

# 1925-Z Public Input

Last Updated: August 15, 2025



May 21, 2025

**Re: Zoning Case No. 1925-Z for Multifamily at 14651 Dallas Parkway (the "Property")**

Members of Addison City Council, Planning and Zoning Commission, and City Staff

Boxer Property is the management company for the office building located at 14800 Quorum Drive, Addison, Texas. JP-Prin Development, LP (the "Applicant") has informed Boxer of its desire to redevelop the property located at 14651 Dallas Parkway, which is currently the location of a vacant office building. Boxer understands that the Applicant proposes to raze the existing office building and to construct a new five-story apartment building with approximately 400 units.

This redevelopment is expected to transform the Property into an active site, by replacing a struggling office building with new residents and pedestrians. Local businesses and restaurants should benefit from the area's growth in population. Given the Property's location adjacent to the Tollway, railroad tracks, and apartments, together with its proposed reuse of the existing parking garage structure, it appears the multifamily project represents a creative and appropriate use for the site.

For a site so near to the Tollway and so distanced from single-family residences, apartments make sense. The renderings for the project show an attractive building. Applicant also informs Boxer that the Applicant intends to include public art and to participate in the installation of a pedestrian pathway across the street from the Property as part of the project.

For these reasons, as well as those mentioned above, Boxer and the owner it represents support the proposed zoning change to allow multifamily at the Property.

Sincerely,

A handwritten signature in black ink that reads "John Rentz".

John Rentz  
Vice President  
Boxer Property Management Corporation  
Representative for JBA Portfolio, LLC



May 23, 2025

Addison City Council  
Addison Planning and Zoning Commission  
5300 Belt Line Road  
Dallas, TX 75254

**Re: Zoning Case No. 1925-Z for Multifamily at 14651 Dallas Parkway (the “Property”)**

Members of Addison City Council, Planning and Zoning Commission, and City Staff,

I am writing to you on behalf of **Landmark Quorum Holdings, LLC**, the owner of a 155,000 square foot office building located at **14800 Landmark Blvd, Addison TX 75254**. JP-Prin Development, LP (the “Applicant”) has shared with us their desire to redevelop the property located at 14651 Dallas Parkway, which is currently improved with a +100-foot-tall vacant office building. We understand that the Applicant proposes to demolish the existing office building and to construct a new five-story apartment building with approximately 400 units.

This redevelopment would transform the property into an active site, by replacing a struggling office building with new residents and pedestrians. Local businesses and restaurants will benefit from the area’s growth in population. Given the property’s location adjacent to the Tollway at its front, railroad tracks at its rear, and apartments to its northwest, together with its proposed reuse of the existing parking garage structure, I think the multifamily project represents a creative and appropriate use for the site.

For a site so near to the Tollway and so distanced from single-family residences, apartments make sense. The renderings for the project show an attractive building. And I understand that the Applicant intends to include public art and to participate in the installation of a pedestrian pathway across the street from the Property as part of the project.

For these reasons, as well as those mentioned above, I support the proposed zoning change to allow multifamily at the Property.

Sincerely,

A handwritten signature in blue ink, appearing to read "Marc Grossfeld".

Marc Grossfeld  
President, Sunwest Real Estate Group  
As representative for **Landmark Quorum Holdings, LLC**  
owner of **14800 Landmark Blvd, Addison, TX 75254**



May 23, 2025

Addison City Council  
Addison Planning and Zoning Commission  
5300 Belt Line Road  
Dallas, TX 75254

**Re: Zoning Case No. 1925-Z for Multifamily at 14651 Dallas Parkway (the “Property”)**

Members of Addison City Council, Planning and Zoning Commission, and City Staff,

I am writing to you on behalf of **Werbo Burke, LLC**, the owner of a 89,000 square foot office building located at **14850 Quorum Drive, Addison TX 75254**. JP-Prin Development, LP (the “Applicant”) has shared with us their desire to redevelop the property located at 14651 Dallas Parkway, which is currently improved with a +100-foot-tall vacant office building. We understand that the Applicant proposes to demolish the existing office building and to construct a new five-story apartment building with approximately 400 units.

This redevelopment would transform the property into an active site, by replacing a struggling office building with new residents and pedestrians. Local businesses and restaurants will benefit from the area’s growth in population. Given the property’s location adjacent to the Tollway at its front, railroad tracks at its rear, and apartments to its northwest, together with its proposed reuse of the existing parking garage structure, I think the multifamily project represents a creative and appropriate use for the site.

For a site so near to the Tollway and so distanced from single-family residences, apartments make sense. The renderings for the project show an attractive building. And I understand that the Applicant intends to include public art and to participate in the installation of a pedestrian pathway across the street from the Property as part of the project.

For these reasons, as well as those mentioned above, I support the proposed zoning change to allow multifamily at the Property.

Sincerely,

A handwritten signature in blue ink, appearing to read "Marc Grossfeld".

Marc Grossfeld  
President, Sunwest Real Estate Group  
As representative for **Werbo Burke, LLC**  
owner of **14850 Quorum Drive, Addison TX 75254**

May 23, 2025

**Re: Zoning Case No. 1925-Z for Multifamily at 14651 Dallas Parkway (the “Property”)**

Members of Addison City Council, Planning and Zoning Commission, and City Staff

JP-Prin Development, LP (the “Applicant”) has shared with me their desire to redevelop the property located at 14651 Dallas Parkway, which is currently improved with a +100-foot-tall vacant office building. I understand that the Applicant proposes to raze the existing office building and to construct a new five-story apartment building with approximately 400 units.

This redevelopment would transform the Property into an active site, by replacing a struggling office building with new residents and pedestrians. Local businesses and restaurants will benefit from the area’s growth in population. Given the Property’s location adjacent to the Tollway at its front, railroad tracks at its rear, and apartments to its northwest, together with its proposed reuse of the existing parking garage structure, I think the multifamily project represents a creative and appropriate use for the site.

For a site so near to the Tollway and so distanced from single-family residences, apartments make sense. The renderings for the project show an attractive building. And I understand that the Applicant intends to include public art and to participate in the installation of a pedestrian pathway across the street from the Property as part of the project.

For these reasons, as well as those mentioned above, I support the proposed zoning change to allow multifamily at the Property.

Sincerely,



Printed Name: Eric Monroe, Director of Real Estate

Business (if applicable): Lithia Real Estate, Inc (owner) and Lithia Motors, Inc (tenant)

Address: 14900 Landmark Blvd, Addison, TX 75254

*Owner Representative*

May 23, 2025

**Re: Zoning Case No. 1925-Z for Multifamily at 14651 Dallas Parkway (the “Property”)**

Members of Addison City Council, Planning and Zoning Commission, and City Staff

JP-Prin Development, LP (the “Applicant”) has shared with me their desire to redevelop the property located at 14651 Dallas Parkway, which is currently improved with a +100-foot-tall vacant office building. I understand that the Applicant proposes to raze the existing office building and to construct a new five-story apartment building with approximately 400 units.

This redevelopment would transform the Property into an active site, by replacing a struggling office building with new residents and pedestrians. Local businesses and restaurants will benefit from the area’s growth in population. Given the Property’s location adjacent to the Tollway at its front, railroad tracks at its rear, and apartments to its northwest, together with its proposed reuse of the existing parking garage structure, I think the multifamily project represents a creative and appropriate use for the site.

For a site so near to the Tollway and so distanced from single-family residences, apartments make sense. The renderings for the project show an attractive building. And I understand that the Applicant intends to include public art and to participate in the installation of a pedestrian pathway across the street from the Property as part of the project.

For these reasons, as well as those mentioned above, I support the proposed zoning change to allow multifamily at the Property.

Sincerely,



Printed Name: Eric Monroe, Director of Real Estate

Business (if applicable): Lithia Real Estate, Inc (owner) and Lithia Motors, Inc (tenant)

Address: 14900 Landmark Blvd, Addison, TX 75254

*Tenant Representative*



May 23, 2025

Addison City Council  
Addison Planning and Zoning Commission  
5300 Belt Line Road  
Dallas, TX 75254

**Re: Zoning Case No. 1925-Z for Multifamily at 14651 Dallas Parkway (the “Property”)**

Members of Addison City Council, Planning and Zoning Commission, and City Staff,

I am writing to you as a **business owner** headquartered in Addison with our office located at **14850 Quorum Drive, Addison TX 75254**. JP-Prin Development, LP (the “Applicant”) has shared with us their desire to redevelop the property located at 14651 Dallas Parkway, which is currently improved with a +100-foot-tall vacant office building. We understand that the Applicant proposes to demolish the existing office building and to construct a new five-story apartment building with approximately 400 units.

This redevelopment would transform the property into an active site, by replacing a struggling office building with new residents and pedestrians. Local businesses and restaurants will benefit from the area’s growth in population. Given the property’s location adjacent to the Tollway at its front, railroad tracks at its rear, and apartments to its northwest, together with its proposed reuse of the existing parking garage structure, I think the multifamily project represents a creative and appropriate use for the site.

For a site so near to the Tollway and so distanced from single-family residences, apartments make sense. The renderings for the project show an attractive building. And I understand that the Applicant intends to include public art and to participate in the installation of a pedestrian pathway across the street from the Property as part of the project.

For these reasons, as well as those mentioned above, I support the proposed zoning change to allow multifamily at the Property.

Sincerely,

  
Marc Grossfeld  
President, Sunwest Real Estate Group

May 13, 2025

**Re: Zoning Case No. 1925-Z for Multifamily at 14651 Dallas Parkway (the “Property”)**

Members of Addison City Council, Planning and Zoning Commission, and City Staff

JP-Prin Development, LP (the “Applicant”) has shared with me their desire to redevelop the property located at 14651 Dallas Parkway, which is currently improved with a +100-foot-tall vacant office building. I understand that the Applicant proposes to raze the existing office building and to construct a new five-story apartment building with approximately 400 units.

This redevelopment would transform the Property into an active site, by replacing a struggling office building with new residents and pedestrians. Local businesses and restaurants will benefit from the area’s growth in population. Given the Property’s location adjacent to the Tollway at its front, railroad tracks at its rear, and apartments to its northwest, together with its proposed reuse of the existing parking garage structure, I think the multifamily project represents a creative and appropriate use for the site.

For a site so near to the Tollway and so distanced from single-family residences, apartments make sense. The renderings for the project show an attractive building. And I understand that the Applicant intends to include public art and to participate in the installation of a pedestrian pathway across the street from the Property as part of the project.

For these reasons, as well as those mentioned above, I support the proposed zoning change to allow multifamily at the Property.

Sincerely,



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Printed Name: Kyle D. Campbell

Business (if applicable): CAMCO Investment Group, LLC

Address: 6301 Gaston Avenue #245, Dallas, TX 75214

June 4, 2025

## Re: Zoning Case No. 1925-Z for Multifamily at 14651 Dallas Parkway (the “Property”)

## Members of Addison City Council, Planning and Zoning Commission, and City Staff

JP-Prin Development, LP (the “Applicant”) has shared with me their desire to redevelop the property located at 14651 Dallas Parkway, which is currently improved with a +100-foot-tall vacant office building. I understand that the Applicant proposes to raze the existing office building and to construct a new five-story apartment building with approximately 400 units.

This redevelopment would transform the Property into an active site, by replacing a struggling office building with new residents and pedestrians. Local businesses and restaurants will benefit from the area's growth in population. Given the Property's location adjacent to the Tollway at its front, railroad tracks at its rear, and apartments to its northwest, together with its proposed reuse of the existing parking garage structure, I think the multifamily project represents a creative and appropriate use for the site.

For a site so near to the Tollway and so distanced from single-family residences, apartments make sense. The renderings for the project show an attractive building. And I understand that the Applicant intends to include public art and to participate in the installation of a pedestrian pathway across the street from the Property as part of the project.

For these reasons, as well as those mentioned above, I support the proposed zoning change to allow multifamily at the Property.

Sincerely,

Liddy Eisler

Printed Name: Lindsay Eissler, Vice President

Business (if applicable): DFW TOLLWAY L.P.,  
a Delaware limited partnership  
By: DFW TWC LLC,  
a Delaware limited liability company,  
its general partner  
By: US Office III LLC,  
a Delaware limited liability company,  
its sole member

Address: 14675 Dallas Parkway, Dallas, TX 75254

May 16, 2025

**Re: Zoning Case No. 1925-Z for Multifamily at 14651 Dallas Parkway (the “Property”)**

Members of Addison City Council, Planning and Zoning Commission, and City Staff

JP-Prin Development, LP (the “Applicant”) has shared with me their desire to redevelop the property located at 14651 Dallas Parkway, which is currently improved with a +100-foot-tall vacant office building. I understand that the Applicant proposes to raze the existing office building and to construct a new five-story apartment building with approximately 400 units.

This redevelopment would transform the Property into an active site, by replacing a struggling office building with new residents and pedestrians. Local businesses and restaurants will benefit from the area’s growth in population. Given the Property’s location adjacent to the Tollway at its front, railroad tracks at its rear, and apartments to its northwest, together with its proposed reuse of the existing parking garage structure, I think the multifamily project represents a creative and appropriate use for the site.

For a site so near to the Tollway and so distanced from single-family residences, apartments make sense. The renderings for the project show an attractive building. And I understand that the Applicant intends to include public art and to participate in the installation of a pedestrian pathway across the street from the Property as part of the project.

For these reasons, as well as those mentioned above, I support the proposed zoning change to allow multifamily at the Property.

Sincerely,



Printed Name: Greg Miller

Business (if applicable): Henry S. Miller Companies

Address: 5151 Belt Line Rd, Suite 900, Dallas, TX 75254

*Owner Representative*



June 3, 2025

Re: Zoning Case No. 1925-Z for Multifamily at 14651 Dallas Parkway (the "Property")

Members of Addison City Council, Planning and Zoning Commission, and City Staff

JP-Prin Development, LP (the "Applicant") has shared with me their desire to redevelop the property located at 14651 Dallas Parkway, which is currently improved with a +100-foot-tall vacant office building. I understand that the Applicant proposes to raze the existing office building and to construct a new five-story apartment building with approximately 400 units.

This redevelopment would transform the Property into an active site, by replacing a struggling office building with new residents and pedestrians. Local businesses and restaurants will benefit from the area's growth in population. Given the Property's location adjacent to the Tollway at its front, railroad tracks at its rear, and apartments to its northwest, together with its proposed reuse of the existing parking garage structure, I think the multifamily project represents a creative and appropriate use for the site.

For a site so near to the Tollway and so distanced from single-family residences, apartments make sense. The renderings for the project show an attractive building. And I understand that the Applicant intends to include public art and to participate in the installation of a pedestrian pathway across the street from the Property as part of the project.

For these reasons, as well as those mentioned above, I support the proposed zoning change to allow multifamily at the Property.

Sincerely,

A handwritten signature in blue ink, appearing to read "William Cawley".

William Cawley  
CEO  
Cawley Partners

16400 Dallas Parkway, Suite 150  
Dallas, TX 75248

May 16, 2025

**Re: Zoning Case No. 1925-Z for Multifamily at 14651 Dallas Parkway (the “Property”)**

Members of Addison City Council, Planning and Zoning Commission, and City Staff

JP-Prin Development, LP (the “Applicant”) has shared with me their desire to redevelop the property located at 14651 Dallas Parkway, which is currently improved with a +100-foot-tall vacant office building. I understand that the Applicant proposes to raze the existing office building and to construct a new five-story apartment building with approximately 400 units.

This redevelopment would transform the Property into an active site, by replacing a struggling office building with new residents and pedestrians. Local businesses and restaurants will benefit from the area’s growth in population. Given the Property’s location adjacent to the Tollway at its front, railroad tracks at its rear, and apartments to its northwest, together with its proposed reuse of the existing parking garage structure, I think the multifamily project represents a creative and appropriate use for the site.

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For these reasons, as well as those mentioned above, I support the proposed zoning change to allow multifamily at the Property.

Sincerely,



Printed Name: Greg Miller

Business (if applicable): Henry S. Miller Companies

Address: 5151 Belt Line Rd, Suite 900, Dallas, TX 75254

*Building Representative*

5/15/2025 \_\_\_\_\_, 2025

**Re: Zoning Case No. 1925-Z for Multifamily at 14651 Dallas Parkway (the “Property”)**

Members of Addison City Council, Planning and Zoning Commission, and City Staff

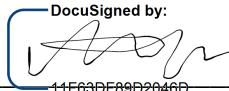
JP-Prin Development, LP (the “Applicant”) has shared with me their desire to redevelop the property located at 14651 Dallas Parkway, which is currently improved with a +100-foot-tall vacant office building. I understand that the Applicant proposes to raze the existing office building and to construct a new five-story apartment building with approximately 400 units.

This redevelopment would transform the Property into an active site, by replacing a struggling office building with new residents and pedestrians. Local businesses and restaurants will benefit from the area’s growth in population. Given the Property’s location adjacent to the Tollway at its front, railroad tracks at its rear, and apartments to its northwest, together with its proposed reuse of the existing parking garage structure, I think the multifamily project represents a creative and appropriate use for the site.

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For these reasons, as well as those mentioned above, I support the proposed zoning change to allow multifamily at the Property.

Sincerely,

  
DocuSigned by:  
11F69DF89D2046D...

Printed Name: Nick Lee

Business (if applicable): NAI Robert Lynn

Address: 4851 LNJ Freeway, Dallas TX 75244

May 15, 2025

**Re: Zoning Case No. 1925-Z for Multifamily at 14651 Dallas Parkway (the “Property”)**

Members of Addison City Council, Planning and Zoning Commission, and City Staff

JP-Prin Development, LP (the “Applicant”) has shared with me their desire to redevelop the property located at 14651 Dallas Parkway, which is currently improved with a +100-foot-tall vacant office building. I understand that the Applicant proposes to raze the existing office building and to construct a new five-story apartment building with approximately 400 units.

This redevelopment would transform the Property into an active site, by replacing a struggling office building with new residents and pedestrians. Local businesses and restaurants will benefit from the area’s growth in population. Given the Property’s location adjacent to the Tollway at its front, railroad tracks at its rear, and apartments to its northwest, together with its proposed reuse of the existing parking garage structure, I think the multifamily project represents a creative and appropriate use for the site.

For a site so near to the Tollway and so distanced from single-family residences, apartments make sense. The renderings for the project show an attractive building. And I understand that the Applicant intends to include public art and to participate in the installation of a pedestrian pathway across the street from the Property as part of the project.

For these reasons, as well as those mentioned above, I support the proposed zoning change to allow multifamily at the Property.

Sincerely,



Printed Name: Gary Carr

Business (if applicable): Newmark Real Estate of Dallas, LLC

Address: 2601 Olive St., Suite 1600, Dallas, TX 75201

May 21, 2025

**Re: Zoning Case No. 1925-Z for Multifamily at 14651 Dallas Parkway (the “Property”)**

Members of Addison City Council, Planning and Zoning Commission, and City Staff

JP-Prin Development, LP (the “Applicant”) has shared with me their desire to redevelop the property located at 14651 Dallas Parkway, which is currently improved with a +100-foot-tall vacant office building. I understand that the Applicant proposes to raze the existing office building and to construct a new five-story apartment building with approximately 400 units.

This redevelopment would transform the Property into an active site, by replacing a struggling office building with new residents and pedestrians. Local businesses and restaurants will benefit from the area’s growth in population. Given the Property’s location adjacent to the Tollway at its front, railroad tracks at its rear, and apartments to its northwest, together with its proposed reuse of the existing parking garage structure, I think the multifamily project represents a creative and appropriate use for the site.

For a site so near to the Tollway and so distanced from single-family residences, apartments make sense. The renderings for the project show an attractive building. And I understand that the Applicant intends to include public art and to participate in the installation of a pedestrian pathway across the street from the Property as part of the project.

For these reasons, as well as those mentioned above, I support the proposed zoning change to allow multifamily at the Property.

Sincerely,

*David Etemadi*

Printed Name: David Etemadi

Business (if applicable): \_\_\_\_\_

Address: 14555 Dallas Parkway

June 13, 2025

**Re: Zoning Case No. 1925-Z for Multifamily at 14651 Dallas Parkway (the "Property")**

Members of Addison City Council, Planning and Zoning Commission, and City Staff

JP-Prin Development, LP (the "Applicant") has shared with me their desire to redevelop the property located at 14651 Dallas Parkway, which is currently improved with a +100-foot-tall vacant office building. I understand that the Applicant proposes to raze the existing office building and to construct a new five-story apartment building with approximately 400 units.

This redevelopment would transform the Property into an active site, by replacing a struggling office building with new residents and pedestrians. Local businesses and restaurants will benefit from the area's growth in population. Given the Property's location adjacent to the Tollway at its front, railroad tracks at its rear, and apartments to its northwest, together with its proposed reuse of the existing parking garage structure, I think the multifamily project represents a creative and appropriate use for the site.

For a site so near to the Tollway and so distanced from single-family residences, apartments make sense. The renderings for the project show an attractive building. And I understand that the Applicant intends to include public art and to participate in the installation of a pedestrian pathway across the street from the Property as part of the project.

For these reasons, as well as those mentioned above, I support the proposed zoning change to allow multifamily at the Property.

Sincerely,



Printed Name: Jason Dean

Business (if applicable): 14303 Inwood Road GIP, LLC

Address: 14303 Inwood Road  
Farmers Branch, TX 75244