

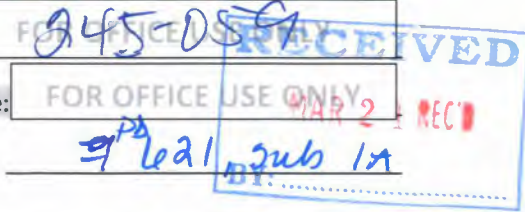


# Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

## APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 945-0597



Data Relative to Subject Property: \_\_\_\_\_

Date: \_\_\_\_\_

Location address: 139 Turtle creek blud

Zoning District: 9th level sub 1A

Lot No.: ~~12-15~~ Block No.: 23/7890 Acreage: .19

Census Tract: \_\_\_\_\_

Street Frontage (in Feet): 1) 180' 2) \_\_\_\_\_ 3) \_\_\_\_\_ 4) \_\_\_\_\_ 5) \_\_\_\_\_

### To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Faisal Syed - N13 Group LLC

Applicant: John Lewis Mckeel Telephone: (214) 465-6427

Mailing Address: 5224 Parkridge rd. Zip Code: 75022

E-mail Address: jmckeel1963@gmail.com

Represented by: Mark Campos Telephone: (817) 707-1960

Mailing Address: 3912 Howard st. Zip Code: 76119

E-mail Address: ibelong@elitedevelopmentgroups.com

Affirm that an appeal has been made for a Variance  or Special Exception  of Exception of up to 50% reduction in parking Reduction in 8 spaces

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: Not enough parking spaces available

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 John Lewis Mckeel  
(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: [Signature]  
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 27 day of February, 2025

[Signature]  
Notary Public in and for Dallas County, Texas  
Denton





CITY OF DALLAS  
AFFIDAVIT

Appeal number: BDA 245-069

I, FAISAL SYED of NIB GROUP, LLC, Owner of the subject property  
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 139 TURTLE CREEK BLVD, DALLAS, TX 75207  
(Address of property as stated on application)

Authorize: MARIC CAMPOS  
(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)

X Special Exception (specify below)

     Other Appeal (specify below)

Reduction in 8 spaces (u)

Specify: Exception for up to 50% Exception  
in OFF-STREET minimum parking

FAISAL SYED  
Print name of property owner or registered agent

[Signature]  
Signature of property owner or registered agent

agent Date 02/26/2025

Before me, the undersigned, on this day personally appeared

Who on his/her oath certifies that the above statements are true and correct to his/her best

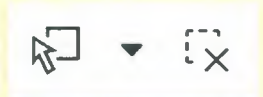
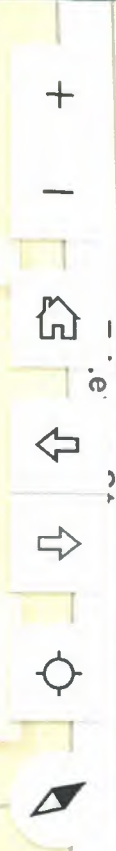
knowledge. Subscribed and sworn to before me this 26 day of

FEBRUARY, 2025



[Signature]  
Notary Public for Dallas County,  
Texas

Commission expires on  
05/14/2028



Find address or place



Express St

Express St

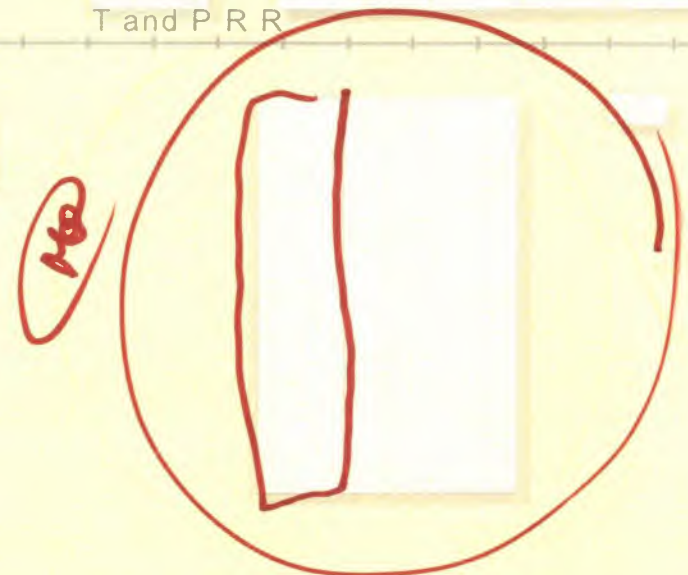
T and P R R

T and P R R

E Levee St

Turtle Creek Blvd

Turtle Creek Blvd



Selected features: 0

200 ft

BD245-059



March 12, 2025

*BUILDING YOUR SUCCESS*

# PARKING ANALYSIS

Project:

**Punk Noir -TEDG Development**

*In Dallas, Texas*

Prepared for:

**City of Dallas**

On behalf of:

**Trinity Elite Development Groups LLC.**

Prepared by:

---

Syed A. Ahmed P.E., PTOE

3912 Howard St.  
Fort Worth TX., 76119  
(817) 707-1960 <https://www.elitedevelopmentgroups.com/>

*BDA245-059*

March 12, 2025



*BUILDING YOUR SUCCESS*

**PARKING ANALYSIS**  
**Punk Noir -TEDG Development**  
Dallas, Texas

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    *Proposed conditions* ..... 3  
    *Mixed-Use Chart* ..... 4

LIST OF EXHIBITS:

Exhibit Site Location Map

Site page w/ proposed parking changes (count):

Exhibit Proposed Changes to Parking Requirements



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## INTRODUCTION

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The services of **T.E.D.G. LLC.** were retained by **John Mckeel (Punk Noir) Restaurant** to conduct a Parking Analysis for the proposed mixed-use development located at 139 Turtle Creek Blvd. in the design district located in Dallas, Texas. The Project is referred to herein as *Punk Noir - TEDG Development*. A development plan prepared by TEDG and a site location map (**Exhibit 1**) are provided at the end of this report.

John Mckeel and Punk Noir Restaurant is seeking to create a new multi-use art - gallery/ restaurant/ apartment to facilitate development of the Project. This study focuses on the proposed zoning conditions related to parking requirements. Submittal of a Parking Analysis, prepared by a skilled professional with expertise on parking demand, was requested by the City staff to provide a technical evaluation of the request(s).

This study was prepared in accordance with industry and local standards by registered professional engineers employed by Trinity Elite Development Groups LLC.; a licensed design firm based in Fort Worth, Texas, that provides development services in design engineering, transportation planning, parking analysis, and related fields.

### ***Purpose***

This Parking Analysis is an evaluation of proposed parking conditions for a specific site with specific land use(s). The analysis is designed to take into consideration site-specific factors and industry research that pertain to the calculated parking requirement for the site. The bases of the results presented in this analysis may not apply to other properties.

Parking demand is theoretically represented by local zoning ordinances. However, in many cases, these ordinances are overly-simplified and/or over-generalized and do not sufficiently reflect actual parking needs. The purpose of this Parking Analysis is to validate the requested adjustments to parking requirements incorporated in the proposed zoning ordinance for the property. Approval of any reduction is a subject to the approval process of the City of Dallas.

### ***Project Description***

Located in the design district in Dallas Texas; this .98 Acre property provides ample parking, space and location amenities. As such,



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## PROPOSED PARKING CODE ADJUSTMENTS

Under current zoning, the parking requirement for the property is based upon direct application of the rates and criteria provided in the Dallas Development Code §51A. **Table 1** provides a summary of the proposed changes to the parking requirements to be incorporated in the proposed zoning conditions of the new PD Subdistrict.

Table 1. Proposed Changes to Parking Requirements

USE	CURRENT REQUIREMENT	PROPOSED REQUIREMENT
Single Family (1 bed apartment)	51A-4.209: 1 space (R-7.5A; R5A & TH)	51A-4.209: 1 space (R-7.5A;
Punk Noir Restaurant	51A-4.209(b)(5.2)(C): 1/100sf (main use)	47 spaces *56 required
Art Gallery	Library 1/500sf; Art gallery or museum 1/600 sf	3 spaces

March 12, 2025



Other proposed conditions:

- Restaurant uses with very little parking needed.
  - V.I.P. Rideshare program for 20% or more Restaurant clientele
  - Onsite Vallet
  - Possible access to railhead
  
- No Drive-in traffic:
  - Restaurant is ticket in advance access (Progressive walk-thru dinning experience)  
\*no more than 26 clients at a time



## City of Dallas Mixed Use Development Parking Chart

for properties regulated by Dallas Development Code, Chapter 51A  
(for calculating adjusted standard parking requirement)

**Address:**

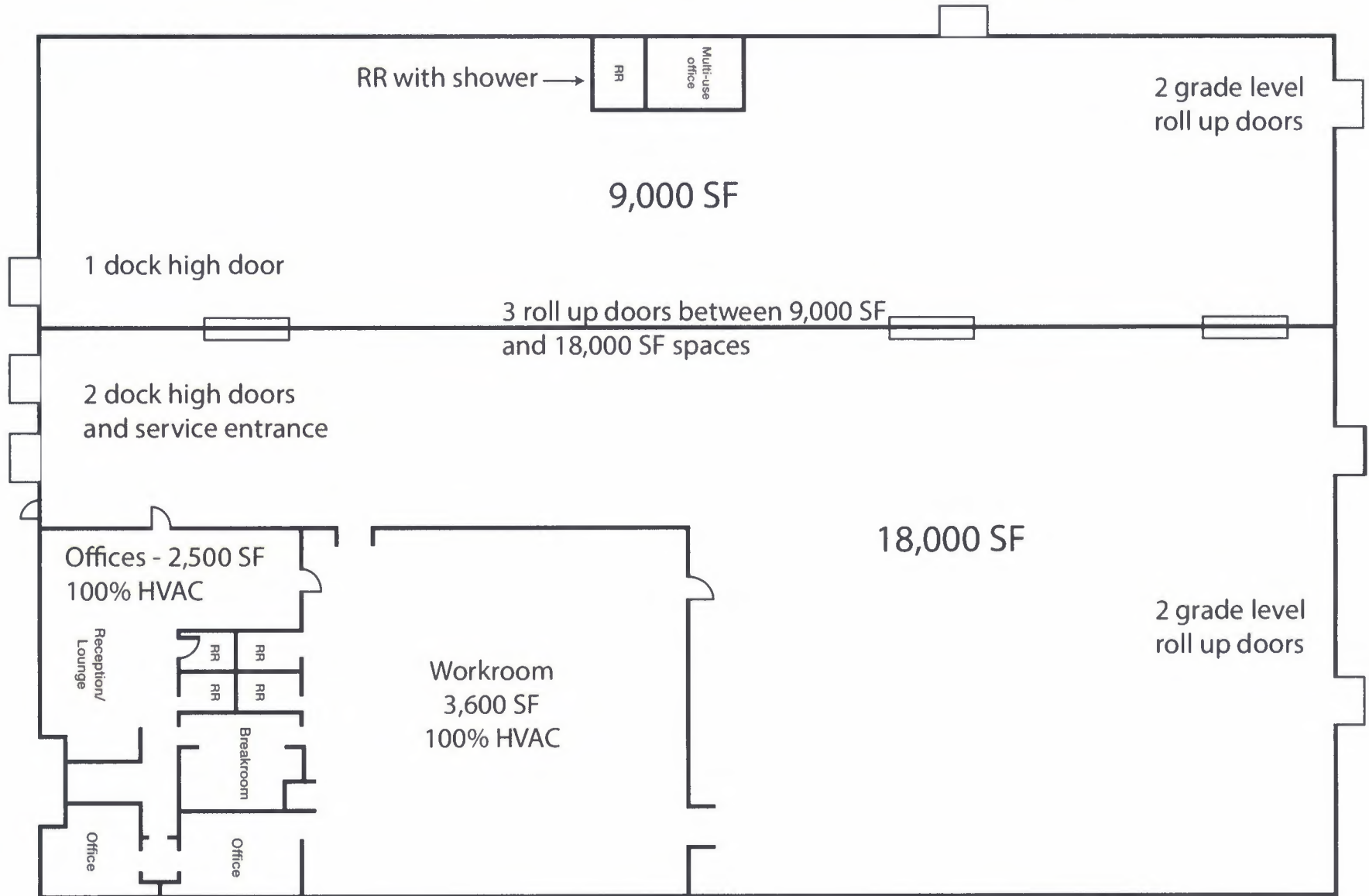
Use	Use Categories	Total SF (including vacancies)	Parking Ratio	Standard Parking Requirement	Parking Adjustment By Time of Day (Weekday)									
					Morning		Noon		Afternoon		Late Afternoon		Evening	
	Multifamily # units or bedrooms (whichever is greater)		1	0.00	80%	-	60%	-	60%	-	70%	-	100%	-
	Office Uses*		333	0.00	100%	-	80%	-	100%	-	85%	-	35%	-
	Retail Uses*		200	0.00	60%	-	75%	-	70%	-	65%	-	70%	-
	Retail 10,000+ SF		220	0.00	60%	-	75%	-	70%	-	65%	-	70%	-
	Retail 40,000+ SF		250	0.00	60%	-	75%	-	70%	-	65%	-	70%	-
	Retail 100,000+ SF		300	0.00	60%	-	75%	-	70%	-	65%	-	70%	-
	Bar, restaurant, & commercial amusement (inside)		100	0.00	20%	-	100%	-	30%	-	30%	-	100%	-
	Health Studio		200	0.00	45%	-	70%	-	55%	-	80%	-	100%	-
	Game court center		n/a		45%	-	70%	-	55%	-	80%	-	100%	-
	Theater (1/28 seating)		28	0.00	0%	-	40%	-	60%	-	80%	-	100%	-
	Any other use		1,000	0	100%	-	100%	-	100%	-	100%	-	100%	-
<b>Total SF (- residential &amp; theater)</b>		<b>0</b>		<b>0</b>		<b>0</b>		<b>0</b>		<b>0</b>		<b>0</b>		<b>0</b>

\* See Chapter 51A Definitions

Weekday MUD Parking requirement is 0      Saturday MUD Parking requirement is 0  
Therefore, 0 is the parking requirement for 0

BD2245-059

9,000 SF of excess land here with secure gated access for parking or storage



BD4245-059



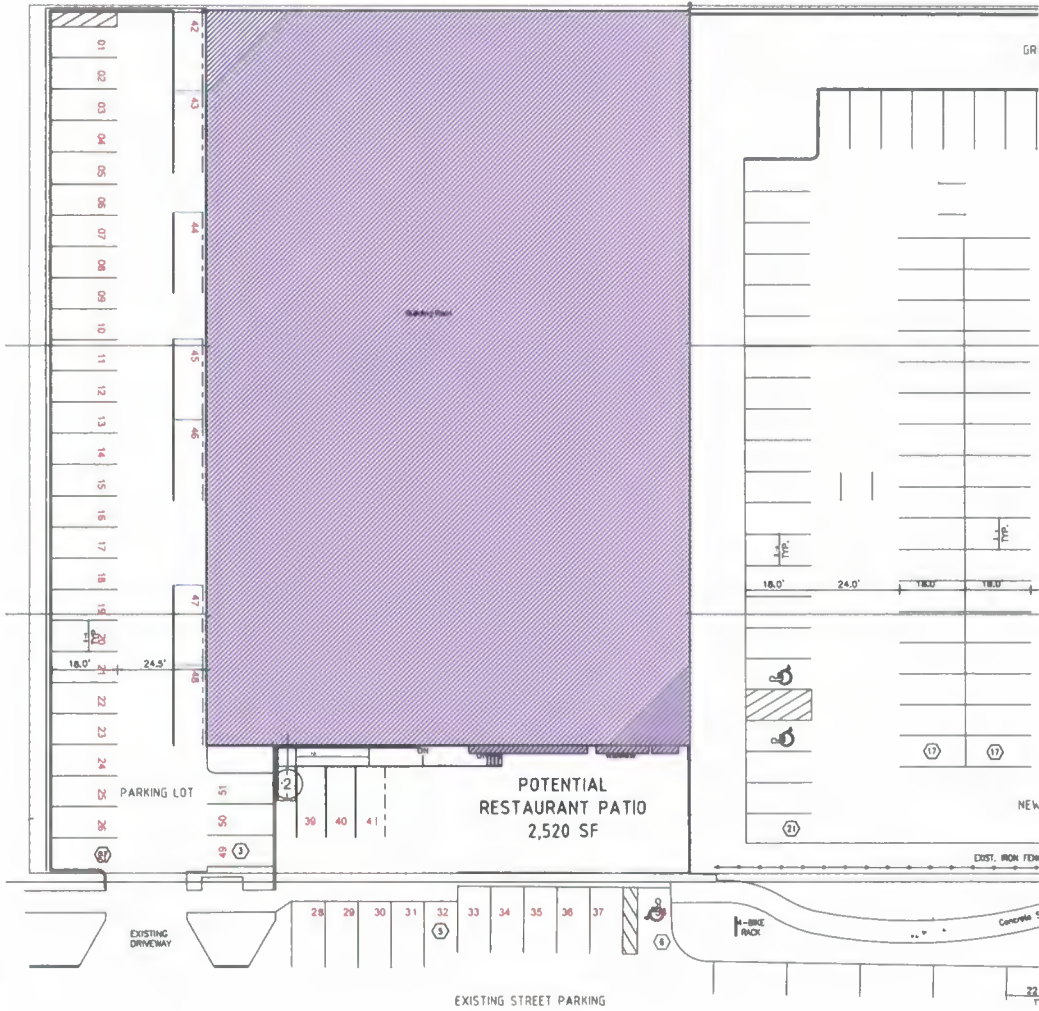
**SITE**

**Shaded Boundaries**

- Design District
- Victory Park

The information was obtained from sources deemed reliable however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors, omissions, change of price, prior sale or lease or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose. R PSYDAL/FA/Dallas Design District October 2020

139 TURTLE CREEK



PARKING ANALYSIS					
Use	Square Footage	Appl. Ratio 1 car per	Parking Required	Parking Provided	Date Credits
Restaurant	8 88	1100 s.f.	85.8	47	
Art Studio	1 871	600 s.f.	3.12	5	
Apartment	1 387	1 bedroom apartment	1	1	
AMBI XOV					
TOTAL			88	51	
81 spaces are provided					

TURTLE CREEK BOULEVARD

BDA-245-059

1 Parking Analysis  
1/16" = 1'-0"

<p>Elite Development Group Phone: 817-707-1890 elitedevelopmentgroup@gmail.com</p>	<p>Project Address 139 Turtle Creek Blvd Dallas TX Parking Analysis</p>	<p>Date 2-14-2025</p>	<p>Project Number -</p>	<p>14.03.2025 14.3.2025</p>
		<p>Drawn by Author</p>	<p>Checked by Checker</p>	<p>02</p>

**PROJECT DETAILS**

**PROJECT ADDRESS:**

139 Turtle Creek Blvd  
Dallas TX

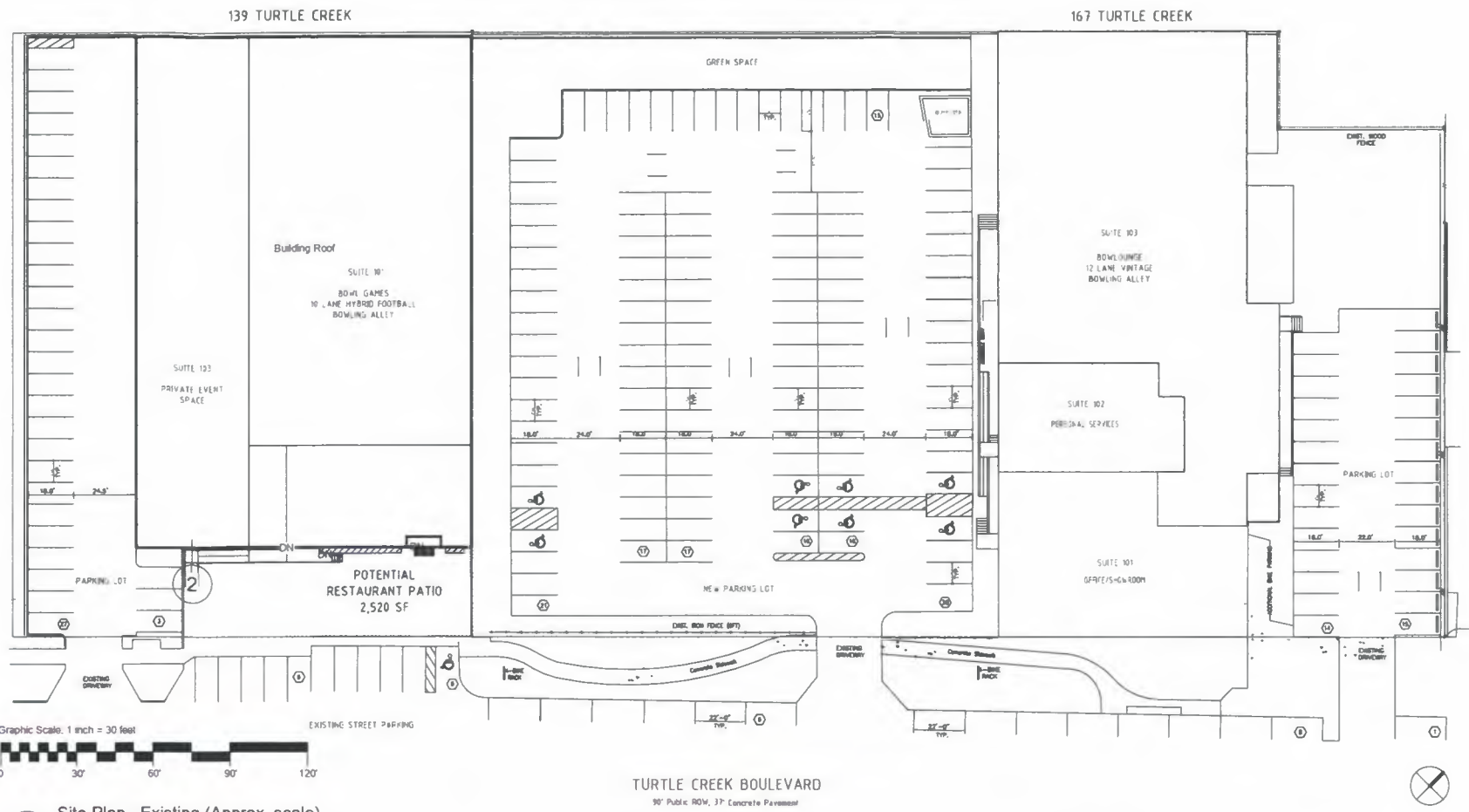
**Areas:**

Gross building:

Lot Area:  
Max Lot Coverage:  
Lot Coverage:

**CODES**

- 2018 International Building Code
- 2018 International Mechanical Code
- 2017 National Electric Code
- 2018 International Plumbing Code
- 2018 International Fire Code
- 2018 International Energy Conservation Code
- 2018 International Residential Building Code



2 Site Plan - Existing (Approx. scale)  
1" = 30'-0"



3 Vicinity Map  
Not to scale

**Elite Development Group**  
Phone: 817-707-1960  
elitearchdesigns@gmail.com

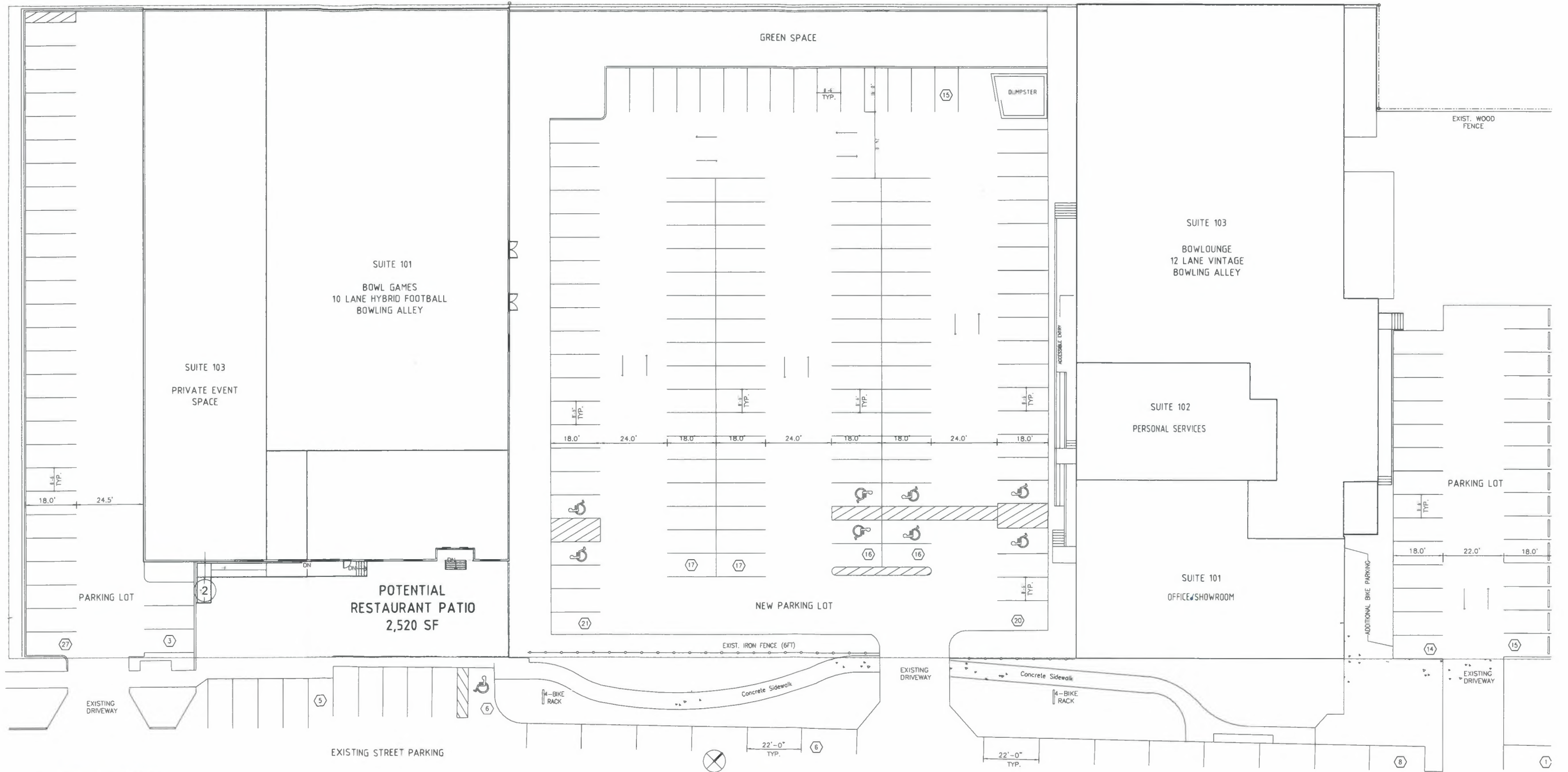
THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THE STRUCTURE. THESE PLANS MUST BE REVIEWED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, PLUMBING AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY COPYING, TRACKING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

Project Address 139 Turtle Creek Blvd Dallas TX Cover Sheet	Date 2-14-2025	Project number -	14/03/2025 16:59:41
	Drawn by JF	Checked by MJ	00

*2DA245-059*

139 TURTLE CREEK

167 TURTLE CREEK



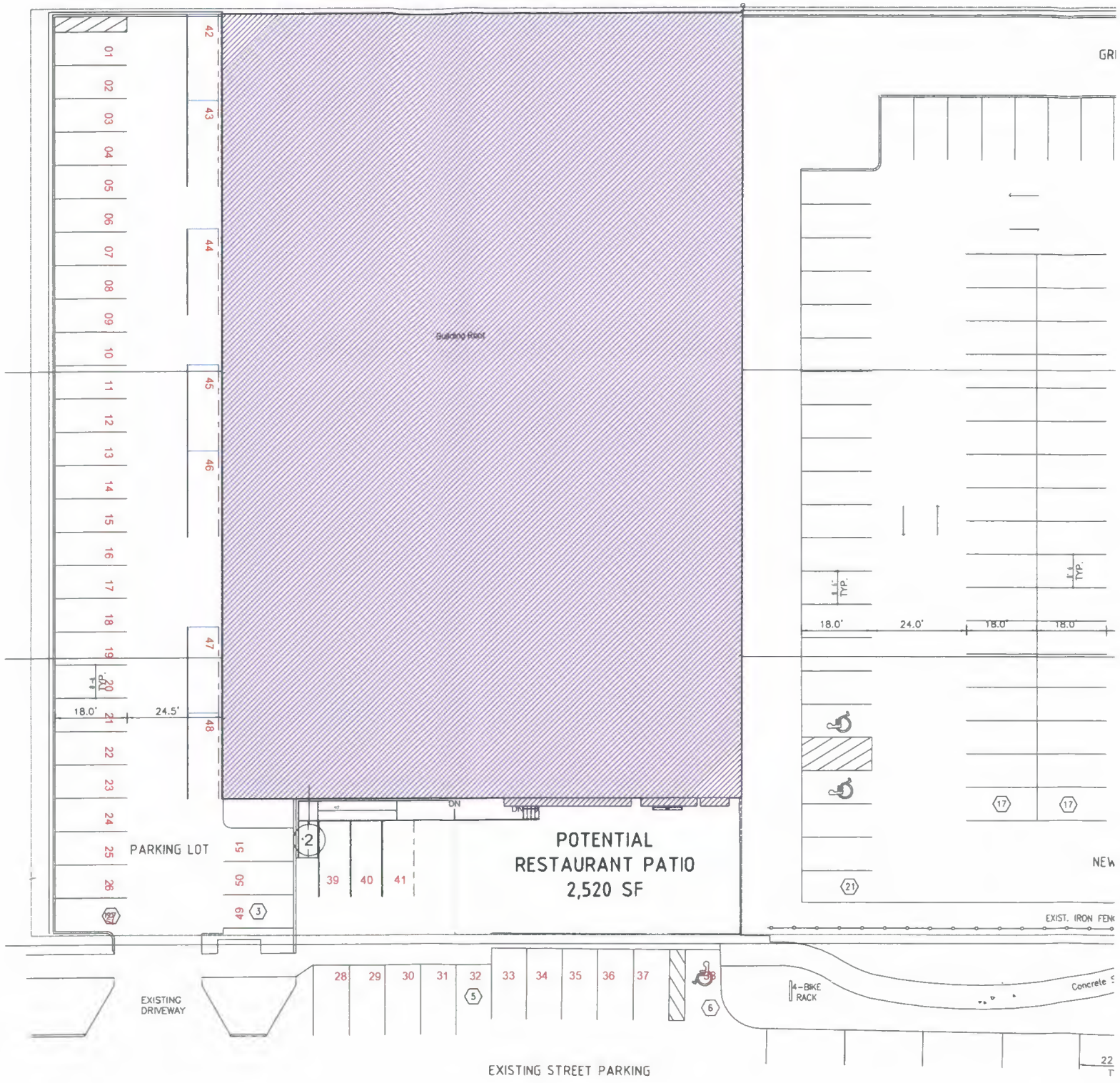
1 1st Floor Plan - Existing  
1/16" = 1'-0"

TURTLE CREEK BOULEVARD  
90' Public ROW, 37' Concrete Pavement

**BD245-059**

 Elite Development Group Phone: 817-707-1960 elitearchdesigns@gmail.com	<small>THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THE STRUCTURE. THESE PLANS MUST BE REVIEWED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THE JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND REGULATIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY COPYING, TRACKING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.</small>	Project Address	Date	Project number	14/03/2025 16:59:42
		139 Turtle Creek Blvd Dallas TX Floor Plans	2-14-2025	-	Author

139 TURTLE CREEK



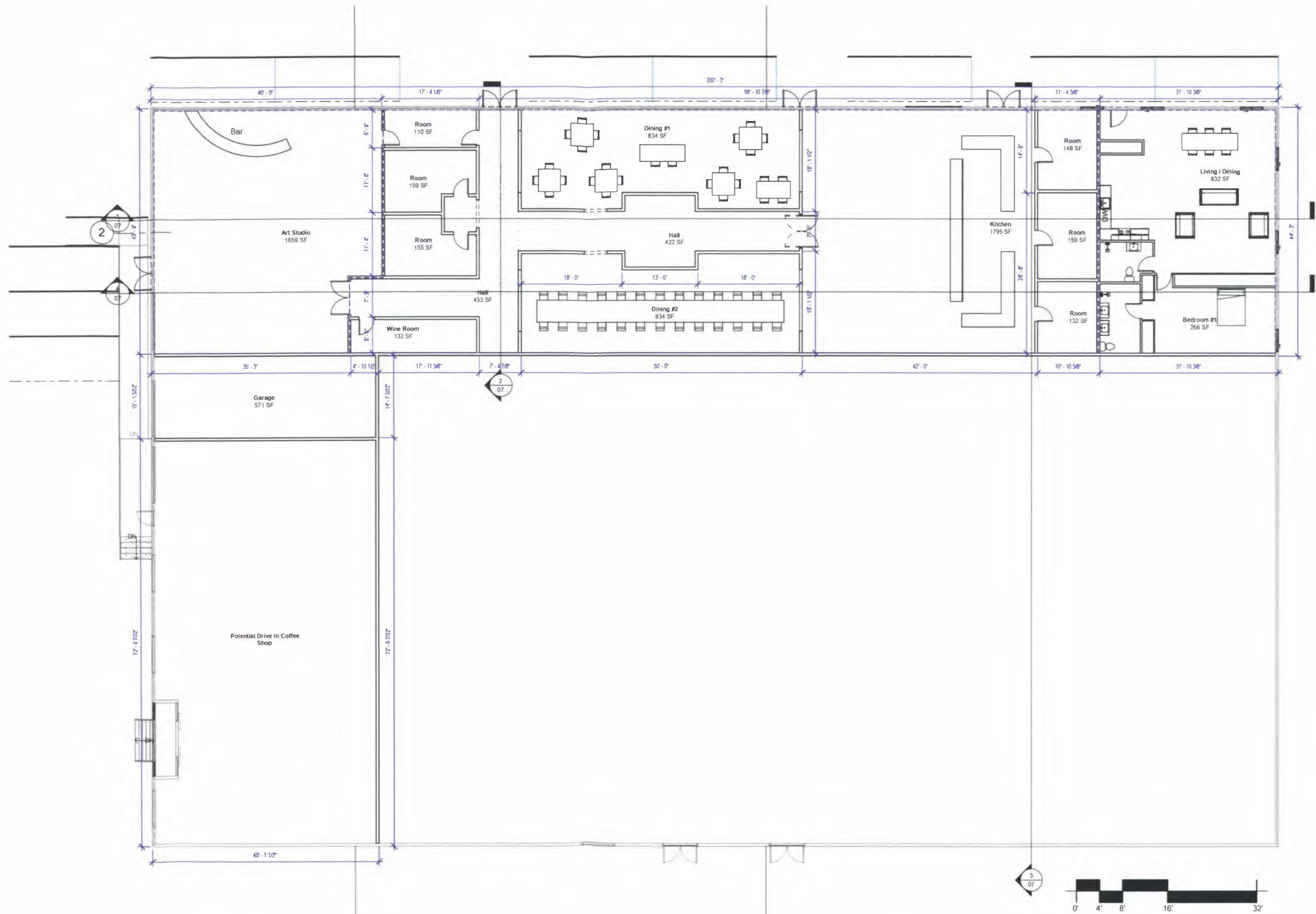
PARKING ANALYSIS					
Use	Square Footage	Appl Ratio 1 car per	Parking Required	Parking Provided	Delta Credits
Restaurant	5,59	1100 s.f.	55.91	48	
Art Studio 1	671	800 s.f.	2.785	3	
Apartment	1,367	1 bedroom apartment	1	1	
Article XXIV					
TOTAL			59	51	
51 spaces are provided					

1 Parking Analysis  
1/16" = 1'-0"

TURTLE CREEK BOULEVARD

*BDAS OS9*

<p>Elite Development Group Phone: 817-707-1960 elitearchdesigns@gmail.com</p>	<p>THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THE STRUCTURE. THESE PLANS MUST BE REVIEWED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND REGULATIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THE HOUSE ONE (1) TIME. ANY COPIES, TRACKS, OR ALTERATIONS OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.</p>	Project Address	Date	Project number	14/03/2025 16:59:43
		139 Turtle Creek Blvd Dallas TX Parking Analysis	2-14-2025	-	Author



1 1st Floor Plan - Proposed / Demo  
1/8" = 1'-0"

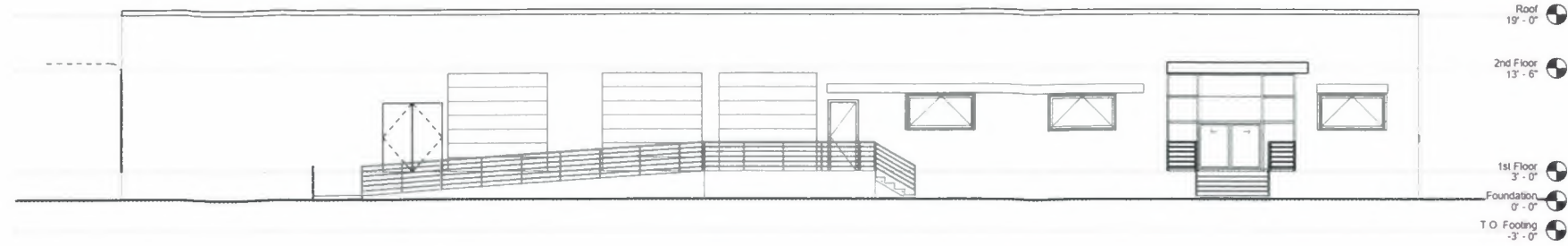
**Elite Development Group**  
 Phone: 817-707-1960  
 elitearchdesigns@gmail.com

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY HOME, HOTEL, OFFICE, ETC., AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS. THE PURCHASER OF THESE PLANS BY THESE PLANS TO CONSTRUCT THE HOUSE ONLY ONCE. ANY COPYING, TRACKING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

Project Address 139 Turtle Creek Blvd Dallas TX Floor Plan - Proposed		Date 2-14-2025	Project number -	14/03/2025 16:59:44
Drawn by Author	Checked by Checker	<b>03</b>		

*BDA245-059*

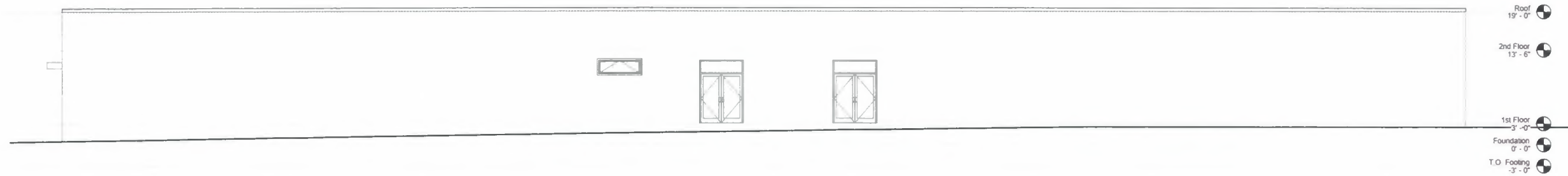




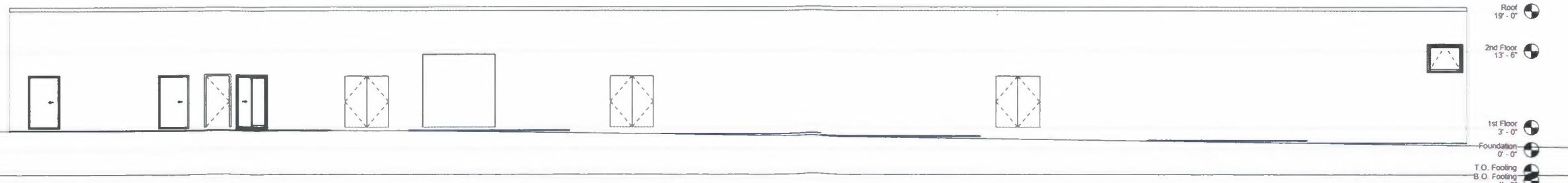
4 Front Elevation  
1/8" = 1'-0"



2 Rear Elevation  
1/8" = 1'-0"



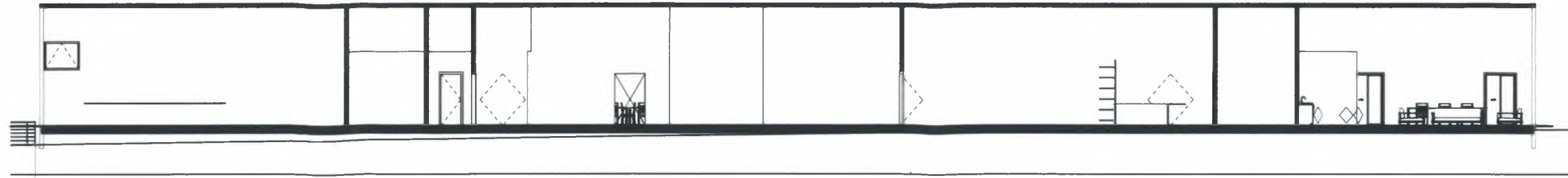
1 Right Elevation  
1/8" = 1'-0"



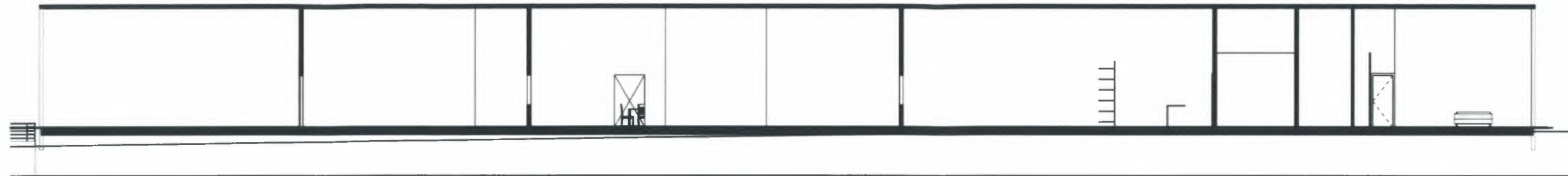
3 Left Elevation  
1/8" = 1'-0"

BDA245-059

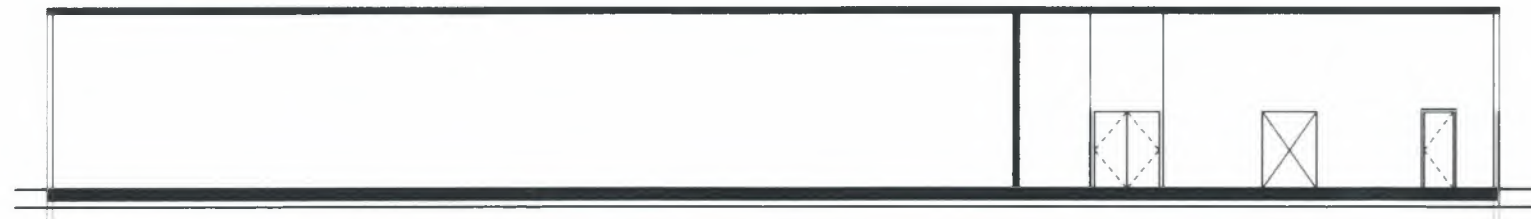
 <p>Elite Development Group Phone: 817-707-1960 elitearchdesigns@gmail.com</p>	<p>THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THE STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THE JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, PERMITS, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND REGULATIONS HAVE PRECEDENCE OVER ANY PART OF THESE PLANS. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE ANY CORRECTIONS, TRACKING, OR ALTERATIONS TO THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.</p>	Project Address	Date	Project number	14/03/2025 16:59:44
		139 Turtle Creek Blvd Dallas TX Elevations - Proposed	2-14-2025	-	Drawn by Author



1 Section 1  
1/8" = 1'-0"



4 Section 4  
1/8" = 1'-0"



2 Section 2  
1/8" = 1'-0"



3 Section 3  
1/8" = 1'-0"

BDA245-059