

Planner: Wilson Kerr

FILE NUMBER: D234-003(WK)

DATE FILED: June 6, 2023

LOCATION: Southwest corner South Buckner Boulevard and Samuel Boulevard

COUNCIL DISTRICT: 7

SIZE OF REQUEST: ±7.91 acres

CENSUS TRACT: 48113012207

MISCELLANEOUS DOCKET ITEM

REPRESENTATIVE: Joe LaCroix, Baird Hampton & Brown, Inc.

OWNER/ APPLICANT: HEB, LP

REQUEST: An application for a development plan for a general merchandise or food store greater than 3,500 square feet on property zoned Planned Development No. 605.

STAFF RECOMMENDATION: **Approval.**

Planned Development District No. 605

<https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20605.pdf>

Planned Development District No. 605 Exhibits:

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/605A.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/605B.pdf>

BACKGROUND INFORMATION:

On April 25, 2012, the Dallas City Council established Planned Development District No. 605 was by Ordinance No. 24639.

Development and use of the Property must comply with the conceptual plan (Exhibit A). In the event of a conflict between the text of this article and the conceptual plan, the text of this article controls.

A development plan for each phase of development must be approved by the city plan commission before the issuance of any building permit to authorize work within that phase. If an applicant simultaneously submits a specific use permit request along with a request for development plan approval, the development plan may be used as the site plan for a specific use permit if the development plan meets the requirements of Section 51A-4.219(b)(2)

REQUEST DETAILS:

The request seeks approval of a development plan for a general merchandise or food store greater than 3,500 square feet. The request site is currently undeveloped.

The new development will allow for a 55,000 sf grocery store with 335 parking spaces being provided.

A traffic impact analysis was reviewed by the Engineering Division of Development Services. Staff did not have objections to the proposal of the new retail being developed on the property.

The landscaping on the site will be in accordance with Article X of the zoning code, per the requirements of PD No. 605.

Upon review of the proposed development plan, staff has determined that the request complies with the requirements set forth by Planned Development District No. 605 conditions and does not impact any other provisions of the ordinance permitting this use.

D234-003(WK)

List of Officers

HEB, LP

Howard E. Butt III- Chief Executive Officer
Roxanne M. Orsak- President of Format and Joe V's Smart Shop
Benjamin R. Scott- Vice President of Real Estate



1:3,600

AERIAL MAP

Case no: _____

Date: 1/4/2024

