



04/20/2023  
PROJECT NUMBER  
CASE NUMBER

**BALDWIN ASSOCIATES**  
3904 Elm Street, Suite B  
Dallas, Texas 75226  
MOBILE: 214.729.7949  
OFFICE: 214.824.7949  
rob@baldwinplanning.com



**Specific Use Permit 1903**

Use	Late-hours establishment limited to a restaurant without drive-in or drive-through service.
Address	5631 Alta Ave.
Zoning	SUP 1903/PD 842 Modified Delta Overlay 1 TR 3
Block	C/1983
Lot	16
Lot SF	8,975
SUP SF Interior	2,868
SUP SF Patio	494
Total SUP Area	3,362

**PARKING ANALYSIS**

Address	Square Footage	Lot	Block	Use	Parking Ratio	Parking Required	Parking Provided
5631 Alta Ave.	2,868	16	C/1983	Restaurant	100	29	
5627 Alta Ave.	-	15	C/1983	Parking Lot	N/A	0	
<b>On-Site Parking</b>							<b>11</b>
<b>*Remote Parking 5618 Sears, Lot 5, Blk C/1983</b>							<b>22</b>
<b>Total</b>						<b>29</b>	<b>33</b>

\*Remote Parking by Agreement Volume 83124 Page 2287

**5631 ALTA AVENUE**  
**CITY OF DALLAS, TEXAS**

