



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 234-079

RECEIVED
FOR OFFICE USE ONLY
MAY 01 REC'D
BY: _____

Data Relative to Subject Property: _____ Date: _____

Location address: 9334 E R L Thornton Fwy Zoning District: Regional Retail (RR)

Lot No.: 1 & 2 Block No.: A-8039 Acreage: 11.88 AC Census Tract: Dallas County CT 122-07

Street Frontage (in Feet): 1) 683.72 2) 161.13 3) 616.17 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): 9334, LTD

Applicant: Jordan Corbitt, P.E. Telephone: (478) 718-4760

Mailing Address: 11720 Amber Park Drive, Alpharetta, GA Zip Code: 30009

E-mail Address: jordan.corbitt@kimley-horn.com

Represented by: _____ Telephone: _____

Mailing Address: _____ Zip Code: _____

E-mail Address: _____

Affirm that an appeal has been made for a Variance or Special Exception of parking demand

~~seeking a reduction of 18.27%~~ 25% reduction (MAD)

Application is made to the Board of Adjustment, in accordance with the provisions of the Dallas Development Code, to Grant the described appeal for the following reason:

The Applicant is seeking a ~~25%~~ 18.27% MAT parking reduction for the proposed development. The proposed future tenant is The Home Depot, and the tenant is unable to meet the required parking demand and maintain their prototypical standards for operation on this property.

Note to Applicant: If the appeal requested in this application is granted by the Board of Adjustment, a permit must be applied for within 180 days of the date of the final action of the Board, unless the Board specifically grants a longer period.

Affidavit

Before me the undersigned on this day personally appeared Jordan Corbitt, P.E.

(Affiant/Applicant's name printed)

who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property

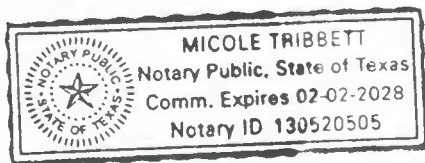
Respectfully submitted: Jordan Corbitt
(Affiant/Applicant's signature)

Digitally signed by Jordan Corbitt
DN: cn=Jordan Corbitt, o=Kimley-Horn, ou=Kimley-Horn, email=jordan.corbitt@kimley-horn.com,
Date: 2024.03.29 11:38:31 -0500

Subscribed and sworn to before me this 29 day of March, 2024

DocuSigned by:

Micole Tribbett
Notary Public in and for Dallas County, Texas
188714855C4844F...





REFERRAL FORM FOR BOARD OF ADJUSTMENT

APPLICANT	Frank Teagan		OWNER	
ADDRESS	9334 E. K.L. Mackin	STATE	Tx	ZIP 75228
LOT	TR A	BLOCK	A/8039	ZONING RR

<input type="checkbox"/> Variance	<input type="checkbox"/> Special Exception
<input type="checkbox"/> Yard setback	<input type="checkbox"/> Fence height and standards
<input type="checkbox"/> Lot width	<input type="checkbox"/> Visibility triangle obstructions
<input type="checkbox"/> Lot Depth	<input checked="" type="checkbox"/> Parking demand
<input type="checkbox"/> Lot Coverage	<input type="checkbox"/> Landscaping
<input type="checkbox"/> Floor area for accessory structures for single family uses	<input type="checkbox"/> Additional dwelling unit for a single-family
<input type="checkbox"/> Height	<input type="checkbox"/> Carport
<input type="checkbox"/> Minimum width of sidewalk	<input type="checkbox"/> Non-conforming use
<input type="checkbox"/> Off-street parking	<input type="checkbox"/> Other
<input type="checkbox"/> Off-street loading	
<input type="checkbox"/> Landscape regulations	
<input type="checkbox"/> Other	

Please list the City of Dallas Development Code(s) this project is non-compliant with:

Description: Applicant wants a 25% parking reduction.

Alternative resolutions discussed/offered:

Referred by Greg Franklin Contact: 214-948-4634 Date: 2/5/24

FOR INTERNAL USE ONLY

BD23A-079

Board of Adjustment Prescreen Checklist

Reviewer: _____ Date: _____

Referred By: _____

Applicant: Micole Tribett Ph #: _____ email: _____

Property Address: 9334 E. R.L. Thornton

Zoning: _____ Lot: _____ Block: _____ Acres: _____

Conservation/Historic District: _____

Land Use: _____ Is use allowed? Yes No

County Plat? Yes No Legal Build Site: _____

Street frontage: 1.) _____ 2.) _____ 3.) _____ 4.) _____

Corner lot: _____ Double frontage: _____

Utilities/Easements/Dedications/Thoroughfare: _____

Permit: _____

	<u>Required</u>	<u>Proposed</u>		<u>Required</u>	<u>Proposed</u>
Front yard setback:	_____ MIN.	_____	Lot coverage:	_____ MIN.	_____
Side yard setback:	_____ MIN.	_____	Height:	_____ MIN.	_____
Rear yard setback:	_____ MIN.	_____	Lot size:	_____ MIN.	_____
Parking:	_____ MIN.	_____			

Accessory/Additional dwelling

	<u>Required</u>	<u>Proposed</u>		<u>Required</u>	<u>Proposed</u>
Side yard setback:	_____ MIN.	_____	Sq ft.:	_____ MIN.	_____
Rear yard setback:	_____ MIN.	_____	Height:	_____ MIN.	_____

Notes:

~~Proof of entity~~
Variance to parking reduction
25% - 390 provided, 520 reqd.
~~18.7% 425 spaces provided.~~

BDA234-079



Posting of Notification Sign

PER SEC 51A-1.106 Notification signs required to be obtained and posted

Address: 9334 E R L Thornton Fwy, Dallas, TX 75227

Appeal Number: BDA 234-079

All required notification signs must be posted on the property within fourteen (14) days after an application has been made, prior to the Board of Adjustment Hearing, and not be removed until the hearing ends.

The sign must be posted at a prominent location adjacent to the public street, evenly spaced along each frontage, and easily visible from the street. Failure to properly post the sign(s) may result in either a postponement or denial of the appeal.

All required notification signs have been received. One sign is required for each 500 feet or less of frontage, or every tract of five (5) acres or less, with a maximum of five (5) signs required. The cost of each sign is \$10.00.

Footage of each street frontage: I-30 Frontage: 748'
S. Buckner Blvd.: 1,063'

Number of acres: 11.88 AC

Number of signs received: 5 signs

Micale Hubbard
Signature of applicant or person receiving signs

5.1.2024
Date



Appeal number: BDA 234079

I, 9334, Ltd., Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 9334 E R L Thornton Fwy, Dallas, TX 75227
(Address of property as stated on application)

Authorize: Jordan Corbitt, P.E.
(Applicant's name as stated on application)

To pursue an appeal to the City of Dallas Zoning Board of Adjustment for the following request(s)

- Variance (specify below)
- Special Exception (specify below)
- Other Appeal (specify below)

Specify: The Applicant is pursuing a 25% parking reduction for the proposed Home Depot development.

Louis H. Lebowitz
Print name of property owner or registered agent
agent Date March 22, 2024

[Signature]
Signature of property owner or registered agent

Before me, the undersigned, on this day personally appeared
Louis H. Lebowitz

Who on his/her oath certifies that the above statements are true and correct to his/her best
knowledge. Subscribed and sworn to before me this 22nd day of
March, 2024



Meredith Abigail Kendall
Notary Public for Dallas County,
Texas

Commission expires on
April 29, 2026



CITY OF DALLAS
AFFIDAVIT

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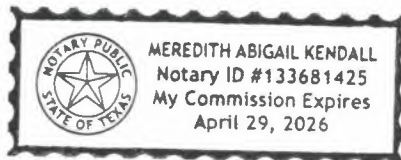
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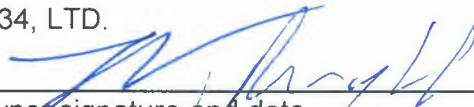
[Signature]
Notary Public for Dallas County,
Texas

Commission expires on
April 29, 2026

9334, LTD.
4311 W Lovers Ln., Ste. 200
Dallas, TX 75225

We, 9334, LTD., are the Owner of the property roughly located at 9334 E. R.L.Thornton Freeway and 5665 S. Buckner Blvd. We are making application to seek relief from the Design Standards from the City Plan and Zoning Commission (CPC) per Sec. 51A-4.605 (a)(10). To accomplish this purpose, We are authorizing Jordan Corbitt, P.E. to act as the Applicant on behalf of 9334, LTD. Jordan Corbitt acts as the Site Development Coordinator for Home Depot U.S.A. inc. ("Home Depot") in eastern Texas, and Home Depot is intending to become the next tenant at 9334 E. R.L. Thornton Freeway. Because Home Depot must seek relief from the Design Standards in order to achieve their prototypical building and site design standards, We believe that Jordan Corbitt best serves the role of Applicant.

9334, LTD.

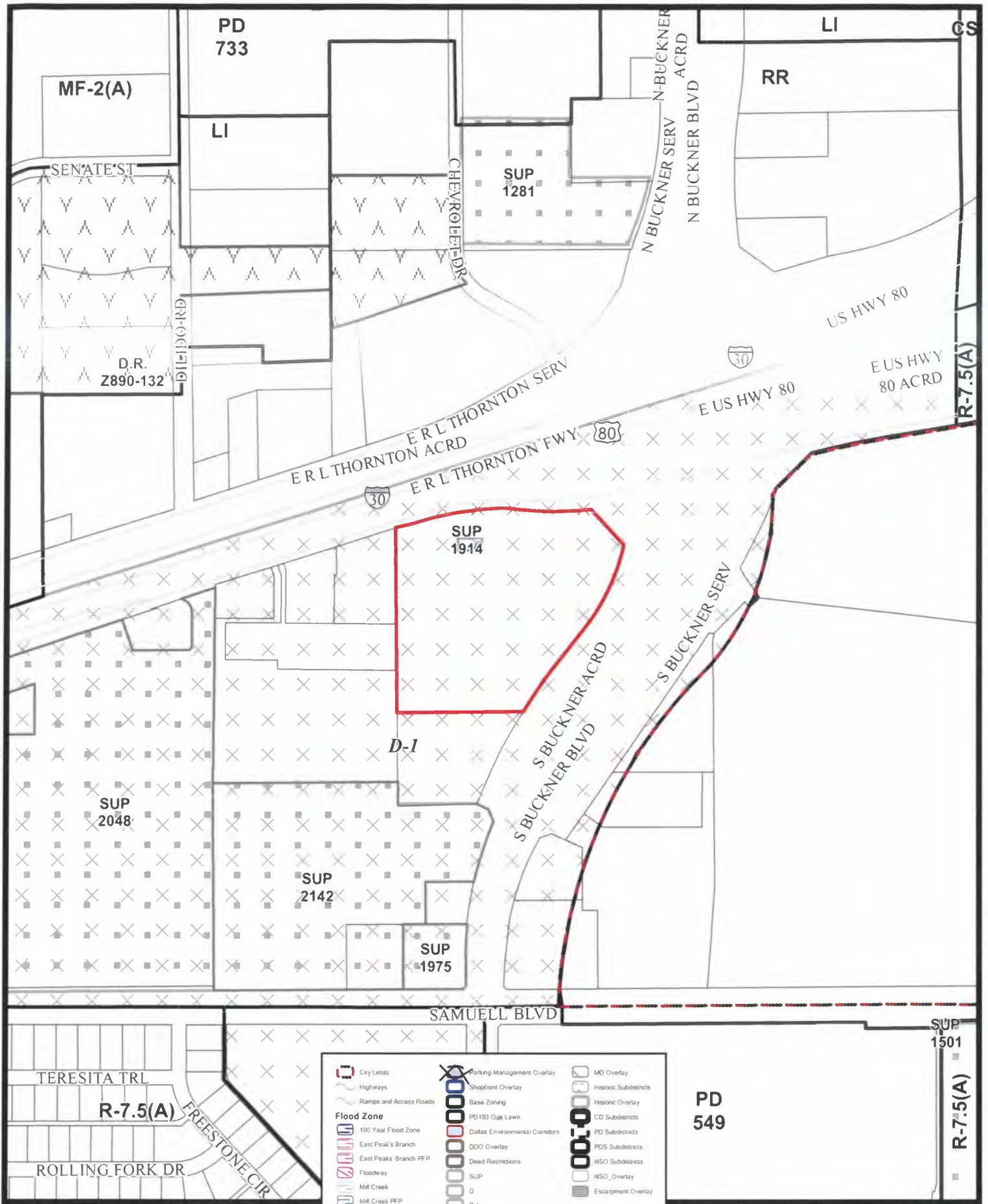



Owner signature and date

Louis H. Lebowitz, President of G.P.____
Owner printed name

214-520-8818_____
Contact phone number

llebowitz@msn.com_____
Contact E-mail




 1:4,800

	City Limits		Parking Management Overlay		MO Overlay
	Highways		Shopfront Overlay		Historic Subdistricts
	Ramps and Access Roads		Base Zoning		Historic Overlay
	Flood Zone		PD193 Oak Lawn		CD Subdistricts
	100 Year Flood Zone		Dallas Environmental Corridors		PD Subdistricts
	East Peak's Branch		DDO Overlay		PDS Subdistricts
	East Peaks Branch PFP		Deed Restrictions		NSO Subdistricts
	Floodway		SUP		NSO_Overlay
	Mill Creek		D-1		Escarpment Overlay
	Mill Creek PFP		CP		
	Peak's Branch		SP		
	Peak's Branch PFP				
	X Protected by Levee				
	Parks				
	Height Map Overlay				

Case ID: **BA234-079**
 Printed: 3/6/2024

MEMORANDUM

To: David Nevarez, P.E., PTOE, CFM
 Transportation Development Services
 City of Dallas

From: Christian DeLuca, P.E.
 Michael Gomez, EIT
 Kimley-Horn and Associates, Inc.
 Registered Firm F-928

Date: April 29, 2024

Subject: East Dallas Home Depot Parking Study

4-29-2024



Introduction

This memorandum presents a study of projected parking demand for the proposed East Dallas Home Depot development, a 135,674 SF home improvement store located in Dallas, Texas. The analysis will evaluate if the proposed parking for the development will be sufficient based on local data collected at a Home Depot with similar characteristics and based on national data provided by the Institute of Transportation Engineers (ITE).

The development is located at 9334 E R L Thornton Freeway, on the southwest corner of I-30 and Buckner Boulevard. The property is zoned as RR (Regional Retail). The parking provided by the proposed Home Depot development is 390 spaces. A conceptual site plan is attached at the end of this memo.

City of Dallas Code Requirements

The Dallas City Code includes minimum parking requirements for all land use types. The data found in **Table 1** are taken from Sec. 51A-4.210 *Retail and Personal Service* for the Home Improvement Center land use. The calculated parking requirements for the proposed development are 520 spaces per the Dallas city code.

Table 1 – City of Dallas Parking Requirements

Use Classification	Parking Demand Ratio	Amount	Parking Demand
Home Improvement Center	1 per 275 SF	135,674 SF	387
Exclusive of Parking Area	1 per 1000 SF	30,000 SF	30
Garden Center	1 per 275 SF	28,118 SF	103
Total	-	-	520

Parking Requirements per Dallas City Code Sec. 51A-4.210

BDA23A-079



Local Data Analysis

Parking counts were conducted at a Home Depot of similar characteristics located at 6000 Skillman Street. This location was selected due to its size and relative proximity to the proposed development. Parking counts were conducted during peak demand periods as presented in the *ITE Parking Generation Manual*. Parking counts were collected over three consecutive days. **Table 2** presents parking counts for Thursday, Friday, and Saturday peak hours at the 6000 Skillman Street Home Depot location.

Table 2 - 6000 Skillman Street Home Depot Parking Counts

Hour Beginning	Thursday (Parking Counts)	Friday (Parking Counts)	Saturday (Parking Counts)
11:00 a.m.	153	193	234
12:00 p.m.	169	215	220
1:00 p.m.	170	208	202
2:00 p.m.	-	211	-

Counts based on field observations conducted from February 29th, 2024 to March 2nd, 2024

The peak parking demand across the observed study periods was 234 vehicles. The difference between the peak parking demand and the provided parking spaces from the Proposed East Dallas Home Depot development is shown in **Table 3** below.

Table 3 – Parking Demand and Proposed Capacity

Day	Observed Peak Parking Demand	Proposed Parking Supply	Parking Surplus
Thursday	170	390	220
Friday	215	390	175
Saturday	234	390	156

During the day and time with the highest demand, there was still an excess of 156 parking spaces. It is anticipated that the proposed East Dallas Home Depot development parking supply of 390 spaces would provide adequate parking. The observed parking demand at the 6000 Skillman Street location is also well below the 520-parking space requirement per the Dallas City Code, highlighting a potential oversupply of parking within the zoning standards.

ITE Parking Demand Analysis

Parking demand for the proposed development was also evaluated using ITE 5th Generation Hourly Parking Rates. **Figure 1** shows the parking demand for the development during each hour, offering a visual representation of the fluctuation in parking needs throughout the day. The peak parking demand for the Home Improvement land use is 433 parking spaces which occurred during the Saturday noon hour. The red horizontal line represents the number of parking spaces provided by the proposed East Dallas Home Depot development.

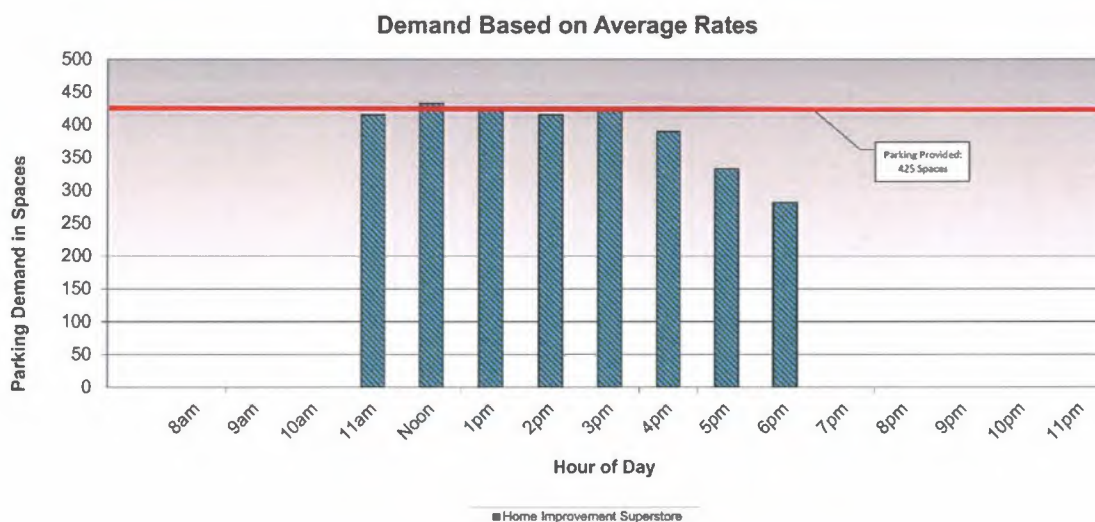


Figure 1- Predicted Parking Demand for the Development (ITE Parking Rates)

The projected 433 parking space demand is more than the 390 parking spaces provided by the proposed East Dallas Home Depot development. It should be noted however, that this is an increase of almost 200 vehicles when compared to local data collected at the Home Depot on 6000 Skillman Street. Local characteristics may account for different parking demands when compared to the parking rates provided by ITE, which are part of a national database.

A potential cause for the discrepancy between observed parking demand and the demand projected from ITE is the changing nature of consumer behavior. With some people opting to order online through services like curbside pickup, which can reduce the parking demand of a development.

Consideration to local data should be accounted for when determining the number of parking spaces that are appropriate to fulfill the land use needs.



The 433-parking space demand projected by ITE is also below the 520 parking space requirement set by the city of Dallas code, further outlining a potential oversupply of parking as per zoning standards.

Conclusion

This memorandum has analyzed the parking requirements for the proposed East Dallas Home Depot development, a 135,674 square foot home improvement store located in Dallas, Texas. Analysis of local and national data indicates that the parking demand for the proposed development is significantly below the requirements set forth by the City of Dallas code.

Data collection at a local Home Depot of similar characteristics observed a peak demand of 234 parked cars, which is less than half of the required 520 parking spaces set by the City of Dallas code. Analysis of national rates set forth by ITE indicated a peak parking demand of 433 parking spaces, which is also below the parking spaces required by the City of Dallas code. Both the local and national data analyzed in this study suggest that there is an over-requirement of parking spaces within current city standards, leading to an inefficient use of space.

The East Dallas Home Depot development is proposed to be built with 390 parking spaces. 390 parking spaces would provide ample parking capacity when compared to the observed 234 parking space demand from local data.

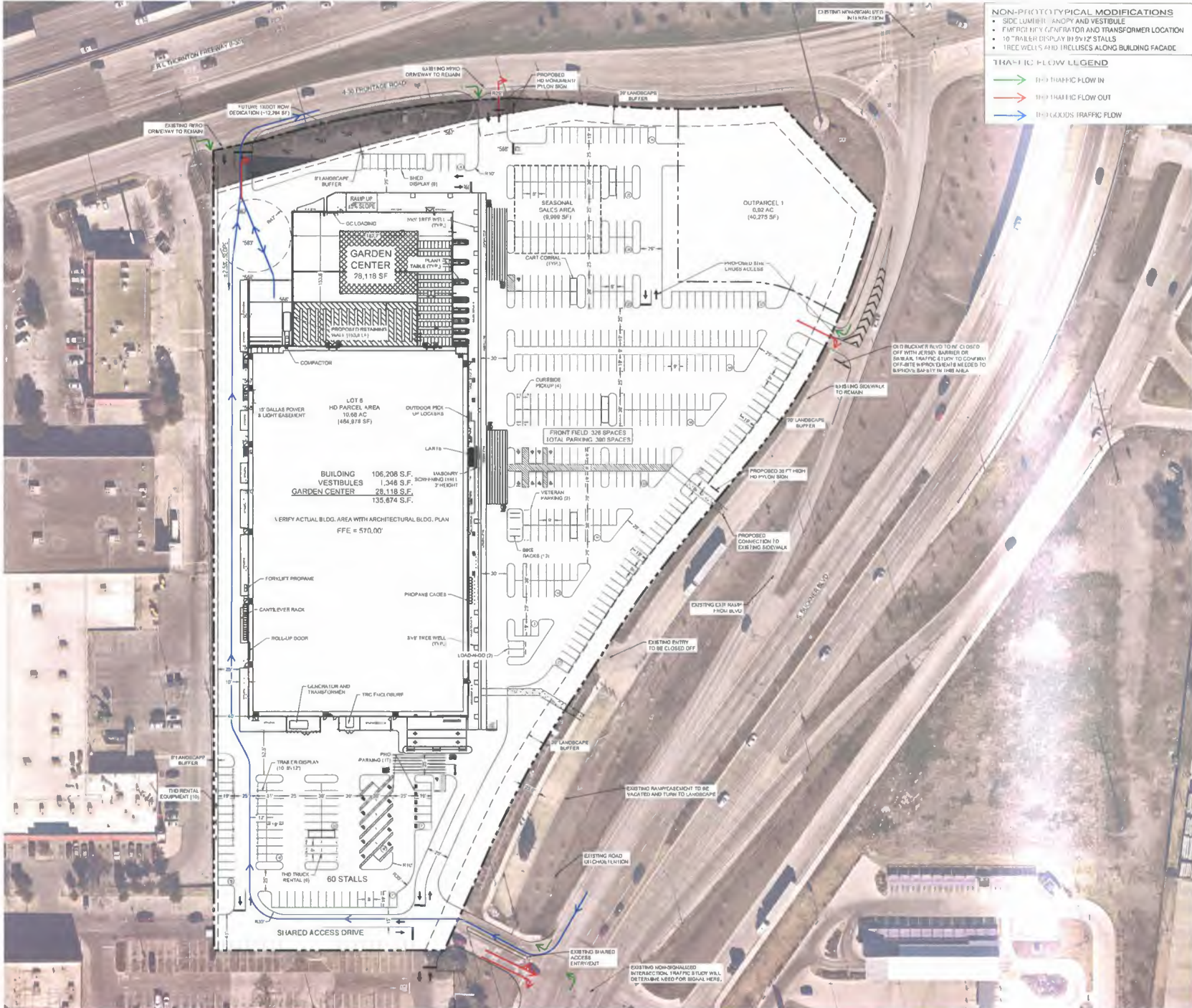
The 390 parking spaces are lower than the calculated demand from ITE rates. However, because the ITE rates represent a national database, consideration to local data should be accounted for when determining the number of parking spaces that are appropriate to fulfill the development's parking needs.

In conclusion, 390 parking spaces are more than adequate for the parking demands of the site and the development should consider decreasing the number of provided spaces further.

END

Attachments:

- Proposed Conceptual Site Plan
- ITE Parking Data Summary Table



- NON-TYPICAL MODIFICATIONS**
- SIDE LIGHTING CANOPY AND VESTIBULE
 - 10" ROLLER DISPLAY IN 2'x12' STALLS
 - TREE WELLS AND TRELLISES ALONG BUILDING FACADE
- TRAFFIC FLOW LEGEND**
- THD TRAFFIC FLOW IN
 - THD TRAFFIC FLOW OUT
 - THD GOODS TRAFFIC FLOW

Kimley»Horn



SITE AREA

THE HOME DEPOT PARCEL	10.88 AC	484,976 SF
FUTURE TPOOT ROW DEDICATION	0.28 AC	12,284 SF
OUTPARCEL 1	0.92 AC	40,275 SF
TOTAL THD SITE AREA	11.88 AC	517,535 SF

BUILDING AREA

THE HOME DEPOT	106,208 SF
GARDEN CENTER	28,118 SF
VESTIBULES	1,348 SF
TOTAL THD AREA	135,674 SF

PARKING REQUIRED

THE HOME DEPOT	1 / 275 SF	387 STALLS
EXCLUSIVE OF PARKING AREA	1 / 1,000 SF	30 STALLS
GARDEN CENTER	1 / 275 SF	103 STALLS
TOTAL PARKING		520 STALLS
DIK RACKS		21 RACKS

PARKING PROVIDED

FRONT FIELD	328 STALLS
SIDE FIELD / REAR	64 STALLS
TOTAL THD PARKING	390 STALLS

INCLUDED IN PARKING PROVIDED

ACCESSIBLE STALLS (8 REG @ 301-400)	10 STALLS
PRO PARKING	16 STALLS
VETERAN PARKING	2 STALLS
CURBSIDE PARKING	4 STALLS
SEASONAL SALES AREA	9,999 SF
	44 STALLS

NOT INCLUDED IN PARKING PROVIDED

LOAD-400	2 STALLS
THD TRUCK RENTAL	8 STALLS
TRAILER DISPLAY	10 STALLS
SHED DISPLAY	6 STALLS
THD EQUIPMENT RENTAL	10 STALLS
CAH CORNERS	10 STALLS
ACCESSORY PARKING NOT INCLUDED	46 STALLS
TOTAL THD PARKING PROVIDED	436 STALLS

ZONING CLASSIFICATION

JURISDICTION	CITY OF DALLAS
ZONING CLASSIFICATION	REGIONAL RETAIL (RR)
THD USE PERMITTED BY RIGHT	YES
WITH RESIDENTIAL ADJACENCY REVIEW (RAR)	NO
OUTDOOR STORAGE/DISPLAY PERMITTED BY RIGHT	NO
SLIP REQUIRED	NO

BULK REGULATIONS

	REQUIRED	PROVIDED
MIN. FRONT SETBACK (BLDG.)	15'	47'
MIN. SIDE SETBACK (BLDG.)	0'	81'
MIN. REAR SETBACK (BLDG.)	40'	40'
MIN. LANDSCAPE BUFFER (8-30)	20'	20'
MIN. LANDSCAPE BUFFER (BUCKNER)	20'	20'
MAX. LOT COVERAGE (NOTE 1)	80%	30%
MAX. FLOOR AREA RATIO	1.5	0.30
MAX. BUILDING HEIGHT	70'	24'

THE HOME DEPOT
DALLAS, TX
1-30 &
SOUTH BUCKNER BOULEVARD

DRAWING ISSUE DATE: 04-28-2024
HD SITE SELECTION NUMBER: SS-02900-2001



TX - BDA SITE PLAN

Parking Generation Planner (ITE Parking Generation, 5th Edition)



Weekday Parking Generation Demand Based on Average Rates
 Project Name: East Dallas Home Depot
 Project Number: -

ITE Code	Land Use Description	Independent Variable	No. of Units	Day of Week	Month	Peak Rates		Demand Based on Average Rates																	
						Avg	85%	Avg	8am	9am	10am	11am	Noon	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm	10pm	11pm	
862	Home Improvement Superstore	1,000 Sq Ft	135.67	Saturday	Avg	3.19	2.79	4.34	432.8	0	0	0	415	433	424	415	424	390	333	281	0	0	0	0	0
Totals									433	0	0	0	415	433	424	415	424	390	333	281	0	0	0	0	0

Demand Based on Average Rates

