

## Record Summary for Board of Adjustments

### Record

Record #	Status	Opened Date
BOA-25-000017	In Review	05/31/2025
Application Name		
Detailed Description		
Application for special exception to the Art. X landscaping street tree requirement as suggested by the Arborist. Site has insufficient space to allow planting of street trees.		
Assigned To Department	Assigned to Staff	
Board of Adjustment	Nora Castaneda	
Record Type		
Board of Adjustments		

### Custom Fields

#### INTERNAL USE ONLY

Source of Request	Arborist
Fee Waiver Granted	-
Number of Parking Spaces	-
Lot Acreage	3.27

#### PDOX INFORMATION

PDox Number	-
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#### PROPERTY INFORMATION

Existing Zoning	PD
Lot Number	1
Lot Size (Acres)	3.27
Block Number	B/409
Lot Size (Sq. Ft)	142572
How many streets abut the property?	2
Land Use	MF
Is the property platted?	Yes
Status of Project	Under Construction
Status of Property	Owner Occupied
Previous Board of Adjustment case filed on this property	No
Accommodation for someone with disabilities	No
File Date	-
Seleccione si necesitara un interprete	-
Case Number	-
Are you applying for a fee waiver?	No

Have the standards for variance and or special exception been discussed?	Yes
Has the Notification Sign Acknowledgement Form been discussed?	Yes
Referred by	Phil Erwin

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## Custom Lists

### Board of Adjustment Meeting

1	
Room	6ES

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### Board of Adjustment Request

1	
Type of Request	Special Exception
Request Description	Landscape
Application Type	Landscaping Variance or Special Exception
Affirm that an appeal has been made for	Art. X landscaping
Application is made to BOA to grant the described appeal	Site has insufficient space to plant street trees

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### Case Information

1	
Full Request	to construct and/or maintain a nonresidential structure and provide an alternate landscape plan, which will require a special exception to the landscape regulations
Brief Request	for (1) a special exception to the landscaping regulations
Zoning Requirements	requires mandatory landscaping
Relevant History	n/a
BOA History	No

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### GIS Information

1	
Census Tract Number	17.55
Council District	6

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### Street Frontage Information

1	
Street Frontage	Front
Linear Feet (Sq. Ft)	701

Street Frontage  
Linear Feet (Sq. Ft)

Rear  
638

### Contact Information

Name	Organization Name	Contact Type	Phone
Philip Kingston Email: philip@sheilswinnubst.com	Kingston Consulting	Applicant	2146421707

Name	Organization Name	Contact Type	Phone
Jess Krochtengel Email: philip@sheilswinnubst.com	Cabana Design District LP	Property Owner	2146421707

### Address

899 N STEMMONS FWY, Dallas, TX 75207

### Parcel Information

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000010864600000 0							

### Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Y	CABANA DESIGN DISTRICT LP	2515 PARK ROW AVE, DALLAS, TEXAS 752152249	

### Status History

Status	Comment	Assigned Name	Status Date
Permit About to Expire	Updated via Script	Accela Administrator	06/15/2025
In Review		Nora Castaneda	06/30/2025
Payment Due		Nora Castaneda	06/30/2025
In Review	Updated By Script	Accela Administrator	06/30/2025
In Review		Anna Brickey	07/03/2025

**BOARD OF ADJUSTMENT  
CITY OF DALLAS, TEXAS**

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**FILE NUMBER:** BOA-25-000017

**BUILDING OFFICIAL'S REPORT:** Application of Philip Kingston for a special exception to the landscaping regulations at 899 N STEMMONS FWY. This property is more fully described as Block 401-409 & 3/409, and is zoned PD-621, which requires mandatory landscaping. The applicant proposes to construct and/or maintain a nonresidential structure and provide an alternate landscape plan, which will require a special exception to the landscape regulations.

**LOCATION:** 899 N STEMMONS FWY

**APPLICANT:** Philip Kingston

**REQUEST:** A request for (1) a special exception to the landscaping regulations





Find address or place

Links Help Report Issue



PD 621 Subdistrict 1D

PD-339

PD 621 Subdistrict 1J

PD 621 Subdistrict 2

PD 193 (I-3)

VICTORY SPSD Subdistrict B

VICTORY SPSD Subdistrict C

PD 582 South Subdistrict

VICTORY SPSD Subdistrict B

PD 193 (PDS 164)

PD 193 (PDS 87)

PD 193 (CA-2)

PD 193 (I-2)

PD 193 (I-2)

PD 193 (I-3)

PD 193 (I-2)

200 ft



SHIPPED  
DATE: 12-25-95

RECEIVED  
DATE: 2-15-96

# CITY OF DALLAS PLAT BOOKS

ANNEXED \_\_\_\_\_ ORD. NO. \_\_\_\_\_  
SURVEY MCKINNEY & WILLIAMS ABST. 1052  
JOHN GRIGSBY 495 GARRETT FOX 1679

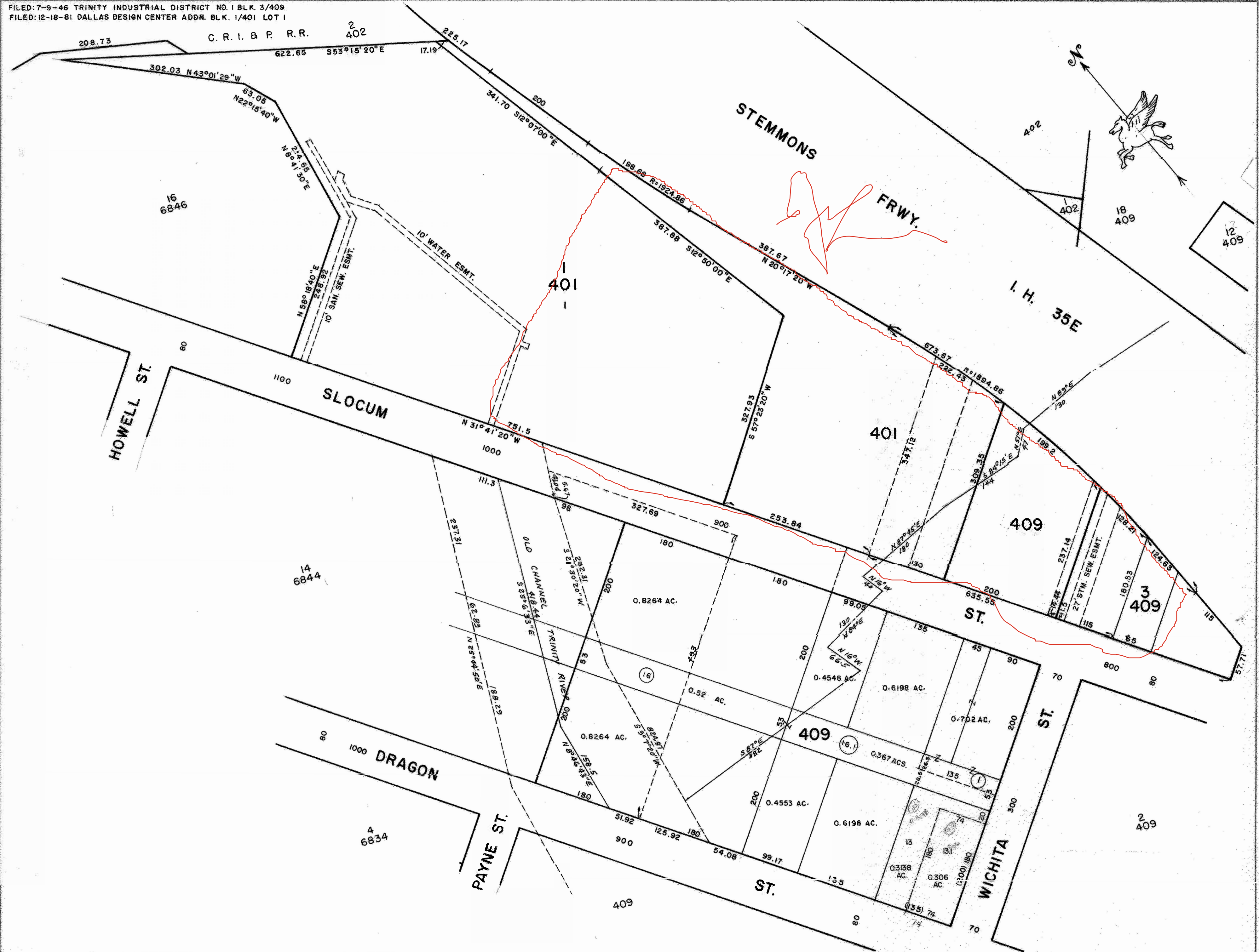
ADDITION \_\_\_\_\_

SCALE 100 FT. EQUALS 1 INCH

BLOCKS 401, 401, 409, 409

SCHOOL DISTRICT DALLAS

FILED: 7-9-46 TRINITY INDUSTRIAL DISTRICT NO. 1 BLK. 3/409  
FILED: 12-18-81 DALLAS DESIGN CENTER ADDN. BLK. 1/401 LOT 1





899 Stemmons Freeway  
Dallas, TX 75207

5005 Greenville Avenue  
Dallas, TX 75206  
United States

Tel 214.273.1500  
Fax 214.273.1505

Sycamore Development  
17014 Preston Bend Dr  
Dallas TX, 75248  
USA

CIVIL ENGINEER

Pape-Dawson Engineers, INC.  
201 Main Street, Suite 901  
Forth Worth, TX 76102  
USA  
Tel 817.870.3668

LANDSCAPE ARCHITECT

Studio Outside  
824 Exposition Drive, Suite 5  
Dallas, TX 75226  
USA  
Tel 214.954.7160

STRUCTURAL ENGINEER

Thorton Tomasetti  
8750 N Central Expressway,  
Suite 700  
Dallas, TX 75231  
USA  
Tel 972.387.8393

MEP ENGINEER

Summit Consultants  
4144 N Central Expressway,  
Suite 635  
Dallas, TX 75226  
USA  
Tel 214.954.7160

[illegible][illegible][illegible]

Seal / Signature



Project Name

CABANA HOTEL  
REDEVELOPMENT

Project Number

23136

### Description

## SHEET INDEX

Scale N.T.S.

L000







99 Stemmons Freeway  
Dallas, TX 75207

5005 Greenville Avenue  
Dallas, TX 75206  
United States

cymore Development  
 7014 Preston Bend Dr  
 Dallas TX, 75248  
 SA

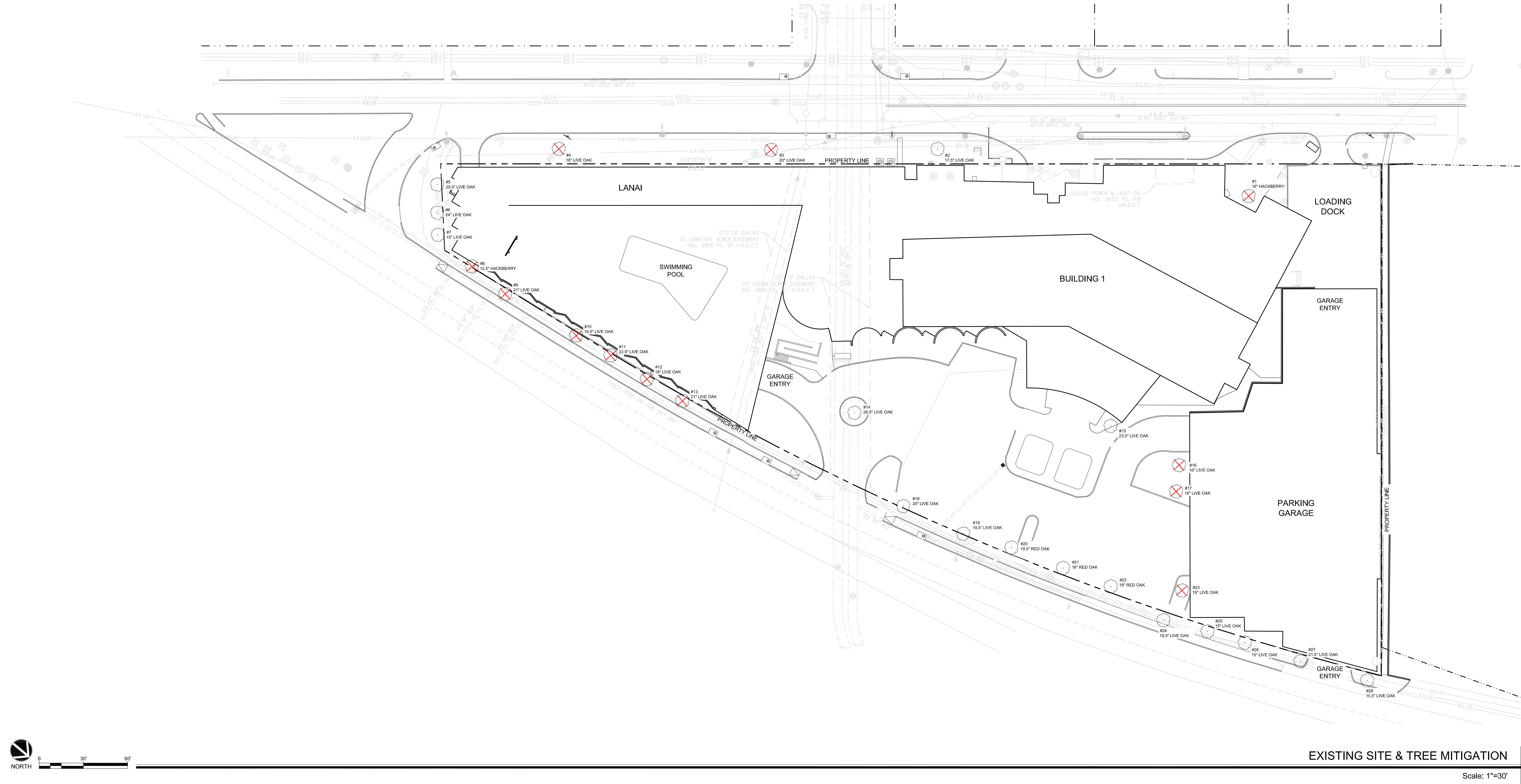
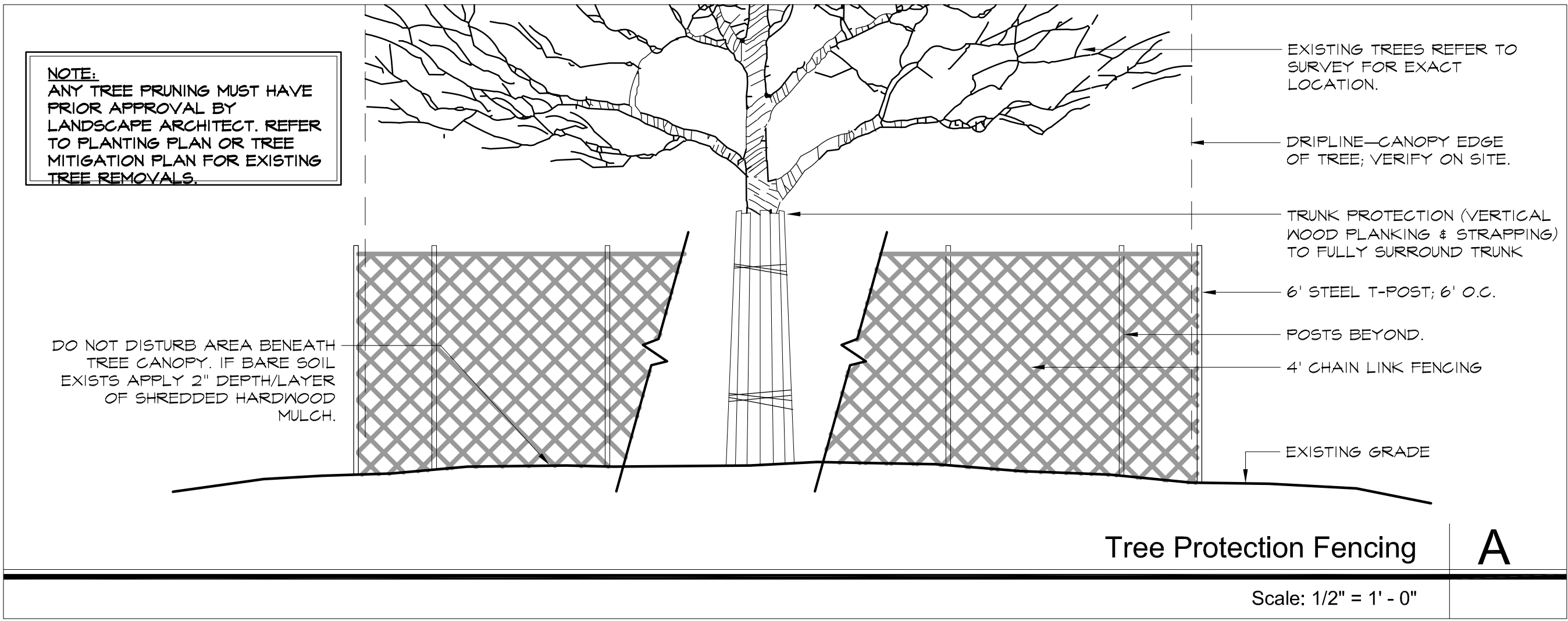
CIVIL ENGINEER LANDSCAPE ARCHITECT

ape-Dawson Engineers, INC.  
01 Main Street, Suite 901  
orth Worth, TX 76102  
SA  
el 817.870.3668

STRUCTURAL ENGINEER      MEP ENGINEER

Horton Tomasetti  
 750 N Central Expressway,  
 Suite 700  
 Dallas, TX 75231  
 USA  
 Tel 972.387.8393

Total Inches to Mitigate	130
Transplant Tree Credits:	
(xxx) x' Species	0
Transplant Credit Total:	0
Proposed Tree Total:	150
Total Credit & Proposed:	150
Caliper Surplus:	20

[illegible]

Seal / Signature



Project Name

# CABANA HOTEL REDEVELOPMENT

Project Number

23136

Description

## EXISTING SITE & TREE MITIGATION

Scale 1"=30'

# L101

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899 Stemmons Freeway  
Dallas, TX 75207

5005 Greenville Avenue  
Dallas, TX 75206  
United States

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STRUCTURAL ENGINEER





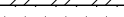

Thorton Tomasetti  
8750 N Central Expressway,  
Suite 700  
Dallas, TX 75231  
USA  
Tel 972.387.8393

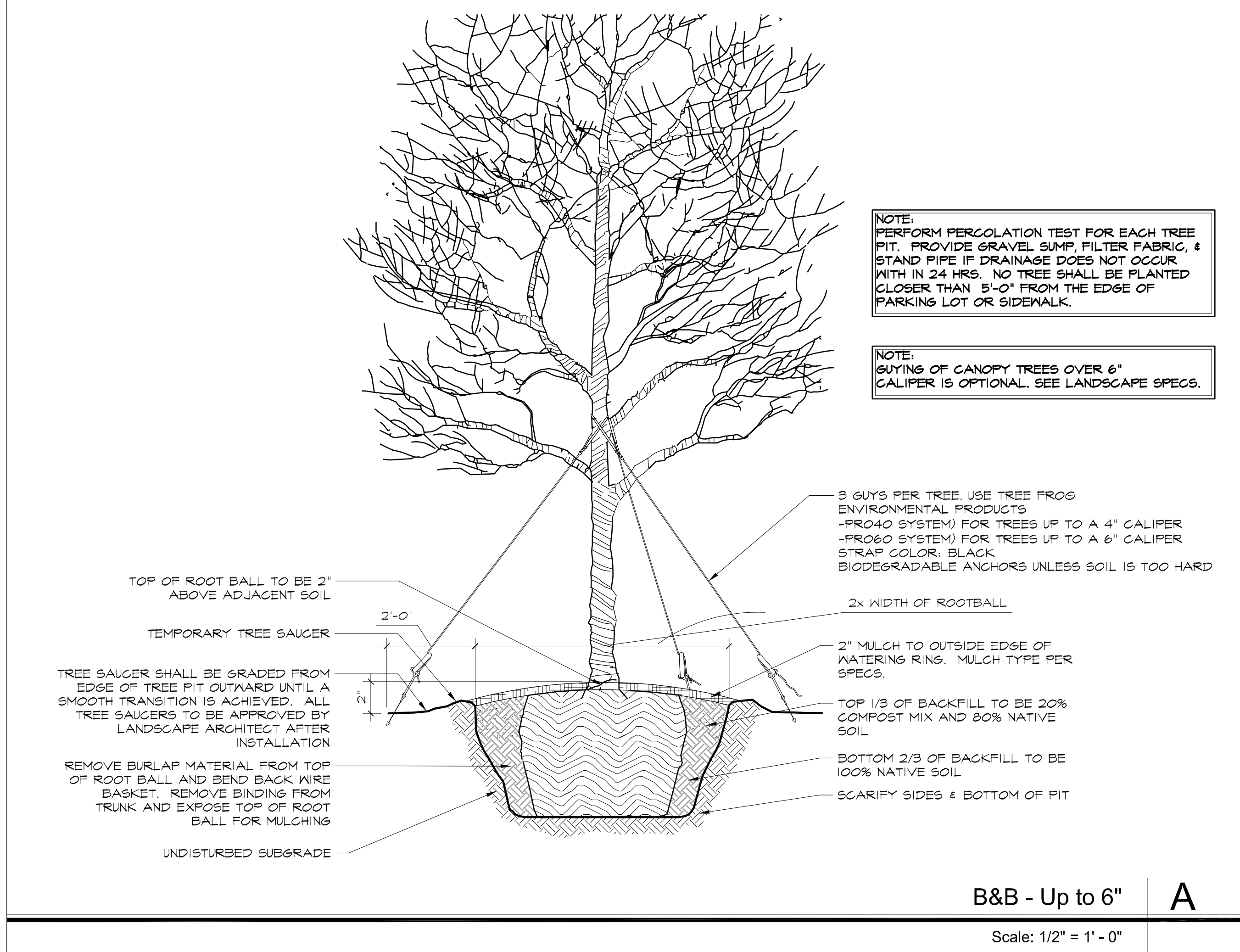
LANDSCAPE ARCHITECT

Studio Outside  
824 Exposition Drive, Suite 5  
Dallas, TX 75226  
USA  
Tel 214.954.7160

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GROUND COVERS							
	CP	CAREX PERDENTATA WEBBERVILLE SEDGE	4" POTS	12"	12"	15" O.C.	NURSERY GROWN, MATCHED & WELL-ROOTED, PLANT AS SHOWN
	DC	DELOSPERMA COOPERI PURPLE ICE PLANT	1 GAL	6"	12"	12" O.C.	NURSERY GROWN, MATCHED & WELL-ROOTED, PLANT AS SHOWN
GRASSES							
	CO	CAREX OSHIMENSIS 'FEATHER FALLS' FEATHER FALLS SEDGE	1 GAL	12"	12"	15" O.C.	NURSERY GROWN, MATCHED & WELL-ROOTED, PLANT AS SHOWN
	JB2	JUNCUS INFLEXUS 'BLUE ARROWS' BLUE ARROWS JUNCUS	1 GAL	18"	12"	12" O.C.	NURSERY GROWN, MATCHED & WELL-ROOTED, PLANT AS SHOWN
	LC	LIRIOPE SPICATA CREeping LILYTURF	4" POTS	6"	8"	10" O.C.	NURSERY GROWN, MATCHED & WELL-ROOTED, PLANT AS SHOWN
	FS	PANICUM VIRGATUM 'SHENANDOAH' SHENANDOAH SWITCH GRASS	1 GAL	24"	12"	24" O.C.	NURSERY GROWN, MATCHED & WELL-ROOTED, PLANT AS SHOWN

[illegible]

Seal / Signature



Project Name

CABANA HOTEL  
REDEVELOPMENT

Project Number

23136

Description
<p align="center"><b>PLANT LEGEND &amp; PLANTING DETAILS</b></p>

Scale N.T.S

# L500



899 Stemmons Freeway  
Dallas, TX 75207

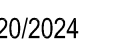
Sycamore Development  
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Dallas TX, 75248  
USA

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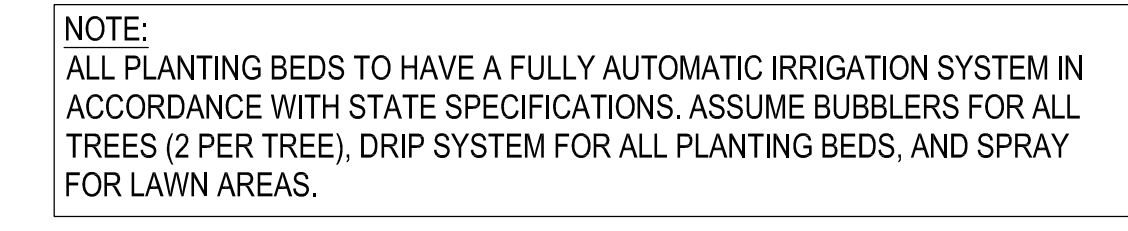
Seal / Signature

## CABANA HOTEL REDEVELOPMENT

23136

Scale 1"=20'

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A

Scale: 1"=20'



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Seal / Signature



Project Name

## CABANA HOTEL REDEVELOPMENT

Project Number

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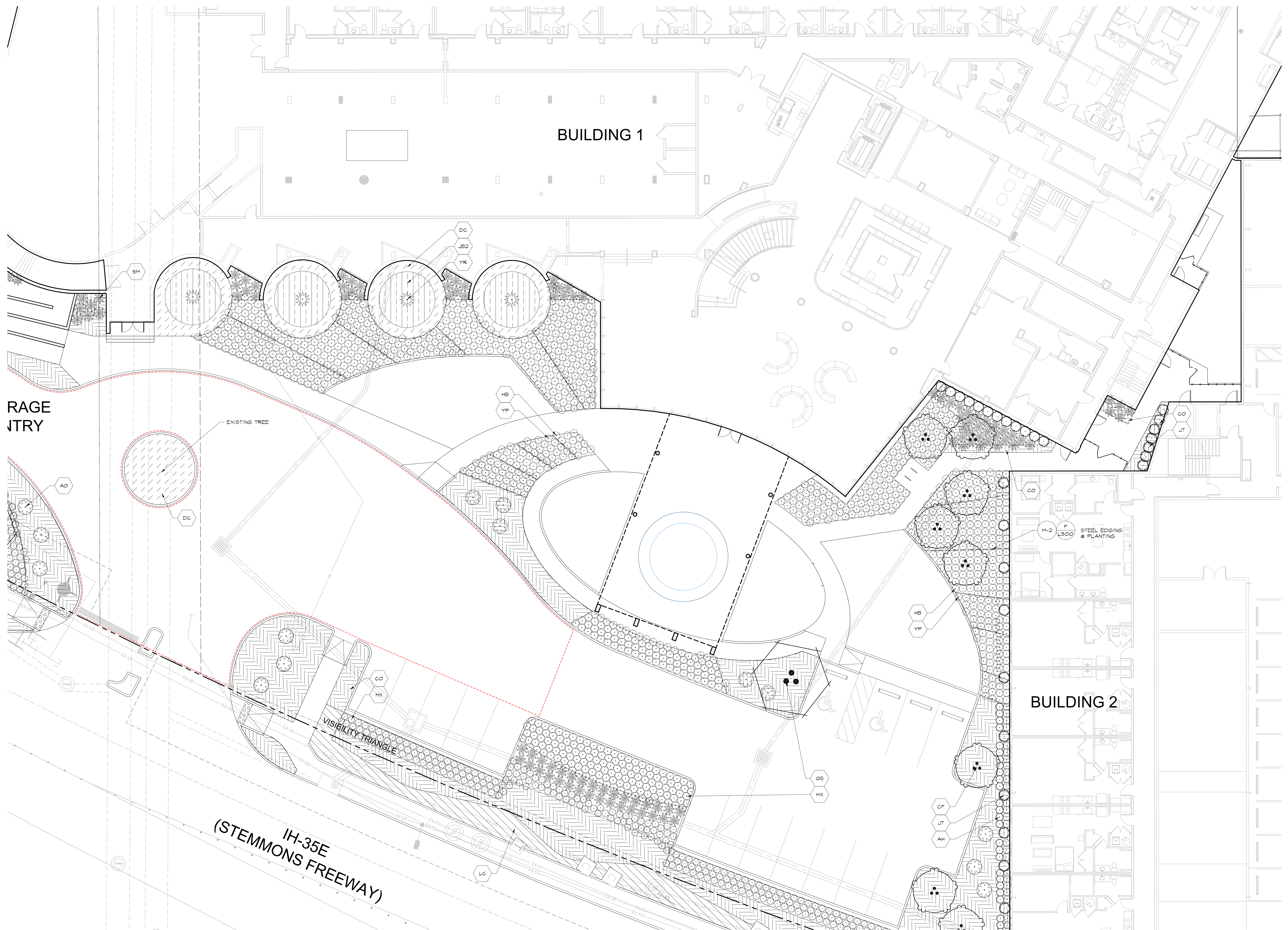
#### Description

## PLANTING PLAN AT ENTRY

Scale 1" = 10'

# L502

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### PLANTING PLAN AT ENTRY

A

Scale: 1"=10'