho Rd, Garland, TX 75044	NCTCOG Staff	Restaurant	24	23	-1	5	22%	12/12/2022
35A	Chili's	7675 S Custer Rd, McKinney, TX 75070	NCTCOG Staff	Restaurant	49	85	36	34	40%	12/6/2022
36A	Chick-fil-A	8700 TX-121, McKinney, TX 75070	NCTCOG Staff	Restaurant	41	39	-2	23	59%	12/6/2022
37A	Taco Bell	8658 TX-121, McKinney, TX 75070	NCTCOG Staff	Restaurant	29	36	7	11	31%	12/6/2022
38A	Wendy's	8904 TX-121, McKinney, TX 75070	NCTCOG Staff	Restaurant	31	41	10	4	10%	12/6/2022
39A	Olive Burger	5720 TX-121, Plano, TX 75024	NCTCOG Staff	Restaurant	30	31	1	5	16%	12/7/2022
3A	2600 Network Blvd	2600 Network Blvd, Frisco, TX 75034	NCTCOG Staff	Office	413	481	68	193	40%	12/7/2022
40A	Shops at Granite Park Ph3, Multiple	5760 TX-121 #175, Plano, TX 75024	NCTCOG Staff	Restaurant	128	111	-17	37	33%	12/7/2022
41A	La Meglio, Multiple	5588 TX-121 #300, Plano, TX 75024	NCTCOG Staff	Restaurant	72	148	76	96	65%	12/6/2022
42A	Granite Park Boardwalk, Multiple	5872 TX-121 suite 104, Plano, TX 75024	NCTCOG Staff	Restaurant	106	319	213	265	83%	12/6/2022
43A	Shops at Granite Park Ph2, Multiple	8100 Dallas Pkwy Ste 101, Plano, TX 75024	NCTCOG Staff	Restaurant	95	215	120	53	25%	12/6/2022
44A	Lazy Dog	8401 Preston Rd, Plano, TX 75024	NCTCOG Staff	Restaurant	92	108	16	56	52%	12/6/2022
45A	McDonalds	2198 E Arapaho Rd, Richardson, TX 75081	NCTCOG Staff	Restaurant	45	37	-8	3	8%	12/12/2022
46A	Wendy's	200 W Spring Valley Rd, Richardson, TX 75081	NCTCOG Staff	Restaurant	30	42	12	5	12%	12/12/2022
47A	Chili's Bar & Grill	329 W Spring Valley Rd, Richardson, TX 75081	NCTCOG Staff	Restaurant	62	88	26	35	40%	12/12/2022
48A	Wizards Sports Café	747 S Central Expy, Richardson, TX 75080	NCTCOG Staff	Restaurant	123	101	-22	35	35%	12/12/2022
49A	Tea Daddy	800 E Arapaho Rd #105, Richardson, TX 75081	NCTCOG Staff	Restaurant	70	80	10	21	26%	12/12/2022
4A	2801 Network Blvd	2801 Network Blvd, Frisco, TX 75034	NCTCOG Staff	Office	568	697	129	332	48%	12/7/2022
50A	Ten 50 BBQ	1050 N US 75-Central Expy 1000, Richardson, TX 75080	NCTCOG Staff	Restaurant	176	162	-14	54	33%	12/12/2022
51A	Spring Creek BBQ	270 N US 75-Central Expy 1000, Richardson, TX 75080	NCTCOG Staff	Restaurant	68	64	-4	45	70%	12/12/2022
52A	La Madeline	15125 Montfort Dr, Dallas, TX 75254	NCTCOG Staff	Restaurant	42	50	8	14	28%	9/21/2022

ID	Name	Address	Data Source	Zoning Group	Required	Built	O/U	Used	Rate	Date
53A	Lowes	1000 W Arbrook Blvd, Arlington, TX 76015	NCTCOG Staff	Retail	395	443	48	116	26%	12/17/2022
54A	Calloways	1424 N Center St, Arlington, TX 76011	NCTCOG Staff	Retail	12	68	56	7	10%	12/17/2022
55A	Verizon	1109 W Interstate 20 Ste 121, Arlington, TX 76017	NCTCOG Staff	Retail	37	72	35	49	68%	12/17/2022
56A	Fed Ex	1401 W Interstate 20, Arlington, TX 76017	NCTCOG Staff	Retail	15	18	3	6	33%	12/17/2022
57A	Boot Barn	2500 Centennial Dr, Arlington, TX 76011	NCTCOG Staff	Retail	198	241	43	133	55%	12/17/2022
58A	Cavender's	2515 Centennial Dr, Arlington, TX 76011	NCTCOG Staff	Retail	72	62	-10	76	123%	12/17/2022
59A	Costco	600 W Arbrook Blvd, Arlington, TX 76014	NCTCOG Staff	Retail	455	751	296	688	92%	12/17/2022
5B	Millennium Tower	15455 Dallas Pkwy, Addison, TX 75001	Silver Line FTA Study	Office	1189	1355	166	499	37%	5/14/2024
60A	Walgreens	5201 Belt Line Rd, Dallas, TX 75254	NCTCOG Staff	Retail	66	77	11	25	32%	9/21/2022
61A	CVS	10001 Custer Rd, Plano, TX 75025	NCTCOG Staff	Retail	72	71	-1	12	17%	12/6/2022
62A	Ethan Allen	231 E Interstate 20, Arlington, TX 76018	NCTCOG Staff	Retail	54	67	13	16	24%	12/17/2022
63A	CVS	325 W Spring Valley Rd, Richardson, TX 75081	NCTCOG Staff	Retail	46	63	17	10	16%	12/12/2022
64A	Pottery Barn Outlet, multiple	459 E Interstate 20, Arlington, TX 76018	NCTCOG Staff	Retail	160	365	205	95	26%	12/17/2022
65A	Home Depot	201 W Road to Six Flags St, Arlington, TX 76011	NCTCOG Staff	Retail	318	294	-24	128	44%	12/17/2022
66A	Kroger	945 W Lamar Blvd, Arlington, TX 76012	NCTCOG Staff	Retail	202	265	63	132	50%	12/17/2022
67A	Whole Foods, multiple	801 E Lamar Blvd, Arlington, TX 76011	NCTCOG Staff	Retail	130	399	269	140	35%	12/17/2022
68A	Caruth Plaza, Multiple	9100 N Central Expressway, Dallas, TX 75231	NCTCOG Staff	Retail	2016	1123	-893	318	28%	9/15/2022
69A	Chili's	8250 TX-121, Frisco, TX 75034	NCTCOG Staff	Restaurant	56	47	-9	18	38%	12/6/2022
6A	Dave and Busters	9450 N Central Expwy, Dallas, TX 75231	NCTCOG Staff	Other	452	422	-30	68	16%	9/15/2022
70A	Fed Ex	8290 TX-121, Frisco, TX 75034	NCTCOG Staff	Retail	34	53	19	23	43%	12/6/2022
71B	9797 Rombauer	9797 Rombauer Rd, Coppell	Silver Line FTA Study	Office	745	782	37	322	41%	7/9/2024
72A	Mockingbird Square, multiple	4130 Abrams Rd, Dallas, TX 75214	NCTCOG Staff	Retail	553	565	12	335	59%	9/15/2022
73A	3100 Olympus	3100 Olympus Blvd, Coppell, TX 75019	Billingsley Study	Office	743	1256	513	732	58%	9/4/2019
74A	8840/8950 Cypress Waters	8950 Cypress Waters Blvd, Coppell, TX 75019	Billingsley Study	Office	1006	3114	2108	1738	56%	9/4/2019
75A	9111 Cypress Waters	9111 Cypress Waters Blvd, Coppell, TX 75019	Billingsley Study	Office	657	1208	551	524	43%	9/4/2019
76A	3001 Hackberry	3001 Hackberry Rd, Irving, TX 75063	Billingsley Study	Office	985	2043	1058	1653	81%	9/4/2019
77A	3200 Hackberry	3200 Hackberry Rd, Irving, TX 75063	Billingsley Study	Office	2567	1605	-962	1337	83%	9/4/2019
78B	Junction 15	930 E 15th St, Plano, TX 75074	Silver Line FTA Study	Mixed Use	328	350	22	306	87%	5/3/2024
79A	9001 Cypress Waters	9001 Cypress Waters Blvd, Irving, TX 75063	Billingsley Study	Office	652	1152	500	439	38%	9/4/2019
7A	Granite Park Two	5700 Granite Pkwy, Plano, TX 75024	NCTCOG Staff	Office	727	1005	278	257	26%	12/7/2022
80A	8951 Cypress Waters	8951 Cypress Waters Blvd, Irving, TX 75063	Billingsley Study	Office	547	923	376	497	54%	9/4/2019
81A	Rambler Park	7557 Rambler Rd, Dallas, TX 75231	FTA Study	Office	747	829	82	561	68%	7/12/2018
82A	5th Street Crossing City Center (Phase 2)	351 N 5th St, Garland, TX 75040	FTA Study	Mixed Use	440	322	-118	187	58%	7/12/2018
83A	5th Street Crossing City Station (Phase 1)	250 N 5th St, Garland, TX 75040	FTA Study	Mixed Use	347	370	23	149	40%	7/14/2018
84A	5 Mockingbird	5555 E Mockingbird Ln, Dallas, TX 75206	FTA Study	Multi-Family	621	659	38	470	71%	7/19/2018
85A	Lancaster Urban Village	4417 S Lancaster Rd, Dallas, TX 75216	FTA Study	Mixed Use	284	405	121	163	40%	7/19/2018
86A	The Belleview	1400 Belleview St, Dallas, TX 75215	FTA Study	Multi-Family	147	216	69	109	50%	7/19/2018
87A	Brick Row	744 Brick Row, Richardson, TX 75081	FTA Study	Multi-Family	927	859	-68	632	74%	8/2/2018
88A	Walnut Glen Tower	8144 Walnut Hl Ln, Dallas, TX 75231	FTA Study	Office	1394	1388	-6	932	67%	8/9/2018
89A	West Village Garage 2	3620 McKinney Ave, Dallas, TX 75204	FTA Study	Mixed Use	353	464	111	246	53%	10/11/2018
8A	Granite Park Three	5601 Granite Pkwy, Plano, TX 75024	NCTCOG Staff	Office	1021	1462	441	548	37%	12/7/2022

ID	Name	Address	Data Source	Zoning Group	Required	Built	O/U	Used	Rate	Date
90A	The Parc	7545 E NW Hwy, Dallas, TX 75238	FTA Study	Multi-Family	291	391	100	312	80%	8/2/2018
91A	Modena	8275 Walnut HI Ln, Dallas, TX 75231	FTA Study	Multi-Family	268	270	2	252	93%	7/12/2018
92A	West Village Garage 3	3700 McKinney Ave, Dallas, TX 75204	FTA Study	Mixed Use	571	813	242	463	57%	10/13/2018
93A	The Lofts at Mockingbird Station	5331 E Mockingbird Ln, Dallas, TX 75206	FTA Study	Multi-Family	234	227	-7	201	89%	10/11/2018
94A	LBJ Station Apartments	8997 Vantage Point Dr, Dallas, TX 75243	FTA Study	Multi-Family	311	307	-4	206	67%	8/2/2018
95B	CityLine One	1150 State St, Richardson, TX 75082	Silver Line FTA Study	Mixed Use	1330	1353	23	211	16%	5/2/2024
95B	CityLine Two and CityLine Three	1201 & 1251 State St, Richardson, TX 75082	Silver Line FTA Study	Mixed Use	4100	5843	1743	2139	37%	7/10/2024
9A	Granite Park Five	5830 Granite Pkwy, Plano, TX 75024	NCTCOG Staff	Office	860	1129	269	394	35%	12/7/2022

## Appendix 3: Parking Utilization and Lease Rate Comparison

### Definitions

Field Name	Description
ID	Unique identification number used for internal tracking by NCTCOG
Name	Name of property studied, usually business name at the site
Inventory Observed	Total number of spaces available in the parking facility
Occupancy Observed	Total number of spaces occupied by a vehicle at time of peak count
Use Rate Observed	The percentage of parking spaces used at observed peak out of the total parking facility inventory
Tenant Occupancy Rate	The percentage of building occupancy as reported by the owner/manager or assumed at 100% for non-vacant retail
Estimated Parking Use if 100% leased	The estimated parking use of a site if 100% is fully leased / occupied

ID	Name	Inventory Observed	Occupancy Observed	Use Rate Observed	Tenant Occupancy Rate	Estimated Parking Use if 100 % leased
45A	McDonalds	37	3	8%	100%	8%
38A	Wendy's	41	4	10%	100%	10%
54A	Calloways	68	7	10%	100%	10%
46A	Wendy's	42	5	12%	100%	12%
63A	CVS	63	10	16%	100%	16%
6A	Dave and Busters	422	68	16%	100%	16%
39A	Olive Burger	31	5	16%	100%	16%
61A	CVS	71	12	17%	100%	17%
34A	Jack in the Box	23	5	22%	100%	22%
1A	Chase Bank	31	7	23%	100%	23%
62A	Ethan Allen	67	16	24%	100%	24%
43A	Shops at Granite Park Ph2, Multiple	215	53	25%	100%	25%
29A	Sonic	60	15	25%	100%	25%
64A	Pottery Barn Outlet, multiple	365	95	26%	100%	26%
53A	Lowe's	443	116	26%	100%	26%
49A	Tea Daddy	80	21	26%	100%	26%
26A	Patio's Pizza/Taco Ocho, Multiple	75	20	27%	100%	27%
30A	Taco Bell	47	13	28%	100%	28%
52A	La Madeline	50	14	28%	100%	28%
32A	McDonalds	53	15	28%	100%	28%
37A	Taco Bell	36	11	31%	100%	31%
28A	Black Walnut Café	85	26	31%	100%	31%
60A	Walgreens	77	25	32%	100%	32%
27A	McDonalds	46	15	33%	100%	33%
40A	Shops at Granite Park Ph3, Multiple	111	37	33%	100%	33%
50A	Ten 50 BBQ	162	54	33%	100%	33%
56A	Fed Ex	18	6	33%	100%	33%
48A	Wizards Sports Café	101	35	35%	100%	35%
9A	Granite Park Five	1129	394	35%	100%	35%
67A	Whole Foods, multiple	399	140	35%	100%	35%
23A	Wild Pitch Steakhouse	101	36	36%	100%	36%
20A	Panda Express	50	18	36%	100%	36%
79A	9001 Cypress Waters	1152	439	38%	100%	38%
69A	Chili's	47	18	38%	100%	38%
47A	Chili's Bar & Grill	88	35	40%	100%	40%
35A	Chili's	85	34	40%	100%	40%
75A	9111 Cypress Waters	1208	524	43%	100%	43%
70A	Fed Ex	53	23	43%	100%	43%
65A	Home Depot	294	128	44%	100%	44%
66A	Kroger	265	132	50%	100%	50%
86A	The Belleview	216	109	50%	100%	50%
22A	Starbucks	27	14	52%	100%	52%
44A	Lazy Dog	108	56	52%	100%	52%
80A	8951 Cypress Waters	923	497	54%	100%	54%
57A	Boot Barn	241	133	55%	100%	55%
74A	8840/8950 Cypress Waters	3114	1738	56%	100%	56%
25A	Panera	50	29	58%	100%	58%
73A	3100 Olympus	1256	732	58%	100%	58%
36A	Chick-fil-A	39	23	59%	100%	59%
24A	Perry's Steakhouse	220	130	59%	100%	59%
114A	Aventura Condominiums	174	111	64%	100%	64%

ID	Name	Inventory Observed	Occupancy Observed	Use Rate Observed	Tenant Occupancy Rate	Estimated Parking Use if 100 % leased
41A	La Meglio, Multiple	148	96	65%	100%	65%
55A	Verizon	72	49	68%	100%	68%
21A	Chick-Fil-A	54	37	69%	100%	69%
51A	Spring Creek BBQ	64	45	70%	100%	70%
33A	LA Fitness	152	110	72%	100%	72%
76A	3001 Hackberry	2043	1653	81%	100%	81%
121A	IMT Prestonwood	669	544	81%	100%	81%
42A	Granite Park Boardwalk, Multiple	319	265	83%	100%	83%
77A	3200 Hackberry	1605	1337	83%	100%	83%
31A	Frisco Bar & Grill, Multiple	75	65	87%	100%	87%
112A	Aloft Hotel	73	65	89%	100%	89%
59A	Costco	751	688	92%	100%	92%
137A	Rodeo Goat & Flying Fish	44	42	95%	100%	95%
139A	The Sound Restaurants	56	56	100%	100%	100%
58A	Cavender's	62	76	123%	100%	123%
16A	Plano Park Townhomes	313	164	52%	99%	53%
83A	5th Street Crossing City Station (Phase 1)	370	149	40%	98%	41%
8A	Granite Park Three	1462	548	37%	98%	38%
13A	Bexley Frisco Station	489	318	65%	98%	66%
18A	Cortland North Plano	1059	862	81%	98%	83%
108A	AMLI Addison	542	244	45%	97%	46%
82A	5th Street Crossing City Center (Phase 2)	322	187	58%	96%	60%
19A	Block 24 Apartments	1038	604	58%	96%	60%
124A	LYV Broadway	559	337	60%	96%	63%
15B	Aura One90	507	315	62%	96%	65%
129A	Morada Plano	346	223	64%	96%	67%
87A	Brick Row	859	632	74%	96%	77%
95B	CityLine One	1353	211	16%	95%	17%
11A	Granite Park Four	957	209	22%	95%	23%
110A	Addison Circle One / MAA Cotton Lofts	1383	468	34%	95%	36%
95B	CityLine Two and CityLine Three	5843	2139	37%	95%	39%
72A	Mockingbird Square, multiple	565	335	59%	95%	62%
123A	Lux on Main	504	308	61%	95%	64%
92A	West Village Garage 3	813	463	57%	94%	61%
135A	Northside Plus Building 13,14,15,16	647	163	25%	94%	27%
134A	Northside Plus Building 10,11,12	323	106	33%	94%	35%
10A	Granite Park One	646	256	40%	94%	43%
130A	Northside Building 1	442	183	41%	94%	44%
131A	Northside Building 2,3,4	363	156	43%	94%	46%
133A	Northside Building 9	456	241	53%	94%	56%
132A	Northside Building 5,6,7,8	272	152	56%	94%	60%
127A	MAA Witt Place/Morris Court	389	317	81%	94%	86%
138A	Switchyard	254	211	83%	94%	88%
78B	Junction 15	350	306	87%	94%	93%
136A	Office Building and Townhomes	1352	253	19%	93%	20%
12A	3001 Dallas Parkway	631	271	43%	93%	46%
141A	Union at Carrollton Square	577	340	59%	93%	63%
125A	MAA Noell House /The Julian	345	267	77%	93%	83%

ID	Name	Inventory Observed	Occupancy Observed	Use Rate Observed	Tenant Occupancy Rate	Estimated Parking Use if 100 % leased
93A	The Lofts at Mockingbird Station	227	201	89%	93%	96%
14A	One Legacy West	1081	313	29%	93%	31%
71B	9797 Rombauer	782	322	41%	92%	45%
107A	3401/3501 Olympus	1666	697	42%	92%	46%
84A	5 Mockingbird	659	470	71%	92%	77%
91A	Modena	270	252	93%	92%	101%
89A	West Village Garage 2	464	246	53%	92%	58%
126A	MAA Robertson Place/The McKamy	508	324	64%	91%	70%
85A	Lancaster Urban Village	405	163	40%	89%	45%
17A	Conservatory at Plano	254	155	61%	89%	69%
68A	Caruth Plaza, Multiple	1123	318	28%	86%	33%
94A	LBJ Station Apartments	307	206	67%	85%	79%
81A	Rambler Park	829	561	68%	85%	80%
90A	The Parc	391	312	80%	85%	94%
3A	2600 Network Blvd	481	193	40%	84%	48%
7A	Granite Park Two	1005	257	26%	83%	31%
120A	Hastings End	825	221	27%	81%	33%
140A	The Wharf at the Sound - Residential	480	214	45%	81%	56%
116A	Byron Bay at the Sound	496	250	50%	81%	62%
119A	Harper's at The Sound	501	268	53%	81%	65%
115A	Bleecker Street at the Sound	486	316	65%	81%	80%
111A	Addison Circle Two	737	270	37%	80%	46%
2A	2595/2591 Dallas Parkway	884	244	28%	79%	35%
88A	Walnut Glen Tower	1388	932	67%	78%	86%
5B	Millennium Tower	1355	499	37%	77%	48%
4A	2801 Network Blvd	697	332	48%	74%	65%
142A	Windsor CityLine*	473	275	58%	-	-

\*Tenant Occupancy Data could not be obtained during the time of study

## Appendix 4: Comparison of Observed Parking Supply and Occupancy per Combined Unit

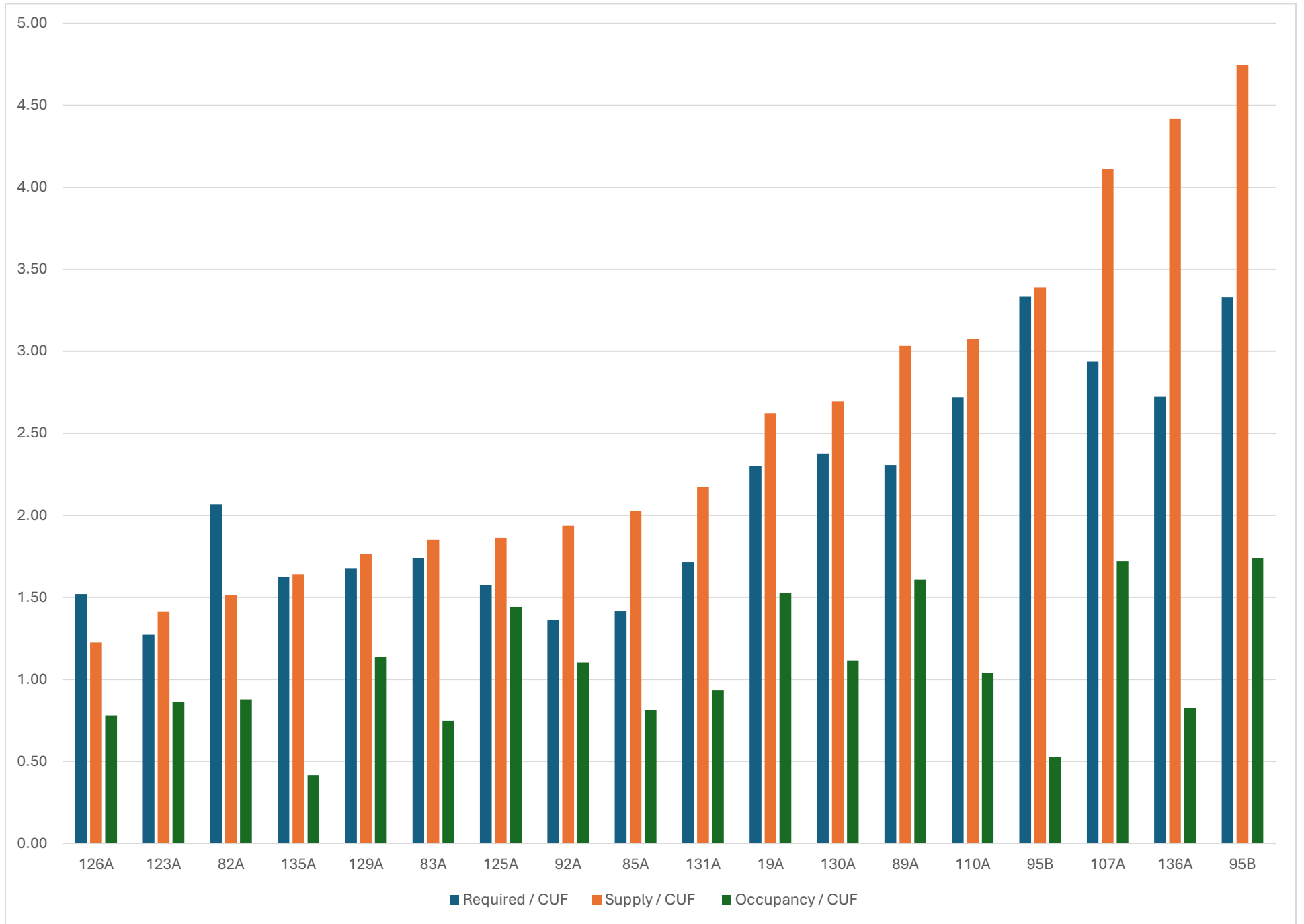
This appendix presents tables and charts comparing observed parking supply per combined unit with observed parking occupancy per combined unit across the analyzed sites. The information provides a detailed view of how existing parking supply relates to actual parking use, helping illustrate patterns of potential over- or under-supply within study sites.

### Definitions

Field Name	Description
ID	Unique identification number used for internal tracking by NCTCOG
Name	Name of property studied, usually business name at the site
Inventory Observed	Total number of spaces available in the parking facility
Occupancy Observed	Total number of spaces occupied by a vehicle at time of peak count
Parking Required	The number of parking spaces required under applicable zoning regulations or local parking ordinances
Combined Unit Figures (CUF)	Combined total residential units and commercial square feet (sq. ft.) are used in ratio calculations for mixed use where commercial square feet are divided by 1,000. Example: A development with 150 residential units and 15,000 square feet would have a combined unit figure of 165
Supply / CUF	The ratio of total parking spaces at a site to the combined unit figure (CUF), where CUF equals residential units plus commercial square footage divided by 1,000
Occupancy / CUF	The ratio of observed occupied parking spaces to the combined unit figure (CUF), where CUF equals residential units plus commercial square footage divided by 1,000
Required / CUF	The ratio of required parking spaces based on zoning to the combined unit figure (CUF), where CUF equals residential units plus commercial square footage divided by 1,000

Mixed Use								
ID	Name	Inventory Observed	Occupancy Observed	Parking Required	Combined Unit Figures (CUF)	Supply / CUF	Occupancy / CUF	Required / CUF
126A	MAA Robertson Place/The McKamy	508	324	631	415	1.22	0.78	1.52
123A	Lux on Main	504	308	453	356	1.42	0.87	1.27
82A	5th Street Crossing City Center (Phase 2)	322	187	440	213	1.51	0.88	2.07
135A	Northside Plus Building 13,14,15,16	647	163	641	394	1.64	0.41	1.63
129A	Morada Plano	346	223	329	196	1.77	1.14	1.68
83A	5th Street Crossing City Station (Phase 1)	370	149	347	200	1.85	0.75	1.74
125A	MAA Noell House /The Julian	345	267	292	185	1.86	1.44	1.58
92A	West Village Garage 3	813	463	571	419	1.94	1.11	1.36
85A	Lancaster Urban Village	405	163	284	200	2.03	0.82	1.42
131A	Northside Building 2,3,4	363	156	286	167	2.17	0.93	1.71
19A	Block 24 Apartments	1038	604	912	396	2.62	1.53	2.30
130A	Northside Building 1	442	183	390	164	2.70	1.12	2.38
89A	West Village Garage 2	464	246	353	153	3.03	1.61	2.31
110A	Addison Circle One / MAA Cotton Lofts	1383	468	1224	450	3.07	1.04	2.72
95B	CityLine One	1353	211	1330	399	3.39	0.53	3.33
107A	3401/3501 Olympus	1666	697	1191	405	4.11	1.72	2.94
136A	Office Building and Townhomes	1352	253	833	306	4.42	0.83	2.72
95B	CityLine Two and CityLine Three	5843	2139	4100	1231	4.75	1.74	3.33

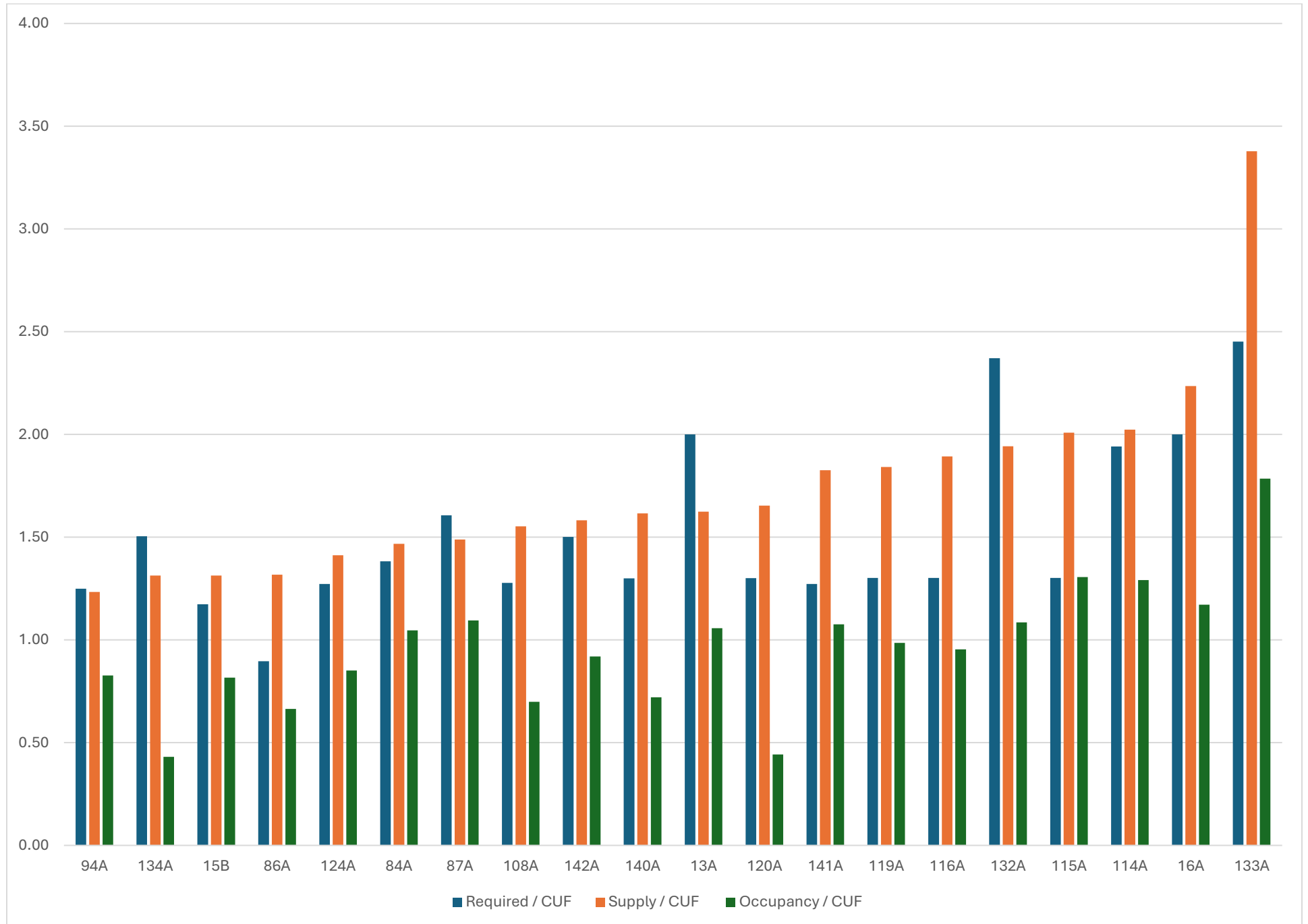
## Mixed Use Sites



**Multi-Family**

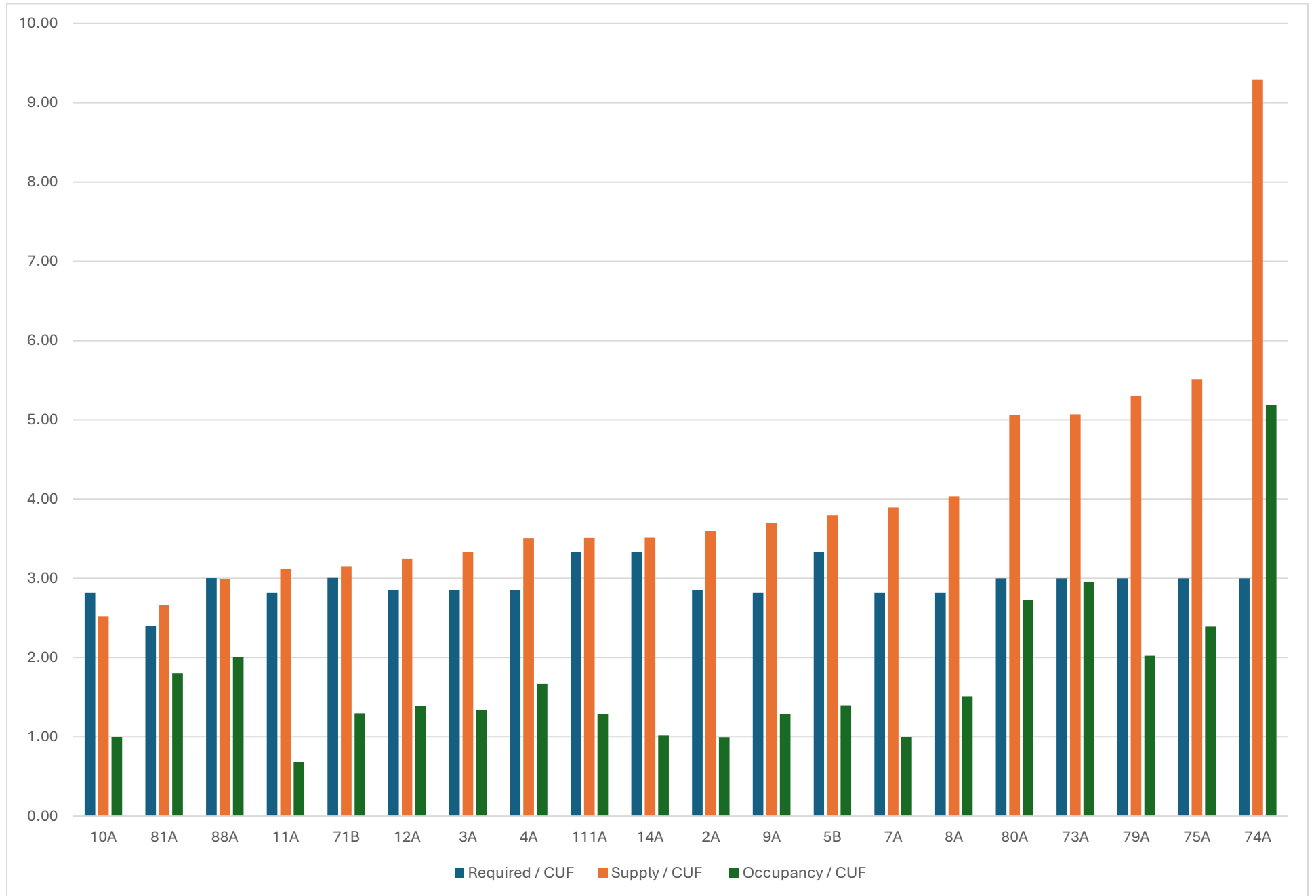
<b>ID</b>	<b>Name</b>	<b>Inventory Observed</b>	<b>Occupancy Observed</b>	<b>Parking Required</b>	<b>Combined Unit Figures (CUF)</b>	<b>Supply / CUF</b>	<b>Occupancy / CUF</b>	<b>Required / CUF</b>
94A	LBJ Station Apartments	307	206	311	249	1.23	0.83	1.25
134A	Northside Plus Building 10,11,12	323	106	370	246	1.31	0.43	1.50
15B	Aura One90	507	315	453	386	1.31	0.82	1.17
86A	The Belleview	216	109	147	164	1.32	0.66	0.90
124A	LYV Broadway	559	337	504	396	1.41	0.85	1.27
84A	5 Mockingbird	659	470	621	449	1.47	1.05	1.38
87A	Brick Row	859	632	927	577	1.49	1.10	1.61
108A	AMLI Addison	542	244	446	349	1.55	0.70	1.28
142A	Windsor CityLine	473	275	449	299	1.58	0.92	1.50
140A	The Wharf at the Sound - Residential	480	214	386	297	1.62	0.72	1.30
13A	Bexley Frisco Station	489	318	602	301	1.62	1.06	2.00
120A	Hastings End	825	221	649	499	1.65	0.44	1.30
141A	Union at Carrollton Square	577	340	402	316	1.83	1.08	1.27
119A	Harper's at The Sound	501	268	354	272	1.84	0.99	1.30
116A	Byron Bay at the Sound	496	250	341	262	1.89	0.95	1.30
132A	Northside Building 5,6,7,8	272	152	332	140	1.94	1.09	2.37
115A	Bleecker Street at the Sound	486	316	315	242	2.01	1.31	1.30
114A	Aventura Condominiums	174	111	167	86	2.02	1.29	1.94
16A	Plano Park Townhomes	313	164	280	140	2.24	1.17	2.00
133A	Northside Building 9	456	241	331	135	3.38	1.79	2.45

## Multi-Family Sites



Office								
ID	Name	Inventory Observed	Occupancy Observed	Parking Required	Combined Unit Figures (CUF)	Supply / CUF	Occupancy / CUF	Required / CUF
10A	Granite Park One	646	256	722	256	2.52	1.00	2.82
81A	Rambler Park	829	561	747	311	2.67	1.81	2.40
88A	Walnut Glen Tower	1388	932	1394	464	2.99	2.01	3.00
11A	Granite Park Four	957	209	863	306	3.12	0.68	2.82
71B	9797 Rombauer	782	322	745	248	3.15	1.30	3.00
12A	3001 Dallas Parkway	631	271	556	194	3.24	1.39	2.86
3A	2600 Network Blvd	481	193	413	145	3.33	1.34	2.86
4A	2801 Network Blvd	697	332	568	199	3.50	1.67	2.86
111A	Addison Circle Two	737	270	699	210	3.51	1.29	3.33
14A	One Legacy West	1081	313	1026	308	3.51	1.02	3.33
2A	2595/2591 Dallas Parkway	884	244	703	246	3.60	0.99	2.86
9A	Granite Park Five	1129	394	860	305	3.70	1.29	2.82
5B	Millennium Tower	1355	499	1189	357	3.80	1.40	3.33
7A	Granite Park Two	1005	257	727	258	3.90	1.00	2.82
8A	Granite Park Three	1462	548	1021	362	4.03	1.51	2.82
80A	8951 Cypress Waters	923	497	547	182	5.06	2.72	3.00
73A	3100 Olympus	1256	732	743	248	5.07	2.95	3.00
79A	9001 Cypress Waters	1152	439	652	217	5.30	2.02	3.00
75A	9111 Cypress Waters	1208	524	657	219	5.51	2.39	3.00
74A	8840/8950 Cypress Waters	3114	1738	1006	335	9.29	5.19	3.00

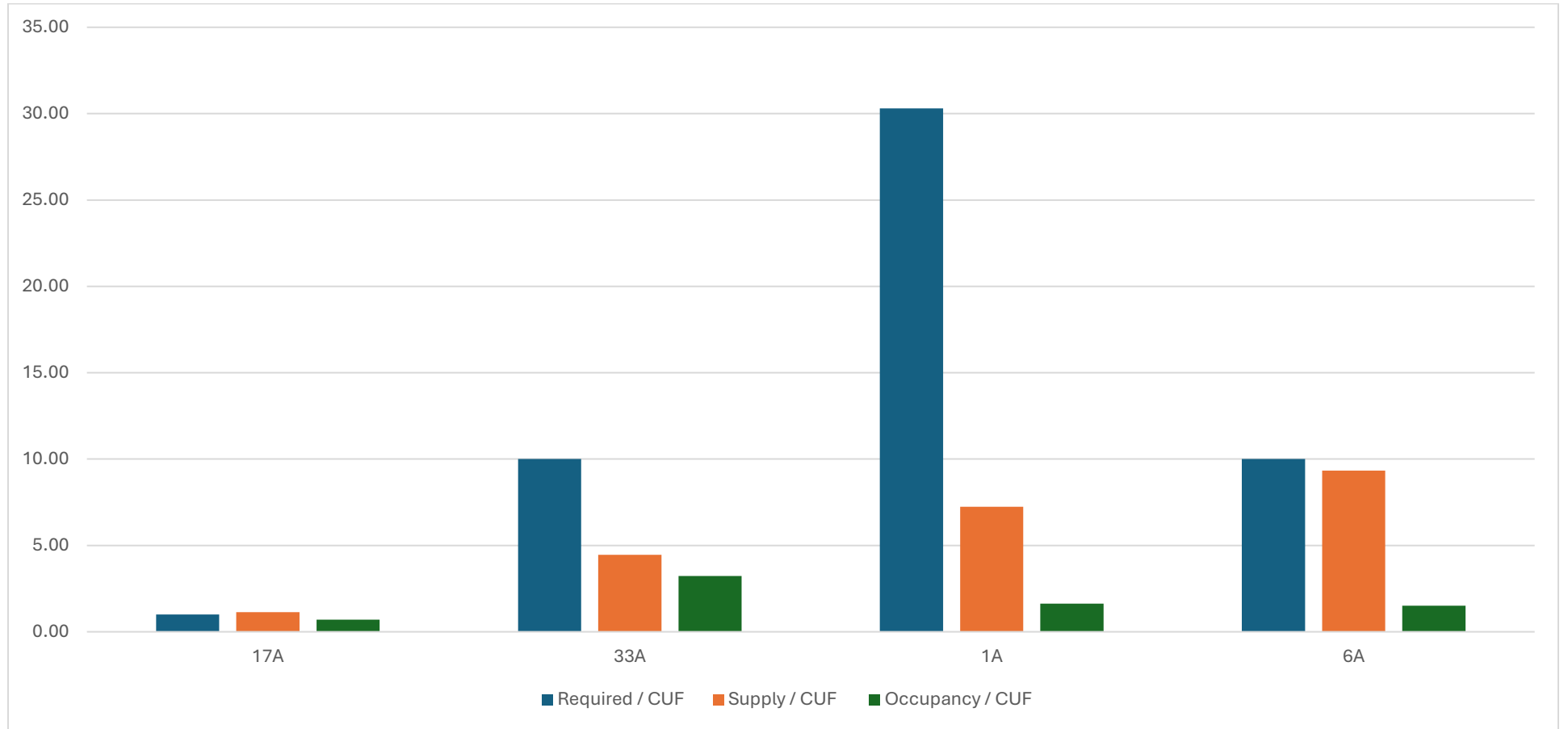
## Office Sites



**Other**

<b>ID</b>	<b>Name</b>	<b>Inventory Observed</b>	<b>Occupancy Observed</b>	<b>Parking Required</b>	<b>Combined Unit Figures (CUF)</b>	<b>Supply / CUF</b>	<b>Occupancy / CUF</b>	<b>Required / CUF</b>
17A	Conservatory at Plano	254	155	222	222	1.14	0.70	1.00
33A	LA Fitness	152	110	341	34	4.46	3.23	10.00
1A	Chase Bank	31	7	130	4	7.24	1.63	30.30
6A	Dave and Busters	422	68	452	45	9.33	1.50	10.00

## Other Sites



**Restaurant**

<b>ID</b>	<b>Name</b>	<b>Inventory Observed</b>	<b>Occupancy Observed</b>	<b>Parking Required</b>	<b>Combined Unit Figures (CUF)</b>	<b>Supply / CUF</b>	<b>Occupancy / CUF</b>	<b>Required / CUF</b>
40A	Shops at Granite Park Ph3, Multiple	111	37	128	45	2.44	0.81	2.82
49A	Tea Daddy	80	21	70	18	4.44	1.17	3.89
26A	Palio's Pizza/Taco Ocho, Multiple	75	20	60	12	6.23	1.66	5.00
43A	Shops at Granite Park Ph2, Multiple	215	53	95	34	6.40	1.58	2.82
36A	Chick-fil-A	39	23	41	5	8.08	4.77	8.53
48A	Wizards Sports Café	101	35	123	12	8.22	2.85	10.00
45A	McDonalds	37	3	45	4	8.25	0.67	10.00
69A	Chili's	47	18	56	6	8.36	3.20	10.00
50A	Ten 50 BBQ	162	54	176	18	9.22	3.07	10.00
51A	Spring Creek BBQ	64	45	68	7	9.40	6.61	10.00
34A	Jack in the Box	23	5	24	2	9.40	2.04	10.00
41A	La Meglio, Multiple	148	96	72	14	10.28	6.67	5.00
27A	McDonalds	46	15	44	4	10.35	3.37	10.00
39A	Olive Burger	31	5	30	3	10.40	1.68	10.00
21A	Chick-Fil-A	54	37	49	5	10.92	7.48	10.00
25A	Panera	50	29	45	4	11.21	6.50	10.00
44A	Lazy Dog	108	56	92	9	11.72	6.08	10.00
52A	La Madeline	50	14	42	4	11.96	3.35	10.00
32A	McDonalds	53	15	44	4	12.00	3.40	10.00
37A	Taco Bell	36	11	29	3	12.06	3.69	9.68
28A	Black Walnut Café	85	26	69	7	12.40	3.79	10.00
38A	Wendy's	41	4	31	3	12.44	1.21	9.40
23A	Wild Pitch Steakhouse	101	36	74	7	13.67	4.87	10.00
22A	Starbucks	27	14	28	2	13.95	7.24	14.29
46A	Wendy's	42	5	30	3	14.05	1.67	10.00
47A	Chili's Bar & Grill	88	35	62	6	14.25	5.67	10.00
35A	Chili's	85	34	49	6	14.34	5.74	8.19
30A	Taco Bell	47	13	28	3	16.53	4.57	10.00
29A	Sonic	60	15	36	4	16.77	4.19	10.00
20A	Panda Express	50	18	24	2	20.42	7.35	10.00
24A	Perry's Steakhouse	220	130	103	10	21.44	12.67	10.00

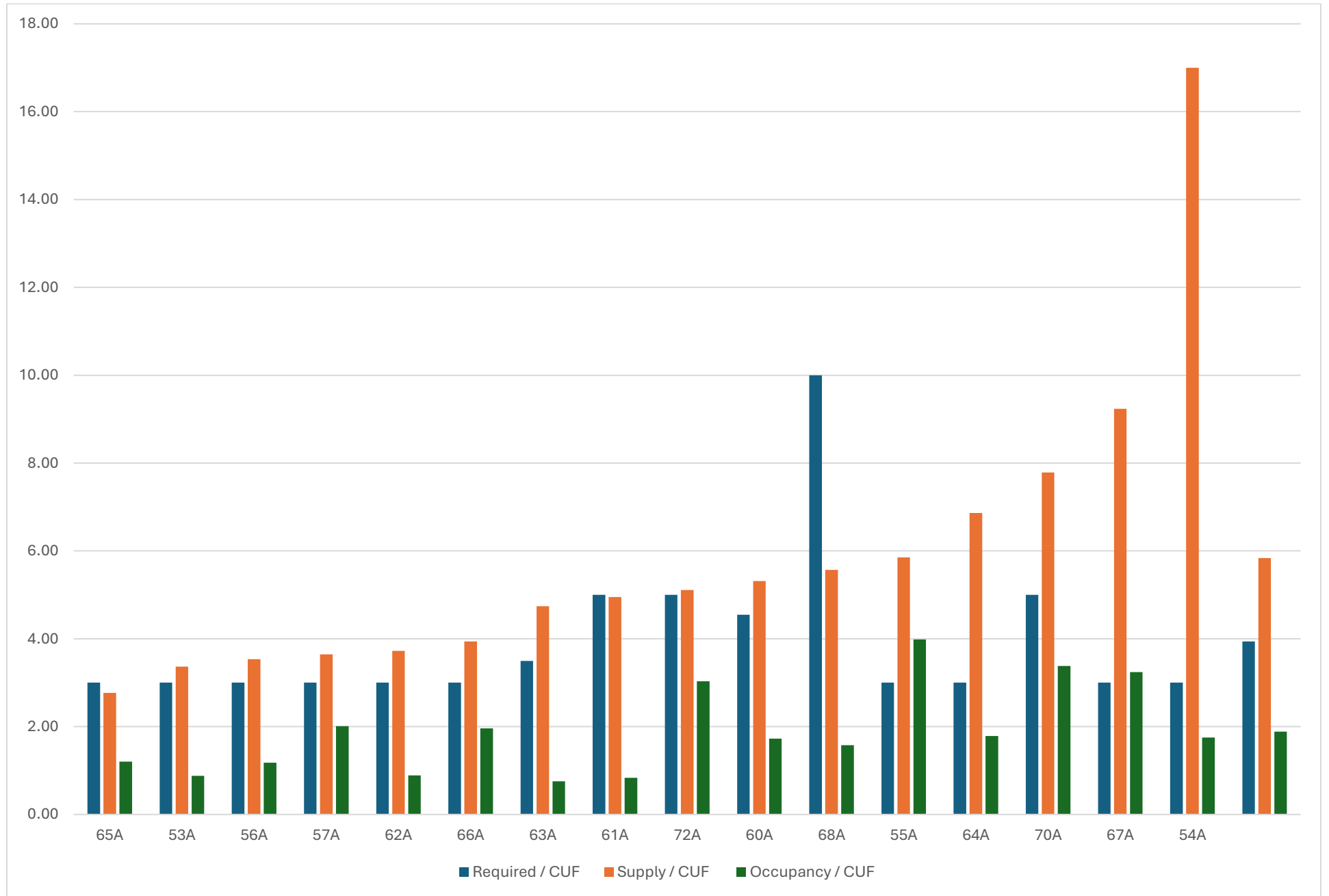
## Restaurant Sites



**Retail Sites**

<b>ID</b>	<b>Name</b>	<b>Inventory Observed</b>	<b>Occupancy Observed</b>	<b>Parking Required</b>	<b>Combined Unit Figures (CUF)</b>	<b>Supply / CUF</b>	<b>Occupancy / CUF</b>	<b>Required / CUF</b>
65A	Home Depot	294	128	318	106	2.77	1.21	3.00
53A	Lowes	443	116	395	132	3.37	0.88	3.00
56A	Fed Ex	18	6	15	5	3.53	1.18	3.00
57A	Boot Barn	241	133	198	66	3.65	2.01	3.00
62A	Ethan Allen	67	16	54	18	3.72	0.89	3.00
66A	Kroger	265	132	202	67	3.94	1.96	3.00
63A	CVS	63	10	46	13	4.74	0.75	3.49
61A	CVS	71	12	72	14	4.95	0.84	5.00
72A	Mockingbird Square, multiple	565	335	553	111	5.11	3.03	5.00
60A	Walgreens	77	25	66	14	5.31	1.73	4.55
68A	Caruth Plaza, Multiple	1123	318	2016	202	5.57	1.58	10.00
55A	Verizon	72	49	37	12	5.85	3.98	3.00
64A	Pottery Barn Outlet, multiple	365	95	160	53	6.86	1.79	3.00
70A	Fed Ex	53	23	34	7	7.79	3.38	5.00
67A	Whole Foods, multiple	399	140	130	43	9.24	3.24	3.00
54A	Calloways	68	7	12	4	17.00	1.75	3.00

## Retail Sites



# Appendix 5: City Parking Reductions

The following tables illustrate the applicable parking reductions available for each site, as permitted by the respective city codes under which they may be eligible. Under the 'Difference' column, green indicates the number of spaces supplied below the required minimum, while red indicates the number of spaces provided in excess of the code requirements.

## Applicable Parking Reductions – Town of Addison

Town of Addison							Addison, TX Code of Ordinances			
ID	Site Name	Address	Zoning Grouping	Parking Supply	Parking Requirements	Difference	On-Street Parking <sup>1</sup>	Shared Parking <sup>2</sup>	Access to Transit <sup>3</sup>	Parking Demand Study <sup>4</sup>
5B	Millennium Tower	15455 Dallas Pkwy, Addison, TX 75001	Office	1,355	1,189	166	X	X	X	X
22A	Starbucks	15099 Midway Rd, Addison, TX 75001	Restaurant	27	28	(1)		X	X	X
108A	AMLI Addison	15250 Quorum Dr, Addison, TX 75001	Multi-Family	519	446	73	X	X	X	X
110A	Addison Circle One / MAA Cotton Lofts	15601 Dallas Pkwy, Addison, TX 75001	Mixed Use	1,345	1,224	121	X	X	X	X
111A	Addison Circle Two	15725 Dallas Pkwy, Addison, TX 75001	Office	707	699	8	X	X	X	X
114A	Aventura Condominiums	5055 Addison Cir, Addison, TX 75001	Multi-Family	160	167	(7)	X	X	X	X
125A	MAA Noell House /The Julian	5009 Addison Cir, Addison, TX 75001	Mixed Use	273	292	(19)	X	X	X	X
126A	MAA Robertson Place/The McKamy	15502 Quorum Dr, Addison, TX 75001	Mixed Use	486	631	(145)	X	X	X	X
127A	MAA Witt Place/Morris Court	4995 Addison Cir, Addison, TX 75001	Mixed Use	365	413	(48)	X	X	X	X

1. **Town of Addison, Texas. (n.d.).** Code of Ordinances, Appendix A: Unified Development Code, Article V: Development Standards, Section 5.5.6(C): Parking alternatives—On-street parking.  
[https://library.municode.com/tx/addison/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_APXAUNDECO\\_ARTVDEST\\_S5.5PALO](https://library.municode.com/tx/addison/codes/code_of_ordinances?nodeId=PTIICOOR_APXAUNDECO_ARTVDEST_S5.5PALO)
2. **Town of Addison, Texas. (n.d.).** Code of Ordinances, Appendix A: Unified Development Code, Article V: Development Standards, Section 5.5.6(A): Parking alternatives—Shared parking facilities.  
[https://library.municode.com/tx/addison/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_APXAUNDECO\\_ARTVDEST\\_S5.5PALO](https://library.municode.com/tx/addison/codes/code_of_ordinances?nodeId=PTIICOOR_APXAUNDECO_ARTVDEST_S5.5PALO)
3. **Town of Addison, Texas. (n.d.).** Code of Ordinances, Appendix A: Unified Development Code, Article V: Development Standards, Section 5.5.6(B): Parking alternatives—Proximity.  
[https://library.municode.com/tx/addison/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_APXAUNDECO\\_ARTVDEST\\_S5.5PALO](https://library.municode.com/tx/addison/codes/code_of_ordinances?nodeId=PTIICOOR_APXAUNDECO_ARTVDEST_S5.5PALO)
4. **Town of Addison, Texas. (n.d.).** Code of Ordinances, Appendix A: Unified Development Code, Article V: Development Standards, Section 5.5.6(D): Parking alternatives—Parking demand study.  
[https://library.municode.com/tx/addison/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_APXAUNDECO\\_ARTVDEST\\_S5.5PALO](https://library.municode.com/tx/addison/codes/code_of_ordinances?nodeId=PTIICOOR_APXAUNDECO_ARTVDEST_S5.5PALO)

## Applicable Parking Reductions – City of Arlington

City of Arlington							City of Arlington Development Code*	
ID	Site Name	Address	Zoning Grouping	Parking Supply	Parking Requirements	Difference	Nature Preservation <sup>1</sup>	Shared Parking <sup>2</sup>
53A	Lowes	1000 W Arbrook Blvd, Arlington, TX 76015	Retail	443	395	48	X	X
54A	Calloways	1424 N Center St, Arlington, TX 76011	Retail	68	12	56	X	X
55A	Verizon	1109 W Interstate 20 Ste 121, Arlington, TX 76017	Retail	72	37	35	X	X
56A	Fed Ex	1401 W Interstate 20, Arlington, TX 76017	Retail	18	15	3	X	X
57A	Boot Barn	2500 Centennial Dr, Arlington, TX 76011	Retail	241	198	43	X	X
58A	Cavender's	2515 Centennial Dr, Arlington, TX 76011	Retail	62	72	(10)	X	X
59A	Costco	600 W Arbrook Blvd, Arlington, TX 76014	Retail	751	455	296	X	X
62A	Ethan Allen	231 E Interstate 20, Arlington, TX 76018	Retail	67	54	13	X	X
64A	Pottery Barn Outlet, multiple	459 E Interstate 20, Arlington, TX 76018	Retail	365	160	205	X	X
65A	Home Depot	201 W Road to Six Flags St, Arlington, TX 76011	Retail	294	318	(24)	X	X
66A	Kroger	945 W Lamar Blvd, Arlington, TX 76012	Retail	265	202	63	X	X
67A	Whole Foods, multiple	801 E Lamar Blvd, Arlington, TX 76011	Retail	399	130	269	X	X

1. **City of Arlington, Texas. (2025).** *Unified development code*, Section 5.2.2: Landscaping required, 2. Internal parking area landscaping, d. Landscape island planting requirements and tree preservation. <https://www.arlingtontx.gov/files/assets/city/v/5/city-secretary/documents/city-code-of-ordinances/unified-development-code-chapter.pdf>
2. **City of Arlington, Texas. (2025).** *Unified development code*, Section 5.4.7: Parking alternatives, Subsection C. Shared parking. <https://www.arlingtontx.gov/files/assets/city/v/5/city-secretary/documents/city-code-of-ordinances/unified-development-code-chapter.pdf>

## Applicable Parking Reductions – City of Carrollton

Carrollton							Carrollton Comprehensive Zoning Ordinance, (DTC) Downtown Transit Center District Regulations				
ID	Site Name	Address	Zoning Grouping	Parking Supply	Parking Requirements	Difference	On Street <sup>1</sup>	Shared Parking <sup>2</sup>	Development Incentives <sup>3</sup>	Historic Building <sup>4</sup>	Cash / Fee in Lieu <sup>5</sup>
123A	Lux on Main	1011 S Main St, Carrollton, TX 75006	Mixed Use	401	453	(52)	X	X			X
124A	LYV Broadway	1415 S Broadway St, Carrollton, TX 75006	Mixed Use	1,328	504	824	X	X			X
138A	Switchyard	1199 N Broadway St, Carrollton, TX 75006	Multi Family	5,785	292	5,493	X				X
141A	Union at Carrollton Square	1111 S Main St, Carrollton, TX 75006	Mixed Use	425	402	23	X	X			X

1. **City of Carrollton, Texas. (2022).** Part 1 DTC: Downtown Carrollton Transit Center—Further parking reductions (Section 2b(ii)) (p. 20-14). [City of Carrollton DTC document](#)
2. **City of Carrollton, Texas. (2022).** Part 1 DTC: Downtown Carrollton Transit Center—Parking (Section E), Automobile parking goals (1(ii)) (p. 20-15). [City of Carrollton DTC document](#)
3. **City of Carrollton, Texas. (2022).** Part 1 DTC: Downtown Carrollton Transit Center—Achieving automobile parking (Section 3c(3)(ii)) (p. 20-14). [City of Carrollton DTC document](#)
4. **City of Carrollton, Texas. (2022).** Part 1 DTC: Downtown Carrollton Transit Center—Further parking reductions (Section 2b(i)) (p. 20-14). [City of Carrollton DTC document](#)
5. **City of Carrollton, Texas. (2022).** Part 1 DTC: Downtown Carrollton Transit Center—Achieving automobile parking (Section 3b(3)(ii)) (p. 20-15). [City of Carrollton DTC document](#)

## Applicable Parking Reductions – City of Dallas

City of Dallas							City of Dallas Comprehensive Code*			
	Site Name	Address	Zoning Grouping	Parking Supply	Parking Requirements	Difference	Shared Parking <sup>1</sup>	Nature Preservation <sup>2</sup>	Access to Transit <sup>3</sup>	Active Transit / Pedestrian Improvements <sup>4</sup>
1A	Chase Bank	15202 Montfort Dr, Dallas, TX 75248	Other	31	130	(99)	X	X	X	X
6A	Dave and Busters	9450 N Central Expwy, Dallas, TX 75231	Entertainment	422	452	(30)	X	X	X	X
20A	Panda Express	15204 Montfort Dr, Dallas, TX 75248	Restaurant	50	24	26	X	X	X	X
21A	Chick-Fil-A	15235 Montfort Dr, Dallas, TX 75248	Restaurant	54	49	5	X	X	X	X
25A	Panera	5325 Belt Line Rd, Dallas, TX 75254	Restaurant	50	45	5	X	X	X	X
52A	La Madeline	15125 Montfort Dr, Dallas, TX 75254	Restaurant	50	42	8	X	X	X	X
60A	Walgreens	5201 Belt Line Rd, Dallas, TX 75254	Retail	77	66	11	X	X	X	X
68A	Caruth Plaza, Multiple	9100 N Central Expressway, Dallas, TX 75231	Retail	1,123	2,016	(893)	X	X	X	X
72A	Mockingbird Square, multiple	4130 Abrams Rd, Dallas, TX 75214	Retail	565	553	12	X	X	X	X
71B	9797 Rombauer	9797 Rombauer Rd, Coppell, TX 75019	Office	765	745	20	X	X	X	X
73A	3100 Olympus	3100 Olympus Blvd, Coppell, TX 75019	Office	1,256	743	513	X	X	X	X
74A	8840/8950 Cypress Waters	8950 Cypress Waters Blvd, Coppell, TX 75019	Office	3,114	1,006	2,108	X	X	X	X
75A	9111 Cypress Waters	9111 Cypress Waters Blvd, Coppell, TX 75019	Office	1,208	657	551	X	X	X	X
79A	9001 Cypress Waters	9001 Cypress Waters Blvd, Irving, TX 75063	Office	1,152	652	500	X	X	X	X
76A	3001 Hackberry	3001 Hackberry Rd, Irving, TX 75063	Office	2,043	985	1,058	X	X	X	X
80A	8951 Cypress Waters	8951 Cypress Waters Blvd, Irving, TX 75063	Office	923	547	376	X	X	X	X
81A	Rambler Park	7557 Rambler Rd, Dallas, TX 75231	Office	829	747	82	X	X	X	X
84A	5 Mockingbird	5555 E Mockingbird Ln, Dallas, TX 75206	Multi-Family	659	621	38	X	X	X	X
85A	Lancaster Urban Village	4417 S Lancaster Rd, Dallas, TX 75216	Mixed Use	405	420	15	X	X	X	X
86A	The Belleview	1400 Belleview St, Dallas, TX 75215	Multi-Family	216	147	69	X	X	X	X
88A	Walnut Glen Tower	8144 Walnut HI Ln, Dallas, TX 75231	Office	1,388	1,394	(6)	X	X	X	X
89A	West Village Garage 2	3620 McKinney Ave, Dallas, TX 75204	Mixed Use	464	353	111	X	X	X	X
90A	The Parc	7545 E NW Hwy, Dallas, TX 75238	Multi-Family	391	291	100	X	X	X	X
91A	Modena	8275 Walnut HI Ln, Dallas, TX 75231	Multi-Family	270	268	2	X	X	X	X
92A	West Village Garage 3	3700 McKinney Ave, Dallas, TX 75204	Mixed Use	813	571	242	X	X	X	X
93A	The Lofts at Mockingbird Station	5331 E Mockingbird Ln, Dallas, TX 75206	Multi-Family	227	234	(7)	X	X	X	X
94A	LBJ Station Apartments	8997 Vantage Point Dr, Dallas, TX 75243	Multi-Family	307	311	(4)	X	X	X	X
107A	3401/3501 Olympus	3401/3501 Olympus Blvd, Coppell	Office/ Residential	794	1,191	(397)	X	X	X	X
94A	9797 Rombauer	9797 Rombauer Rd, Coppell	Office	669	745	(76)	X	X	X	X
115A	Bleeker Street at the Sound	3333 Bleeker St, Coppell, TX 75019	Multi-Family	333	315	18	X	X	X	X

1. **City of Dallas, Texas. (n.d.).** Section 51A-13.404: Special parking regulations—D. Shared parking. In *Dallas Development Code, Chapter 51A: Zoning Ordinance*. American Legal Publishing.

[https://codelibrary.amlegal.com/codes/dallas/latest/dallas\\_tx/0-0-0-94719](https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-94719)

2. **City of Dallas, Texas. (n.d.).** Section 51A-13.403: Parking reductions—I. Tree preservation. In *Dallas Development Code, Chapter 51A: Zoning Ordinance*. American Legal Publishing.

[https://codelibrary.amlegal.com/codes/dallas/latest/dallas\\_tx/0-0-0-94719](https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-94719)

3. **City of Dallas, Texas. (n.d.).** *Section 51A-13.403: Parking reductions—C. Access to transit.* In *Dallas Development Code, Chapter 51A: Zoning Ordinance*. American Legal Publishing.  
[https://codelibrary.amlegal.com/codes/dallas/latest/dallas\\_tx/0-0-0-94719](https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-94719)
4. **City of Dallas, Texas. (n.d.).** *Section 51A-13.403: Parking reductions—G. Increased pedestrian amenities.* In *Dallas Development Code, Chapter 51A: Zoning Ordinance*. American Legal Publishing.  
[https://codelibrary.amlegal.com/codes/dallas/latest/dallas\\_tx/0-0-0-94719](https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-94719)

## Applicable Parking Reductions – City of Dallas

City of Dallas							City of Dallas Comprehensive Code*			
ID	Site Name	Address	Zoning Grouping	Parking Supply	Parking Requirements	Difference	Shared Parking <sup>1</sup>	Nature Preservation <sup>2</sup>	Access to Transit <sup>3</sup>	Active Transit / Pedestrian Improvements <sup>4</sup>
116A	Byron Bay at the Sound	9707 Harpers Ln, Dallas, TX 75019	Multi-Family	432	341	91	X	X	X	X
119A	Harper's at The Sound	3203 Mulberry Hill Rd, Dallas TX 75019	Multi-Family	457	354	103	X	X	X	X
120A	Hastings End	9800 Harpers Ln, Dallas, TX 75019	Multi-Family	1,345	649	696	X	X	X	X
121A	IMT Prestonwood	15480 Dallas Pkwy, Dallas, TX 75248	Multi-Family	273	565	(292)	X	X	X	X
136A	Office Building and Townhomes	3201 & 3031 Olympus Blvd, Dallas, TX 75019	Office & MF	169	833	(664)	X	X	X	X
137A	Rodeo Goat & Flying Fish	9610 & 9600 Wharf Rd, Dallas, TX 75019	Restaurant	360	44	316	X	X	X	X
139A	The Sound Restaurants	3111 Olympus Blvd, Dallas, TX 75019	Restaurant	142	118	24	X	X	X	X
140A	The Wharf at the Sound - Residential	9655 Wharf Rd, Dallas, TX 75019	Multi Family	462	386	76	X	X	X	X

1. **City of Dallas, Texas. (n.d.).** Section 51A-13.404: Special parking regulations—D. Shared parking. In *Dallas Development Code, Chapter 51A: Zoning Ordinance*. American Legal Publishing. [https://codelibrary.amlegal.com/codes/dallas/latest/dallas\\_tx/0-0-0-94719](https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-94719)
2. **City of Dallas, Texas. (n.d.).** Section 51A-13.403: Parking reductions—I. Tree preservation. In *Dallas Development Code, Chapter 51A: Zoning Ordinance*. American Legal Publishing. [https://codelibrary.amlegal.com/codes/dallas/latest/dallas\\_tx/0-0-0-94719](https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-94719)
3. **City of Dallas, Texas. (n.d.).** Section 51A-13.403: Parking reductions—C. Access to transit. In *Dallas Development Code, Chapter 51A: Zoning Ordinance*. American Legal Publishing. [https://codelibrary.amlegal.com/codes/dallas/latest/dallas\\_tx/0-0-0-94719](https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-94719)
4. **City of Dallas, Texas. (n.d.).** Section 51A-13.403: Parking reductions—G. Increased pedestrian amenities. In *Dallas Development Code, Chapter 51A: Zoning Ordinance*. American Legal Publishing. [https://codelibrary.amlegal.com/codes/dallas/latest/dallas\\_tx/0-0-0-94719](https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-94719)

## Applicable Parking Reductions – City of Dallas- Cypress Waters & Lancaster Urban Village

City of Dallas							Dallas PUD 741 (Cypress Waters)			Dallas PUD 832 (Lancaster Urban Village)
ID	Site Name	Address	Land Use	Parking Supply	Parking Requirements	Difference	On-Street Parking <sup>1</sup>	Development Incentives <sup>2</sup>	Access to Transit <sup>3</sup>	On-Street Parking <sup>4</sup>
71B	9797 Rombauer	9797 Rombauer Rd, Coppell, TX 75019	Office	765	745	20	X	X	X	
73A	3100 Olympus	3100 Olympus Blvd, Coppell, TX 75019	Office	1,256	743	513	X	X	X	
74A	8840/8950 Cypress Waters	8950 Cypress Waters Blvd, Coppell, TX 75019	Office	3,114	1,006	2,108	X	X	X	
75A	9111 Cypress Waters	9111 Cypress Waters Blvd, Coppell, TX 75019	Office	1,208	657	551	X	X	X	
79A	9001 Cypress Waters	9001 Cypress Waters Blvd, Irving, TX 75063	Office	1,152	652	500	X	X	X	
76A	3001 Hackberry	3001 Hackberry Rd, Irving, TX 75063	Office	2,043	985	1,058	X	X	X	
80A	8951 Cypress Waters	8951 Cypress Waters Blvd, Irving, TX 75063	Office	923	547	376	X	X	X	
85A	Lancaster Urban Village	4417 S Lancaster Rd, Dallas, TX 75216	Mixed Use	405	405	-				X
107A	3401/3501 Olympus	3401/3501 Olympus Blvd, Coppell	Mixed Use	794	1,191	(397)	X	X	X	
115A	Bleecker Street at the Sound	3333 Bleecker St, Coppell, TX 75019	Multi-Family	333	315	18	X	X	X	
116A	Byron Bay at the Sound	9707 Harpers Ln, Coppell, TX 75019	Multi-Family	432	341	91	X	X	X	
119A	Harper's at The Sound	3203 Mulberry Hill Rd, Coppell, TX 75019	Multi-Family	457	354	103	X	X	X	
120A	Hastings End	9800 Harpers Ln, Dallas, TX 75019	Multi-Family	1,345	649	696	X	X	X	
136A	Office Building and Townhomes	3201 & 3031 Olympus Blvd, Coppell, TX 75019	Office & MF	169	833	(664)	X	X	X	
137A	Rodeo Goat & Flying Fish	9610 & 9600 Wharf Rd, Coppell, TX 75019	Restaurant	360	44	316	X	X	X	
139A	The Sound Restaurants	3111 Olympus Blvd, Coppell, TX 75019	Restaurant	142	118	24	X	X	X	
140A	The Wharf at the Sound - Residential	9655 Wharf Rd, Coppell, TX 75019	Multi Family	462	386	76	X	X	X	

- City of Dallas, Texas. (2006, January 25).** Planned Development District 741 (PD 741): Sec. 51P-741.109—Off-street parking and loading (1. On-street parking spaces). In Dallas Development Code, Chapter 51P. [Dallas City Hall PD 741](#)
- City of Dallas, Texas. (2006, January 25).** Planned Development District 741 (PD 741): Sec. 51P-741.109—Off-street parking and loading (9. Mixed-use development parking reductions). In Dallas Development Code, Chapter 51P. [Dallas City Hall PD 741](#)
- City of Dallas, Texas. (2006, January 25).** Planned Development District 741 (PD 741): Sec. 51P-741.109—Off-street parking and loading (8. Parking reductions for proximity to DART light rail stations). In Dallas Development Code, Chapter 51P. [Dallas City Hall PD 741](#)
- City of Dallas, Texas. (2010, October 13).** Planned Development District 832 (PD 832): Sec. 51P-832.110—Off-street parking and loading (g(1) On-street parking). In Dallas Development Code. [Dallas City Hall PD 832](#)

## Applicable Parking Reductions – City of Dallas – Ceder Area Special Purpose District & Cityplace

City of Dallas							Dallas Planned Unit Development 317 ( Ceder Area Special Purpose District )			Dallas Planned Unit Development 305 (CityPlace)		
ID	Site	Address	Land Use	Parking Supply	Parking Requirements	Difference	Off-Site Parking <sup>1</sup>	On Street Parking <sup>2</sup>	Active Mobility / Pedestrian Improvements <sup>3</sup>	Development Incentives <sup>4</sup>	Cash/Fee in Lieu <sup>5</sup>	Transit Mobility Program Agreement <sup>6</sup>
86A	The Belleview	1400 Belleview St, Dallas, TX 75215	Multi-Family	216	147	69	X	X	X			
89A	West Village Garage 2	3620 McKinney Ave, Dallas, TX 75204	Mixed Use	464	353	111				X	X	X
92A	West Village Garage 3	3700 McKinney Ave, Dallas, TX 75204	Mixed Use	813	571	242				X	X	X

- City of Dallas, Texas. (1989, July 26).** Planned Development District 317 (Cedars Area Special Purpose District): Sec. 51P-317.122—Off-street parking, loading, and bicycle parking (C(1) Remote parking). In Dallas Development Code. [Dallas City Hall PD 317](#)
- City of Dallas, Texas. (1989, July 26).** Planned Development District 317 (Cedars Area Special Purpose District): Sec. 51P-317.122—Off-street parking, loading, and bicycle parking (4(A) On-street parking). In Dallas Development Code. [Dallas City Hall PD 317](#)
- City of Dallas, Texas. (1989, July 26).** Planned Development District 317 (Cedars Area Special Purpose District): Sec. 51P-317.122—Off-street parking, loading, and bicycle parking (C(2) Pedestrian amenities parking reduction). In Dallas Development Code. [Dallas City Hall PD 317](#)
- City of Dallas, Texas. (1990, January 10).** Planned Development District 305 (Cityplace): Sec. 51P-305.110—Off-street parking, off-street loading, and bicycle parking requirements (5)(A) Off-street parking reduction options—General provisions (cc) Mixed-use developments). In Dallas Development Code. [Dallas City Hall PD 305](#)
- City of Dallas, Texas. (1990, January 10).** Planned Development District 305 (Cityplace): Sec. 51P-305.110—Off-street parking, off-street loading, and bicycle parking requirements (5)(A) Off-street parking reduction options—General provisions (aa) Fee-in-lieu). In Dallas Development Code. [Dallas City Hall PD 305](#)
- City of Dallas, Texas. (1990, January 10).** Planned Development District 305 (Cityplace): Sec. 51P-305.110—Off-street parking, off-street loading, and bicycle parking requirements (5)(A) Off-street parking reduction options—General provisions (bb) Traffic management plan. In Dallas Development Code. [Dallas City Hall PD 305](#)

## Applicable Parking Reductions – City of Frisco

City of Frisco							City of Frisco Development Code	City of Frisco PD – 19-04-21	City of Frisco PD – 2023-0523	
ID	Site Name	Address	Land Use	Parking Supply	Parking Requirements	Difference	Shared Parking <sup>1</sup>	Shared Parking <sup>2</sup>	Shared Parking <sup>3</sup>	Off-Site <sup>4</sup>
2A	2595/2591 Dallas Parkway	2595/2591 Dallas Pkwy, Frisco, TX 75034	Office	884	703	181	X	X		
3A	2600 Network Blvd	2600 Network Blvd, Frisco, TX 75034	Office	481	413	68	X	X		
4A	2801 Network Blvd	2801 Network Blvd, Frisco, TX 75034	Office	697	568	129	X	X		
12A	3001 Dallas Parkway	3001 Dallas Parkway, Frisco, TX 75034	Office	631	556	75	X	X		
13A	Bexley Frisco Station	4141 Frisco Green Ave, Frisco, TX 75034	Multi-Family	489	602	(113)	X		X	X
23A	Wild Pitch Steakhouse	2390 Parkwood Blvd, Frisco, TX 75034	Restaurant	101	74	27	X			
24A	Perry's Steakhouse	2440 Parkwood Blvd, Frisco, TX 75034	Restaurant	220	103	117	X			
26A	Patios Pizza/Taco Ocho, Multiple	3492 Legacy Dr, Frisco, TX 75034	Restaurant	75	60	15	X			
27A	McDonalds	4360 Legacy Dr, Frisco, TX 75034	Restaurant	46	44	2	X			
28A	Black Walnut Café	5225 Warren Pkwy, Frisco, TX 75034	Restaurant	85	69	16	X			
29A	Sonic	5353 Lebanon Rd, Frisco, TX 75034	Restaurant	60	36	24	X			
30A	Taco Bell	5359 Lebanon Rd, Frisco, TX 75034	Restaurant	47	28	19	X			
31A	Frisco Bar & Grill, Multiple	6750 Gaylord Pkwy ste.120, Frisco, TX 75034	Restaurant	75	78	(3)	X			
32A	McDonalds	6225 Custer Rd, Frisco, TX 75035	Restaurant	53	44	9	X			
33A	LA Fitness	6345 Custer Bridges Rd, Frisco, TX 75035	Gym	152	341	(189)	X			
69A	Chili's	8250 TX-121, Frisco, TX 75034	Restaurant	47	56	(9)	X			
70A	Fed Ex	8290 TX-121, Frisco, TX 75034	Service	53	34	19	X			

1. **City of Frisco, Texas. (n.d.).** Chapter 63: Zoning ordinances—Site development requirements, Sec. 4.04.06—Rules for computing parking spaces (E) Shared parking space calculations. [Frisco Code of Ordinances \(eCode360\)](#)
2. **City of Frisco, Texas. (2019, April 2).** Planned Development 59 (Ordinance No. 19-04-21): Sec. 2.13—Shared parking (p. 15). [Frisco Agenda Documents](#)
3. **City of Frisco, Texas. (2023, May 2).** Planned Development 244 (Ordinance No. 2023-05-23): Sec. 9—Off-street parking and loading requirements (b) Shared parking (p. 13). [Frisco Agenda Documents](#)
4. **City of Frisco, Texas. (2023, May 2).** Planned Development 244 (Ordinance No. 2023-05-23): Sec. 9—Off-street parking and loading requirements (e) Off-site parking (p. 13). [Frisco Agenda Documents](#)

## Applicable Parking Reductions – City of Garland

Garland							Garland Downtown Parking District	
ID	Site Name	Address	Land Use	Parking Supply	Parking Requirements	Difference	On Street <sup>1</sup>	Shared Parking <sup>2</sup>
34A	Jack in the Box	3480 Arapaho Rd, Garland, TX 75044	Restaurant	23	24	(1)	X	X
82A	5th Street Crossing City Center (Phase 2)	351 N 5th St, Garland, TX 75040	MF Mixed Use	322	440	(118)	X	X
83A	5th Street Crossing City Station (Phase 1)	250 N 5th St, Garland, TX 75040	MF Mixed Use	370	347	23	X	X

1. **City of Garland, Texas. (2026, March 3).** *Garland Development Code, Chapter 7: Downtown (DT) District, Article 4: Parking and accessibility, Section D(1): Reduction of total parking requirement.*  
<https://ecode360.com/40085624#40085625>
2. **City of Garland, Texas. (2026, March 3).** *Garland Development Code, Chapter 7: Downtown (DT) District, Article 4: Parking and accessibility, Section D(2): Reduction of total parking requirement.*  
<https://ecode360.com/40085624#40085625>

## Applicable Parking Reductions – City of McKinney

McKinney							City of McKinney Unified Development Code*		
ID	Site Name	Adress	Land Use	Parking Supply	Parking Requirements	Difference	Shared Parking <sup>1</sup>	Tree Preservation <sup>2</sup>	Development Incentives <sup>3</sup>
35A	Chili's	7675 S Custer Rd, McKinney, TX 75070	Restaurant	85	49	36	X	X	X
36A	Chick-fil-A	8700 TX-121, McKinney, TX 75070	Restaurant	39	41	(2)	X	X	X
37A	Taco Bell	8658 TX-121, McKinney, TX 75070	Restaurant	36	29	7	X	X	X
38A	Wendy's	8904 TX-121, McKinney, TX 75070	Restaurant	41	31	10	X	X	X

1. **City of McKinney, Texas. (2026, March 3).** Article 2: Zoning Regulations, Section 206 – Development Standards, E. Vehicle Parking and Loading, 4. Parking Modifications and Reductions, C. Shared Parking (p. 169). In *Unified Development Code*. [Unified Development Code](#)
2. **City of McKinney, Texas. (2026, March 3).** Article 2: Zoning Regulations, Section 206 – Development Standards, E. Vehicle Parking and Loading, 4. Parking Modifications and Reductions, E. Tree Preservation (p. 170). In *Unified Development Code*. [Unified Development Code](#)
3. **City of McKinney, Texas. (2026, March 3).** Article 2: Zoning Regulations, Section 206 – Development Standards, E. Vehicle Parking and Loading, 4. Parking Modifications and Reductions, B. Shopping Centers and Industrial Flex Centers (p. 169). In *Unified Development Code*. [Unified Development Code](#)

## Applicable Parking Reductions – City of Plano

Plano							City of Plano Planned Development-42 Central Business 1,2,3 and Central Business 1*
ID	Site Name	Address	Zoning Group	Parking Supply	Parking Requirements	Difference	Shared Parking <sup>1</sup>
7A	Granite Park Two	5700 Granite Pkwy, Plano, TX 75024	Office	1,005	727	278	X
8A	Granite Park Three	5601 Granite Pkwy, Plano, TX 75024	Office	1,462	1,021	441	X
9A	Granite Park Five	5830 Granite Pkwy, Plano, TX 75024	Office	1,129	860	269	X
10A	Granite Park One	5800 Granite Pkwy, Plano, TX 75024	Office	646	722	(76)	X
11A	Granite Park Four	5850 Granite Pkwy, Plano, TX 75024	Office	957	863	94	X
14A	One Legacy West	7950 Legacy Dr, Plano, TX, 75024	Office	1,081	1,026	55	X
16A	Plano Park Townhomes	2253 Ashley Park Dr, Plano, TX 75074	Multi-Family	313	280	33	X
17A	Conservatory at Plano	6401 Ohio Dr, Plano, TX 75024	Multi-Family	254	222	32	X
18A	Cortland North Plano	9601 Custer Rd, Plano, TX 75025	Senior Housing	1,059	1,096	(37)	X
39A	Olive Burger	5720 TX-121, Plano, TX 75024	Multi-Family	31	30	1	X
40A	Shops at Granite Park Ph3, Multiple	5760 TX-121 #175, Plano, TX 75024	Restaurant	111	128	(17)	X
41A	La Meglio, Multiple	5588 TX-121 #300, Plano, TX 75024	Restaurant	148	72	76	X
42A	Granite Park Boardwalk, Multiple	5872 TX-121 suite 104, Plano, TX 75024	Restaurant	319	106	213	X
43A	Shops at Granite Park Ph2, Multiple	8100 Dallas Pkwy Ste 101, Plano, TX 75024	Restaurant	215	95	120	X
44A	Lazy Dog	8401 Preston Rd, Plano, TX 75024	Restaurant	108	92	16	X
61A	CVS	10001 Custer Rd, Plano, TX 75025	Restaurant	71	72	(1)	X
15B	Aura One90	680 Executive Dr, Plano, TX 75074	Multi-Family	1,246	453	793	X
78B	Junction 15	930 E 15th St, Plano, TX 75074	Mixed Use	337	328	9	X
129A	Morada Plano	1009 14th St, Plano, TX 75074	Mixed Use	235	329	(94)	X

\* City of Plano, Texas. (2026, February 24). PD-42-CB-1 Central Business-1 In Planned Developments listed with conditions of approval (p. 43). <https://content.civicplus.com/api/assets/68bcbad7-b1b9-43c8-a7d6-611c879aca62?cache=1800>

1. City of Plano, Texas. (2025, September 1). CB-1 Central Business-, 4. Parking Regulation. B. In Zoning ordinance / development code. <https://content.civicplus.com/api/assets/tx-plano/f4525dd2-c4f7-4ebc-a35b-08caa1f1331a?cache=1800>

## Applicable Parking Reductions – City of Richardson

Richardson - UTD							UT Dallas TOD Planned Development District (Ord. 4192)*				
ID	Site Name	Adress	Zoning Group	Parking Supply	Parking Requirements	Difference	Shared Parking <sup>1</sup>	Unbundled or fee-based parking <sup>2</sup>	Providing alternative transportation modes <sup>3</sup>	Providing off-site parking <sup>4</sup>	Parking Demand Study <sup>5</sup>
130A	Northside Building 1	3000 Northside Blvd, Richardson, TX 75080	MF Mixed Use	486	390	96	X	X	X	X	X
131A	Northside Building 2,3,4	3000 Northside Blvd, Richardson, TX 75080	MF Mixed Use	365	286	79	X	X	X	X	X
132A	Northside Building 5,6,7,8	3100 Northside Blvd, Richardson, TX 75080	Multi Family	1,355	332	1,023	X	X	X	X	X
133A	Northside Building 9	3100 Northside Blvd, Richardson, TX 75080	Multi Family	333	331	2	X	X	X	X	X
134A	Northside Plus Building 10,11,12	750 Synergy Park Blvd, Richardson, TX 75080	Multi Family	396	370	26	X	X	X	X	X
135A	Northside Plus Building 13,14,15,16	800 Cecil Dr, Richardson, TX 75080	MF Mixed Use	317	641	(324)	X	X	X	X	X
<p><b>All reductions are grouped under .City of Richardson, Texas. (2016, November 14). UT Dallas Transit-Oriented Development (TOD) Planned Development District, Section 7 – Parking, B (Ordinance No. 4192, Zoning File 16-18). UT Dallas TOD Planned Development District</b></p>											
City of Richardson							City of Richardson Code of Ordinances Article XXII-D- Vehicle and Bicycle Parking*				
ID	Site Name	Adress	Zoning Group	Parking Supply	Parking Requirements	Difference	On-Street Parking Count <sup>1</sup>	Shared Parking <sup>2</sup>	Active Mobility / Pedestrian Improvements <sup>3</sup>		
19A	Block 24 Apartments	2000 E Arapaho Rd, Richardson, TX 75081	MF Mixed Use	1038			X	X	X		
45A	McDonalds	2198 E Arapaho Rd, Richardson, TX 75081	Restaurant	37	45	(8)	X	X	X		
46A	Wendy's	200 W Spring Valley Rd, Richardson, TX 75081	Restaurant	42	30	12	X	X	X		
47A	Chili's Bar & Grill	329 W Spring Valley Rd, Richardson, TX 75081	Restaurant	88	62	26	X	X	X		
48A	Wizards Sports Café	747 S Central Expy, Richardson, TX 75080	Restaurant	101	123	(22)	X	X	X		
49A	Tea Daddy	800 E Arapaho Rd #105, Richardson, TX 75081	Restaurant	80	70	10	X	X	X		
50A	Ten 50 BBQ	1050 N US 75-Central Expy 1000, Richardson, TX 75080	Restaurant	162	176	(14)	X	X	X		
51A	Spring Creek BBQ	270 N US 75-Central Expy 1000, Richardson, TX 75080	Restaurant	64	68	(4)	X	X	X		
63A	CVS	325 W Spring Valley Rd, Richardson, TX 75081	Retail	63	46	17	X	X	X		
112A	Aloft Hotel	1160 State St, Richardson, TX 75082	Hotel	56	185	(129)	X	X	X		
95B	CityLine One	1150 State St, Richardson, TX 75082	Mixed Use	1,328	1,330	(2)	X	X	X		
95B	CityLine Two and CityLine Three	1201 & 1251 State St, Richardson, TX 75082	Mixed Use	5,785	4,100	1,685	X	X	X		
142A	Windsor CityLine	1250 Hunt St, Richardson, TX 75082	Multi Family	449	449	-	X	X	X		
87A	Brick Row	744 Brick Row, Richardson, TX 75081	Multi-Family	1,019	927	92	X	X	X		

1. **City of Richardson, Texas. (n.d.).** *Off-street parking and loading requirements.* In *Comprehensive Zoning Ordinance No. 4192, Zoning File 16-18* <https://www.cor.net/home/showpublisheddocument/315/638537848880400000>
2. **City of Richardson, Texas. (n.d.).** *Off-street parking and loading requirements.* In *Comprehensive Zoning Ordinance No. 4192, Zoning File 16-18* <https://www.cor.net/home/showpublisheddocument/315/638537848880400000>
3. **City of Richardson, Texas. (n.d.).** *Comprehensive Zoning Ordinance, Article XXII – Off-Street Parking and Loading Requirements, Section 2 – Bicycle Parking; Section F – Vehicle Parking (Ord. No. 4499, § 1, June 10, 2024).* [Comprehensive Zoning Ordinance – Parking Requirements](#)