



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

234-133 OFFICE ONLY

Data Relative to Subject Property: _____

Date:

9/27/24 OFFICE ONLY

Location address: 3434 Altamoores Drive, Dallas, TX 75241 Zoning District: LI-Light Industrial

Lot No.: LOT 2 Block No.: BLK A/8299 Acreage: 50.310 Acres Census Tract: 48113016709

Street Frontage (in Feet): 1) 968.17 2) 398.85 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Dallas Ridge Industrial I LLC (owner), L'Oreal USA S/D, INC. (lessee)

Applicant: Michael Bergey/Bergey Windpower Company Telephone: 405-364-4212

Mailing Address: 2200 Industrial Blvd., Norman, OK Zip Code: 73069

E-mail Address: mbergey@bergey.com

Represented by: Elsie Thurman/Land Use Planning&Zoning Services Telephone: 214-680-7949

Mailing Address: 9406 Biscayne Blvd., Dallas, TX Zip Code: 75218

E-mail Address: elsie.thurman@landdevsolutions.com

Affirm that an appeal has been made for a Variance or Special Exception of Special exception to allow 96' height in LI-Light Industrial (max height 70') for the L'Oreal Distribution Center to install a 15kW horizontal-axis wind-turbine self-supporting lattice tower for green energy. The wind-turbine is by right, the additional height triggers the Board of Adjustment.

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:

L'Oreal would like to go green at their warehouse. The city works to ensure compliance to promote and protect the health and safety of the communities through the Office of Environmental Quality & Sustainability. Due to the green initiative we have been working with District 8-Commissioner Blair who supports this effort.

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 Michael Bergey

(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: Michael H. Bergey
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 8 day of May, 2024

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





AFFIDAVIT

Appeal number: BDA 234-133

I, Dallas Ridge Industrial I, LLC., Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 3434 ALTAMOORE DRIVE, DALLAS, TX 75241
(Address of property as stated on application)

Authorize: APPLICANT: MICHAEL BERGEY & REPRESENTATIVE: ELSIE THURMAN
(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: _____

To allow 96' in height in LI-Light Industrial (max height 70') to install a 15kW horizontal-axis wind-turbine self-supporting lattice tower. The wind-turbine is by right, the additional height triggers the board of adjustment.

Clarke Crenshaw
Print name of property owner or registered agent

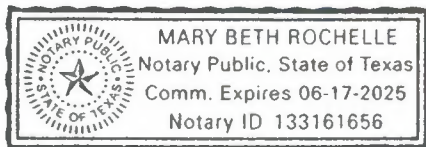
[Signature]
Signature of property owner or registered agent

agent Date May 6, 2024

Before me, the undersigned, on this day personally appeared
Clarke Crenshaw

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 6 day of
May, 2024



Mary Beth Rochelle

Commission expires on 6-17-2025



AFFIDAVIT

Appeal number: BDA 234-133

I, Dallas Ridge Industrial I, LLC., Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 3434 ALTAMOORE DRIVE, DALLAS, TX 75241
(Address of property as stated on application)

Authorize: APPLICANT: MICHAEL BERGEY & REPRESENTATIVE: ELSIE THURMAN
(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: _____

To allow 96' in height in LI-Light Industrial (max height 70') to install a 15kW horizontal-axis wind-turbine self-supporting lattice tower. The wind-turbine is by right, the additional height triggers the board of adjustment.

Paul Garandis
Print name of property owner or registered agent

[Signature]
Signature of property owner or registered agent

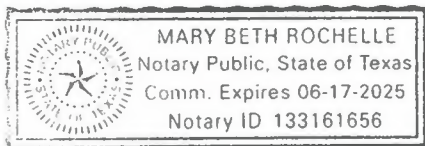
agent Date September 5, 2025

Before me, the undersigned, on this day personally appeared
Paul Garandis

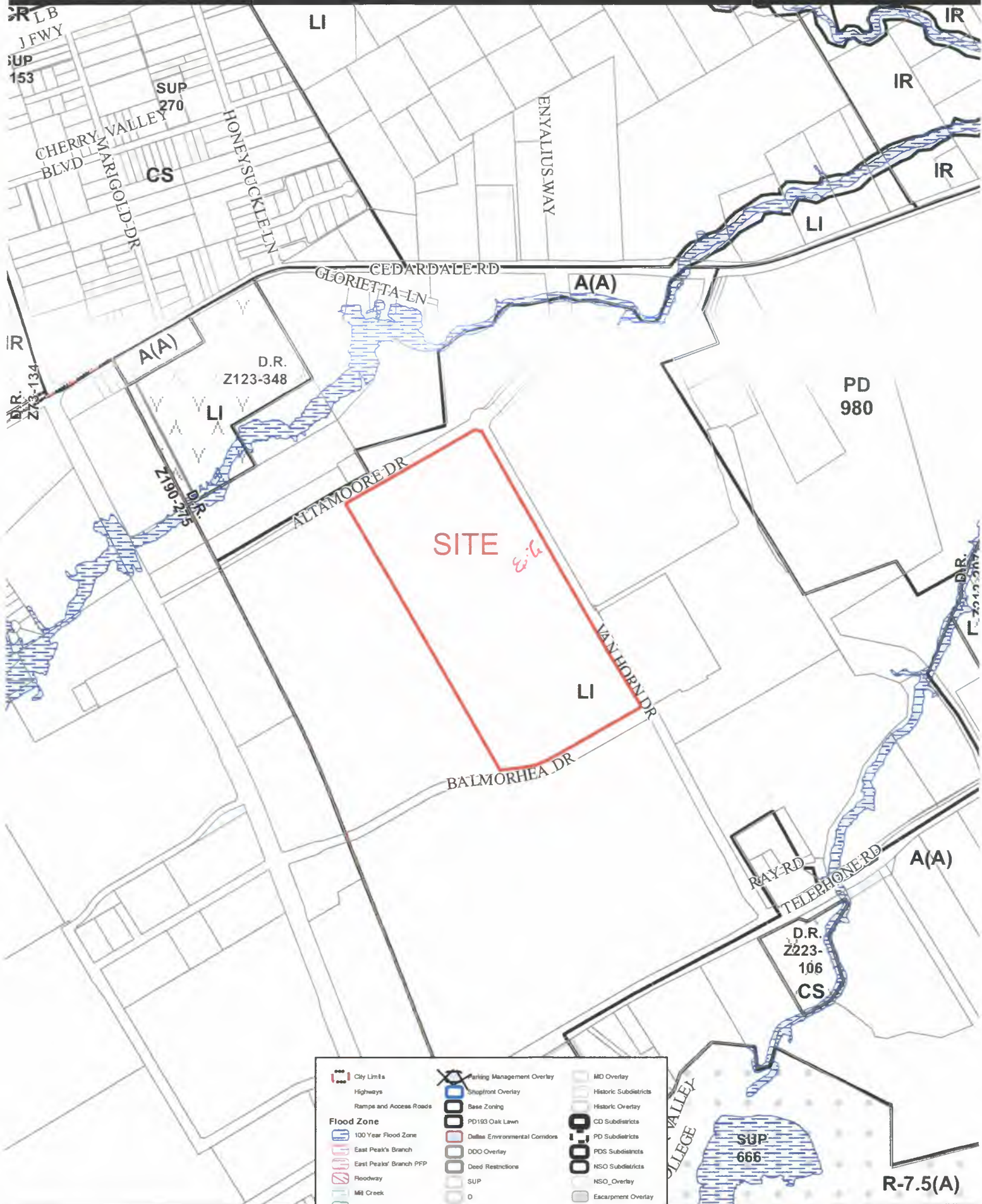
Who on his/her oath certifies that the above statements are true and correct to his/her best

knowledge. Subscribed and sworn to before me this 5 day of

September, 2024



Mary Beth Rochelle
Commission expires on 6-17-2025



1:9,600

	City Limits		Parking Management Overlay		MD Overlay
	Highways		Shipfront 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 Peak's Branch PFP		Deed Restrictions		NSO Subdistricts
	Floodway		SUP		NSO_Overlay
	Mill Creek		D		Escarpment Overlay
	Mill Creek PFP		D-1		
	Peak's Branch		CP		
	Peak's Branch PFP		SP		
	X Protected by Levee				
	Parks				
	Height Map Overlay				

Case ID:
Printed: 3/18/2024

SHIPPED DATE: 2/15/58 RECEIVED DATE: 2/18/58

CITY OF DALLAS PLAT BOOKS

ANNEXED MAR 17, 1958 ORD. NO. 7588

ADDITION

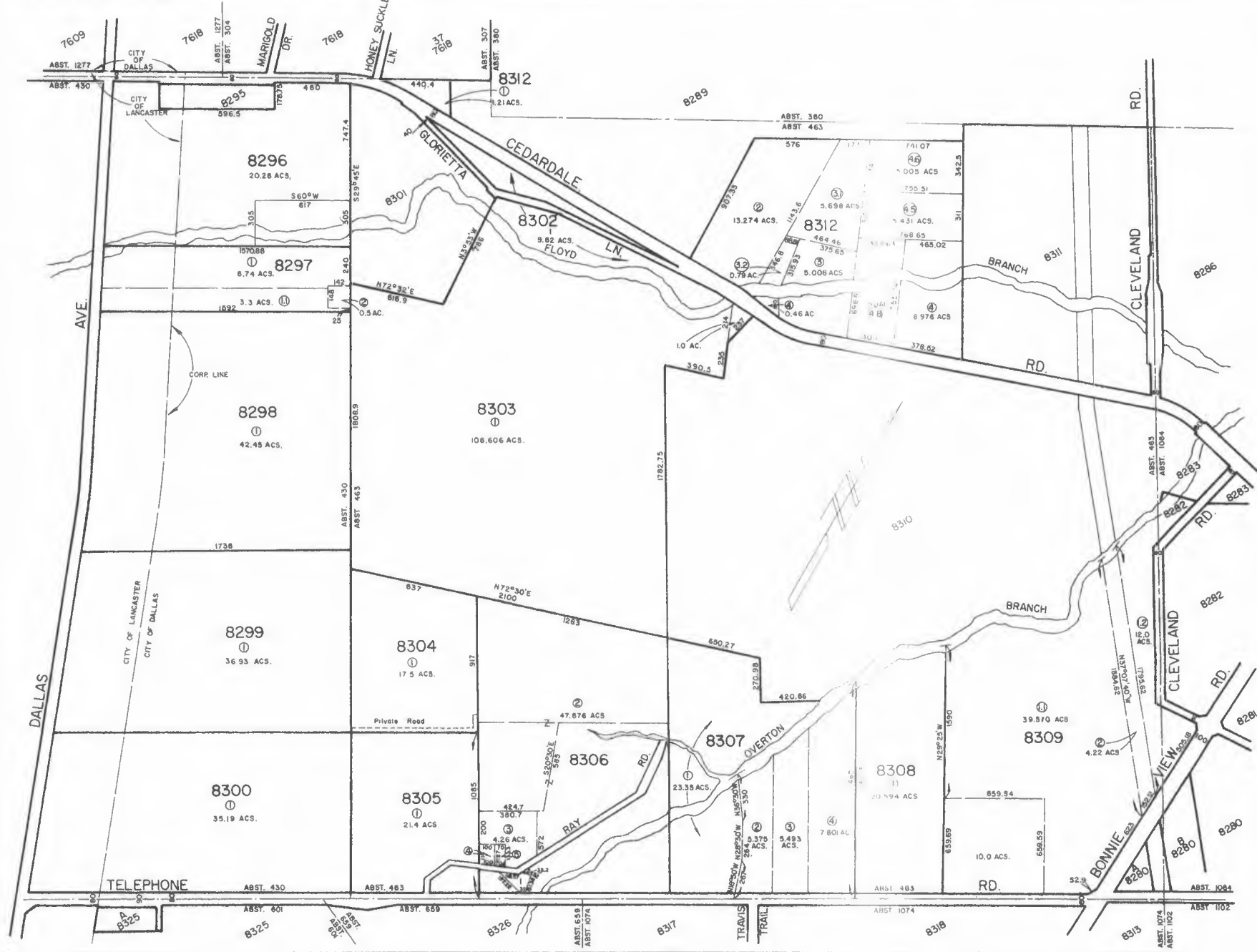
BLOCKS 8296-8300, 8302-8309, 8312

SURVEY CALVIN COLE ABST. 430
GEORGE FLOYD ABST. 463

SCALE 400 FT. EQUALS 1 INCH

SCHOOL DISTRICT WILMER-HUTCHINS

Filed 11-4-74 BLK. 8308 TELEPHONE RD. ADD.



City File No. 311T-XXXX



VICINITY MAP
N.T.S.
MAPSCO 76F/K



THE BUILDINGS ARE SPRINKLERED

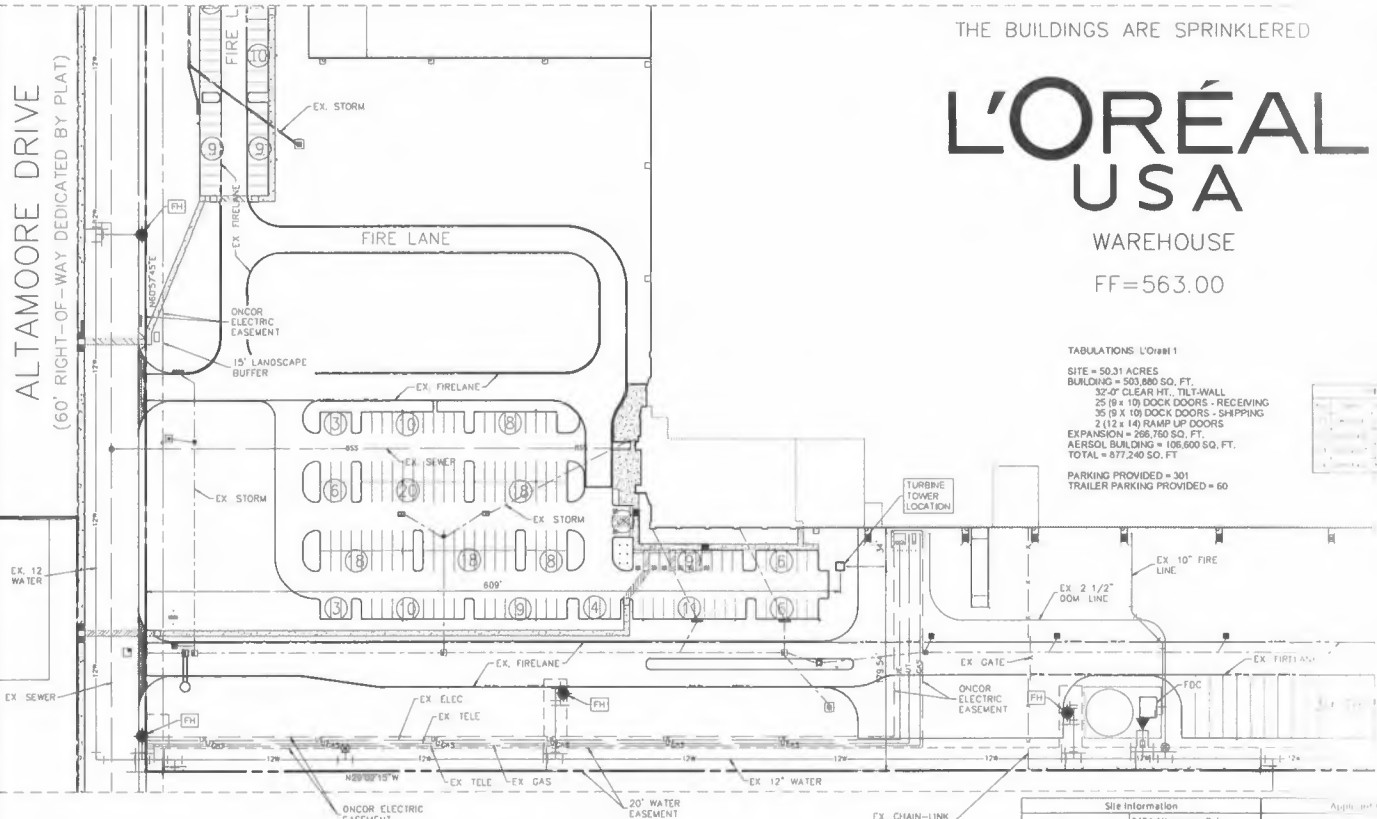
L'ORÉAL USA

WAREHOUSE
FF=563.00

TABULATIONS: L'ORÉAL

SITE = 50.31 ACRES
BUILDING = 503,880 SQ. FT.
32'-0" CLEAR HT. TILT-WALL
25 (9 X 10) DOCK DOORS - RECEIVING
35 (9 X 10) DOCK DOORS - SHIPPING
2 (12 X 14) RAMP UP DOORS
EXPANSION = 206,760 SQ. FT.
AERSOL BUILDING = 106,600 SQ. FT.
TOTAL = 877,240 SQ. FT.
PARKING PROVIDED = 301
TRAILER PARKING PROVIDED = 60

Station	PC	PVI	PT	CH	DL
1+00.00	1+00.00	122.27	1+00.00	11.70'	
1+10.00	1+10.00	118.41	1+10.00	31.30'	
1+20.00	1+20.00	122.27	1+20.00	11.70'	
1+30.00	1+30.00	127.11	1+30.00	23.90'	

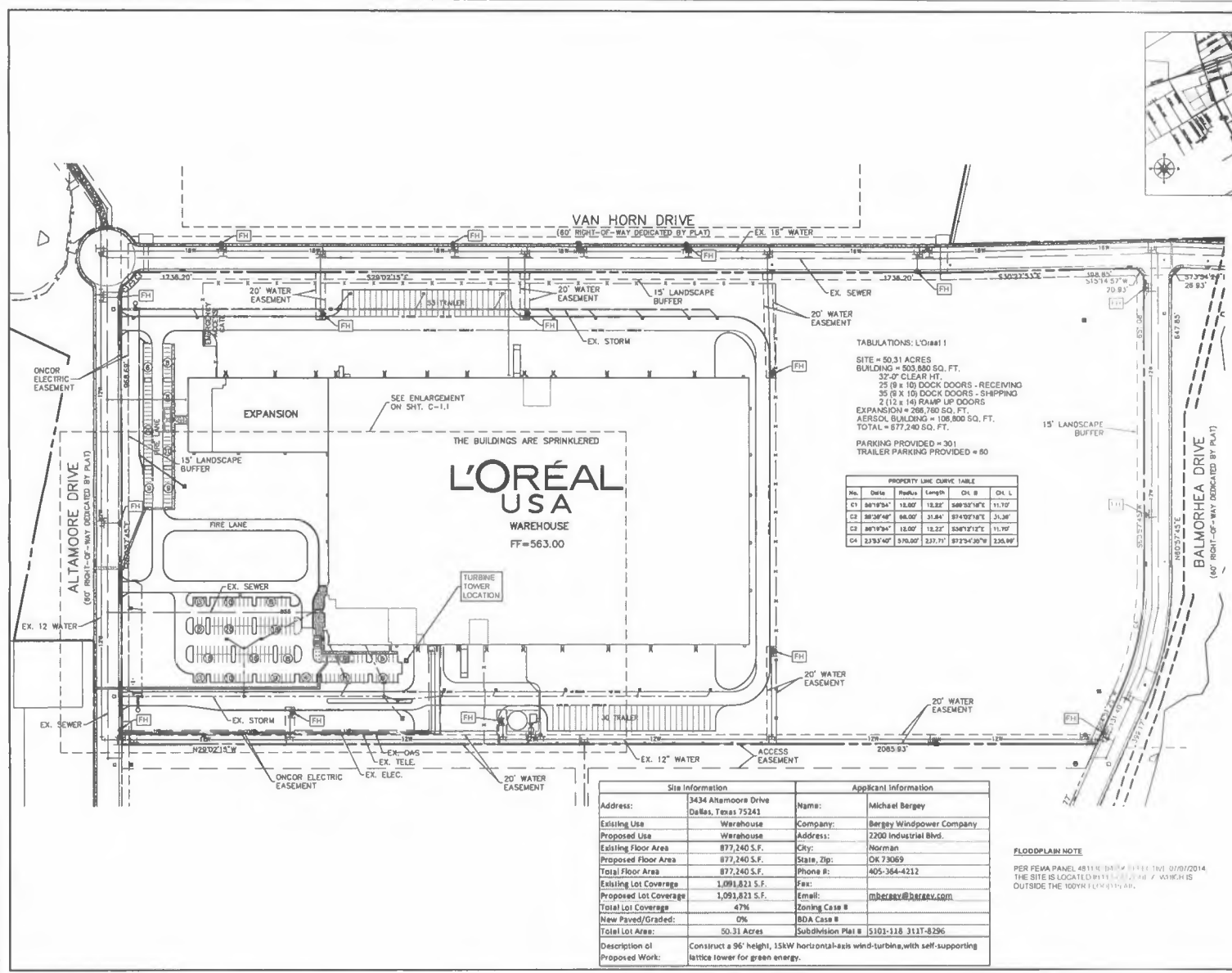


FLOODPLAIN NOTE
PER FEMA PANEL 48113C 0495K EFFECTIVE 07/07/2014
THE SITE IS LOCATED IN FLOOD ZONE X WHICH IS
OUTSIDE THE 100YR FLOOD PLAIN

Site Information		Applicant Information	
Address	3434 Altamooore Drive Dallas, Texas 75241	Name	Multiple Energy
Existing Use	Warehouse	Company	Multiple Energy Company
Proposed Use	Warehouse	Address	1300 Industrial Blvd
Existing Floor Area	877,240 S.F.	City	Norwalk
Proposed Floor Area	877,240 S.F.	State / Zip	TX / 75094
Total Floor Area	877,240 S.F.	Phone #	817-864-4212
Existing Lot Coverage	1,091,821 S.F.	Fax	
Proposed Lot Coverage	1,091,821 S.F.	Email	info@multipleenergy.com
Total Lot Coverage	47%	Zoning Code #	
New Paved/Graded	0%	BDA Case #	
Total Lot Area	50.31 Acres	Subdivision Plat #	2011-114-1111-8296
Description of Proposed Work	Construct a 96' height, 15xW horizontal truss tower with spill supporting lattice tower for green energy		

Winkelman & Associates, Inc.
 06-31-2024
 SITE PLAN ENLARGEMENT
 L'ORÉAL WAREHOUSE
 3434 ALTAMOORE ROAD
 DALLAS, TEXAS 75241
 C-1

City File No. 311T-XXXX



TABULATIONS: L'Oréal 1
 SITE = 50.31 ACRES
 BUILDING = 503,880 SQ. FT.
 32'-0" CLEAR HT.
 25 (8 x 10) DOCK DOORS - RECEIVING
 35 (8 X 10) DOCK DOORS - SHIPPING
 2 (12 x 14) RAMP UP DOORS
 EXPANSION = 298,780 SQ. FT.
 AEROSOL BUILDING = 106,800 SQ. FT.
 TOTAL = 877,240 SQ. FT.
 PARKING PROVIDED = 301
 TRAILER PARKING PROVIDED = 60

PROPERTY LINE CURVE TABLE						
No.	Date	Radius	Length	Ch. B	Ch. L	Ch. L
C1	08/19/04	13.00'	13.23'	S48°30'30"W	11.71'	
C2	08/19/04	18.00'	31.84'	S14°09'00"W	33.26'	
C3	08/19/04	13.00'	13.23'	S56°01'12"W	11.71'	
C4	2/13/07	376.00'	331.71'	S72°04'36"W	236.99'	

Site Information		Applicant Information	
Address:	3434 Altamoores Drive Dallas, Texas 75241	Name:	Michael Bergery
Existing Use:	Warehouse	Company:	Bergery Windpower Company
Proposed Use:	Warehouse	Address:	2200 Industrial Blvd.
Existing Floor Area:	877,240 S.F.	City:	Norman
Proposed Floor Area:	877,240 S.F.	State, Zip:	OK 73069
Total Floor Area:	877,240 S.F.	Phone #:	405-364-4212
Existing Lot Coverage:	1,091,821 S.F.	Fax:	
Proposed Lot Coverage:	1,091,821 S.F.	Email:	mbergev@bergery.com
Total Lot Coverage:	47%	Zoning Case #	
New Paved/Graded:	0%	BDA Case #	
Total Lot Area:	50.31 Acres	Subdivision Plat #	S101-118 311T-8296
Description of Proposed Work:	Construct a 96' height, 15kW horizontal-axis wind-turbine, with self-supporting lattice tower for green energy.		

FLOODPLAIN NOTE
 PER FEMA PANEL 4811R DATED 11/11/01 THE SITE IS LOCATED IN THE 1% ACF 1% ACF ZONE OUTSIDE THE 100YR FLOODPLAIN.

Winkelmann & Associates, Inc.
 CONSULTING ENGINEERS & ARCHITECTS
 1000 WEST WILSON AVENUE, SUITE 100
 DALLAS, TEXAS 75203
 TEL: 214-343-1111 FAX: 214-343-1112
 WWW.WINKELMANN-ASSOCIATES.COM

DATE: _____
 NO.: _____
 REVISION: _____
 APPROVED: _____

06-21-2004

OVERALL SITE PLAN
 L'ORÉAL WAREHOUSE
 3434 ALTA MOORE ROAD
 DALLAS, TEXAS 75241

C-10

GENERAL NOTES:

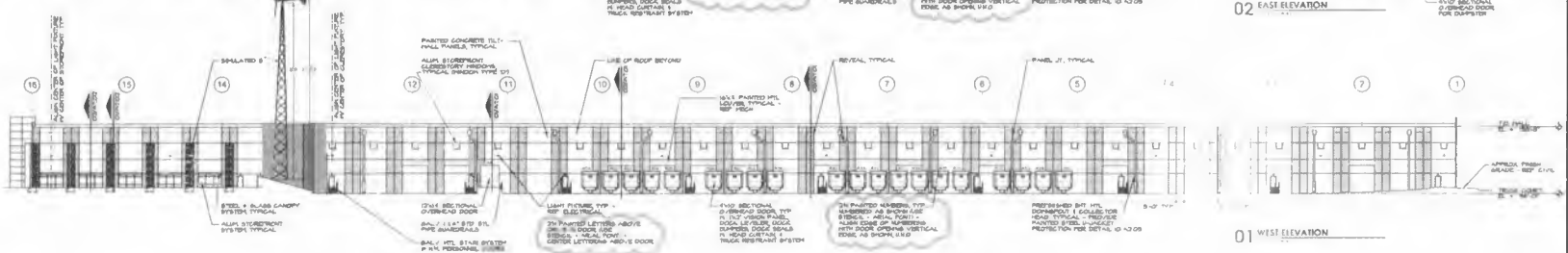
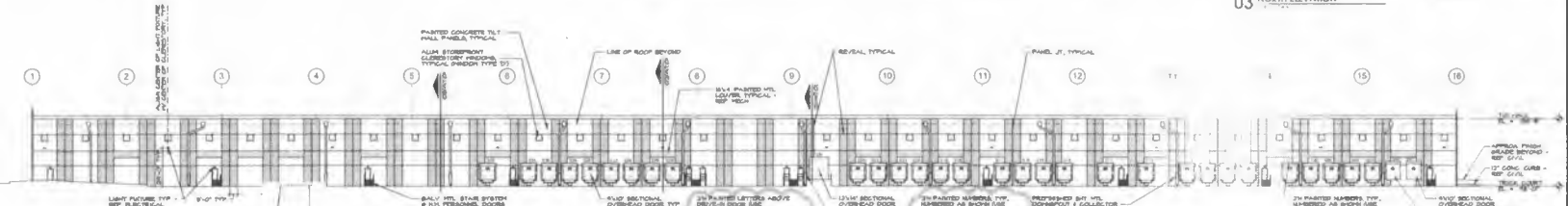
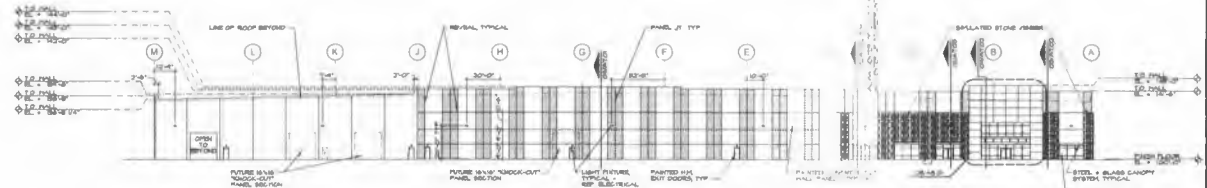
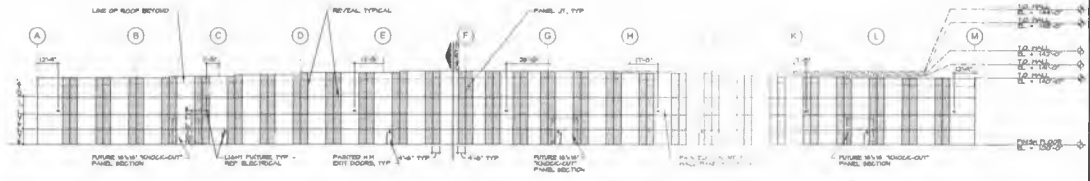
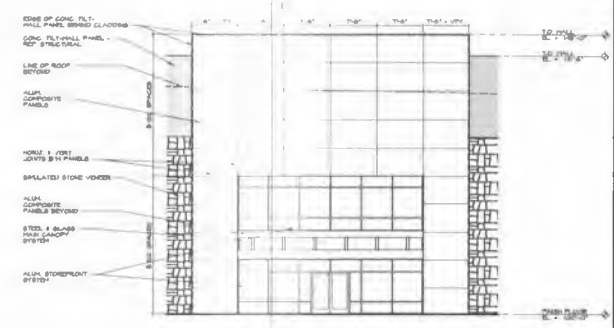
- 1 REF. A10 FOR SITE INFORMATION
- 2 REF. A4.0 FOR DOOR SCHEDULE & FINISH TYPES

LEGEND:

- PAINTED TILT WALL PANEL, SPV
- PAINTED TILT WALL PANEL, SP2

EXTERIOR FINISHES:

- SPRINKLER PLASTER, 5/8" THICKNESS (U.G.) - COLORS TO MATCH SFS
- EXPOSED CONCRETE TILT-WALL (BY THROUGHOUT U.G.) - COLORS TO MATCH SFS
- EXPOSED CONCRETE TILT-WALL (BY FINISH INDICATED COLORS) - SEE SCHEDULE "FINISHES" FOR FINISH
- EXPOSED CONCRETE TILT-WALL (BY FINISH INDICATED COLORS) - SEE SCHEDULE "FINISHES" FOR FINISH
- EXTERIOR ALUM. EXPANDED DOORS - CLEAR GLAZING
- ALUMINUM COMPOSITE PANELS - COLORS: "SILVER METALLIC" BY ALUMINUM (OR BSMA) - EXPOSED STEEL EDGING/FRAMING (FINISH: UNPAINTED) - PAINT TO MATCH ADJACENT CONG. PANEL
- BLAZING - BRAY TYPING
- SPALLATED STONE VENEER - 3/4" THICKNESS - BASIC STONE RANGE - SELECTED BY CONTRACTOR (OR BSMA) - FINISH TO MATCH ADJACENT TILT WALL
- INTERIOR FINISHES: - FINISHES TO MATCH ADJACENT TILT WALL
- BRASS - 1/4" THICKNESS - FINISHES TO MATCH ADJACENT TILT WALL
- SPALLATED STONE VENEER - 3/4" THICKNESS - BASIC STONE RANGE - SELECTED BY CONTRACTOR (OR BSMA) - FINISH TO MATCH ADJACENT TILT WALL
- ALUMINUM COMPOSITE PANELS - COLORS: "SILVER METALLIC" BY ALUMINUM (OR BSMA) - EXPOSED STEEL EDGING/FRAMING (FINISH: UNPAINTED) - PAINT TO MATCH ADJACENT CONG. PANEL



L'ORÉAL USA

← RIDGE PROPERTY TRUST

EXTERIOR ELEVATIONS

REVISIONS:

01	01	01	01
02	02	02	02
03	03	03	03
04	04	04	04
05	05	05	05

PROJECT NO. 12185

A5.01

DATE: DEC 17 2012



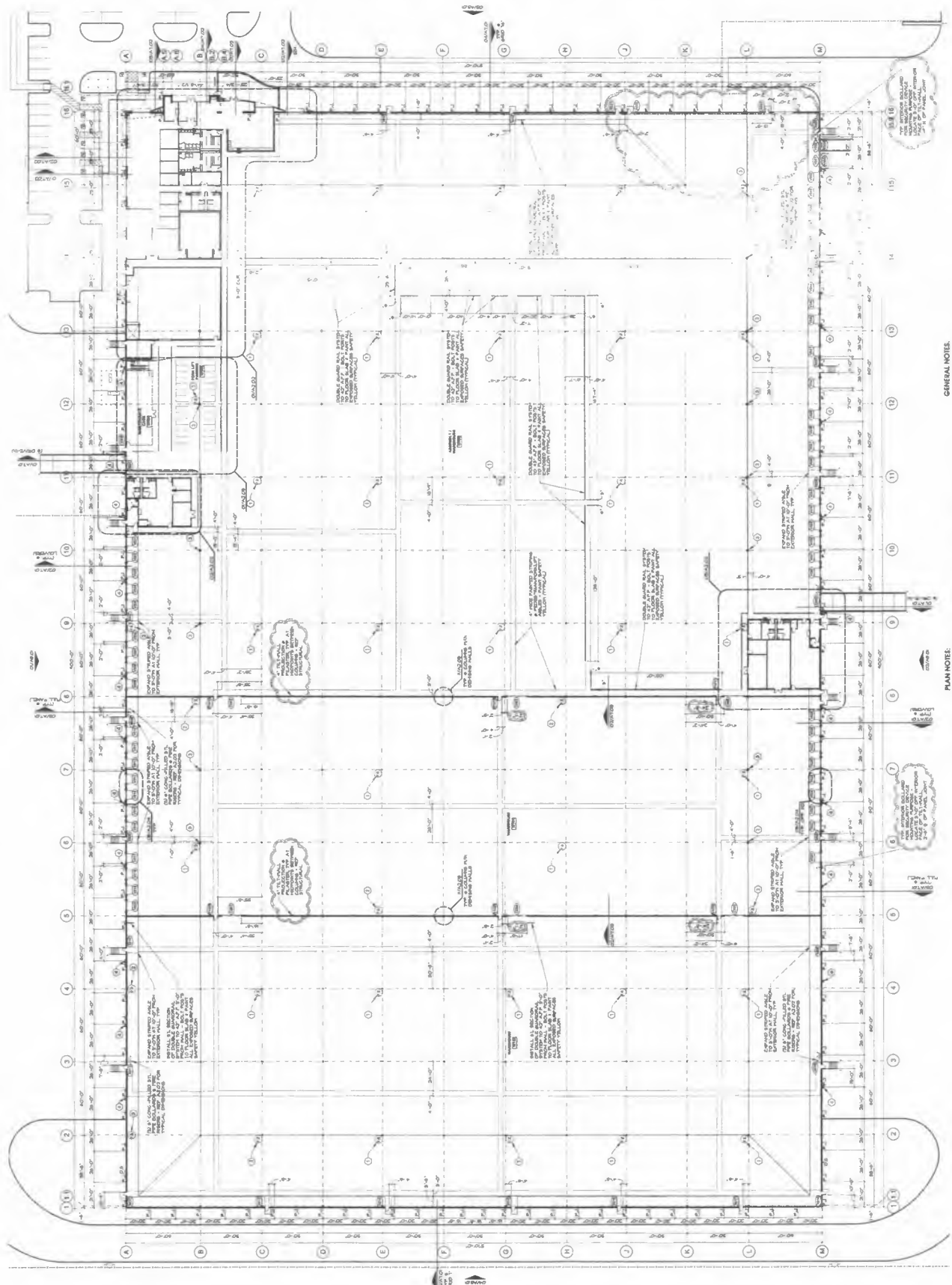
OVERALL FLOOR PLAN

REVISIONS:
 1. 04/15/2009
 2. 07/13/2009

PROJECT NO. 12185

A2.01

DATE DEC 17, 2012



01 OVERALL FLOOR PLAN

GENERAL NOTE:

1. REFER TO ALL OTHER SHEETS FOR INFORMATION.
2. REFER TO ALL OTHER SHEETS FOR INFORMATION.
3. REFER TO ALL OTHER SHEETS FOR INFORMATION.

PLAN NOTE:

1. SEE ARCHITECTURAL DRAWING FOR DIMENSIONS AND FINISHES.
2. SEE ARCHITECTURAL DRAWING FOR DIMENSIONS AND FINISHES.
3. SEE ARCHITECTURAL DRAWING FOR DIMENSIONS AND FINISHES.

NOTE: DIMENSIONS AND FINISHES SHALL BE AS SHOWN ON THE ARCHITECTURAL DRAWING. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.