

**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.

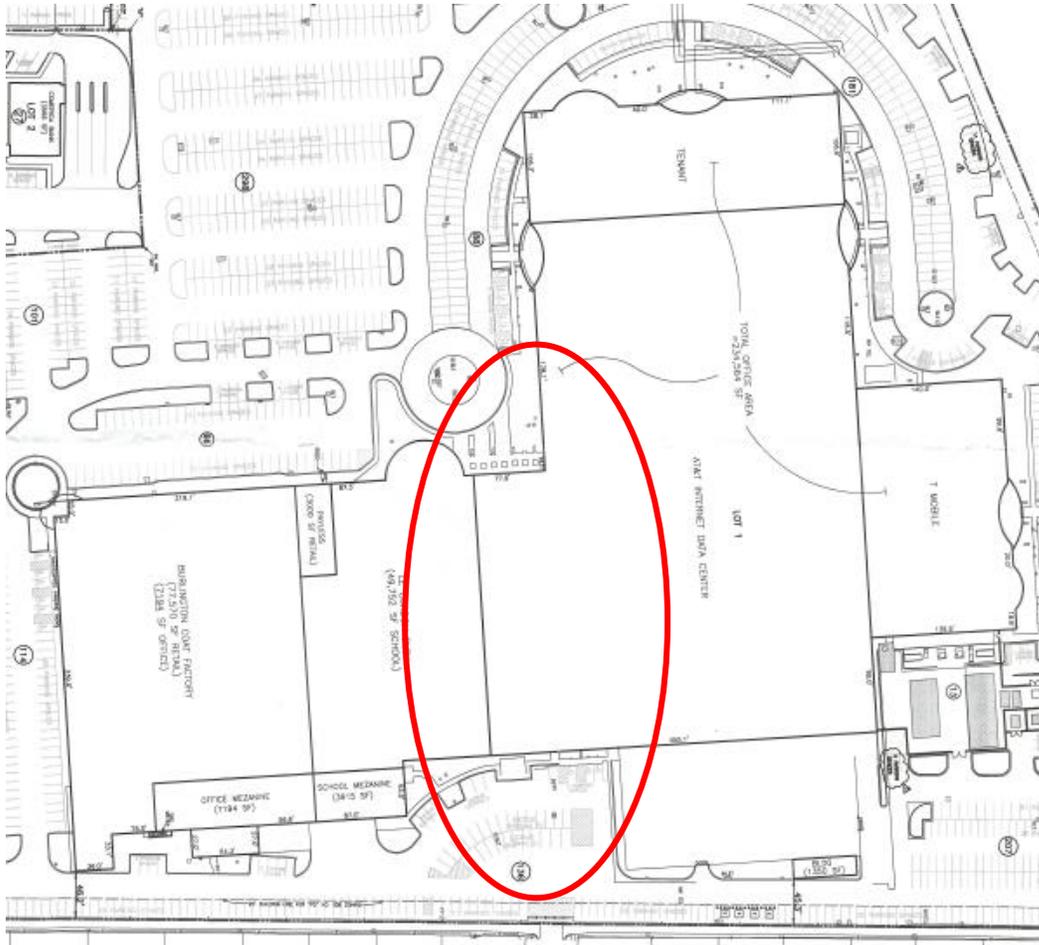
List of Officers

**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 - Enlarged



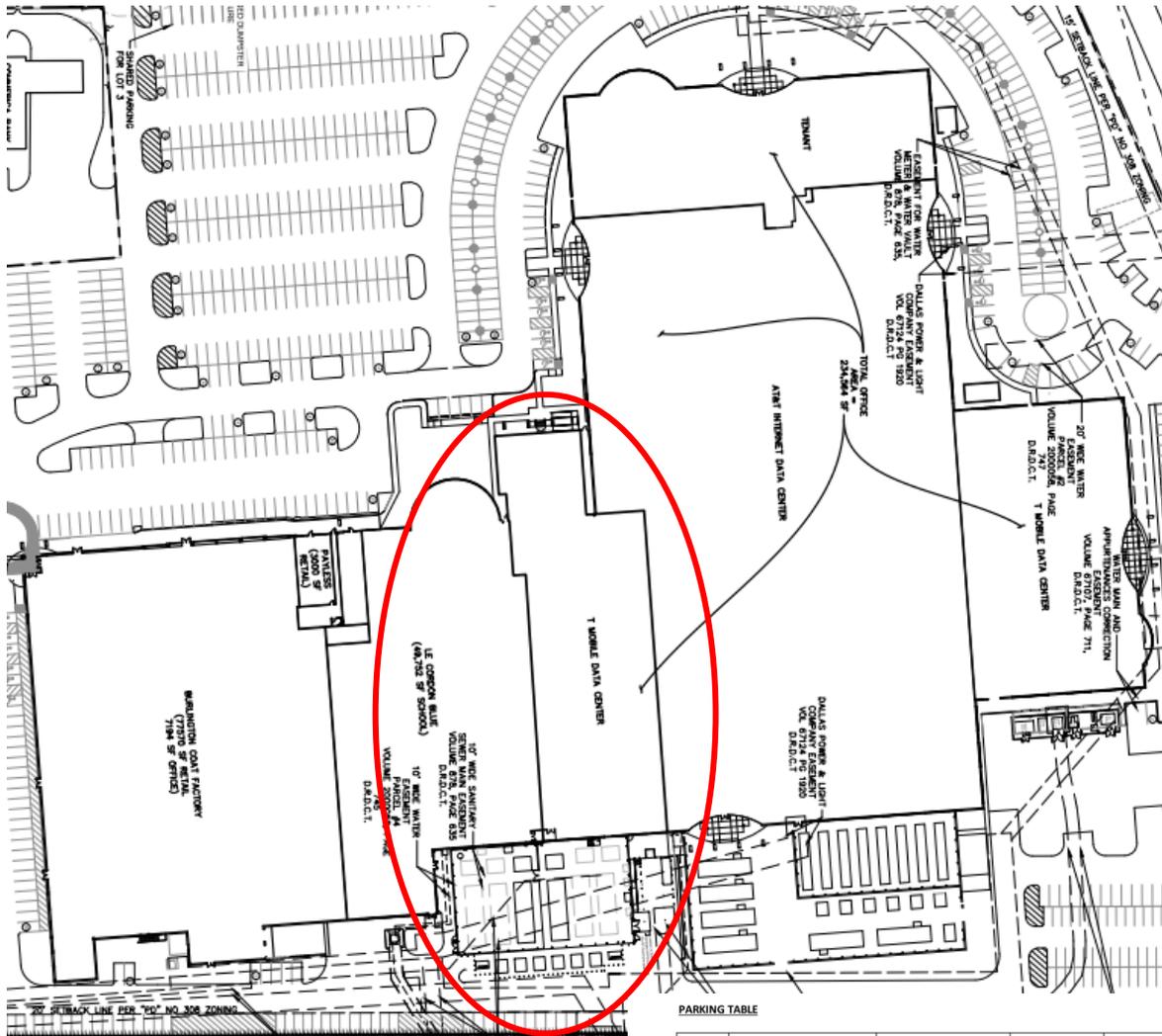
PARKING CALCULATIONS

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



Proposed Development Plan - Enlarged



PARKING TABLE

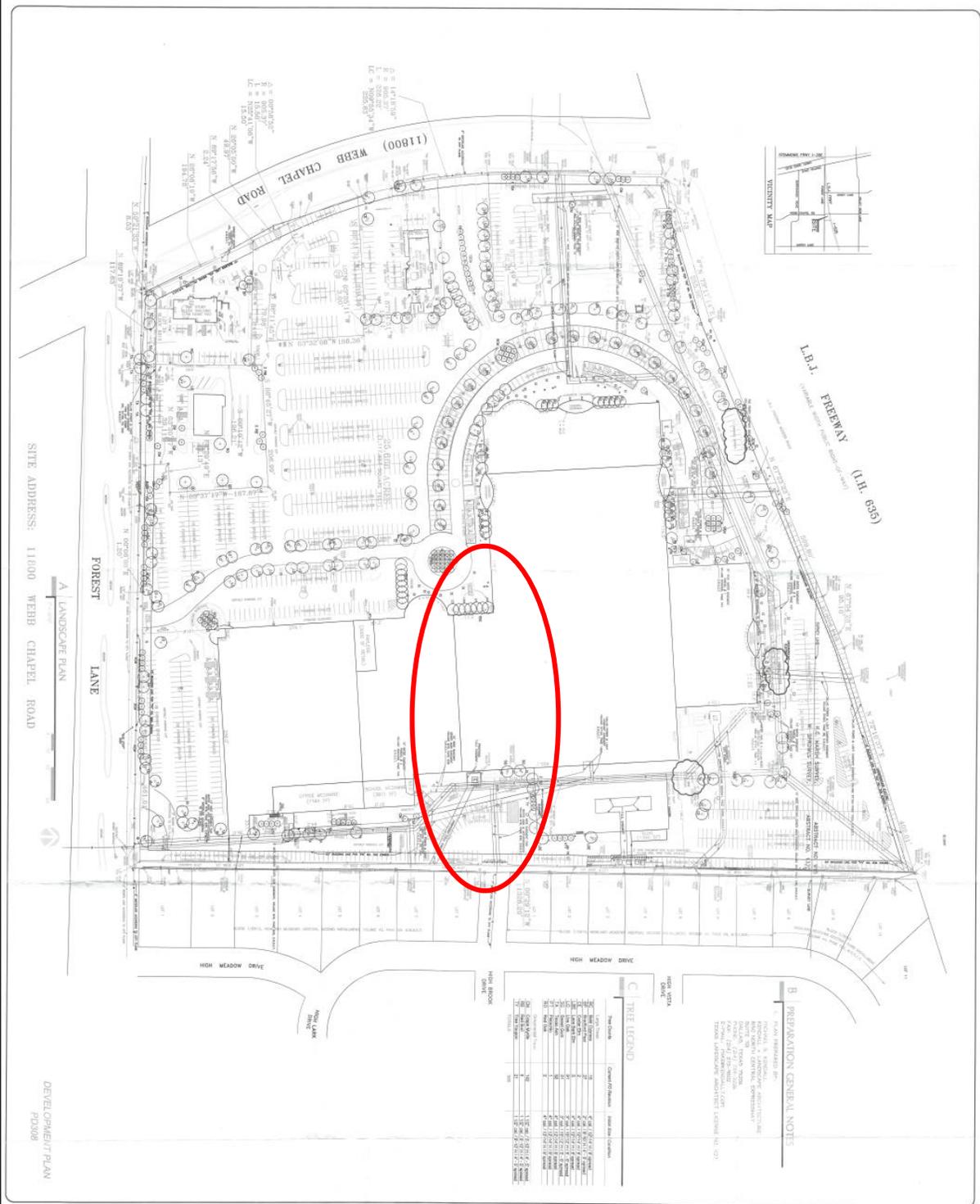
Lot	Occupant	Use	Square Footage	Parking Rate	Required Parking	Provided Parking
1	Office	Data Center	240,134	1 per 333 SF	722	1,334
	Cooking School	Technical School	6,908	1 per 25 SF	276	
	Burlington-Retail	Retail	77,570	1 per 200 SF	388	
	Burlington-Office	Office	7,194	1 per 333 SF	22	
	Payless Shoes	Retail	3,000	1 per 200 SF	15	
2	Comerica Bank	Office	3,566	1 per 333 SF	11	27
2A	Whataburger	Restaurant	2,788	1 per 100 SF	28	28
3	Drive Through Restaurant	Restaurant	3,198	1 per 100 SF	36	29*
4	Taco Cabana	Restaurant	3,400	1 per 100 SF	34	45
5	Vacant	-	-	-	0	63
6	State Bank of Texas	Office	7,120	1 per 333 SF	22	36
			<b>Total Floor Area</b>		<b>1,554</b>	<b>1,562</b>
Allowable Reductions per 51A-4.301(c)(6)						
			Office	252,444	X 10%/333	-76
			Retail	80,570	X 10%/200	-40
			Restaurant	9,386	X 50%/100	-47
			<b>Total Reduction</b>			<b>-163</b>
			<b>Total Compact Provided</b>			<b>269(17%)</b>
			<b>Parking Required</b>	<b>1,537</b>	<b>-163</b>	<b>1,391</b>
						<b>1,562</b>

\*THE ONSITE PARKING PROVIDED FOR LOT 3 IS 29 SPACES. THE SHARED PARKING LOT FOR LOT 3 FROM LOT 1 IS 11 SPACES. THE TOTAL PARKING FOR LOT 3 IS 40 SPACES.

ZONING NOTE

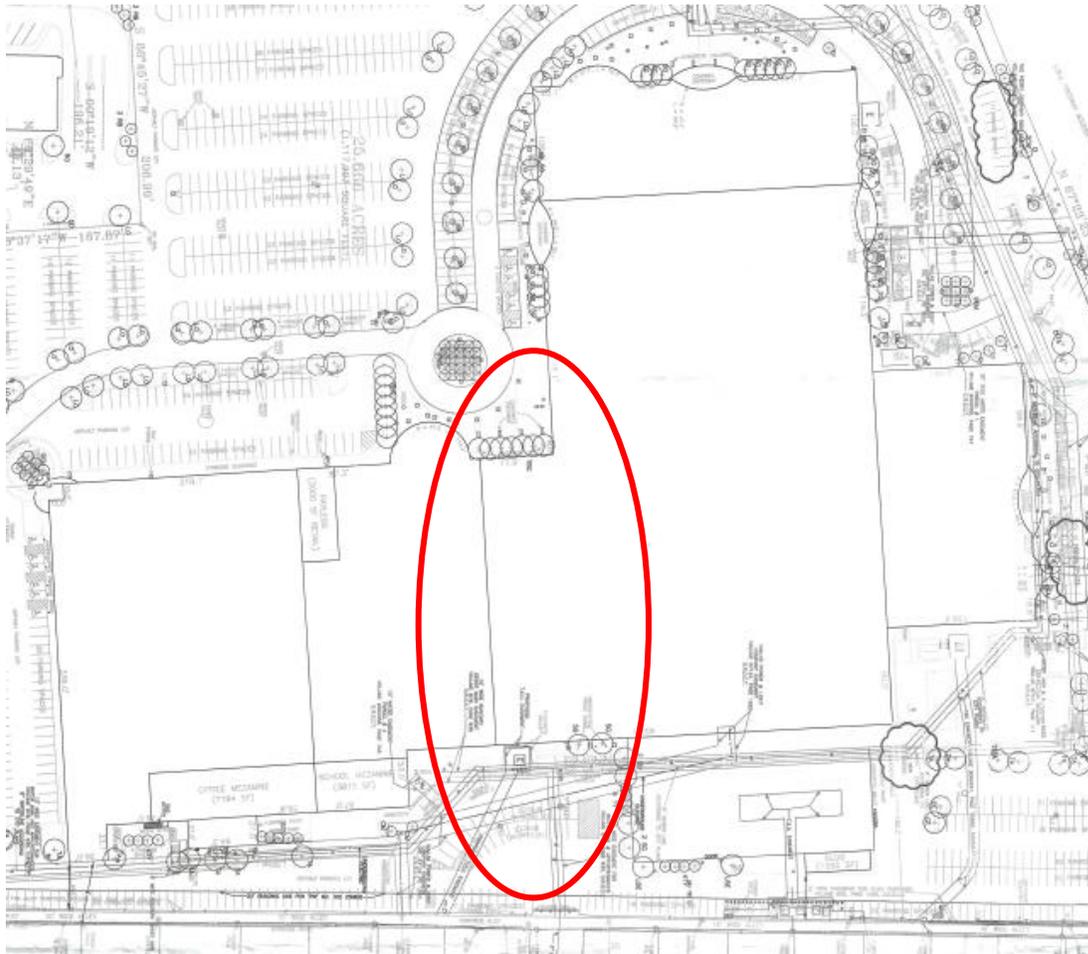
THE TRACT OF LAND SHOWN IS ZONED "PD" NO. 308, (PLANNED DEVELOPMENT DISTRICT NO. 308) FOR MU-1, MIXED USE DISTRICT USES AND OR COMMUNITY RETAIL DISTRICT USES. MORE SPECIFICALLY THE TRACT OF LAND SHOWN HEREON IS TRACT B IN THE "PD" NO. 308 ZONING CASE WHICH LIMITS ITS SPECIFIC USE TO MU-1 MIXED USE DISTRICT. THE MAXIMUM FLOOR AREAS ALLOWED FOR BUILDINGS IN TRACT B (THE TRACT OF LAND SHOWN HEREON) IS 2,687,500 SQUARE FEET. THE TOTAL AMOUNT OF BUILDING FLOOR AREA EXISTING ON THIS SITE ON THE TIME OF THIS PLAT REVISION IS 392,152 SQUARE FEET. THE MAXIMUM HEIGHT PERMITTED FOR ANY STRUCTURE ON THE TRACT OF LAND SHOWN HEREON IS 180 FEET. THE MAXIMUM HEIGHT OF ANY BUILDING EXISTING ON THE TRACT OF LAND SHOWN HEREON IS 37 FEET. "PD" NO. 308 INDICATES THAT THE STANDARDS FOR MU-1 ZONING WILL BE APPLIED FOR BUILDING SET-BACK DISTANCES ON THE TRACT OF LAND SHOWN HEREON. THE MINIMUM FRONT YARD SET-BACK DISTANCE IS 15 FEET. THE MINIMUM REAR AND SIDE YARD BUILDING SET-BACK DISTANCE WHEN ADJOINING A RESIDENTIAL DISTRICT IS 20 FEET PLUS AN ADDITIONAL 20 FEET FOR ANY PORTION OF A STRUCTURE OVER 45 FEET TALL. THE NEAREST BUILDING TO A RESIDENTIAL PROPERTY LINE LIES 45.3 FEET FROM THE PROPERTY LINE WHICH MEETS THIS REQUIREMENT.

Existing Landscape Plan



<p>ISSUES &amp; REVISIONS</p> <table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1/2/07</td> <td>RELOCATED 6 SPACES</td> </tr> </tbody> </table>	No.	Date	Description	1	1/2/07	RELOCATED 6 SPACES	<p><b>T-Mobile</b></p> <p>SWITCH EXPANSION PROJECT</p> <p>ADDRESS</p> <p>11800 WEBB CHAPEL ROAD SUITE 5000              DALLAS, TEXAS 75234</p>	<p><b>BURR</b></p> <p>COMPUTER              ELECTRONIC              EQUIPMENT</p>	<p><b>Binkley &amp; Bartfield</b></p> <p>LANDSCAPE ARCHITECTURE</p>	<p><b>KENNELL, Landscape Architecture</b></p> <p>Michael S. Kendall, ASLA</p> <p>800 N. GULF FRIEDLAND              DALLAS, TEXAS 75208              TEL: (214) 750-1100              FAX: (214) 750-1101</p>
No.	Date	Description								
1	1/2/07	RELOCATED 6 SPACES								

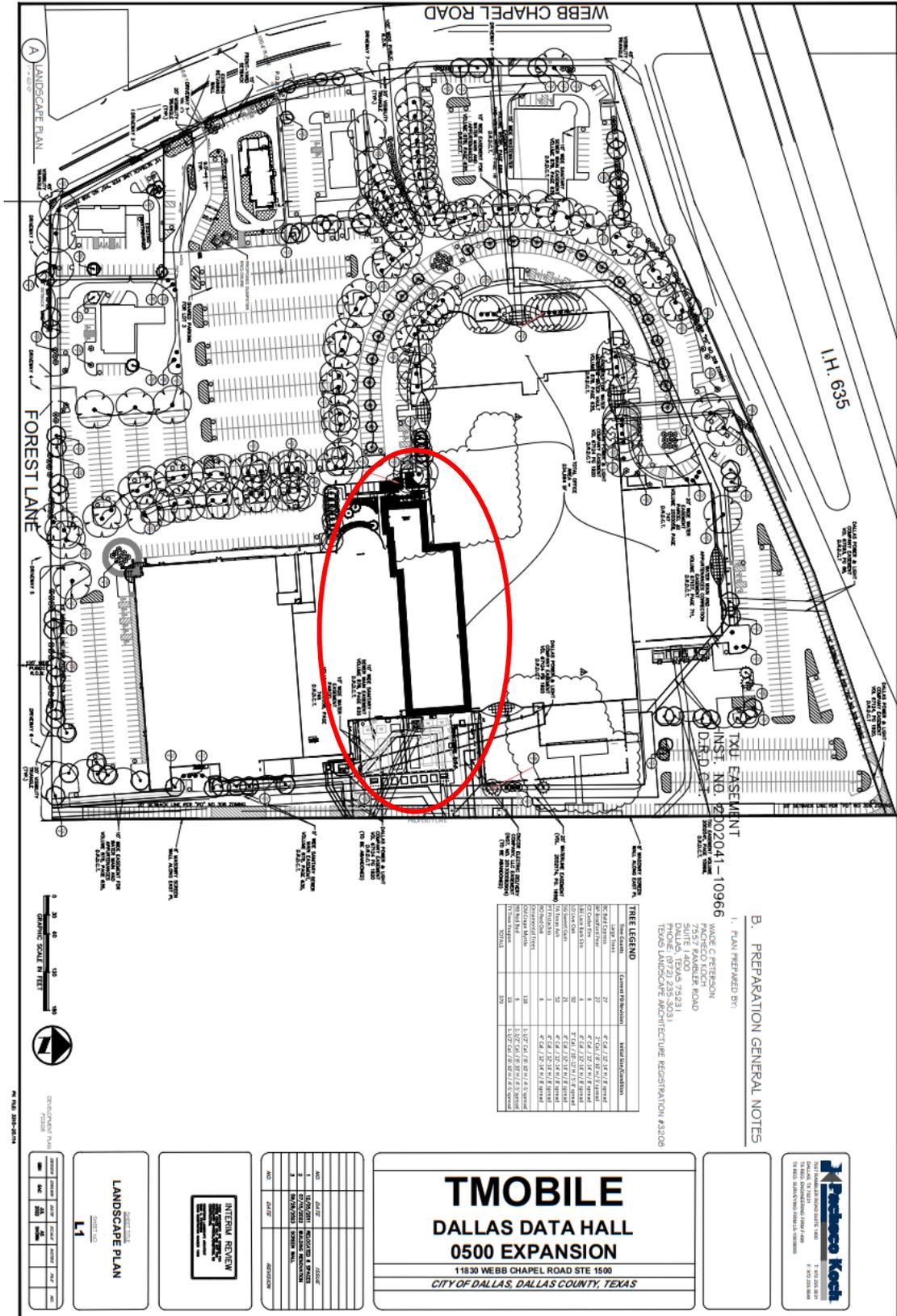
Existing Landscape Plan – Enlarged



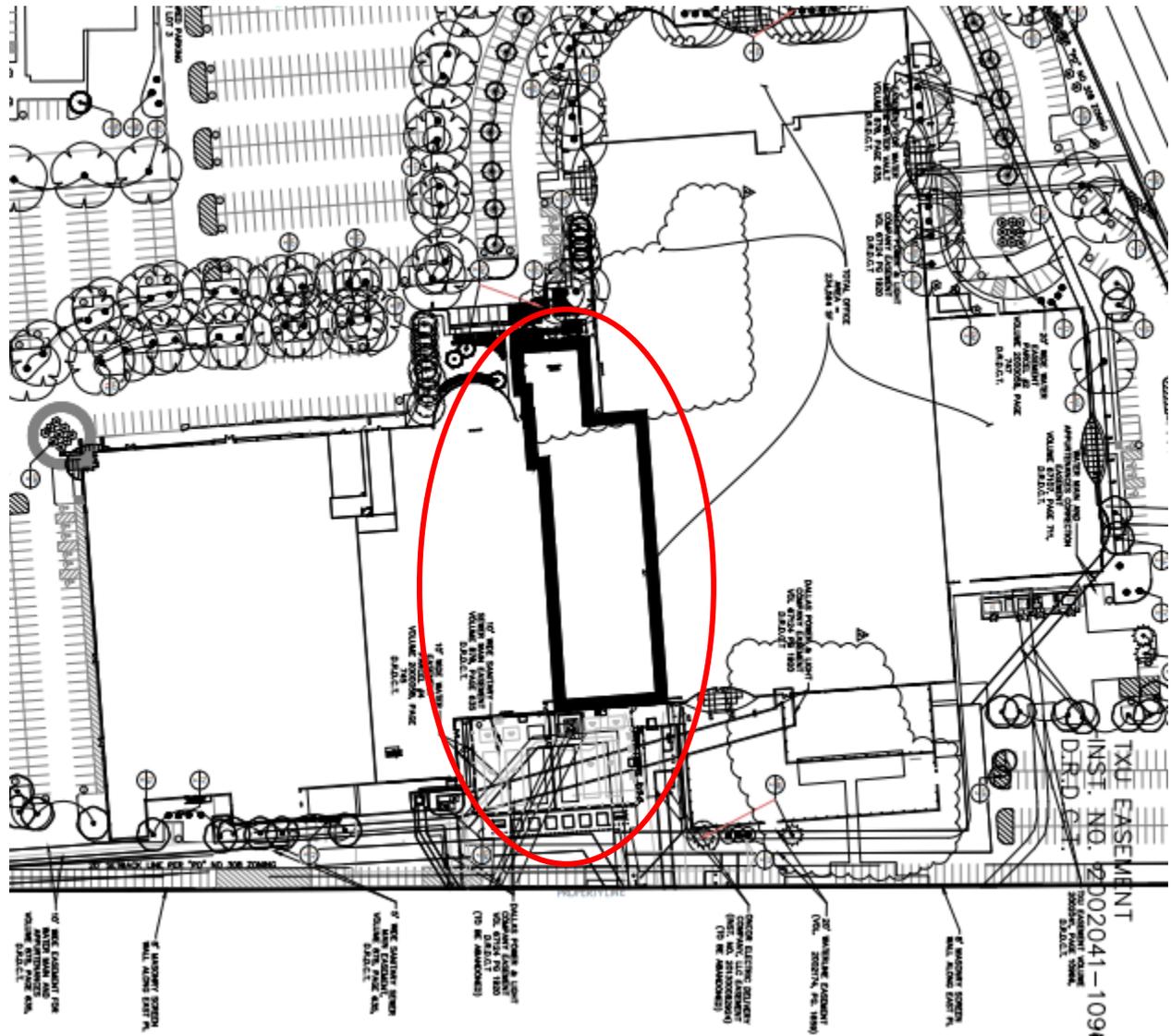
TREE LEGEND

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



Proposed Landscape Plan – Enlarged

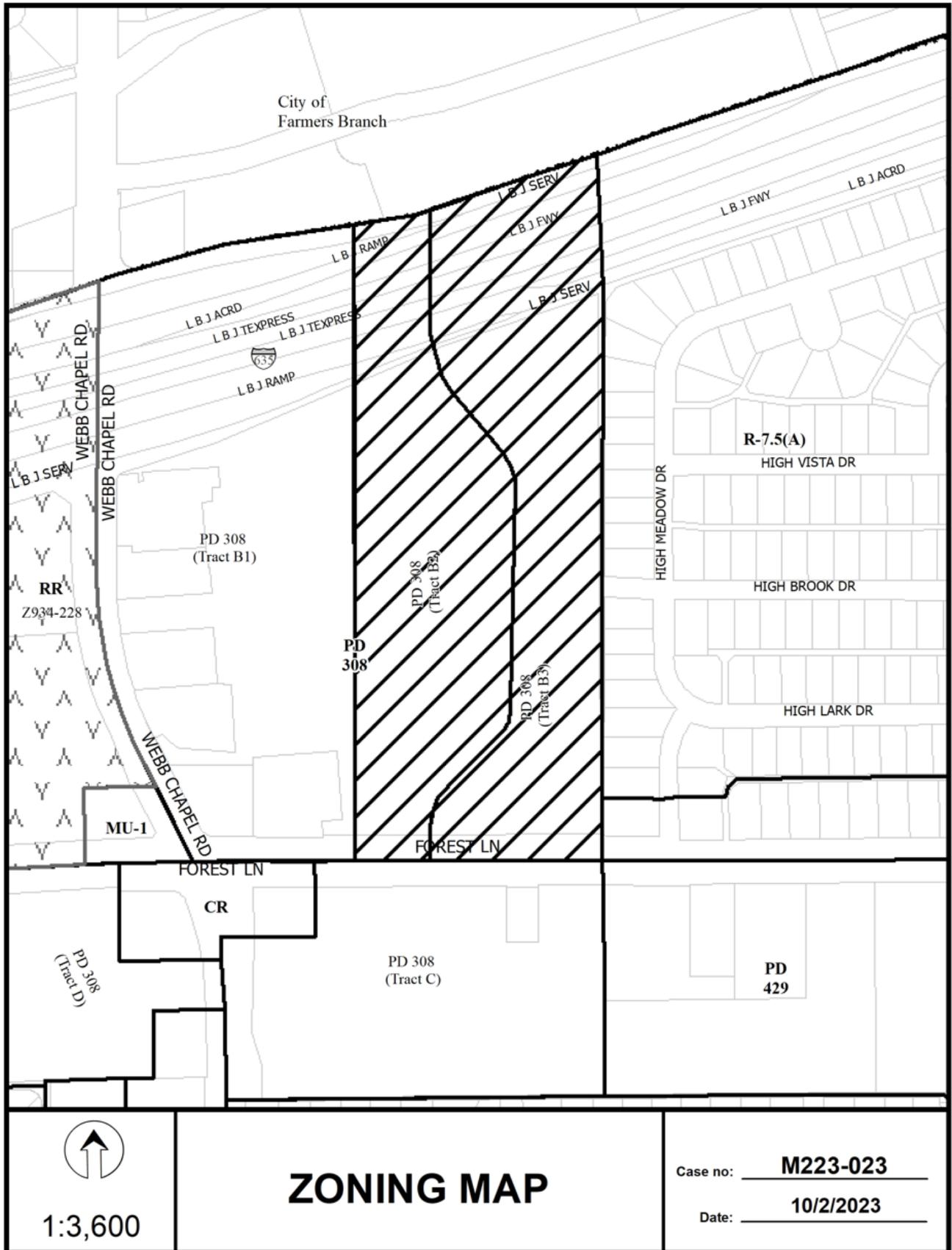


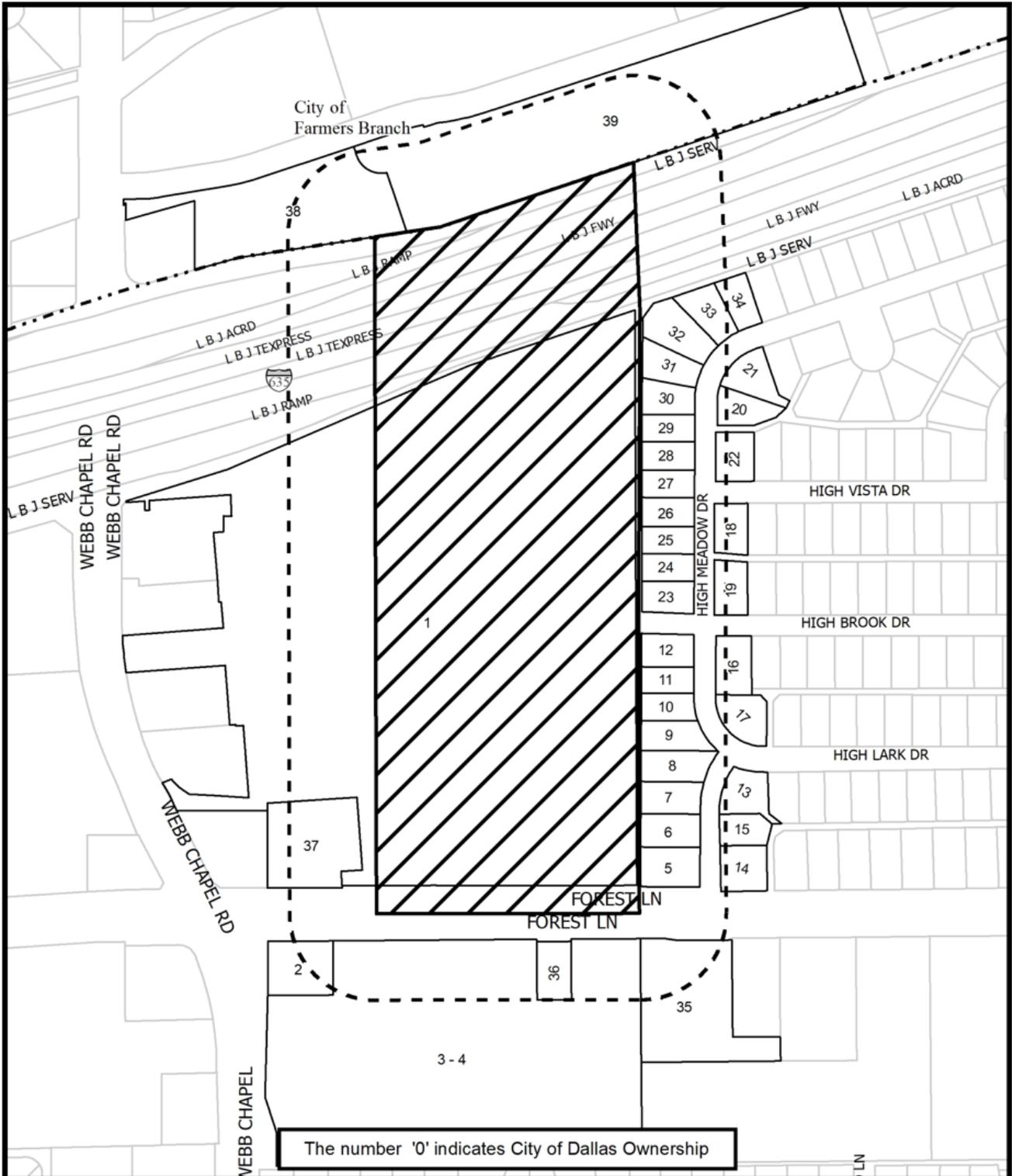
TREE LEGEND		
Tree Counts	Current PD Revision	Initial Size/Condition
Large Trees		
BC Bald Cypress	27	4" Cal. / 12'-14' H / 8' spread
BP Bradford Pear	27	2" Cal. / 8'-10' H / 5' spread
CE Cedar Elm	6	4" Cal. / 12'-14' H / 8' spread
LBE Lace Bark Elm	4	4" Cal. / 12'-14' H / 8' spread
LO Live Oak	92	3" Cal. / 10'-12' H / 5'-6' spread
SG Sweet Gum	21	4" Cal. / 12'-14' H / 8' 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	6	4" Cal. / 12'-14' H / 8' spread
Ornamental Trees		
CM Crape Myrtle	118	1-1/2" Cal. / 8'-10' H / 4'-5' spread
RB Red Bud	6	1-1/2" Cal. / 8'-10' H / 4'-5' spread
TY Tree Yaupon	19	1-1/2" Cal. / 8'-10' H / 4'-5' spread
TOTALS	379	



*Aerial View*







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