

Planner: Teaseia Blue

FILE NUMBER: M223-023(TB)

DATE FILED: March 26, 2023

LOCATION: On the northeast corner of Forest Lane and Webb Chapel Road

COUNCIL DISTRICT: 13

SIZE OF REQUEST: 17.66 ± acres

CENSUS TRACT: 48113009605

MISCELLANEOUS DOCKET ITEM

REPRESENTATIVE: Dutch Wickes, HKS Inc.

OWNER/ APPLICANT: Evoque

REQUEST: An application for a minor amendment to an existing development plan and landscape plan on property zoned Tract B2 & B3 within Planned development District No. 308.

STAFF RECOMMENDATION: Approval.

PLANNED DEVELOPMENT DISTRICT No. 308

<https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20308.pdf>

PD No. 308 Exhibits

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/308A.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/308B.pdf>

BACKGROUND INFORMATION:

PD 308 was established by Ordinance No. 20280, passed by the Dallas City Council on April 26, 1989. Ordinance No. 20280 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended. Ordinance No. 20280 was amended by Ordinance No. 23852, passed by the Dallas City Council on April 14, 1999. (Ord. Nos. 10962; 19455; 20280; 23852; 25850)

SEC. 51P-308.105(a) DEVELOPMENT PLAN - a development plan for each phase of development must be submitted to and approved by the city plan commission prior to the issuance of any building permit for that phase.

SEC. 51P-308.106(a) LANDSCAPE PLAN - a landscape plan must be submitted to and approved by the city plan commission at the same time as each development plan.

REQUEST DETAILS:

The purpose of this request is to amend the existing development plan and landscape plan to reflect the new office and generator equipment yard addition. The applicant is proposing to remove the rear parking to construct the generator equipment yard addition. With the removal of the rear parking the site is still meeting the parking requirements.

Proposed landscape scope of work was reviewed by the Arborist Division of Development Services. Staff has no objections.

This is not a change in zoning request and no changes to the existing zoning standards can be considered. The only purpose of this hearing is to determine if the proposed plan amendment complies with the standards established for minor amendments. The City code requires that if the plan amendment complies with the standards for a minor amendment the plan shall be approved.

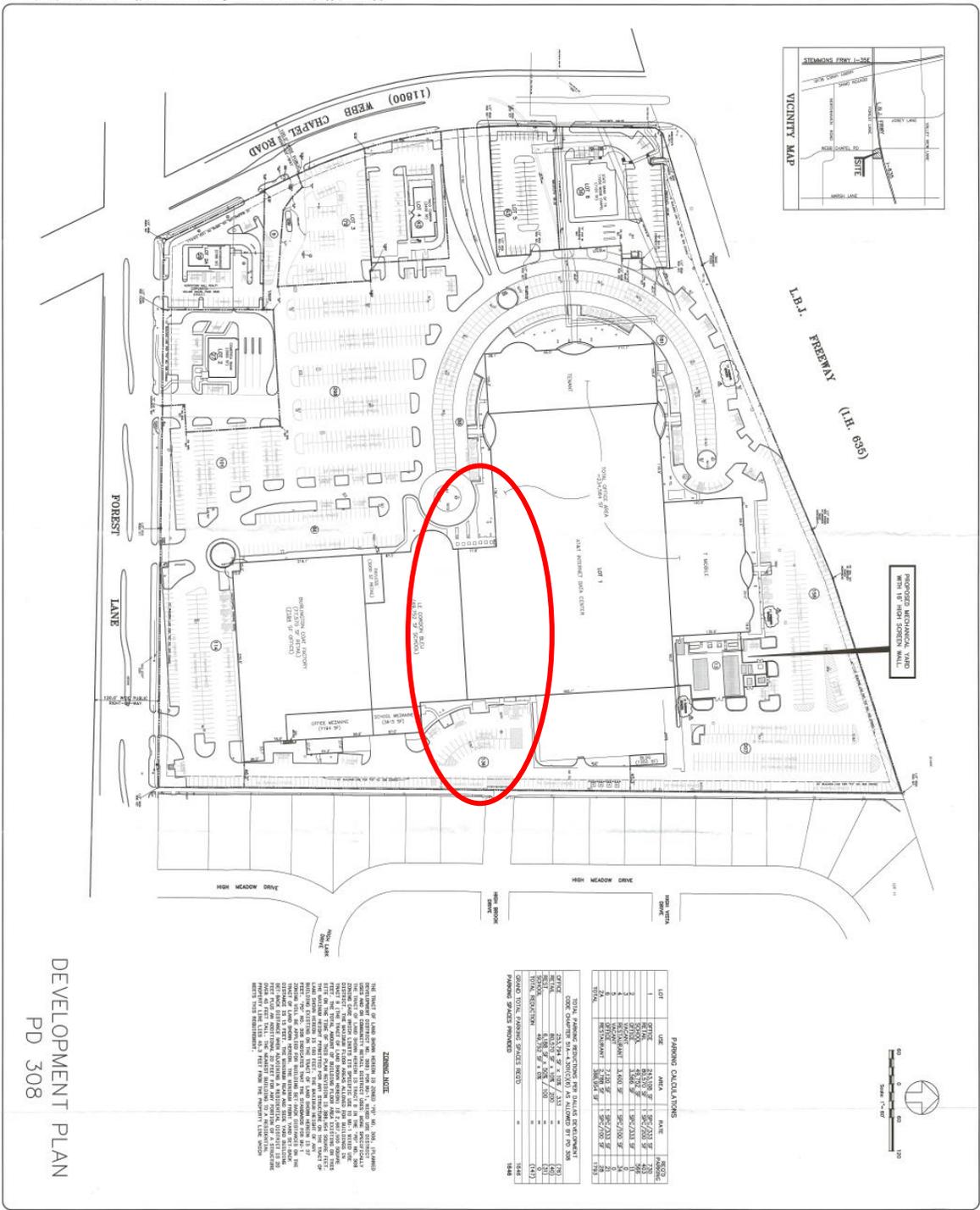
Staff has determined that the request meets the minor amendment criteria for a development plan and landscape plan and does not violate other applicable code requirements.

List of Officers

Evoque

1. Spencer Mullee - Chief Executive Officer
2. Catherine Smith - Chief Administrative Officer, General Counsel
3. Sara Lemons - Chief People Officer
4. Chris Conley - Chief Revenue Officer

Existing Development Plan



DEVELOPMENT PLAN
PD 308

ZONING NOTE
THE TOWN OF LAMB SPRING HAS ADOPTED THE 2011 ZONING ORDINANCE WHICH PROVIDES FOR THE REGULATION OF THE USES OF LAND AND THE CONSTRUCTION OF BUILDINGS AND STRUCTURES. THE ZONING ORDINANCE IS ADOPTED TO PROMOTE THE PUBLIC INTEREST AND TO PROTECT THE HEALTH, SAFETY AND WELFARE OF THE COMMUNITY. THE ZONING ORDINANCE IS ADOPTED TO PROMOTE THE PUBLIC INTEREST AND TO PROTECT THE HEALTH, SAFETY AND WELFARE OF THE COMMUNITY. THE ZONING ORDINANCE IS ADOPTED TO PROMOTE THE PUBLIC INTEREST AND TO PROTECT THE HEALTH, SAFETY AND WELFARE OF THE COMMUNITY.

PARKING CALCULATIONS

LOT	TYPE	AREA	AREA	AREA
1	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
2	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
3	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
4	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
5	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
6	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
7	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
8	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
9	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
10	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
11	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
12	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
13	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
14	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
15	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
16	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
17	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
18	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
19	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
20	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
21	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
22	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
23	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
24	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
25	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
26	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
27	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
28	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
29	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
30	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
31	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
32	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
33	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
34	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
35	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
36	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
37	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
38	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
39	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
40	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
41	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
42	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
43	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
44	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
45	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
46	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
47	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
48	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
49	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
50	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
51	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
52	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
53	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
54	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
55	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
56	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
57	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
58	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
59	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
60	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
61	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
62	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
63	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
64	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
65	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
66	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
67	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
68	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
69	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
70	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
71	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
72	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
73	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
74	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
75	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
76	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
77	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
78	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
79	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
80	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
81	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
82	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
83	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
84	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
85	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
86	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
87	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
88	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
89	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
90	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
91	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
92	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
93	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
94	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
95	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
96	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
97	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
98	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
99	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF
100	OFFICE	2,111.00 SF	1,587,000 SF	2,111.00 SF

ISSUES & REVISIONS

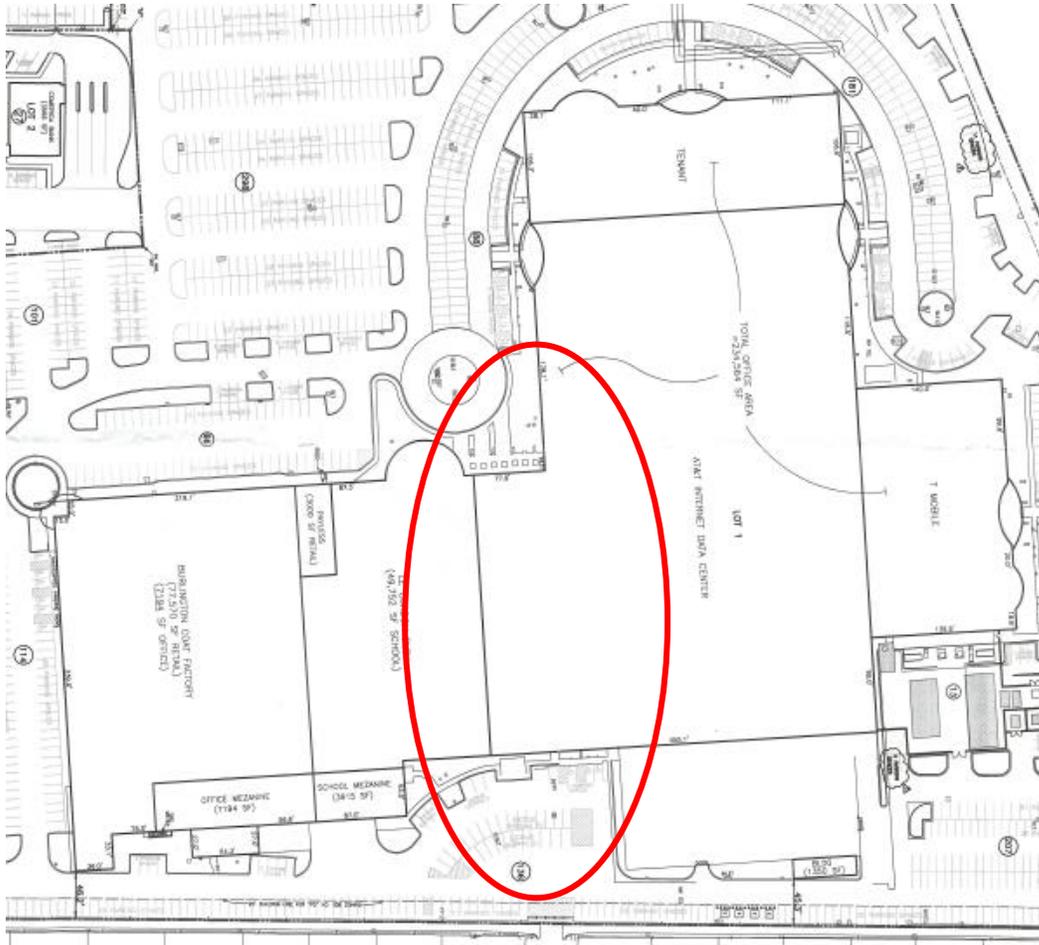
No.	Date	Description
1	10/1/11	ISSUES & REVISIONS

T-Mobile
SWITCH EXPANSION PROJECT
1830 WEBB CHAPEL ROAD SUITE 5000
DALLAS, TEXAS 75234

BURR
COMPUTER ENGINEERS INC.
1830 WEBB CHAPEL ROAD SUITE 5000
DALLAS, TEXAS 75234
PH: 972.382.1111
WWW.BURRINC.COM

Binkley & Bartfield
1830 WEBB CHAPEL ROAD SUITE 5000
DALLAS, TEXAS 75234
PH: 972.382.1111
WWW.BINKLEYANDBARTFIELD.COM

Existing Development Plan - Enlarged

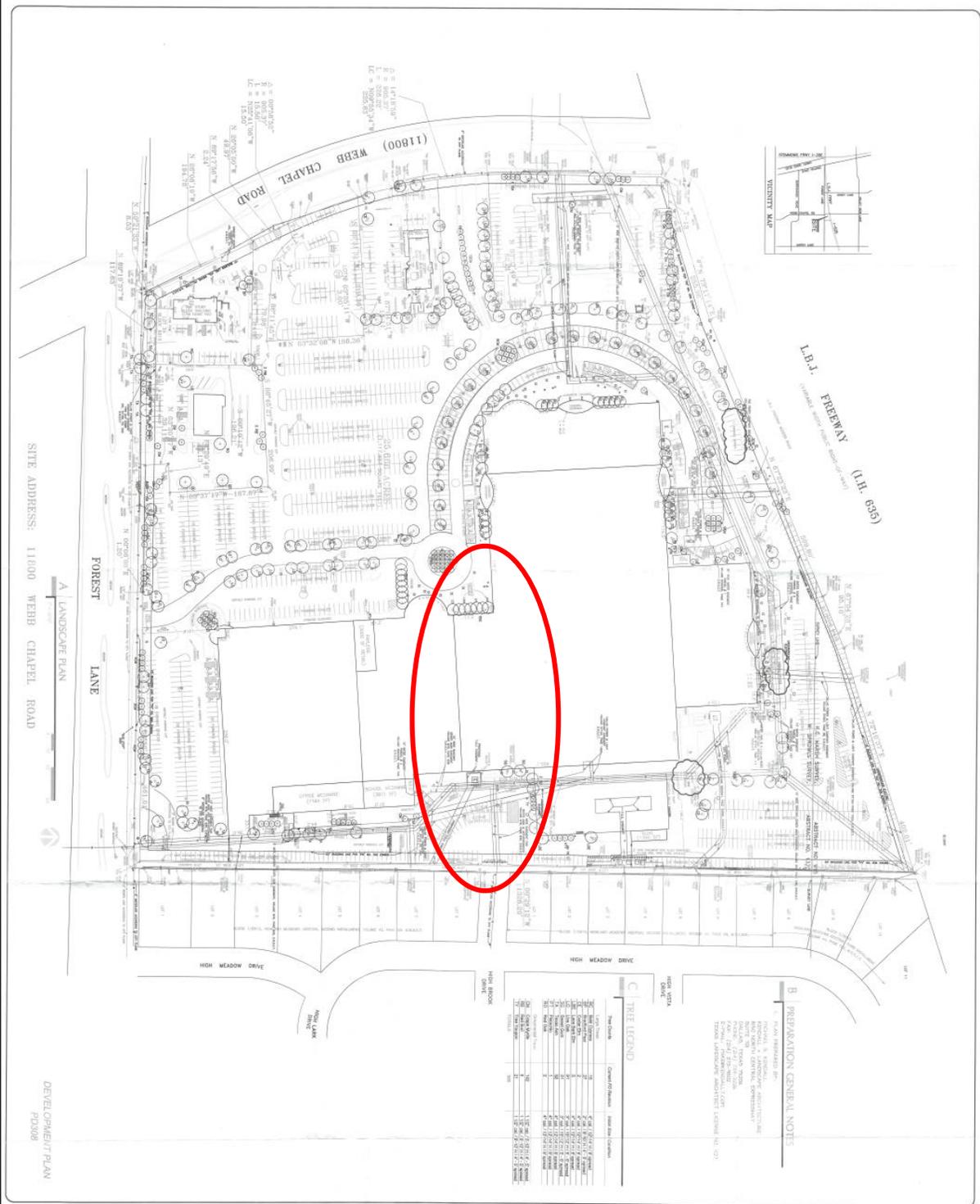


PARKING CALCULATIONS

LOT	USE	AREA	RATE	REQ'D PARKING
1	OFFICE	243,108 SF	1 SPC/333 SF	730
	RETAIL	80,570 SF	1 SPC/200 SF	403
	SCHOOL	49,752 SF		566
2	OFFICE	3,568 SF	1 SPC/333 SF	11
3	VACANT			0
4	RESTAURANT	3,400 SF	1 SPC/100 SF	34
5	VACANT			0
6	OFFICE	7,120 SF	1 SPC/333 SF	21
2A	RESTAURANT	2,788 SF	1 SPC/100 SF	28
TOTAL		388,954 SF		1793

TOTAL PARKING REDUCTIONS PER DALLAS DEVELOPMENT CODE CHAPTER 51A-4.301(C)(6) AS ALLOWED BY PD 305				
OFFICE	253,794 SF	x 10%	/ 333	= (78)
RETAIL	80,570 SF	x 10%	/ 200	= (40)
REST.	6,188 SF	x 50%	/ 100	= (31)
SCHOOL	49,752 SF	x 0%		= 0
TOTAL REDUCTION				= (147)
GRAND TOTAL PARKING SPACES REQ'D				= 1646
PARKING SPACES PROVIDED				1646

Existing Landscape Plan



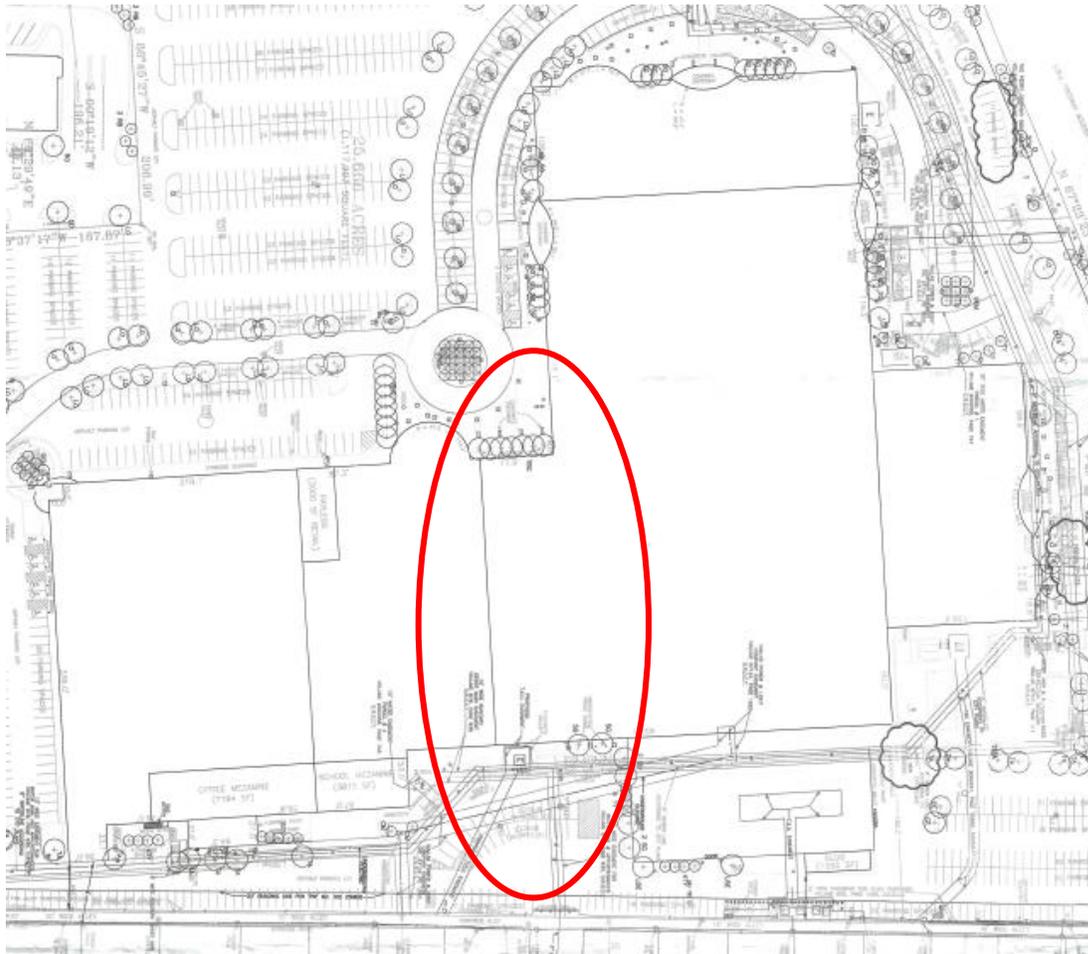
T-Mobile
 SWITCH EXPANSION PROJECT
 ADDRESS:
 11800 WEBB CHAPEL ROAD SUITE 5000
 DALLAS, TEXAS 75234

KENNELL, Landscape Architecture
 Michael S. Kendall, ASLA
 800 N. GULF FRIEDLAND
 DALLAS, TEXAS 75208
 TEL: 214.750.1234
 FAX: 214.750.1235
 E-MAIL: KENDALL@KENELL.COM

Binkley & Bartfield
 ENGINEERING ARCHITECTURE
 1100 N. GULF FRIEDLAND
 DALLAS, TEXAS 75208
 TEL: 214.750.1234
 FAX: 214.750.1235
 E-MAIL: BINKLEY@BARTFIELD.COM

BURR
 COMPUTER GRAPHICS, INC.
 1100 N. GULF FRIEDLAND
 DALLAS, TEXAS 75208
 TEL: 214.750.1234
 FAX: 214.750.1235
 E-MAIL: BURR@BURR.COM

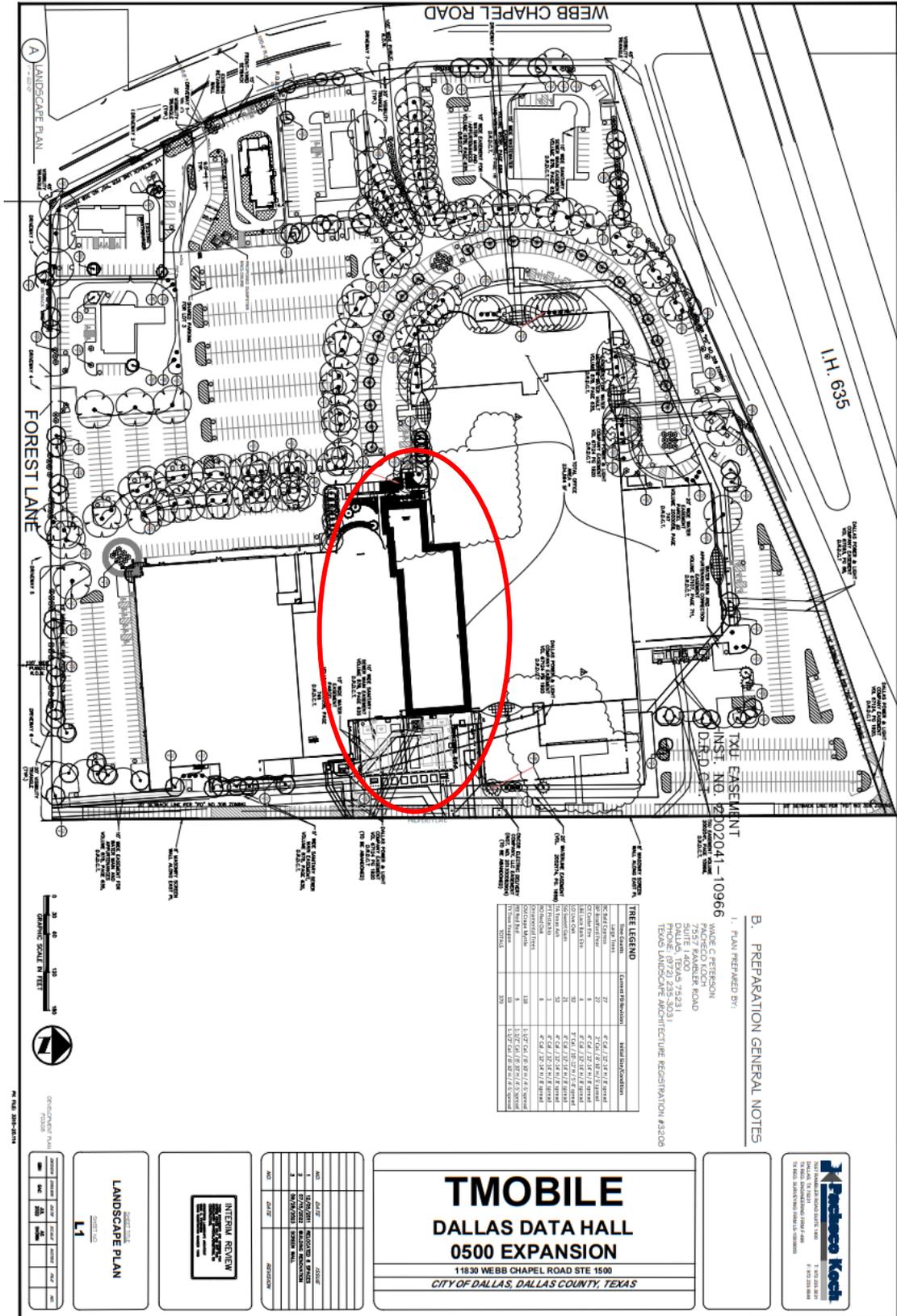
Existing Landscape Plan – Enlarged



TREE LEGEND

Tree Counts		Current PD Revision	Initial Size / Condition
Large Trees			
BC	Bald Cypress	15	4" cal. / 12'-14' H / 8' spread
BP	Bradford Pear	27	2" cal. / 8'-10' H / 4' - 5' spread
CE	Cedar Elm	2	4" cal. / 12'-14' H / 8' spread
LBE	Lace Bark Elm	5	4" cal. / 12'-14' H / 8' spread
LO	Live Oak	91	3" cal. / 10'-12' H / 5' - 6' spread
SG	Sweet Gum	31	3" cal. / 10'-12' H / 5' - 6' spread
TA	Texas Ash	52	4" cal. / 12'-14' H / 8' spread
PT	Pistachio	1	4" cal. / 12'-14' H / 8' spread
RO	Red Oak	2	4" cal. / 12'-14' H / 8' spread
Ornamental Trees			
CM	Crape Myrtle	142	1 1/2" cal. / 3'-10' H / 4' - 5' spread
RB	Red Bud	6	1 1/2" cal. / 8'-10' H / 4' - 5' spread
TY	Tree Yaupon	21	1 1/2" cal. / 8'-10' H / 4' - 5' spread
TOTALS		395	

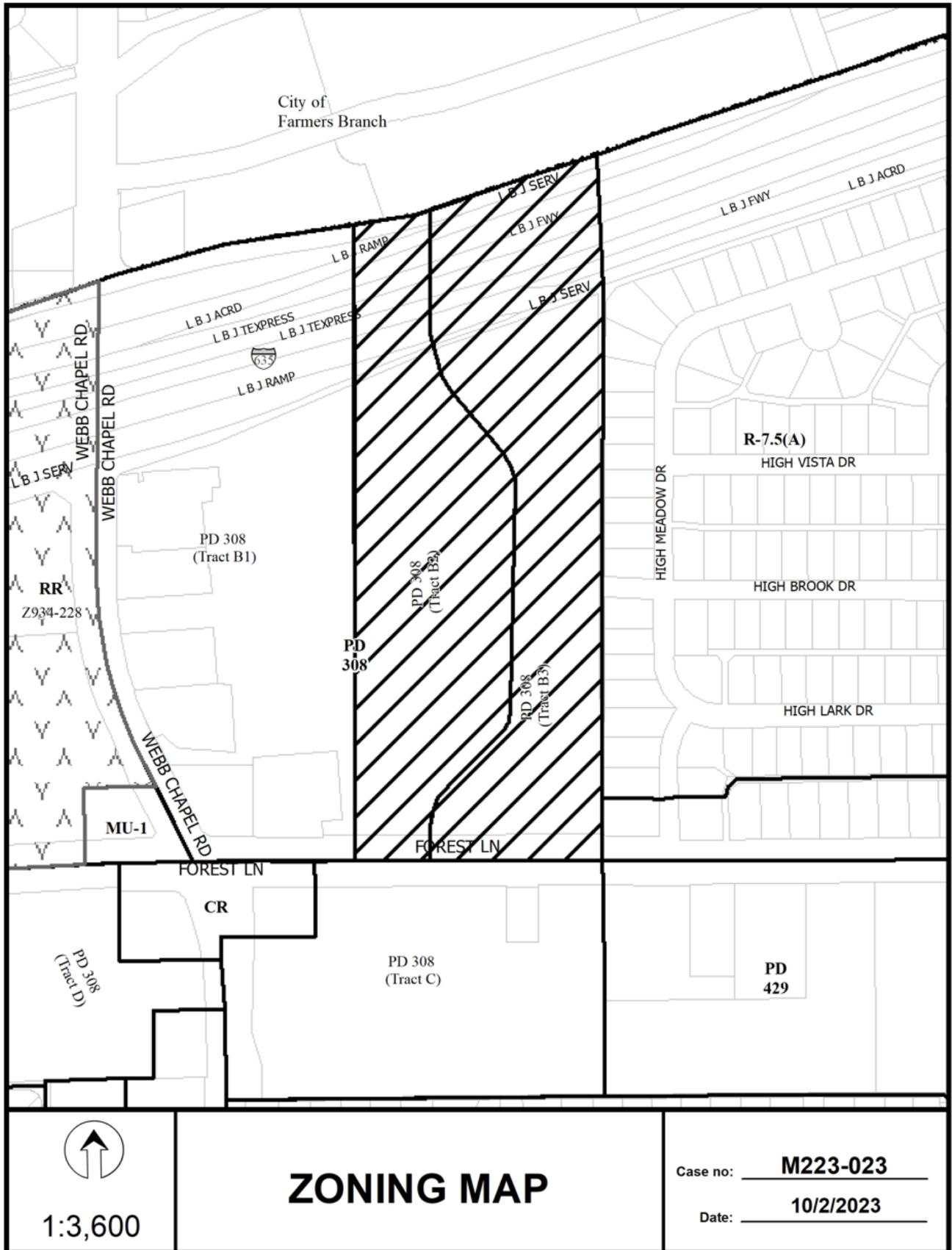
Proposed Landscape Plan

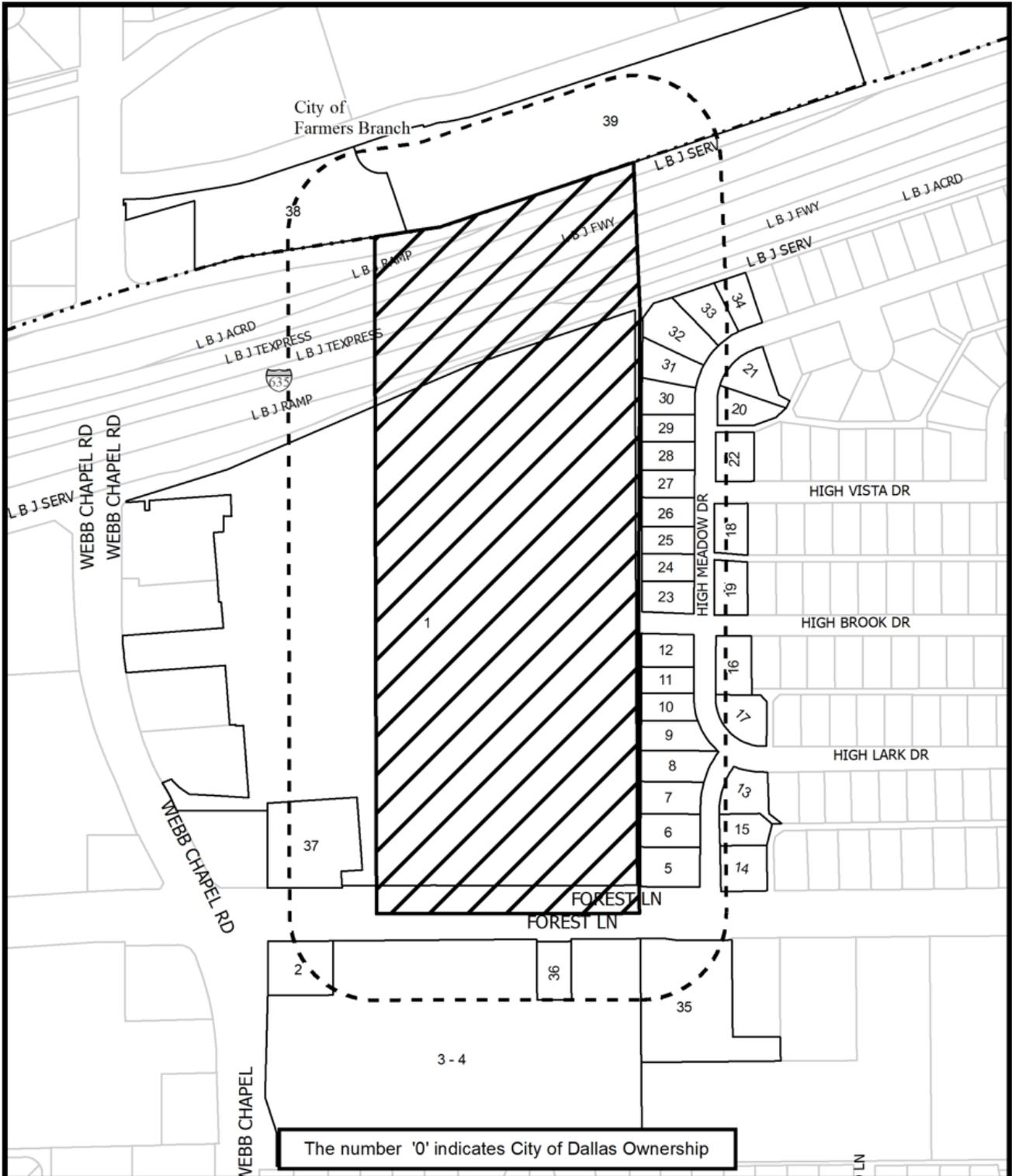




Aerial View







 <p>1:3,600</p>	<h2 style="text-align: center;">NOTIFICATION</h2> <p>200' AREA OF NOTIFICATION</p> <p>39 NUMBER OF PROPERTY OWNERS NOTIFIED</p>	<p>Case no: M223-023</p> <p>Date: 10/2/2023</p>
---	---	---

M223-023(TB)

10/02/2023

Notification List of Property Owners

M223-023

39 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	11830 WEBB CHAPEL RD	EVOQUE DALLAS DATA
2	3100 FOREST LN	RED BIRD I-20 CORP
3	3106 FOREST LN	WEBB CHAPEL VILLAGE
4	3106 FOREST LN	LONG JOHN SILVERS LLC # 5101
5	11807 HIGH MEADOW DR	MARTINEZ EDUARDO CLETO
6	11815 HIGH MEADOW DR	SIFUENTES OSCAR & NANCY A
7	11821 HIGH MEADOW DR	GONZALEZ GUADALUPE R
8	11827 HIGH MEADOW DR	Taxpayer at
9	11833 HIGH MEADOW DR	HARDER CONNER TRUST THE &
10	11839 HIGH MEADOW DR	PADDOCK THOMAS JOSEPH SR &
11	11845 HIGH MEADOW DR	CERVANTES ARMANDO & HAYDEE
12	11851 HIGH MEADOW DR	SANCHEZ JUAN &
13	3210 HIGH LARK DR	AES RE MGMT
14	11808 HIGH MEADOW DR	WIENER RICHARD B & RICHARD A WIENER
15	11816 HIGH MEADOW DR	SIFUENTES OSCAR
16	3208 HIGH BROOK DR	CRITTENDEN DONALD
17	11832 HIGH MEADOW DR	TORRESS FERANDO &
18	3206 HIGH VISTA DR	SOLORZANO MALQUAIS & MARIA
19	3209 HIGH BROOK DR	DELGADO FERNANDO
20	12020 HIGH MEADOW DR	PUGA ROLANDO A
21	12030 HIGH MEADOW DR	YANCEY ELIZABETH
22	3205 HIGH VISTA DR	SANCHEZ JOSE ALFREDO
23	11905 HIGH MEADOW DR	MEJIA ANA T & RENE D
24	11911 HIGH MEADOW DR	MARK CARLTON & JANET
25	11917 HIGH MEADOW DR	KILLOUGH CHARLES A
26	11923 HIGH MEADOW DR	NGUYEN BRIAN

M223-023(TB)

10/02/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	12003 HIGH MEADOW DR	MERCER JONATHAN
28	12009 HIGH MEADOW DR	CONDRON BOBBY R &
29	12015 HIGH MEADOW DR	MARTINEZ JOSE A &
30	12019 HIGH MEADOW DR	RAMIREZ OSCAR &
31	12023 HIGH MEADOW DR	ANOOS ANGELES JRA J
32	12027 HIGH MEADOW DR	PEREZ MARTA
33	12031 HIGH MEADOW DR	RAO VARADA P &
34	12035 HIGH MEADOW DR	LOPEZ AGUSTIN SAUL MORA &
35	3312 FOREST LN	3312 FOREST LN LLC
36	3234 FOREST LN	WEBB CHAPEL VILLAGE INC
37	3115 FOREST LN	LUNAVVERSE INVESTMENTS LLC
38	1 MEDICAL PKWY	PRIME A INVESTMENTS LLC
39	2 MEDICAL PKWY	PRIME HEALTHCARE DALLAS MOB LLC