



PARKING DEMAND ANALYSIS FOR

# Wier's Plaza

Dallas, Texas

SEPTEMBER 19, 2025

PREPARED BY:

**Westwood**

PROJECT 0071349.00

Parking Demand Analysis For:

# Wier's Plaza

Dallas, Texas

**Commissioned By:** Four Rivers Capital

**For Submittal To:** City of Dallas

**Reference:** \_\_\_\_\_

**Prepared By:** Steve E. Stoner, P.E., PTOE  
Westwood Professional Services  
7557 Rambler Road, Suite 1400  
Dallas, Texas 75231-2388  
(972) 235-3031  
[westwoodps.com](http://westwoodps.com)  
TBPELS Firm #10074301, Firm #11756







# EXHIBIT 1

## SITE LOCATION MAP

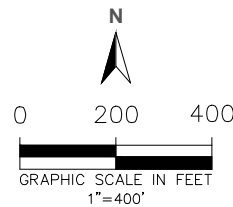
**WIER'S PLAZA  
DALLAS, TX**

### LEGEND

 Project Location

WW 0071349.00

(SMV: 09/19/25)



# Westwood

**Phone** (972) 235-3031 **7557 Rambler Road, Suite 1400**  
**Toll Free** (888) 937-5150 **Dallas, TX 75231**  
westwoodps.com

Westwood Professional Services, Inc.  
TBPE FIRM REGISTRATION NO. F-11756  
TBPLS FIRM REGISTRATION NO. 10074301



## INTRODUCTION

The services of **Westwood Professional Services** (Westwood) were retained by Four Rivers Capital (the “Applicant”) to conduct a Parking Demand Analysis (PDA) for the property located at 3219 Knox Street in Dallas, Texas. The development is an existing mid-rise mixed-use tower with street-level and some second-level commercial uses, multi-tenant office on the upper floors, and below-grade structured parking. The project is referred to as *Wier’s Plaza*. For reference, a copy of the Project’s existing site plan is included herein.

Four Rivers Capital is requesting reduction in the code parking requirement (the “Request”) to facilitate a proposed change of use. One of the existing commercial tenants is a two-story, 28,000-square-foot furniture store that will be vacating the space; the space will be re-occupied by some combination of retail, restaurant, and/or office use. Under the property’s current zoning requirements, the change of use will result in a net increase in required parking. However, the existing parking supply that is based on the existing parking code requirement consistently exhibits a significant surplus of spaces that can easily accommodate the net increase in parking demand that could result from the changes of use.

The Request is subject to the approval of the City of Dallas (the “Approving Agency”). Submittal of a technical study evaluating the merits of the Request is recommended by the City to aid in the review process.

This PDA was prepared by registered professional engineers from Westwood who have technical knowledge on matters related to parking demand that were applied in this evaluation. Westwood is a national, multi-disciplined consulting firm that provides professional services in traffic engineering and related fields.

### Purpose

A PDA is an investigation of parking demand characteristics for a specific land use(s). Where available, site-, project-, or use-specific factors affecting parking demand can also be considered. Therefore, the results presented in this analysis are intended for the subject site and may not apply to other similar projects.

Parking demand is theoretically represented by local zoning ordinances, which provide a good baseline point of reference. However, in many cases, these ordinances can be overly simplified, over generalized, or simply out of date and do not sufficiently reflect actual parking needs of a project. The purpose of this PDA is to provide a more focused evaluation of the parking needs of the Project relative to the corresponding code requirements to illustrate the differences. The results may then validate a potential adjustment to the code parking requirement. Procedures for and formal approval of a deviation from the standard parking code requirements are subject to the ordinances and procedures established by the Approving Agency.

## Project Description

The following table provides a summary of the current and proposed building program for the property as data provided to Westwood by Four Rivers Capital.

*Table 1. Development Program*

USE	EXISTING AMOUNT (CURRENT OCCUPANCY)	PROPOSED AMOUNT
Office	257,708 SF (100% occ.)	257,708 SF
Restaurant	11,212 SF (100% occ.)	26,212 SF*
Retail	--	13,000 SF*
Furniture Store	28,000 SF (100% occ.)	--

*\* The future occupants of the 28,000-SF spaces are speculative, but the potential scenario generating the highest code requirement would include restaurant use on the ground floor (15,000 SF) and general retail on the second floor (13,000 SF). This scenario was assumed for purposes of this analysis.*

The on-site parking supply contains 790 spaces in an underground parking garage. An additional 14 on-street parking spaces are provided on Knox Street adjacent to the property and six (6) adjacent on-street parking spaces are provided on Travis Street, however, the spaces are considered public and do not count toward satisfying the property's parking code requirement.

## BASE CODE PARKING REQUIREMENT

The subject property of this analysis is currently zoned the Oak Lawn Special Purpose District (PD No. 193). As outlined in Section 51P-193.107 of the PD ordinance, the following base parking ratios currently apply:

- Office [107 (j)(1)(C)]: 1.0 parking space per 366 square feet of building area
- Restaurant [107 (i)(1,4)(C)]: 1.0 parking space per 100 square feet of building area
- Retail [107 (k)(1)(C)]: 1.0 parking space per 220 square feet of building area
- Furniture Store [107 (k)(14)(C)]: 1.0 parking space per 550 square feet of building area

PD No. 193 [51P-193.113(g)(4)] also provides for an adjustment to the cumulative parking code requirement for properties containing a mix of uses. The methodology allows for application of time-of-day adjustment factors in accordance with the PD 193 Exhibit 139F. A summary of the code requirement for existing and proposed conditions is summary on the following tables.

TABLE 2A. CODE PARKING ANALYSIS FOR

## Wier's Plaza - 3219 Knox Street

AS PER: City of Dallas - PD 193/Oak Lawn Special Purpose District

SCENARIO: 15 kSF furniture to restaurant, 13kSF furniture to office

PD 193 default  
@ 1 space /

			PD 193 default @ 1 space /	Base Req.	Time-of-Day				
					Morning	Noon	Afternoon	Late Afternoon	Evening
MULTIFAMILY	-	SF (Living)		0.0	80%	60%	60%	70%	100%
					0	0	0	0	0
HOTEL	-	Guest Rooms		0.0	100%	100%	100%	100%	100%
					0	0	0	0	0
BAR & REST USES	11,212	GSF	100 SF of floor area	112.1	20%	100%	30%	30%	100%
					22.4	112.1	33.6	33.6	112.1
OFFICE-RELATED	257,708	GSF	366 SF of floor area	704.0	100%	80%	100%	85%	35%
					704.0	563.2	704.0	598.4	246.4
HEALTH STUDIO	-	GSF	150 SF of floor area	0.0	45%	70%	55%	80%	100%
					0	0	0	0	0
RETAIL-RELATED	-	GSF	220 SF of floor area	0.0	60%	75%	70%	65%	70%
					0	0	0	0	0
OTHER	--	--		50.9	100%	100%	100%	100%	100%
Furniture	28,000	GSF	550 SF of floor area	50.9	50.9	50.9	50.9	50.9	50.9
SUBTOTAL				867.0	777.0	726.0	789.0	683.0	409.0

**789** PARKING SPACES REQUIRED PER CODE

TABLE 2B. CODE PARKING ANALYSIS FOR

## Wier's Plaza - 3219 Knox Street

AS PER: City of Dallas - PD 193/Oak Lawn Special Purpose District  
 SCENARIO: convert 15 kSF furniture to restaurant and 13kSF furniture to retail

PD 193 default  
 @ 1 space /

Base Req.

Time-of-Day

Morning	Noon	Afternoon	Late Afternoon	Evening
80%	60%	60%	70%	100%
0	0	0	0	0
100%	100%	100%	100%	100%
0	0	0	0	0
20%	100%	30%	30%	100%
52.4	262.1	78.6	78.6	262.1
100%	80%	100%	85%	35%
704	563.2	704	598.4	246.4
45%	70%	55%	80%	100%
0	0	0	0	0
60%	75%	70%	65%	70%
35.4	44.25	41.3	38.35	41.3
100%	100%	100%	100%	100%
0	0	0	0	0
792	870	824	715	550

MULTIFAMILY	-	SF (Living)
-------------	---	-------------

0

HOTEL	-	Guest Rooms
-------	---	-------------

0

BAR & REST USES	26,212	GSF
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100 SF of floor area

262.1

OFFICE-RELATED	257,708	GSF
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366 SF of floor area

704.0

HEALTH STUDIO	-	GSF
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150 SF of floor area

0

RETAIL-RELATED	13,000	GSF
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220 SF of floor area

59.0

OTHER	-	--
Furniture	-	GSF

550 SF of floor area

0

SUBTOTAL 296,920

1025.0

**870** PARKING SPACES REQUIRED PER CODE

PARKING DEMAND ANALYSIS

Approach

To validate the parking demand for the subject site, information was compiled from actual parking demand data collected on site. The resulting parking demand data points were tabulated then compared to the base code parking requirement to provide the basis for the Request.

Observed Parking Demand

Actual, observed parking demand is considered one of the best representations of site-specific parking demand characteristics. Factors affecting actual parking demand such as travel mode, tenant occupancy, time variations, etc. can be accounted for in this approach. For this reason, Westwood conducted on-site parking accumulation counts at select times on subject property between Thursday, August 28 and Tuesday, September 9, 2025. The count times were based on the time periods that the parking demand for the various land uses typically peak—for example, office parking demand typically peaks during the mid-day (late-morning/early afternoon), while restaurant parking demand peaks during the weekend evening period. A summary of the actual parking demand data is summarized in the following table and graphically **Exhibit 2**.

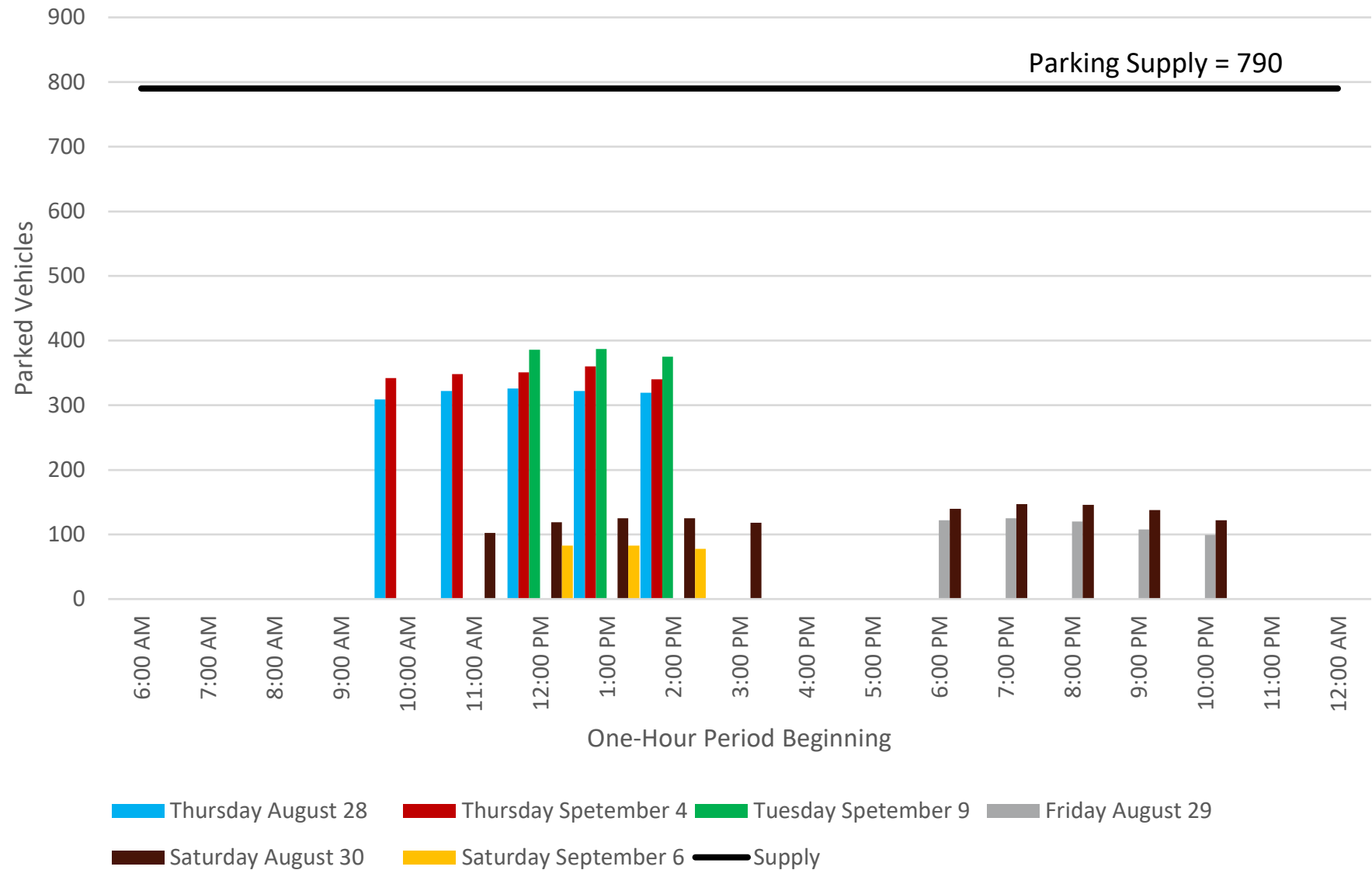
Table 4. On-Site Parking Accumulation Data

SITE	DATE OF COUNTS	PEAK NUMBER OF PARKED VEHICLES	PARKING SUPPLY OCCUPANCY (790 SPACES)
Wier’s Plaza 3219 Knox Street Dallas, TX 75205 (100% tenant occupancy)	Weekday Mid-day (Office Peak)	386 <small>(12:00 PM hour, Tuesday, Sept. 9, 2025)</small>	49.0%
	Saturday Mid-day (Retail Peak)	125 <small>(12:00 PM and 1:00 PM hours, Saturday, August 30, 2025)</small>	15.8%
	Friday/Saturday Evening (Restaurant Peak)	147 <small>(7:00 PM hour, Saturday, August 30, 2025)</small>	18.6%

The data indicate that the overall peak parking demand very distinctly occurs during the weekday mid-day when during the office/lunch period. The highest observed parking demand consisted of 386 parked vehicles, or 49.0% occupancy of the parking supply (404 parking spaces were unoccupied).



Exhibit 2. Observed Parking Demand



## SUMMARY OF FINDINGS

The following findings are based upon Westwood's analysis of parking demand characteristics for the proposed development outlined in the *Project Description* section of this report.

**FINDING:** With the existing uses, which includes a 28,000-square-foot furniture store, the subject property requires 789 parking spaces per PD 193. Once the furniture store is replaced with other uses, the parking requirement could increase up to 870 parking spaces—a code increase of 81 parking spaces.

**FINDING:** Based on on-site parking accumulation counts conducted at various times between Thursday, August 28 and Tuesday, September 9, 2025, the highest overall peak parking demand of 386 parked vehicles was observed during the noon hour on a typical weekday. The tenant occupancy of the property was 100% at the time of the study.

**FINDING:** The Property provides an underground parking structure containing 790 parking spaces. Based on the parking demand study referenced above, the parking supply provides a minimum of 404 surplus parking spaces at any given time.

The Applicant is seeking a reduction in the parking requirement for the subject property in order to accommodate a change of use for 28,000 square feet of space from a furniture store use to some combination of retail, restaurant, and/or office use that could result in a code deficit of up to 80 spaces. The findings of this analysis show that the current on-site parking supply provides an ample surplus of parking spaces at all times that can easily accommodate the increase in parking needs created by the proposed change of use.

*END OF MEMO*