



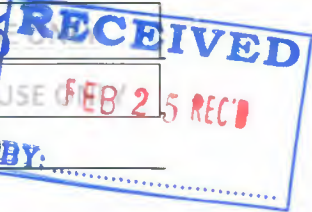
Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

245 045



Data Relative to Subject Property:

Date:

Location address: 4155 Buena Vista & 3403 N Fitzhugh | Zoning District: PD 193 (GR)

Lot No.: 1374 Block No.: 2/1521 Acreage: 0.301 Census Tract: 48113000703

Street Frontage (in Feet): 1) 94.54 2) 137.26 3) 4) 5)

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): BVJV III 4155 LLC

Applicant: Jonathan Vinson, Jackson Walker, L.L.F. Telephone: (214) 953-5941

Mailing Address: 2323 Ross Avenue, Suite 600, Dallas, Texas Zip Code: 75201

E-mail Address: jvinson@jw.com

Represented by: Jonathan Vinson, Jackson Walker, L.L.F. Telephone: (214) 953-5941

Mailing Address: 2323 Ross Avenue, Suite 600, Dallas, Texas Zip Code: 75201

E-mail Address: jvinson@jw.com

Affirm that an appeal has been made for a Variance or Special Exception of landscaping requirements per PD 193, in order to repave the existing parking lot on the northern portion of the property with approval of an alternate landscape plan.

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 requested special exception will in no way adversely affect neighboring property, as will be demonstrated with supplemental information.

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

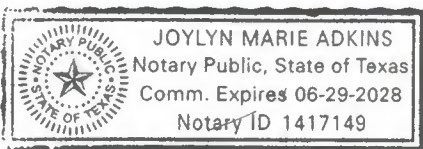
Before me the undersigned on this day personally appeared Jonathan G. Vinson

(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: Jonathan G. Vinson (Affiant/Applicant's signature)

Subscribed and sworn to before me this 22nd day of January, 2025



Joylyn Marie Adkins Notary Public in and for Dallas County, Texas



Appeal number: BDA 245-045

I, Blake Shipp, Manager of BVJV III 4155 LLC, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 4155 Buena Vista Street & 3403 Fitzhugh Avenue
(Address of property as stated on application)

Authorize: Jonathan Vinson, Jackson Walker, L.L.P
(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: We respectfully request a Special Exception from the landscaping requirements per PD 19:
in order to repave the existing parking lot on the northern portion of the property with approval of an alternate landscape plan

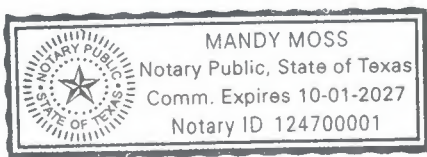
BVJV III 4155 LLC by: Blake Shipp, Manager
Print name of property owner or registered agent

[Signature]
Signature of property owner or registered agent

agent Date 1/15/25

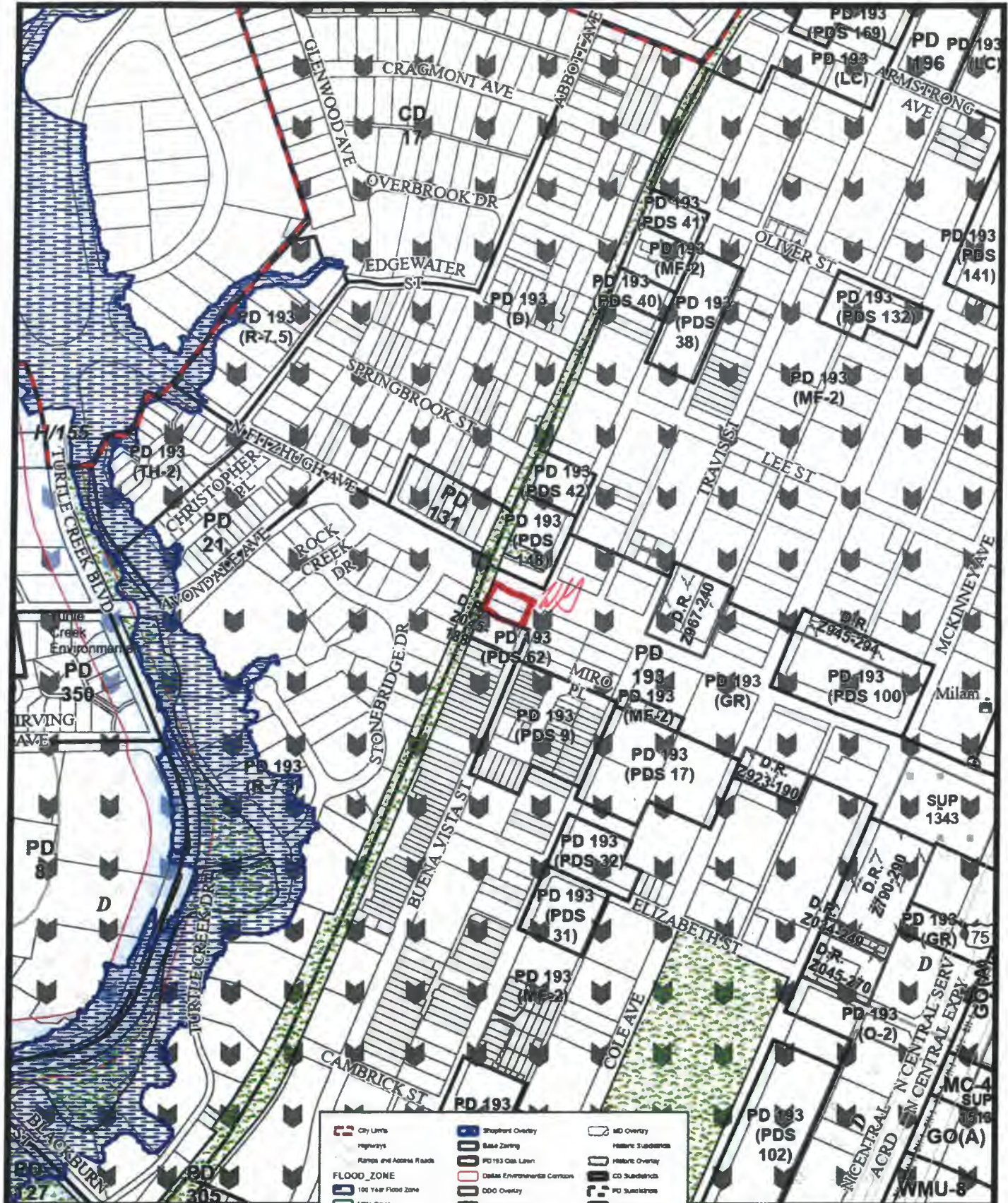
Before me, the undersigned, on this day personally appeared
Blake Shipp, Manager of BVJV III 4155 LLC,

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 15th day of
January, 2025



[Signature]
Notary Public for Dallas County,
Texas

Commission expires on
10/01/27



↑ 1:4,800

- | | | |
|----------------------------|-------------------------------|----------------------|
| City Limits | Shopland Overlay | MD Overlay |
| Highways | Base Zoning | Historic Subdistrict |
| Railroads and Access Roads | PD 193 Gas Lawn | Historic Overlay |
| FLOOD_ZONE | Dallas Environmental Corridor | CD Subdistrict |
| 100 Year Flood Zone | ODD Overlay | PD Subdistrict |
| Mill's Creek | Deal Restrictions | POB Subdistrict |
| Pearl's Branch | SUP | HBO Subdistrict |
| z PROTECTED BY LEVEE | O | ISDO Overlay |
| Parks | O-1 | Encampment Overlay |
| Height Map Overlay | O-2 | |
| Parking Management Overlay | SP | |

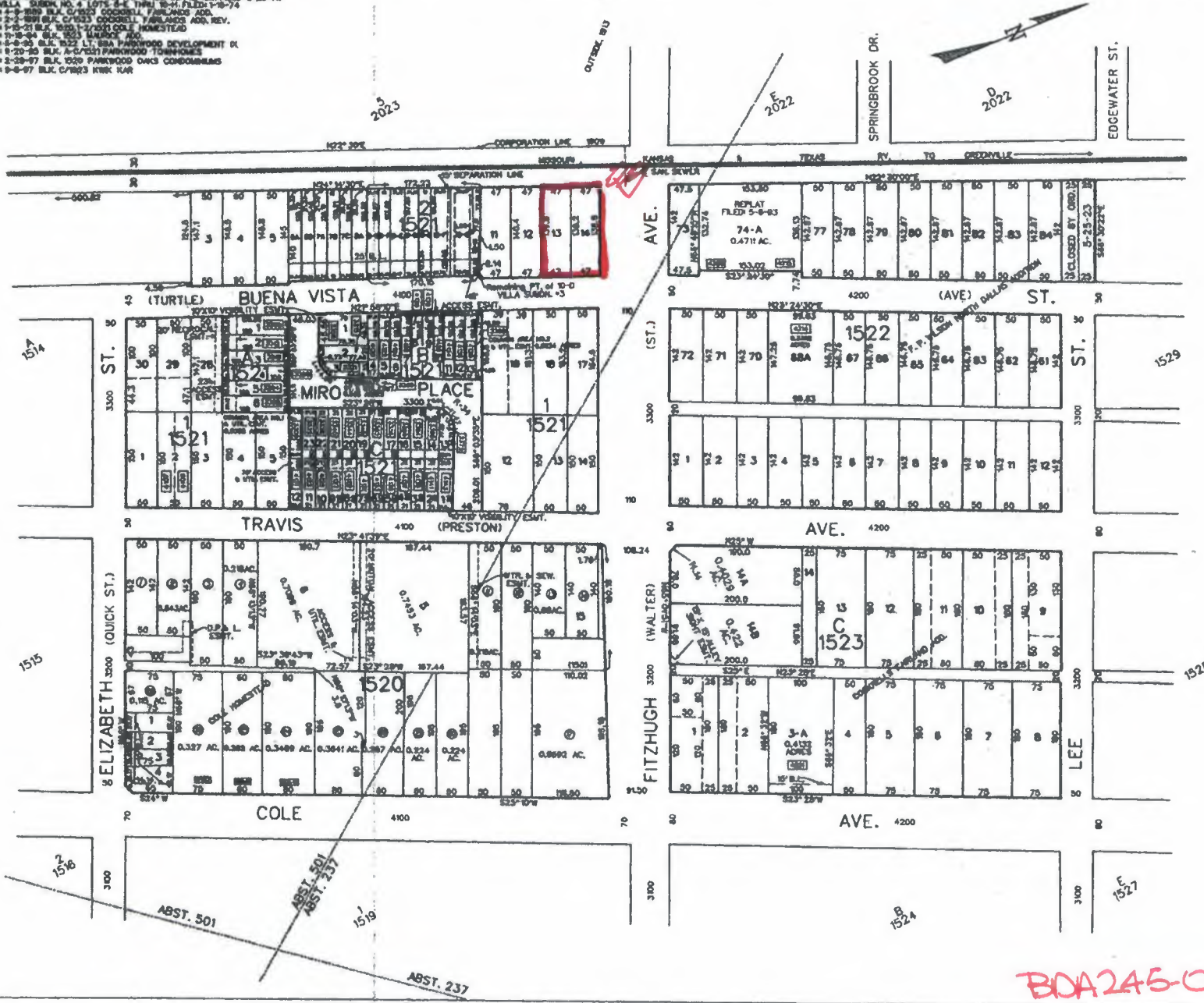
Case ID: BDA245-045
 Printed: 1/8/2025

ANNEXED _____ ORD. NO. _____
 WM. GRIGSBY 237
 SURVEY B. W. COATS ABST. 501

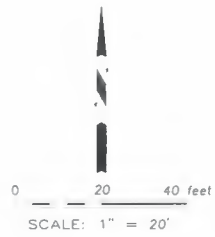
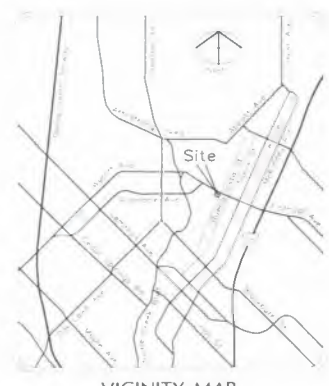
CITY OF DALLAS PLAT BOOKS
 ADDITION _____ SCALE 100 FT. EQUALS 1 INCH

BLOCKS 1520, 1521, 1522, 1523
 SCHOOL DISTRICT DALLAS

THE VILLA SERRA BLK 2/1511 LOT 6A THRU 8A FILED 4-24-72 - FILED 7-21-72
 VILLA SERRA NO. 3 BLK 2/1511 LOT 8C THRU 100 FILED 7-21-72
 THE VILLA SERRA NO. 3 LOT 101 DC & 100 BLK 2/1511 FILED 5-23-73
 THE VILLA SERRA NO. 4 LOTS 1-5 THRU 150 FILED 7-19-74
 FILED 4-9-1989 BLK C/1523 COODELL FARLANDS ADD.
 FILED 2-2-1991 BLK C/1523 COODELL FARLANDS ADD. REV.
 FILED 1-8-21 BLK 1520 PARKWOOD COLE HOMESTEAD
 FILED 7-9-84 BLK 1523 MARCOZ ADD.
 FILED 8-8-85 BLK 1522 LT. 15A PARKWOOD DEVELOPMENT II
 FILED 8-20-85 BLK. A-1/1521 PARKWOOD TOWNHOUSES
 FILED 2-28-87 BLK. 1520 PARKWOOD OAKS CONDOMINIUMS
 FILED 8-8-87 BLK. C/1523 KWIK KAR



BOA245-045



- EASEMENT NOTES**
- 1. Easement for utility lines as shown on the site plan.
 - 2. Easement for utility lines as shown on the site plan.
 - 3. Easement for utility lines as shown on the site plan.
 - 4. Easement for utility lines as shown on the site plan.
 - 5. Easement for utility lines as shown on the site plan.



- SITE NOTES**
- 1. All lot lines are shown with orange dashed lines.
 - 2. All lot lines are shown with orange dashed lines.
 - 3. All lot lines are shown with orange dashed lines.
 - 4. All lot lines are shown with orange dashed lines.
 - 5. All lot lines are shown with orange dashed lines.
 - 6. All lot lines are shown with orange dashed lines.
 - 7. All lot lines are shown with orange dashed lines.
 - 8. All lot lines are shown with orange dashed lines.
 - 9. All lot lines are shown with orange dashed lines.
 - 10. All lot lines are shown with orange dashed lines.

- GENERAL NOTES**
1. The plat is a preliminary plat and is not for record.
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 9. The plat is a preliminary plat and is not for record.
 10. The plat is a preliminary plat and is not for record.

BENCHMARK
 City of Dallas Benchmark Station 1, a square cut on West side of Dan Avenue in center of storm sewer drop inlet on north side of Fitzhugh Avenue.
 ELEVATION = 577.850'

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BD24245-045

PRELIMINARY PLAT
BUENA VISTA II ADDITION
LOT 1, BLOCK 2/1521
 BEING A REPLAT OF
COLE'S TRAVIS AVENUE ADDITION
LOTS 13 & 14, BLOCK 2/1521
 13,078 SQUARE FEET / 0.300 ACRES SITUATED IN THE
 WILLIAM CRICSBY SURVEY - ABSTRACT NO. 507
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. **S234-140**

OWNER/DEVELOPER
 BVJV III/4155, LLC
 5311 North Green Boulevard, Suite 815
 Richardson, Texas 75081
 Tel: 214.358.2299
 Contact: Blake P. Sharp

SURVEYOR
 Burm & Company, LLC
 100 East Cornwell Road, Suite 240
 Richardson, Texas 75081
 Tel: 214.358.3500 Fax: 214.358.2299
 Contact: Alison Jersey

June 2024 Sheet: 1 of 2

File No. 2403 Surveying Firm: #10087-00
 Date: 6/11/24
 Title: Preliminary Plat
 Project: Buena Vista II Addition

Site Plan General Notes

1. All spot elevations to be verified on field prior to construction. Notify Architect of any discrepancies.
2. Blank areas for layout shall not be construed as construction.
3. Do not scale the drawings. If a specific dimension is not given, contact Architect for clarification.
4. Contractor is responsible for protecting and restoring additional drainage existing during demolition phases and all new construction phases on existing concrete, masonry, and existing materials that are to remain.
5. Tree protection fencing is required for all existing trees 18 inches in diameter (20 inches in circumference) within the limits of construction. Fencing should protect the entire critical root zone (CRZ) area. Fencing is required to be low chain-link mesh at a minimum height of five feet. A 6-inch layer of mulch within the entire available root zone area is required for trees which have any disturbance indicated within any portion of the critical root zone.
6. Refer to General Requirements for additional information associated with but not limited to: submittal, shop drawings, samples, testing and packaging, coordination and staging, installation of work.



**Michael Hsu
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Document Set

**Not For Regulatory
Approval, Permitting, or
Construction**
02/21/25

Consultants



Project Title

Clark's Dallas

4155 Buena Vista Street
Dallas TX

Date Issue/Revision

Drawing Title

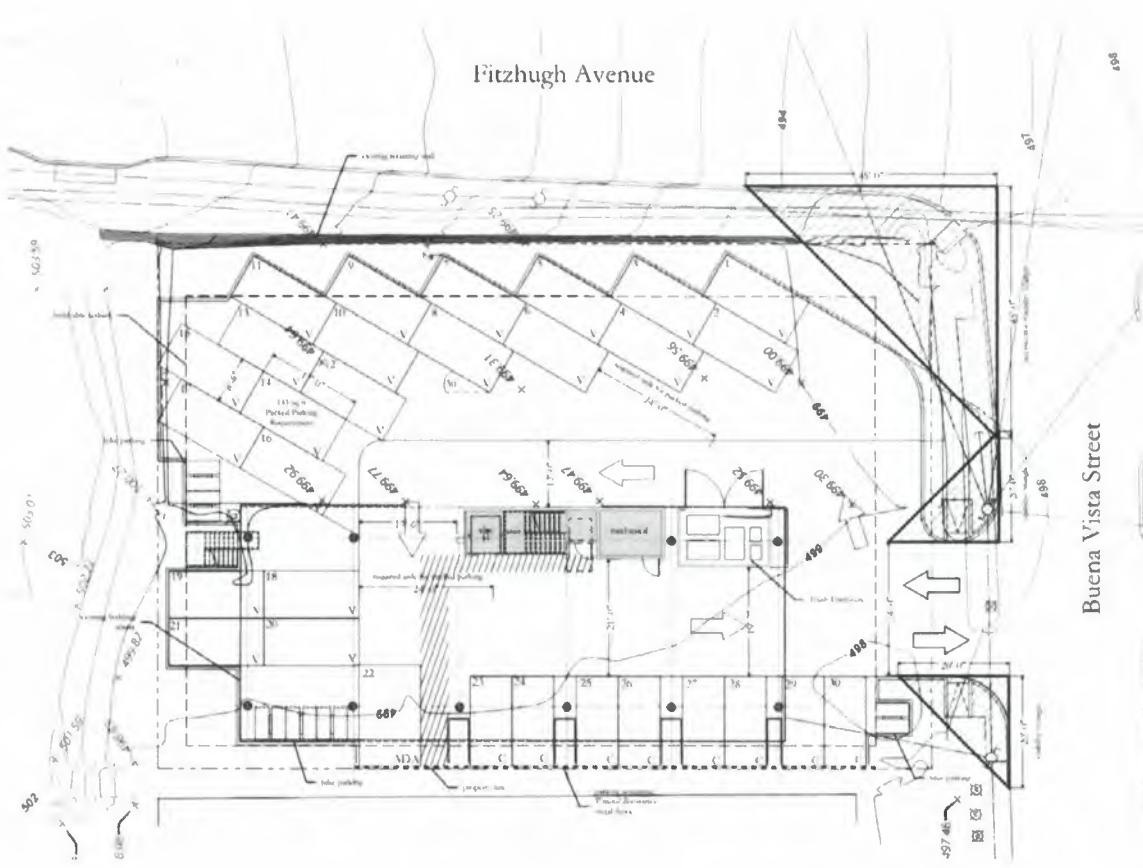
Site Plan

Sheet

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BDA 245-045



1 Architectural Site Plan

Proposed Parking Design

Total: 30 spots
 21 Packed Parking Size (8'5"x17")
 8 Compacts (7'5"x16")
 1 ADA (11'x18' Van w/ 5' aisle)
 Entry off of Buena Vista St
 Mix of 90 & 30 degree angle parking
 One way Loop
 12' 0" Smallest aisle
 24' Two Way Entry Driveway

Bike Parking:
 12 Class I Spots (6 Rails)

Required parking for restaurant use :
 3,681 sf @ 1:100sf = 37 spaces required
Reductions:
 1 - Bicycle Parking (SI C, STA 4-314)
 2 - Dumpster (SI C, SIF 193-113.a, 15)
Net required: 34 spaces required

Total Proposed Parking:
 Vehicle Parking: 30 spots

Total Existing Parking:
 Vehicle Parking: 11 spots
 Bike Parking: 0 spots

Property Line
 Gas Lines
Parking Spot Key:

- V = Valet (Packed Parking)
- C = Compact Size (Self Park)
- ADA = Handicap Parking (Self Park)

GENERAL PLANTING NOTES

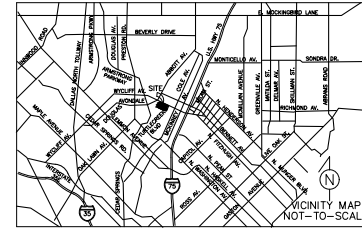
1. Clearing of existing planting shall consist of the satisfactory removal and disposal of existing plants occurring within all planting areas as noted below. DOES NOT INCLUDE EXISTING TREES
2. A. All shrubs and existing groundcover shall be removed and disposed from the site within (2) hours of start removal.
B. All planting areas shall be backfilled with 20% Sandy Loam and 75% Prepared Soil Mix as needed. Sandy Loam shall be without admixture of subsoil or any grit shall be free of stones, clumps, plants, or their roots, toxic substances, or other extraneous matter that may be harmful to plant growth or water retention with future maintenance.
3. Prepared Soil Mix: Organic compost material shall be a mixture of 80% vegetable matter and 20% animal waste. Ingredients shall be a mix of compost and fine bedrock material. 10% Earth, Bark to Earth or approved equal.
5. Munt: Munt shall be Double Shredded Hardwood Bark. Match of relative uniform particle size with a median size of one (1") inch and shall be free of sticks, stones, leaves, and any other debris.
6. Organic Fertilizer shall be Fertikal, Maestro-Gro, Manafix, Sustan, Agrition, bat guano or seaweed castings as recommended for required applications. Fertilizer shall be delivered to the site in its original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
7. Prepare new planting beds by backfilling planting areas with 8" of prepared soil mix and bring to depth of four (4") inches.
8. Apply organic fertilizer such as Fertikal, Maestro-Gro, or Sustan @ 20 lbs / 1,000 sq. ft. at the rate of 1 lb. of nitrogen per 1,000 sq. ft.
9. All planting areas shall receive two (2") inch layer minimum settled thickness of Double Shredded Hardwood Bark Munt after plant material has been installed.

MAINTENANCE NOTES

1. The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
2. All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
3. All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
4. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
5. All dead material which dies shall be replaced with plant material of equal or better value.

LANDSCAPE NOTES

1. Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey date of existing conditions was supplied by others.
2. Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
3. Contractor is responsible for obtaining all required landscape and irrigation permits.
4. Contractor to provide a minimum 2% slope away from all structures.
5. All planting beds and been areas to be separated by steel edging. No steel to be installed adjacent to walkways or curbs.
6. All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
7. All lawn areas to be Solid Sod Bermuda grass, unless otherwise noted on the drawings.



**4155 Buena Vista Street
PD-193 GR
LANDSCAPE TABULATIONS**

GR LANDSCAPE TABULATIONS	REQUIRED	PROVIDED
Total Site Area: 4,564 s.f.		
10% of Total Site to be Landscape	456.4 s.f.	718 s.f. (155.7%)
Front Yard Area: F.Y.A. 688.35 s.f.	413 s.f.	178 s.f. (25.9%)
65% of Front Yard to be Landscape		
12% of Front Yard Area	82.6 s.f.	85 s.f. (12%)
Special Planting Area	41.3 s.f.	91 s.f. (8%)
6% of Front Yard Area		
Street Trees		
(1) tree 3.5" cal. per 25'L (less vialb. dips 1ft)	(1) trees	(1) tree, 3.5"
Buena Vista (1,289'L)		

Parking Lot Screening
All off-street parking to be screened by 30" H, evergreen shrub

Irrigation
All landscape areas are to be covered by an automatic irrigation system.

**3403 N. Fithugh
PD-193 GR
LANDSCAPE TABULATIONS**

GR LANDSCAPE TABULATIONS	REQUIRED	PROVIDED
Total Site Area: 3,026 s.f.		
10% of Total Site to be Landscape	302.6 s.f.	1,075 s.f. (355.1%)
Front Yard Area: F.Y.A. 2,728.05 s.f.	1,637.19 s.f.	1,001 s.f. (61%)
60% of Front Yard to be Landscape		
12% of Front Yard Area	327.43 s.f.	330 s.f. (12%)
Special Planting Area	163.71 s.f.	871 s.f. (24.5%)
8% of Front Yard Area		
Street Trees		
(1) tree 3.5" cal. per 25'L (less vialb. dips 4ft)	(8) trees	(4) medium 3" cal, 3.5" (3) small trees, 2" cal.
Fithugh and Buena Vista (327,814'L)		

Parking Lot Screening
All off-street parking to be screened by 30" H, evergreen shrub

Irrigation
All landscape areas are to be covered by an automatic irrigation system.

GRAPHIC LEGEND

- MEDIUM CANOPY TREE
- MEDIUM CANOPY TREE
- SMALL TREE
- ACCENT SHRUBS
- ORNAMENTAL GRASSES
- EVERGREEN HEDGE
- EVERGREEN HEDGE
- ORNAMENTAL GRASSES
- ORNAMENTAL GRASSES
- ACCENT SHRUBS
- CLIMBING VINES
- DECORATIVE GRAVEL
- SEASONAL COLOR
- GROUND COVER TYPE 'A'
- GROUND COVER TYPE 'B'
- GROUND COVER TYPE 'C'
- LAWN, SOLO SOG
- EXISTING CONCRETE SIDEWALK
- PROPOSED CONCRETE SIDEWALK

01 LANDSCAPE PLAN



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Document Seal



01/24/25

Consultant



Project Title

Clark's Dallas

3403 N. Fithugh
4155 Buena Vista Street
Dallas TX

△ Date Issue / Revision

Drawing Title

Landscape Plan

Sheet

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