



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 234-132 OFFICIAL USE ONLY

Data Relative to Subject Property: _____ Date: 9/24/24 OFFICIAL USE ONLY

Location address: 1000 N. Riverfront Blvd. Zoning District: PD621

Lot No.: 1A Block No.: 4/6834 Acreage: 0.161 Census Tract: CT100.3

Street Frontage (in Feet): 1) 90.04 2) 78.74 3) ~~90.08~~ 4) 77.92 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Woodmont Riverfront Design District Dallas LLC

Applicant: Andrew Hooper Telephone: (615) 542-4627

Mailing Address: 2100 W. 7th Street, Forth Worth, TX Zip Code: 76107

E-mail Address: andy@hooperhc.com

Represented by: Mike Davis Telephone: (469) 386-0847

Mailing Address: PO Box 151434, Dallas, TX Zip Code: 75215

E-mail Address: _____

Affirm that an appeal has been made for a Variance or Special Exception of minimum parking space requirements from 72 to ³²38 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:
unnecessary hardship is resulting from the strict application of the zoning regulations

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.

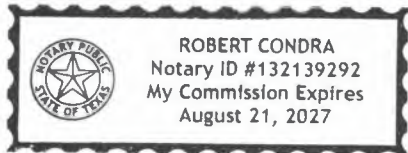
Affidavit

Before me the undersigned on this day personally appeared Andrew Hooper
(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 5th day of OCTOBER, 2023



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


CITY OF DALLAS
AFFIDAVIT

Appeal number: BDA 234-132

I, WOODMONT RIVERFRONT DESIGN DISTRICT DALLAS LLC, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 1000 N. RIVERFRONT
(Address of property as stated on application)

Authorize: ANDY HOOPER / MIKE DAVIS (REPRESENTATIVE)
(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: PLS REDUCTION OF 22 SPACES

GRANT GARDI
Print name of property owner or registered agent

[Signature]
Signature of property owner or registered agent

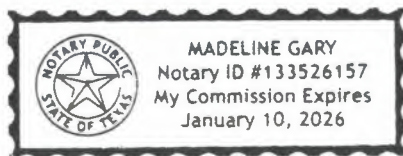
agent Date 9/26/2024

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 26th day of

SEPTEMBER, 2024



[Signature]
Notary Public for Dallas County,
Texas

Commission expires on
JANUARY 10 2026

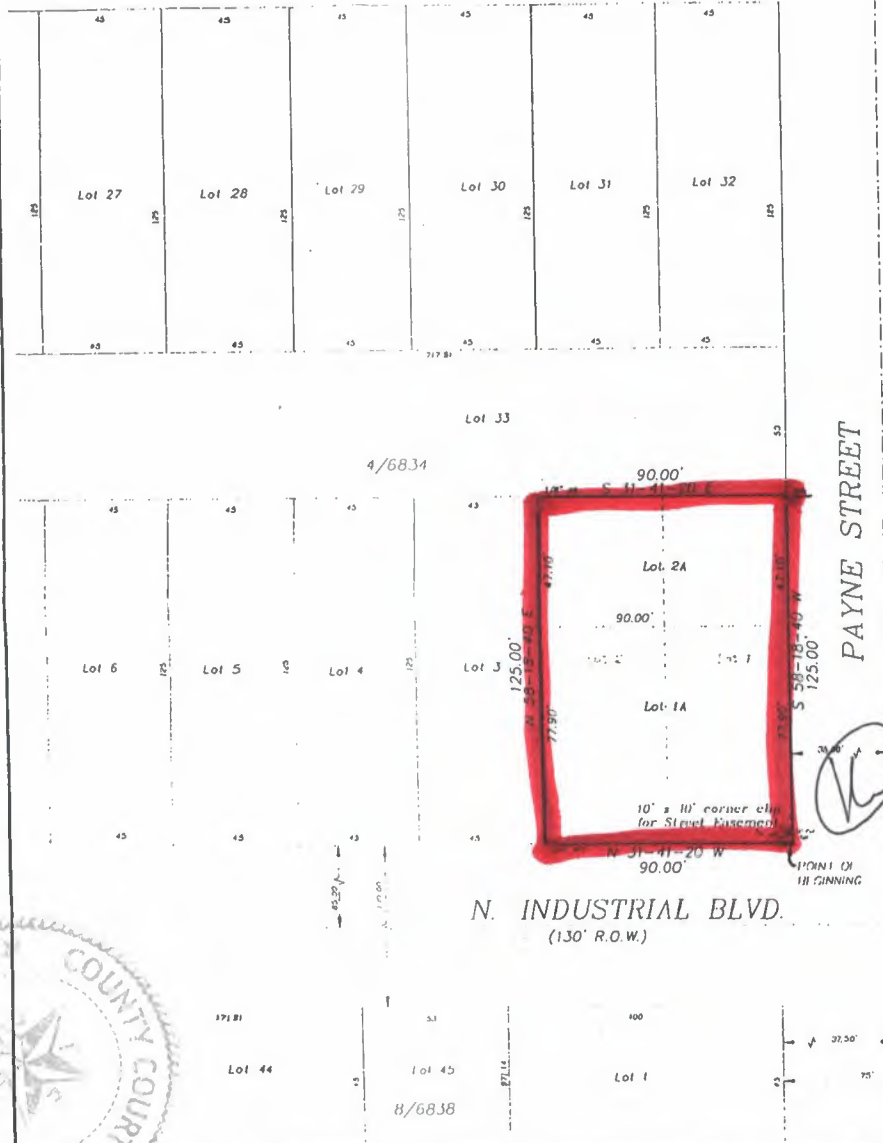
9612 14216

1612 14216

9612 14216

6612 14216

DRAGON STREET (80' R.O.W.)



STATE OF TEXAS
COUNTY OF DALLAS

Whereas, Marian Murray is the owner of a tract of land situated in the Maloney Williams Survey, Abstract No. 4632, and being Lots 1 & 2, Block 4/6834 of Trinity Industrial District, Installation No. 2, in addition to the City of Dallas as recorded in Volume 16, Page 93, of the Map Records of Dallas County, Texas and being more particularly described as follows:

BEHAVING as an "S" cut in concrete of the intersection of the Northeast line of Industrial Blvd. (126' S.O.W.) and the Northeast line of Payne Street, 176' S.O.W. at the Southwest corner of Lot 1, Block 4/6834;

TRACT North 31 degrees, 41 minutes, 20 seconds, East, along the said Northeast line of Industrial Blvd., 88.00 feet to a 3/4-inch iron pipe found at the Northwest corner of Lot 2, Block 4/6834 and the Southwest corner of Lot 3, Block 4/6834;

TRACT North 34 degrees, 16 minutes, 44 seconds, East, along the common line of Lots 2 and 3, 125.00 feet to a 3/4-inch iron rod found for the Northeast corner of Lot 2;

TRACT South 11 degrees, 41 minutes, 20 seconds, East, along the common line with Lot 23, 90.00 feet to a building corner for the Southwest corner of said Lot 1, Block 4/6834 in the Northeast line of Payne Street;

TRACT South 30 degrees, 19 minutes, 46 seconds, West, along the said Northeast line of Payne Street 125.00 feet to the PLANT OF ENCROACHMENT and containing 11,250 sq. feet or 0.258 acres of land.

HENCE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, MARIAN MURRAY, do hereby adopt this plat, designated the herein described property as Lots 1A & 2A, Block 4/6834, a replat of Lots 1 & 2, Block 4/6834 of TRINITY INDUSTRIAL DISTRICT, INSTALLMENT NO. 2, in addition to the City of Dallas, Texas. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire line easements shall be open to the public, fire and police lines, garbage and rubbish collection agencies, and all public and private utilities for such particular use. The maintenance of paving on the utility and fire line easements is the responsibility of the property owner. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed, reconstructed or allowed upon, over or across the easements as above, said easements being hereby reserved for the actual use and accommodation of all public utilities mining or desiring to use same. All, and any public utility shall have the right to remove and bring removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way do or may interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity of any line of grading the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility.

Water mains and auxiliary sewer easements shall also include additional areas of setting space for construction and maintenance of the systems. Sewer easement areas to also convey for installation and maintenance of manholes, cleanouts, fire hydrants, water valves and sewer service from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS, BY SAID AT Dallas, Texas, this 14th day of Dec, 1991.

BY: *Marian Murray*
Marian Murray, Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Marian Murray, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14th day of Dec, 1991.

[Signature]
Notary Public in and for the State of Texas

KNOW ALL MEN BY THESE PRESENTS:
That I, Steve Davidson, do hereby certify that I have prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed or found under my personal supervision in accordance with the platting rules and regulations of the City Planning Commission of the City of Dallas.

[Signature]
Steve Davidson, Registered Professional Land Surveyor No. 4904

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Steve Davidson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14th day of Dec, 1991.

[Signature]
Notary Public in and for the State of Texas



LOT 1A & 2A, BLOCK 4/6834
A REPLAT OF
LOT 1 & 2, BLOCK 4/6834
OF
TRINITY INDUSTRIAL DISTRICT
INSTALLMENT NO. 2

POLARIS
LAND SURVEYING INC.
10440 L. NORTHWEST HIGHWAY
SUITE 317, DALLAS, TX 75238
(214) 318-8883 FAX 340-3602

MARIAN MURRAY
1018 GREENBRIAR
GARLAND, TX 75043
(214) 779-8655

NOVEMBER 1991 CITY PLAN FILE NO. S912-021



91247 2200

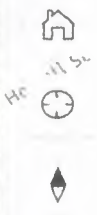
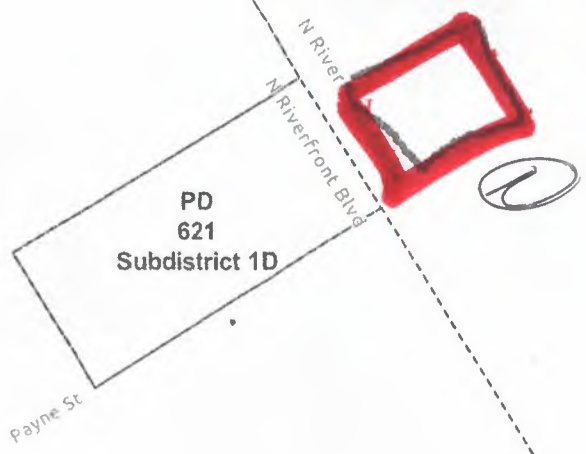
11247 2201

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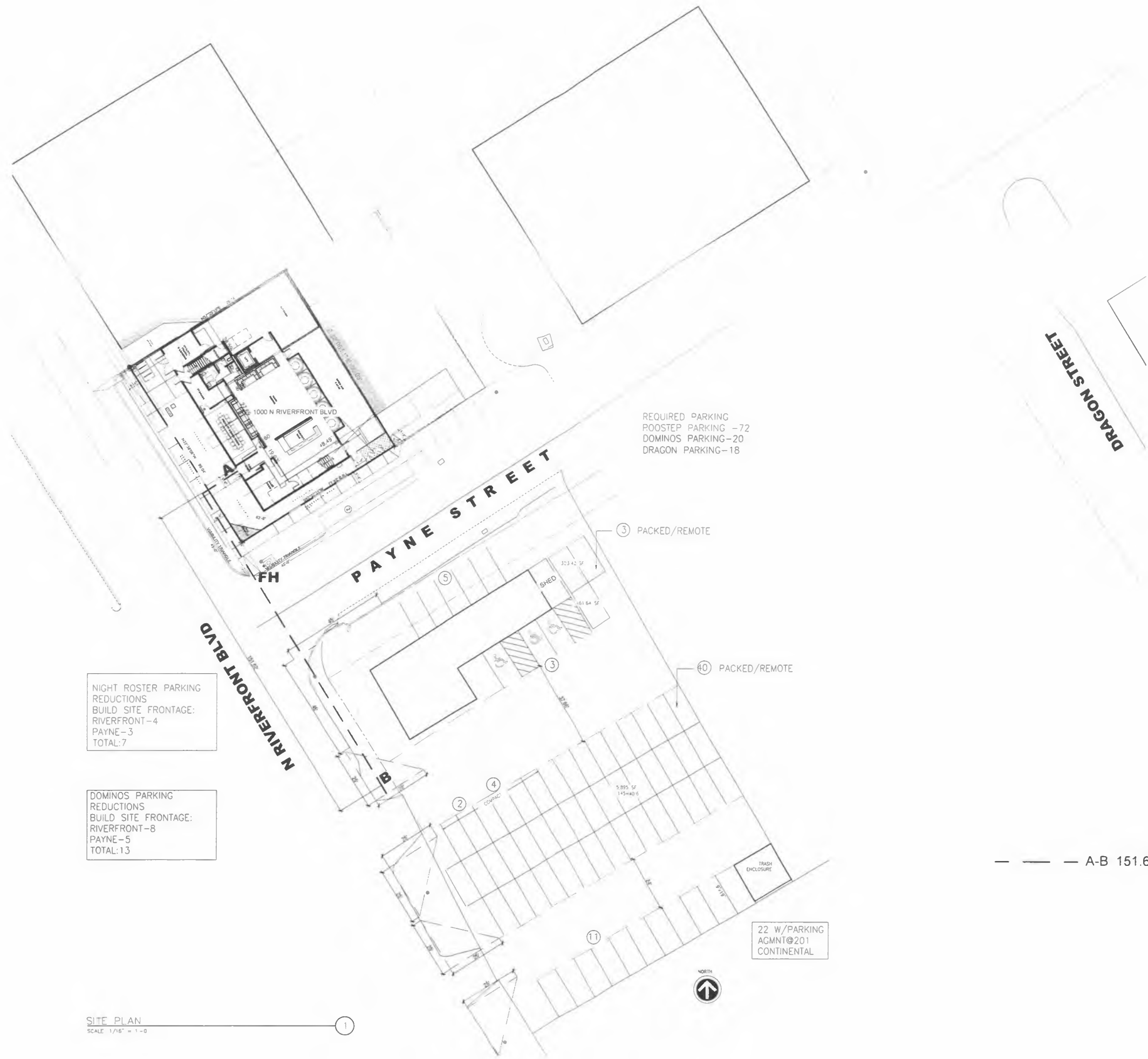
1000 N RIVERFRONT BLVD, D... X

Search result



60 m
200 ft

Selected features:0



NIGHT ROSTER PARKING
 REDUCTIONS
 BUILD SITE FRONTAGE:
 RIVERFRONT-4
 PAYNE-3
 TOTAL:7

DOMINOS PARKING
 REDUCTIONS
 BUILD SITE FRONTAGE:
 RIVERFRONT-8
 PAYNE-5
 TOTAL:13

SITE PLAN
 SCALE: 1/16" = 1'-0"

— — — A-B 151.62 FT



NO.	ISSUES	REVISIONS	DATE

PROJECT

NIGHT ROOSTER STACK
 PARKING PLAN
 1000 N RIVERFRONT, DALLAS

PROJECT NO.
 DATE: JUNE 06, 2024
 SCALE: AS NOTED
 DRAWN BY: HY
 SHEET TITLE: SITE PLAN

SHEET NO.
A-1.0