

In spite of widespread neighborhood opposition, Henry S. Miller's (HSM) rezoning request and conceptual plan for 15.5 acres of Pepper Square shopping center was approved by Dallas City Council on March 26. The Hobby Lobby and Trader Joes portion of Pepper Square were not included in HSM's rezoning request and will remain as is.

HSM's plan includes approximately 870 apartments, one and possibly more 12 story apartment towers, green space along Belt Line Road, and a minimum of 35,000 square feet for retail uses.

[https://masterplantexas.com/wp-content/uploads/HSM\\_PepperSquare\\_Renderings07312024\\_V2.pdf](https://masterplantexas.com/wp-content/uploads/HSM_PepperSquare_Renderings07312024_V2.pdf)

Subsequent to Dallas City Council approval, a lawsuit was filed by the "Save Pepper Square Neighborhood Association" (SPSNA) alleging that among other things the City Council's approval of Zoning Ordinance Case No. Z212-358 (Pepper Square) is:

- inconsistent with preestablished zoning ordinance, and Citywide Comprehensive & Land Use Plans adopted by the City of Dallas.
- substantially inconsistent with the zoning of the surrounding area, and
- constitutes impermissible spot zoning and is therefore void.

A trial by jury has been set for Oct 6, 2025, to decide the case. No construction activity will occur before the trial date.