

FILE NUMBER: Z-25-000058

DATE FILED: June 13, 2025

LOCATION: South line of Irving Boulevard, east of Lakawana Street

COUNCIL DISTRICT: 6

SIZE OF REQUEST: Approx. 11.24 acres

CENSUS TRACT: 48113010003

OWNER/APPLICANT: John Pruitt, Bowen & Associates, LLC

REPRESENTATIVE: Cassandra Huggins, Dynamic Engineering Consultants, PC

REQUEST: An application for an amendment to Tract III within Planned Development No. 278.

SUMMARY: The purpose of the request is to expand the square footage of the existing warehouse building for machinery, heavy equipment, or truck sales and services use.

STAFF RECOMMENDATION: **Approval**, subject to amended conceptual plan (Exhibit 278A), amended development plan (Exhibit 278G), amended landscaping plan (Exhibit 278D) and amended conditions.

CPC RECOMMENDATION: **Approval**, subject to amended conceptual plan (Exhibit 278A), amended development plan (Exhibit 278G), amended landscaping plan (Exhibit 278D) and amended conditions.

BACKGROUND INFORMATION:

- The area of request is currently developed with two warehouses erected in 1971 and 1972 per Dallas County Appraisal District records.
- The original PD 278 was approved by the City Council on October 28, 1987.
- On October 10, 2002, City Plan Commission approved a minor amendment to the development plan to provide for a 10,740 square foot addition to the parts building located within Tract III on the east side.
- On August 13, 2009, City Plan Commission approved a minor amendment to the development plan to provide that a portion of the property to the south was being deeded to the City of Dallas for sump improvements.
- On May 27, 2020, City Council approved an application subject to amended conceptual plan; however, the amendment was only to create Tract 1A. There were no amendments to Tract 3.
- The applicant is proposing to amend the conceptual plan, development plan, and landscaping plan of Tract 3 within Planned Development 278 to expand the existing warehouse on the east side of the site. Technically, the Tract III was governed by the existing Development Plan 278B, which does not actually depict the subject site. In the proposed amendment, Tract III would be governed by its own development plan.
- A zoning case is necessary primarily because of the changes from the original conceptual plan and the changes to the development plan require full Council approval.
- The only changes to the PD Conditions text are to change which exhibits govern the property.

Zoning History:

There has been no zoning case in the area of notification in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Irving Boulevard	Principal Arterial	--

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation and Public Works Department, reviewed the request and determined that it will not significantly impact the surrounding roadway system pending commensurate improvements. The project will be responsible to mitigate development impact as determined through the engineering review process.

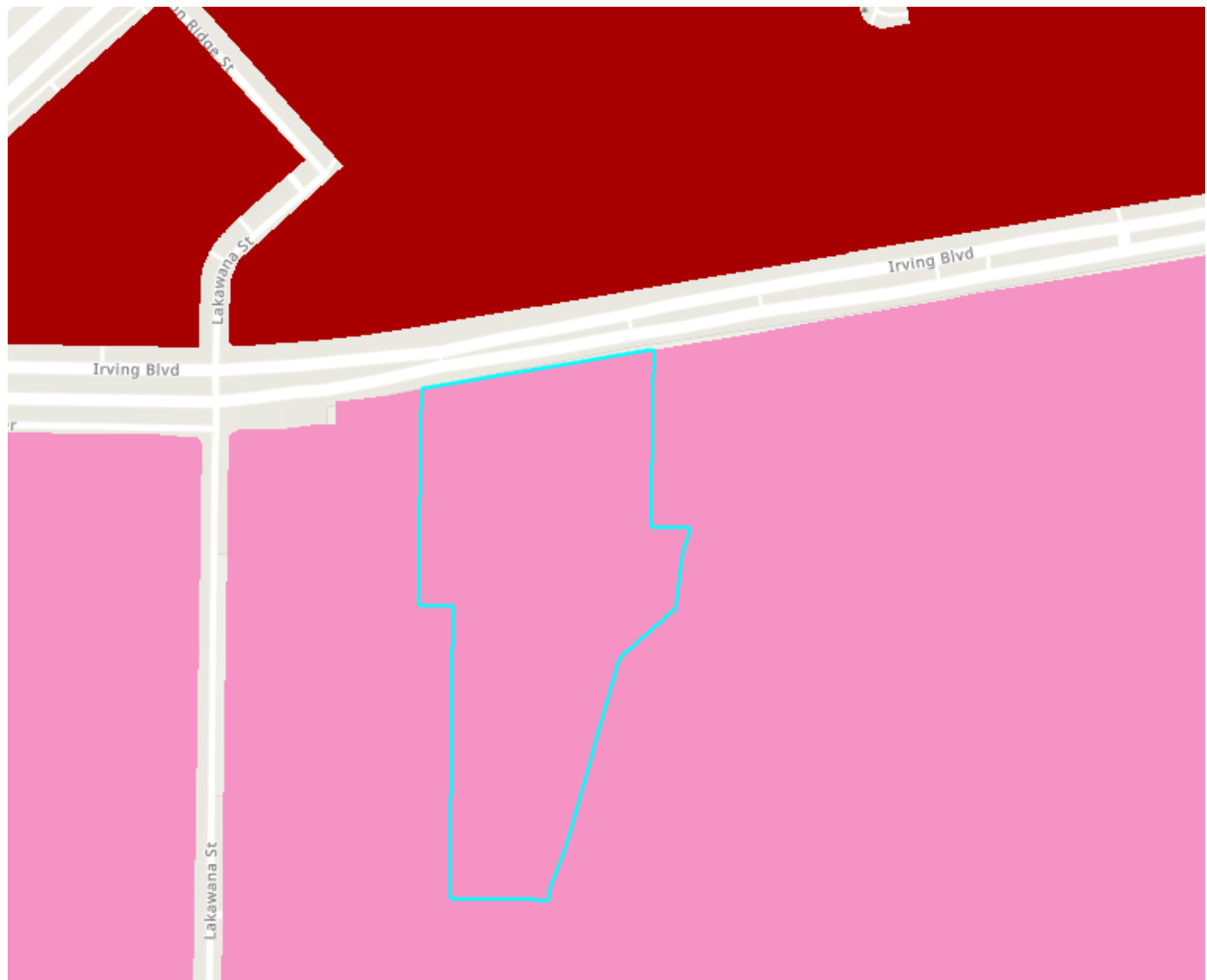
STAFF ANALYSIS:

Comprehensive Plan:

The forwardDallas! Comprehensive Plan (2.0) was adopted by the City Council in September 2024 and, outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

Placetypes:

Flex Commercial



This placetype allows for primary land uses like: Mixed-Use, Commercial, Office; in conjunction with supporting land uses like: Agricultural, Private Open Space, Public Open Space, Single Family Attached, Multiplex, Lodging, Utility, Light Industrial.

Flex Commercial areas blend small-scale offices, showrooms, and warehouses, creating adaptable spaces for businesses. These districts cater to light industrial and commercial uses while maintaining compatibility with surrounding neighborhoods, supporting local economic growth.

The applicant's request is consistent with the characteristics of the Flex Commercial placetype.

Land Use:

	Zoning	Land Use
Site	PD 278 Tract 3	Machinery, heavy equip. or truck sales & services
North	PD 278 Tract 1A	Office building
East	IR District	Machinery, heavy equip. or truck sales & services, office showroom/warehouse, undeveloped
South	IR District	Office showroom/warehouse
West	IR District	Office showroom/warehouse, commercial cleaning or laundry plant

Land Use Compatibility:

The site is developed with two existing warehouses erected in 1971 and 1972 per Dallas County Appraisal District records. In 2003, an expansion to structure on the east side of the site of 10, 696 square feet was built according to DCAD records. The site is surrounded by office showroom/warehouse uses toward the east, south, and west, and to the north office building use.

The property is in Tract 3 within Planned Development District 278, which was established in 1987 and contains five tracts and approximately 45.8 acres of land. Tract 3 within PD 278 contains only the request site.

The applicant is proposing to expand the existing warehouse on the east side of the site by 27,432 square feet; therefore, they are amending the conceptual plan, development plan,

and landscaping plan of Tract 3 within Planned Development 278. The existing use and development remain consistent with the surrounding area.

Landscaping:

The city council approved the landscaping plan for Tract 3 (Exhibit 278D) on February 9, 1994. According to the approved plan, a landscaping area was required on the northeast corner of the site, which correlates with historical aerial dating back to 1989. However, based on historical aerials dating back to 1995, the landscaping area appears to be paved and used for parking spaces.

The applicant is amending the landscaping plan to reflect what is currently at the site. Existing plantings are proposed to remain in place and any missing or dead planting will be replaced. Small trees have been substituted for large/medium trees on prior plan due to overhead utilities, in addition to preservation of mature trees on the frontage.

Parking:

Except as provided in the PD 278 condition Sec. 51P-278.111, off-street parking on the property must be provided at a ratio of one parking space per 550 square feet of floor area for all uses. Parking is not included in the calculation of floor area for any use on the property. The applicant is not proposing to amend the off-street parking requirement.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is currently within an "F" MVA area.

List of Officers

Bowen and Associates, LLC merged with ATC Realty Investments, LLC

Richard Shearing	Chair
Ronald Long	President and CEO
John Pruitt	Secretary and Treasurer
Hank Thompson	Assistant Secretary & Assistant Treasurer
Shelley Hulgrave	Assistant Treasurer
Aaron Michael	Assistant Treasurer
Maggie Feher	Assistant Secretary
Robert H. Kurnick Jr.	Assistant Secretary

Dynamic Engineering Consultants, PC – Texas Principals

Josh T. Edge, P.E.	Texas Regional Manager/Senior Principal
Warren P. Hilla, P.E.	Senior Principal
Cassandra A. Huggins, P.E.	Branch Manager/Principal
Eva Pitman, P.E.	Branch Manager/Principal

CPC ACTION - DRAFT
October 9, 2025

Motion: It was moved to recommend **approval** of an amendment to Tract III within Planned Development 278, subject to amended conceptual plan (Exhibit 278A), amended development plan (Exhibit 278G), amended landscaping plan (Exhibit 278D) and amended conditions, on the south line of Irving Boulevard, east of Lakawana Street.

Maker: Carpenter
Second: Housewright
Result: Carried: 10 to 0

For: 10 - Hampton, Herbert, Forsyth, Carpenter,
Wheeler-Reagan, Franklin, Housewright, Hall,
Kingston, Rubin

Against: 0
Absent: 4 - Sims, Koonce, Kocks, Coffman
Vacancy: 1 - District 5

Notices:	Area: 500	Mailed: 17
Replies:	For: 0	Against: 0

Speakers: None

PROPOSED AMENDED CONDITIONS

ARTICLE 278.

PD 278.

SEC. 51P-278.101. LEGISLATIVE HISTORY.

PD 278 was established by Ordinance No. 19739, passed by the Dallas City Council on October 28, 1987. Ordinance No. 19739 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended. Ordinance No. 19739 was amended by Ordinance No. 21165, passed by the Dallas City Council on January 8, 1992; Ordinance No. 21970, passed by the Dallas City Council on February 9, 1994; and Ordinance No. 25350, passed by the Dallas City Council on August 27, 2003. (Ord. Nos. 10962; 19455; 19739; 21165; 21970; 25350; 25710)

SEC. 51P-278.102. PROPERTY LOCATION AND SIZE.

PD 278 is established on property generally located at the south corner of Stemmons Freeway and Commonwealth Drive. The size of PD 278 is approximately 45.8757 acres. (Ord. Nos. 19739; 21165; 25350; 25710)

SEC. 51P-278.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article,

(1) **FOOD PROCESSING, MANUFACTURING, OR PACKAGING ESTABLISHMENT** means an establishment for the manufacture, processing, or packaging of foodstuffs from raw materials.

(2) **LEGACY BUILDING** means a building constructed on Tract 1A prior to 1992.

(3) **MASSAGE ESTABLISHMENT** and **MASSAGE** mean a massage establishment or massage as defined by Chapter 455 of the Texas Occupations Code, as amended.

(4) **TATTOO OR BODY PIERCING STUDIO** means a business in

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which tattooing or body piercing is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment. BODY PIERCING means the piercing of body parts, other than ears, for purposes of allowing the insertion of jewelry.

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

(c) This district is considered to be a nonresidential uses zoning district. (Ord. Nos. 25710; 31542)

SEC. 51P-278.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 278A: conceptual plan.
- (2) Exhibit 278B: Phase One - detailed development plan for Tracts 1, 2, 3, and 4.
- (3) Exhibit 278C: Tract 1, 2, 3, and 4 landscape plan.
- (4) Exhibit 278D: Tract 3 landscape plan.
- (5) Exhibit 278E: Tract 1A, Phase 1 development plan.
- (6) Exhibit 278F: Tract 1A mixed use development parking chart. (Ord. 31542)
- (7) Exhibit 278G: Tract 3, development plan

SEC. 51P-278.104. CONCEPTUAL PLAN.

Use of the Property must comply with the conceptual plan (Exhibit 278A). The conceptual plan divides the Property into several tracts. References in this article to a particular tract are references to that tract as described and shown on the conceptual plan. (Ord. Nos. 25350; 25710; 31542)

SEC. 51P-278.105. DEVELOPMENT PLAN.

(a) Tracts 1, 2, 3, and 4. Use of the Property in Tracts 1, 2, 3, and 4 must comply with Phase One - Detailed Development Plan for Tracts 1, 2, 3, and 4 (Exhibit 278B), as well as any development plan subsequently approved by the city plan commission. A development plan for each subsequent phase of development must be submitted to and approved by the city plan commission prior to the issuance of any building permit for construction on the Property in that phase. These development plans must include the site plan requisites listed in Section 51A-4.803(d). Development impact review is required prior to the issuance of a building permit that would cause the floor area ratio on any tract to exceed 2:1.

(b) Amendments. No amendment to the Phase One - Detailed Development Plan for Tracts 1, 2, 3, and 4 and any development plan approved in accordance with Subsection (a) is required for interior modifications or maintenance of structures shown on those plans.

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(c) Tract 1A.

(1) Development and use of Phase 1 of Tract 1A must comply with the Tract 1A, Phase 1 development plan (Exhibit 278E). If there is a conflict between the text of this article and the Tract 1A, Phase 1 development plan, the text of this article controls.

(2) For future phases of Tract 1A, a development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in these phases of Tract 1A. If there is a conflict between the text of this article and the development plan, the text of this article controls.

(3) The following structures are not required to be shown on a development plan in Tract 1A.

- (A) Dumpsters.
- (B) Generators, transformers, and equipment less than 12 feet in height.
- (C) Fencing, gates, and walls, eight feet in height or less.
- (D) Guardhouses.

(4) The building official may issue building permits for the following work in Tract 1A without the approval of a development plan:

- (A) the repair of existing structures;
- (B) demolition of existing structures;
- (C) grading and paving;
- (D) the installation of fencing for security purposes;
- (E) work associated with permitted temporary uses; and
- (F) work intended to provide for irrigation or maintenance of landscaping. (Ord. Nos. 25350; 25710; 31542)

(d) Tract 3

(1) Development and use of Tract 3 must comply with the Tract 3, development plan (Exhibit 278G). If there is a conflict between the text of this article and the Tract 3, development plan, the text of this article controls.

SEC. 51P-278.106. LANDSCAPE PLAN.

- (a) In general. Except as provided in this section, landscaping must be provided in

accordance with Article X. Plant materials must be maintained in a healthy, growing condition.

(b) Tract 3. ~~The city council approved the landscape plan for Tract 3 (Exhibit 278D) on February 9, 1994. Landscaping must be provided as shown on Tract 3 landscaping plan (Exhibit 278D).~~

(c) Tracts 1, 2, 3, and 4. Landscaping must be provided as shown on the Tract 1, 2, 3, and 4 landscape plan (Exhibit 278C). The Tract 1, 2, 3, and 4 landscape plan provides a minimum of 15 landscape points based on point values established in Article X.

(d) Tract 1A.

(1) Landscaping is required for 30,000 square feet or more of new floor area.

(2) Landscaping phases are an area within a building site or development plan that is delineated as a phase of development for the purpose of satisfying the requirements of landscaping.

(3) The Tract 1, 2, 3, and 4 landscape plan does not apply to Tract 1A.

(4) Plant materials must be maintained in a healthy, growing condition. (Ord. Nos. 21165; 21970; 25350; 25710; 31542)

SEC. 51P-278.107. PERMITTED USES.

(a) Tracts 1, 2, 3, and 4.

(1) The only uses permitted are office uses as individually listed in Section 51A-4.207 and the following additional uses:

(A) Computer facility.

(B) Storage area for computer tapes and other office supplies.

(C) Training facilities relating to the uses permitted on the Property.

(D) Stratigraphic lab, including engineering, instrumentation, and development activities.

(E) Cafeteria/lunchroom restricted to employees and guests.

(F) Machinery, heavy equipment, or truck sales and services uses.
[Tract 3 only.]

(G) Office showroom/warehouse.

(2) Uses will only be permitted in accordance with the Phase One - detailed development plan for Tracts 1, 2, 3, and 4.

(b) Tract 1A. The following uses are the only main uses permitted:

(1) Legacy uses.

- Computer facility.
- Storage area for computer tapes and other office supplies.
- Training facilities relating to the uses permitted on the property.
- Stratigraphic lab, including engineering, instrumentation, and development activities.
- Cafeteria/lunchroom restricted to employees and guests.

(2) Agricultural uses.

- Crop production.

(3) Commercial and business service uses.

- Catering service.
- Custom business services.
- Electronics service center.
- Medical or scientific laboratory.
- Tool or equipment rental.

(4) Industrial uses.

- Alcoholic beverage manufacturing. *[Minimum floor area is 10,000 square feet. Maximum floor area is 80,000 square feet. Outside activities and storage must be screened from residential uses within 500 feet by one of the methods in Section 51A-4.602(b) if the outside area is not screened by an intervening building.]*
- Food processing, manufacturing, or packaging establishment. *[Limited to 10,000 square feet or less and must be in conjunction with an alcoholic beverage manufacturing use.]*
- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

- (5) Institutional and community service uses.
 - Child-care facility.
 - Church.
 - College, university, or seminary.
 - Community service center. [SUP]
 - Foster home. [SUP]
 - Hospital. [SUP]
 - Library, art gallery, or museum.
 - Open-enrollment charter school or private school. [SUP]
 - Public school other than an open-enrollment charter school. [SUP]
- (6) Lodging uses.
 - Extended stay hotel or motel. [SUP]
 - Hotel or motel. [RAR]
- (7) Miscellaneous uses.
 - Attached non-premise sign. [SUP]
 - Carnival or circus (temporary). *[By special authorization of the building official.]*
 - Temporary construction or sales office.
- (8) Office uses.
 - Financial institution without drive-in window.
 - Financial institution with drive-in window. [SUP]
 - Medical clinic or ambulatory surgical center.
 - Office. *[Bail bond office is prohibited.]*
- (9) Recreation uses.
 - Private recreation center, club, or area.
 - Public park, playground, or golf course.
- (10) Residential uses.

- Group residential facility. *[See Section 51A-4.209(b)(3).]*
- Multifamily.
- Residential hotel *[SUP]*.
- Retirement housing.

(11) Retail and personal service uses.

- Alcoholic beverage establishments. *[See Section 51A-4.210(b)(4).]*
- Animal shelter or clinic without outside runs. *[RAR]*
- Auto service center. *[SUP]*
- Business school.
- Commercial amusement (inside). *[SUP]*
- Commercial amusement (outside). *[SUP]*
- Commercial parking lot or garage. *[RAR]*
- Convenience store with drive-through. *[SUP]*
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Household equipment and appliance repair.
- Motor vehicle fueling station. *[SUP.]*
- Nursery, garden shop, or plant sales.
- Paraphernalia shop. *[SUP]*
- Personal service uses. *[Tattoo or body piercing studio and massage establishments are prohibited.]*
- Restaurant without drive-in or drive-through service. *[RAR, limited to 10,000 square feet or less of floor area when in conjunction with an alcoholic beverage manufacturing use. In conjunction means located in the same building or adjacent building containing an alcoholic beverage manufacturing use.]*
- Restaurant with drive-in or drive-through service. *[SUP]*
- Temporary retail use.
- Theater.

(12) Transportation uses.

- Heliport. [SUP]
- Helistop. [SUP]
- Railroad passenger station. [SUP]
- Transit passenger shelter.
- Transit passenger station or transfer center. [By SUP or city council resolution. See Section 51A-4.211(10).]

(13) Utility and public service uses.

- Commercial radio or television transmitting station.
- Electrical substation.
- Local utilities. [SUP or RAR may be required. See Section 51A-4.212(4).]
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. [SUP]
- Tower/antenna for cellular communication. [Mounted antennas permitted by right. Monopole towers by SUP.]
- Utility or government installation other than listed. [SUP]

(14) Wholesale, distribution, and storage uses.

- Office showroom/warehouse.
- Recycling buy-back center [SUP or RAR may be required. See Section 51A-4.213(11).]
- Recycling collection center. [SUP or RAR may be required. See Section 51A-4.213(11.1).]
- Recycling drop-off container. [SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied.]
- Recycling drop-off for special occasion collection. [SUP required if the requirements of Section 51A-4.213 (11.3)(E) are not satisfied.] (Ord. Nos. 25350; 25710; 31542)

SEC. 51P-278.107.1. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. 31542)

SEC. 51P-278.108. FLOOR AREA AND HEIGHT.

(a) Tracts 1 and 1A.

(1) Floor area. Maximum permitted floor area for Tracts 1 and 1A is 2,531,400 square feet.

(2) Height. Maximum permitted height for Tracts 1 and 1A is 270 feet, not to exceed 18 stories above-grade.

(b) Tract 2.

(1) Floor area. Maximum permitted floor area for Tract 2 is 75,000 square feet.

(2) Height. Maximum permitted height for Tract 2 is 60 feet, not to exceed four stories above-grade.

(c) Tract 3.

(1) Floor area. Maximum permitted floor area for Tract 3 is 1,100,000 square feet.

(2) Height. Maximum permitted height for Tract 3 is 225 feet, not to exceed 15 stories above-grade.

(d) Tract 4.

(1) Floor area. Maximum permitted floor area for Tract 4 is 225,000 square feet.

(2) Height. Maximum permitted height for Tract 4 is 40 feet, not to exceed

two stories above-grade. (Ord. Nos. 25350; 25710; 31542)

SEC. 51P-278.109. SETBACKS.

Setbacks must be provided as shown on the conceptual plan. (Ord. Nos. 25350; 25710; 31542)

SEC. 51P-278.110. MAXIMUM LOT COVERAGE.

Maximum permitted lot coverage on the Property is 80 percent, including above-grade parking structures. (Ord. Nos. 25350; 25710)

SEC. 51P-278.111. OFF-STREET PARKING.

(a) In general. Except as provided in this section, off-street parking on the Property must be provided at a ratio of one parking space per 550 square feet of floor area for all uses. Parking is not included in the calculation of floor area for any use on the Property.

(b) Tract 1A.

(1) For legacy buildings in Tract 1A, off-street parking must be provided at a ratio of one parking space per 550 square feet of floor area for the following uses.

- (A) Office.
- (B) Computer facility.
- (C) Storage area for computer tapes and other office supplies.
- (D) Training facilities relating to the uses permitted on the Property.
- (E) Stratigraphic lab, including engineering, instrumentation, and development activities.
- (F) Office showroom/warehouse.
- (G) Medical or scientific laboratory.
- (H) Alcoholic beverage manufacturing.

(2) For new construction, additional floor area added to a legacy building, or main uses other than listed in Paragraph (1), consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(3) Mixed use development parking.

(A) In general. The off-street parking requirement for a mixed use development in Tract 1A may be reduced in accordance with the Tract 1A mixed use development parking chart (Exhibit 278F).

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

(i) The standard parking requirements for each of the uses in the mixed use development must be ascertained.

(ii) The parking demand for each use is determined for each of the five times of day shown in the mixed use development parking chart by multiplying the standard off-street parking requirement for each use by the percentage in the chart assigned to the category of use. If a use in the development does not fall within one of the categories shown in the Tract 1A mixed use development parking chart, the percentage assigned to that use is 100 percent for all five times of day.

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

(C) Minimum parking requirement. If one or more of the main uses in a mixed use development is retail and personal service use, the minimum parking requirement for the mixed use development cannot be reduced to a number of spaces that is less than the sum of the standard parking spaces required for each of the retail and personal service uses in the mixed use development. (Ord. Nos. 25350; 25710; 31542)

SEC. 51P-278.112. PARKING STUDY.

(a) Tracts 1, 2, 3, and 4. The owner(s) must provide a parking analysis to the director of the department of public works and transportation showing that each tract on the Property has adequate parking. If, in the opinion of the director, there is inadequate parking, the owner(s) shall ensure that additional parking spaces are provided. The parking analysis must be submitted every five years with the first report submitted five years after October 28, 1987. Prior to the issuance of a building permit or certificates of occupancy after the initial five years, the owner(s) shall provide proof that a parking analysis has been approved within the past five years.

(b) Tract 1A. The owner(s) must provide a parking analysis to the director showing that Tract 1A has adequate parking. If, in the opinion of the director, there is inadequate parking, the owner(s) shall ensure that additional parking spaces are provided or provide a parking management plan to mitigate the parking issues. The parking analysis must be submitted prior to the issuance of a building permit for work that would exceed 775,000 square feet of total floor area on Tract 1A. An updated parking analysis must be submitted with each development plan for phases of development that increases the floor area above 775,000 square feet. (Ord. Nos. 25350; 25710; 31542)

SEC. 51P-278.113. ROAD IMPROVEMENTS.

The owner(s) shall be responsible for any reconstruction of the median on Irving Boulevard deemed necessary by the director of the department of public works and transportation. (Ord. Nos. 25350; 25710)

SEC. 51P-278.114. SIGNS.

All signs on the Property must comply with the provisions for business zoning districts contained in Article VII. However, one 7.5 square foot sign attached to the existing retaining wall is permitted. The sign may not exceed 18 inches in height or five feet in length, and the message is limited to five characters. (Ord. Nos. 25350; 25710)

SEC. 51P-278.115. GENERAL REQUIREMENTS.

Use of the Property must comply with the requirements of all applicable codes, rules, and regulations of the city. (Ord. Nos. 25350; 25710)

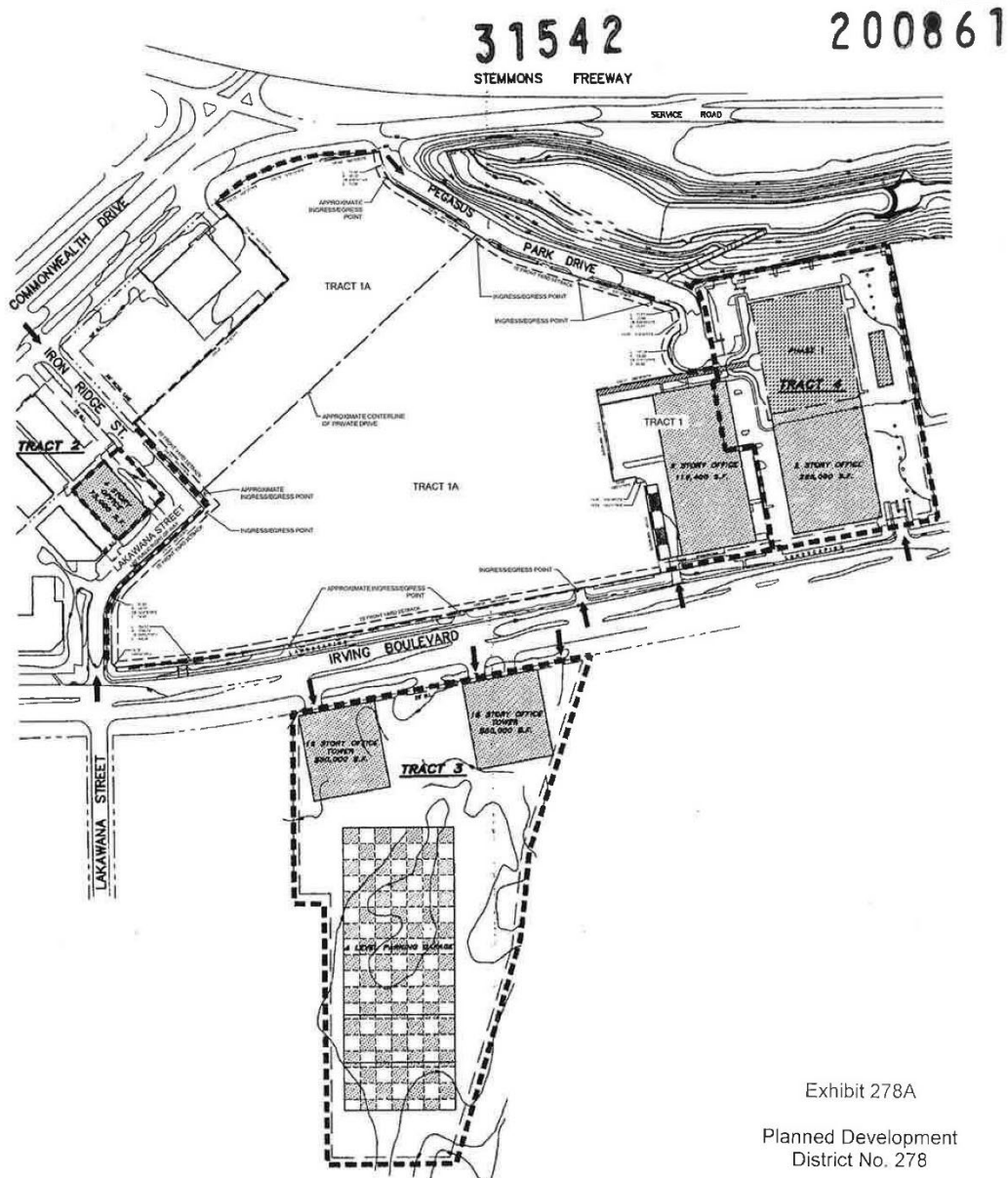
SEC. 51P-278.116. PAVING.

All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation. (Ord. Nos. 25350; 25710)

SEC. 51P-278.117. COMPLIANCE WITH CONDITIONS.

The building official shall not issue a building permit or certificate of occupancy for a use in this PD until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other applicable ordinances, rules, and regulations of the city. (Ord. Nos. 25350; 25710)

EXISTING CONCEPTUAL PLAN: Exhibit 278A



TRACT	ACRAGE	MAXIMUM LOT COVERAGE*	MAXIMUM GROSS AREA (F.A.R.)	STORIES	HEIGHT
1	2.84	80%	2,511,400 GSF †	18	270
1A	23.21	80%	1,177 F.A.R.	4	60
2	0.7	80%	2.0 F.A.R.	15	225
3	12.9	80%	2.0 F.A.R.	2	40

* TAKEN TOGETHER, HEIGHTS WILL NOT EXCEED 80% OF SITE

† THE COMBINED MAXIMUM GROSS BUILDING AREA OF 2,531,400 GSF FOR TRACTS 1 AND 1A MAY BE DISTRIBUTED ACROSS THESE TRACTS WITHOUT RESTRICTION.



NEIGHBORHOOD MAP



PD 278 CONCEPT PLAN

Pegasus Park
Dallas, Texas

Job #: 19165-09
Date: 01.18.20
Drawn by: JR, RR

Scale: 1" = 100'-0"
File Name: Pegasus Park_Concept Plan 2.dwg
Not for permitting or construction

gff ARCHITECTS
Dallas | Fort Worth | Austin

Z190-117

PROPOSED CONCEPTUAL PLAN: Exhibit 278A

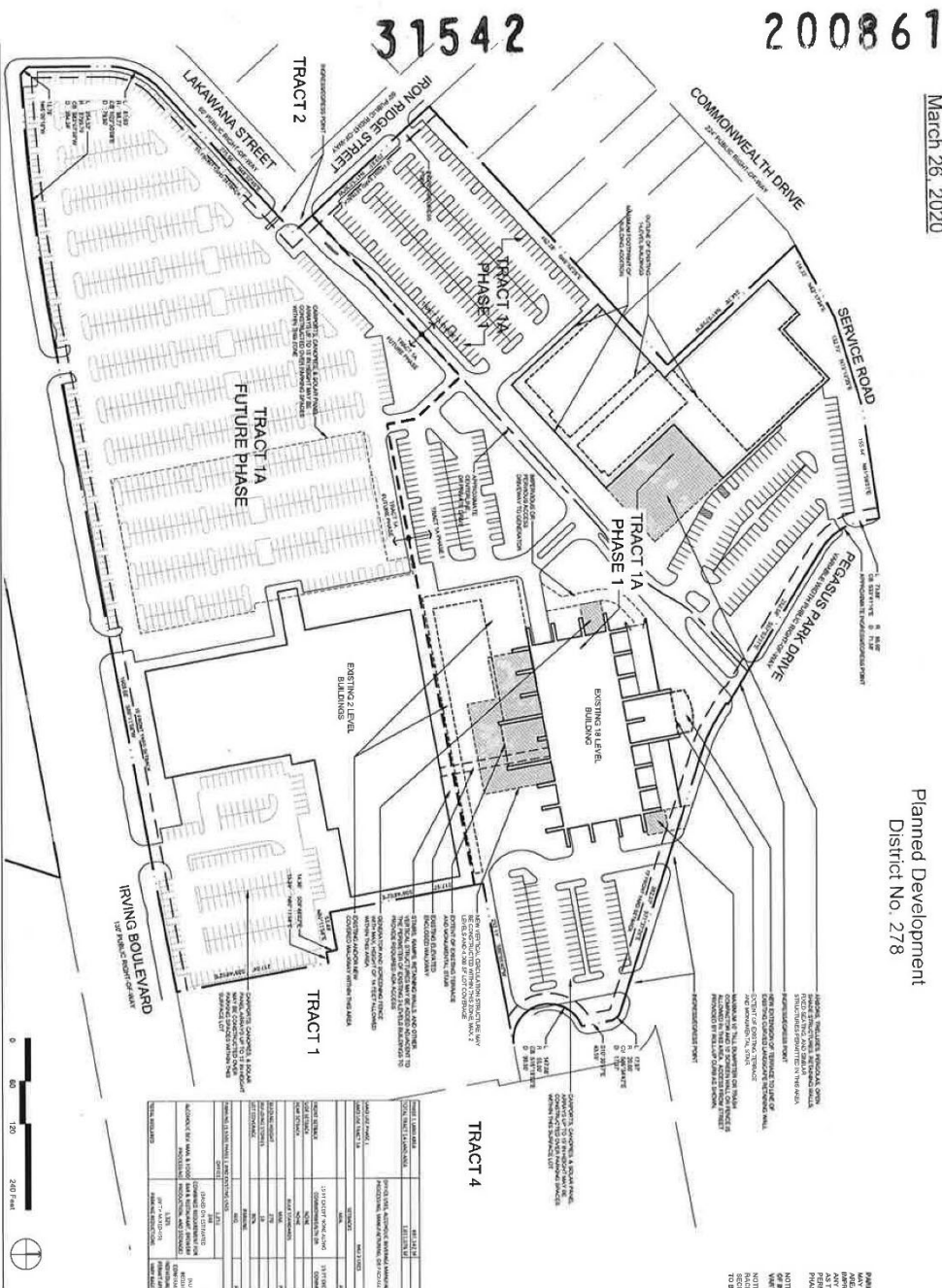
Project: 04/22/20 - 5.14 AM, Dr. Rankins - Product Ver: 35.0a (LMS Test)
 File: P:\PROJECTS\PROJECTS\278A Prelim Tech Group\278A-02317 Dallas TX\DWG\278A\Concept Plan PD\278A02317_PCA_02.dwg -> PD CONCEPT



EXISTING DEVELOPMENT PLAN: Exhibit 278B

Approved
City Plan Commission
March 26, 2020

Exhibit 278B
Planned Development
District No. 278



NOTE: PLACING REQUIREMENTS TO BE COMPLETED AT THE TIME OF INITIAL/ TENTATIVE OR FINAL APPLICATION AND MAY BE DELETED OR ADDED AS NEEDED.

 VICINITY MAP
2.1.3

CAPTION THE		DATE		PAGE	
NO.		MONTH		YEAR	
1	2	3	4	5	6
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36
37	38	39	40	41	42
43	44	45	46	47	48
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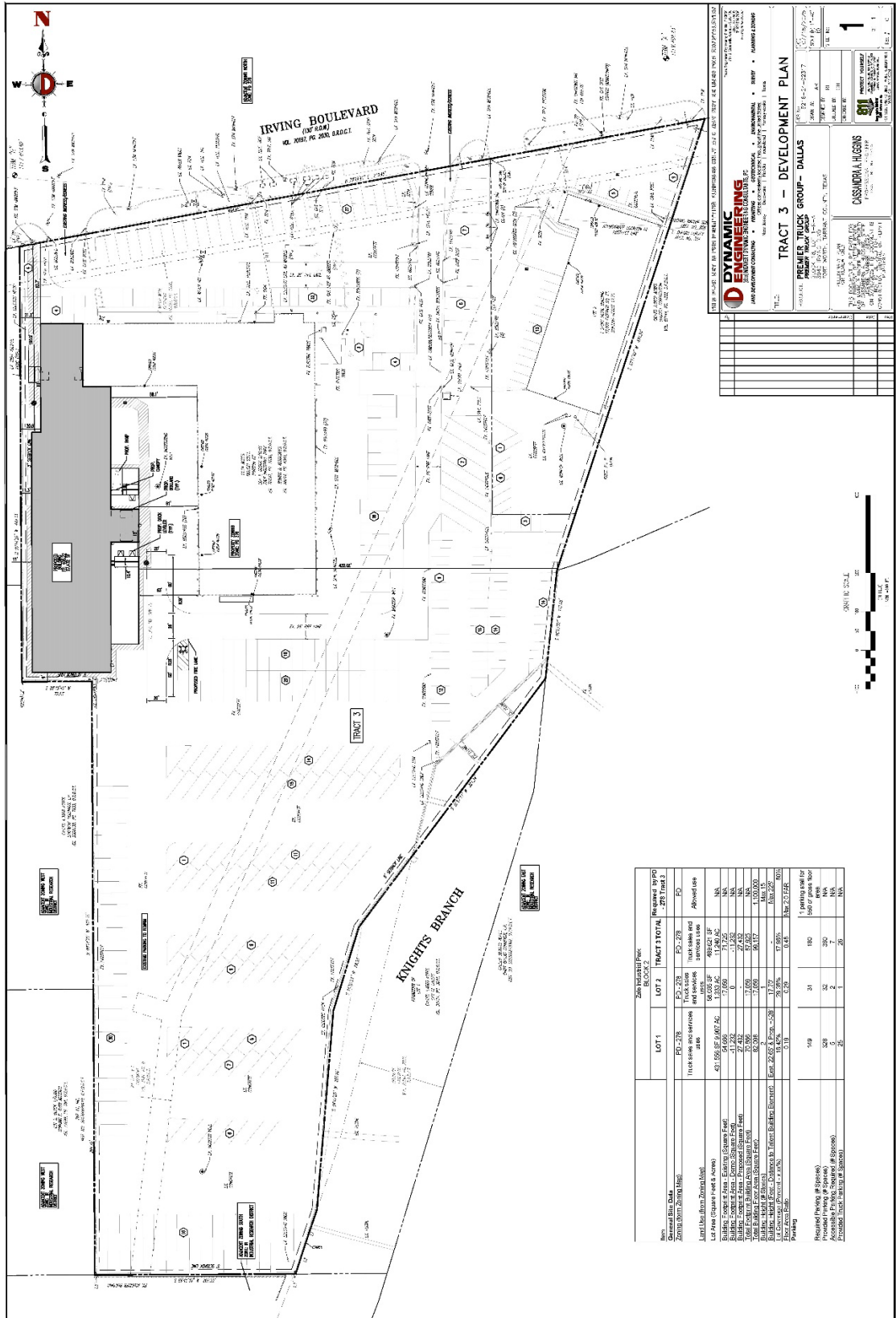
PD 278 TRACT 1A DEVELOPMENT PLAN

Scale: 1" = 80'-0"
 Job #: 19165-00
 Date: 03/03/20
 Drawn by: R. RR
 File Name: P:\2019\19165 - Regulus Place Master Planning\05 - Model\CAD\02 - CAD\1 - Site\Regulus Park_Concept Plan 2.dwg
 Not for regulatory approval, permitting, or construction

gff
ARCHITECTS
Dallas | Fort Worth | Austin

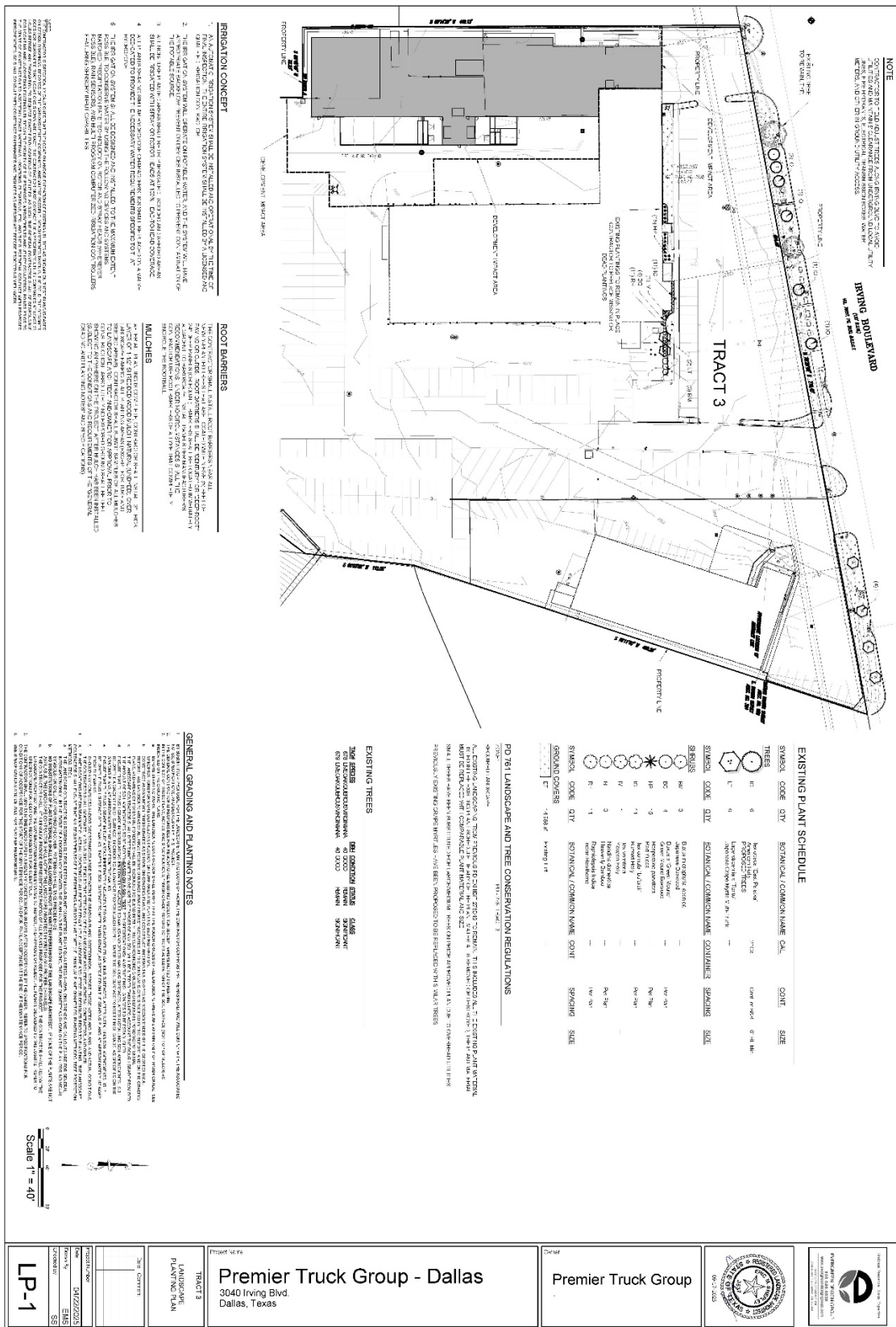
Z190-117

PROPOSED DEVELOPMENT PLAN: Exhibit 278G



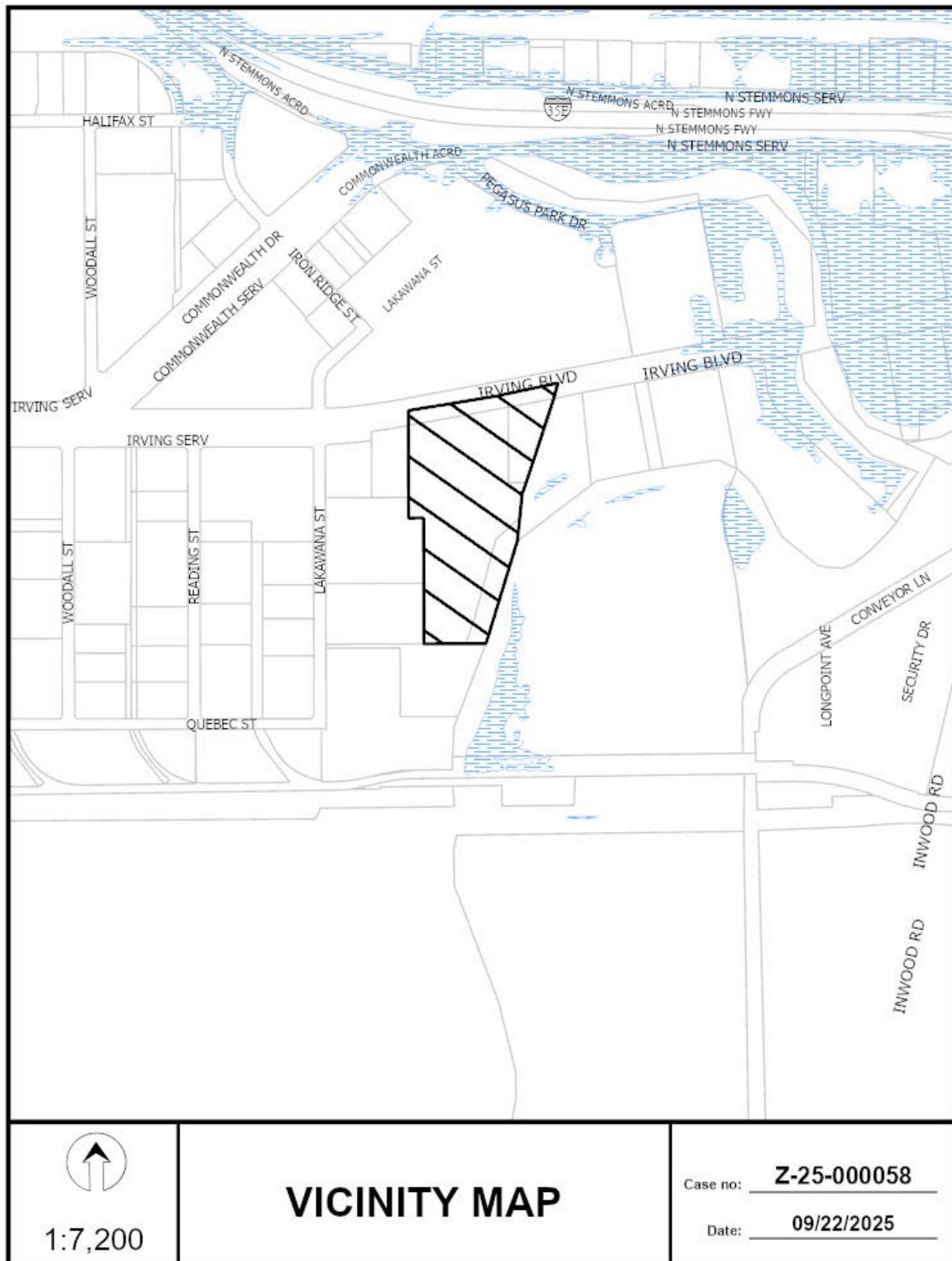


PROPOSED LANDSCAPING PLAN: Exhibit 278D

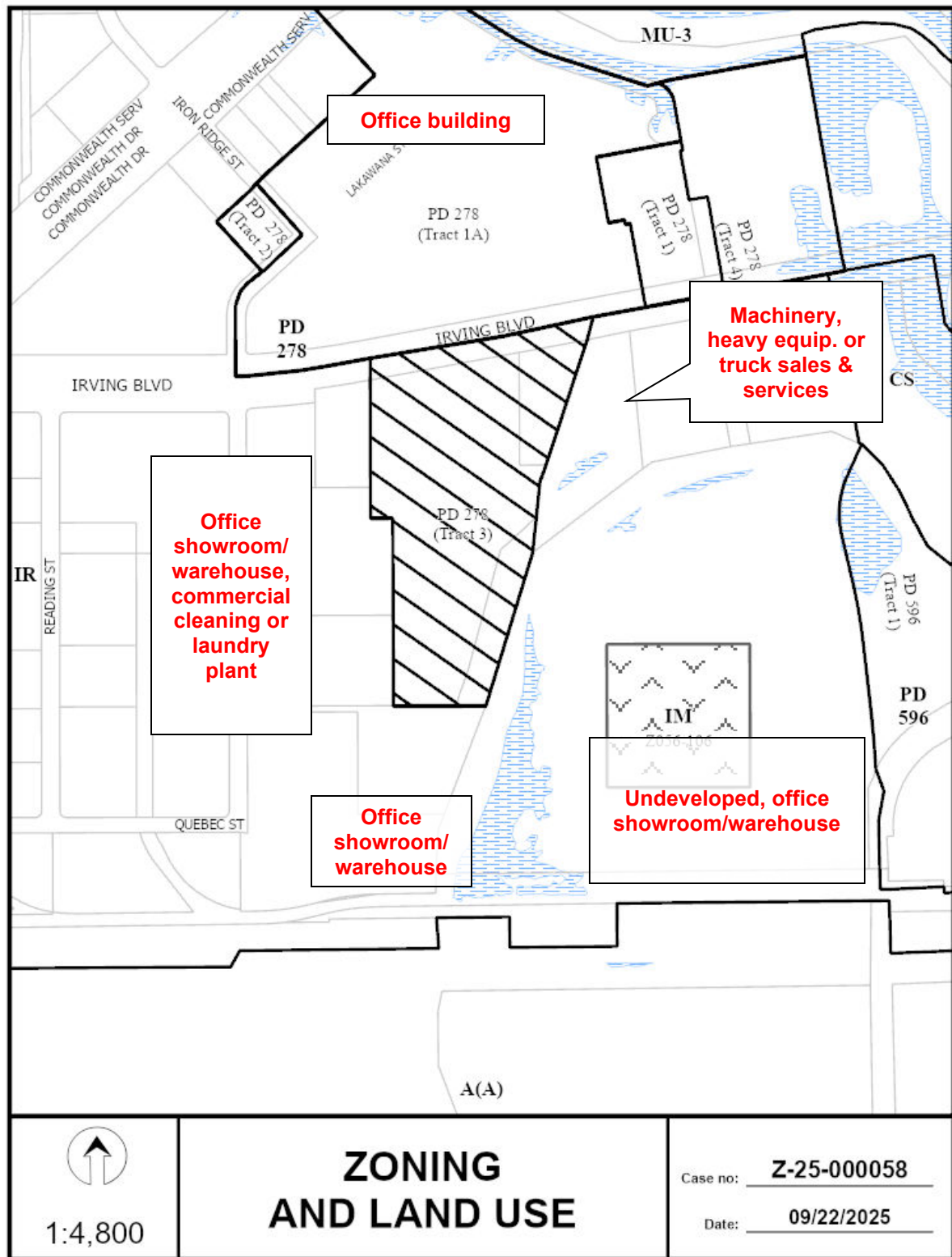


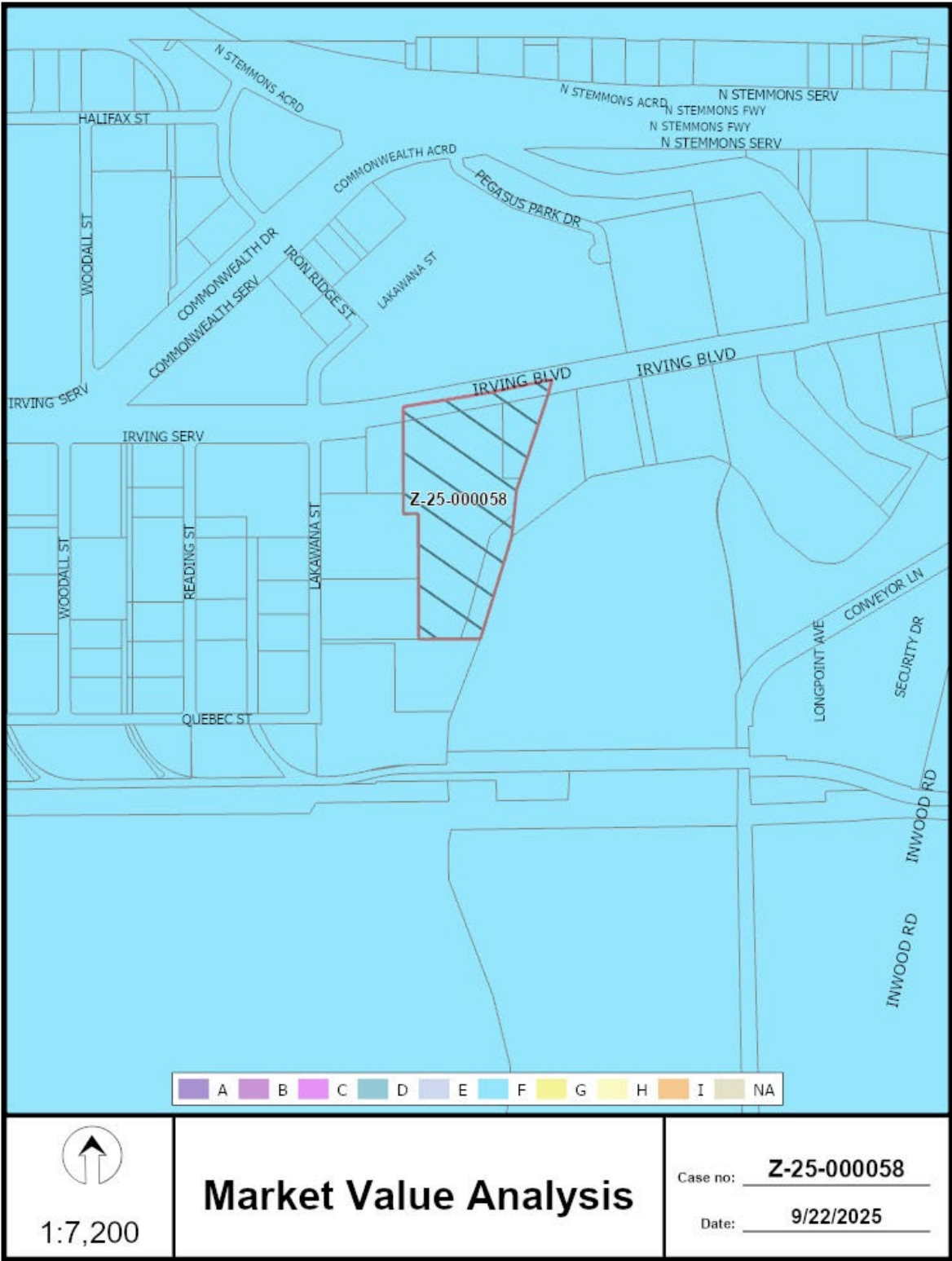
PROPOSED LANDSCAPING PLAN: Exhibit 278D

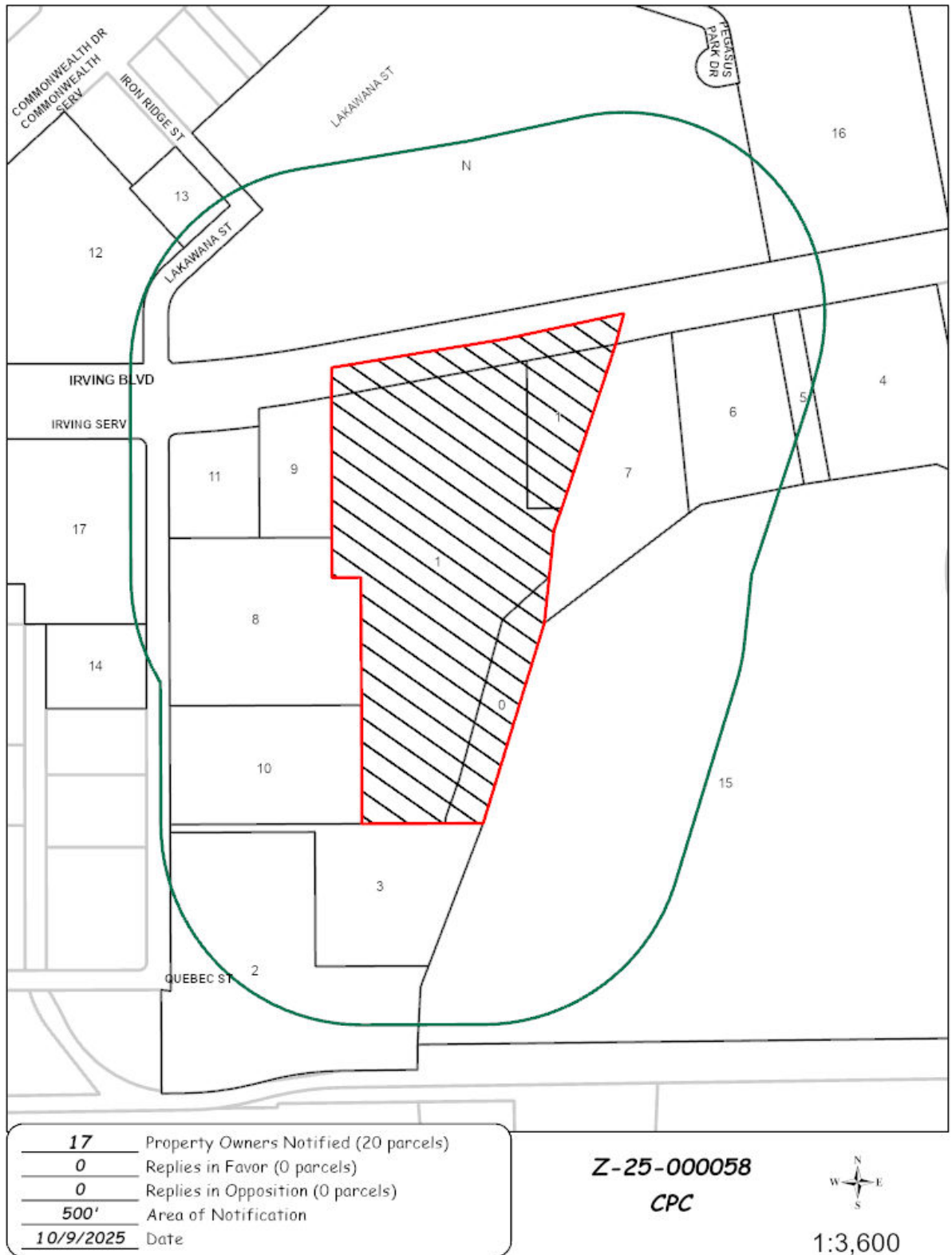
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10/08/2025

Reply List of Property Owners***Z-25-000058******17 Property Owners Notified******0 Property Owners in Favor******0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3040	IRVING BLVD	BOWEN & ASSOCIATES LLC
2	4800	LAKAWANA ST	GKI INDUSTRIAL DALLAS LLC
3	3001	QUEBEC ST	QUEBEC BUSINESS
4	3004	IRVING BLVD	TIERPOINT PROPERTIES LLC
5	3004	IRVING BLVD	TIERPOINT PROPERTIES LLC
6	3020	IRVING BLVD	COLO4 LLC
7	3030	IRVING BLVD	GOODELL CORPORATION THE
8	4910	LAKAWANA ST	LAKAWANA HOLDINGS LP
9	3054	IRVING BLVD	BELUKA 1 LLC
10	4830	LAKAWANA ST	PAR 41 INC
11	3060	IRVING BLVD	WEST TRINITY HOLDINGS LLC
12	3131	IRVING BLVD	3131 IRVING BOULEVARD LP
13	5031	LAKAWANA ST	WASHINGTON WHOLESALE
14	4909	LAKAWANA ST	CUCIRE ENTERPRISES LLC
15	2500	CONVEYOR LN	CHIPT DALLAS CONVEYOR LP
16	2993	IRVING BLVD	Taxpayer at
17	3140	IRVING BLVD	VAL VERDE FAMILY LTD PS