

Record Summary for Board of Adjustments

Record

Record #	Status	Opened Date
BOA-25-000075	In Review	10/24/2025

Application Name

Detailed Description

To accommodate a change of use in the existing building from furniture store to retail, office, & restaurant uses. There are 790 spaces on the site, which are 49 percent utilized at peak. Further, the request meets all of the variance standards set forth in Sec. 519-3.102(d)(10).

Assigned To Department

Board of Adjustment

Assigned to Staff

Diana Barkume

Record Type

Board of Adjustments

Custom Fields

INTERNAL USE ONLY

Source of Request	Self
Fee Waiver Granted	-
Number of Parking Spaces	80
Lot Acreage	1.2397

PDOX INFORMATION

PDox Number	-
-------------	---

PROPERTY INFORMATION

Existing Zoning	PD
Lot Number	9A
Lot Size (Acres)	1.2397
Block Number	L/1536
Lot Size (Sq. Ft)	54000
How many streets abut the property?	2
Land Use	Office, Restaurant, Retail
Is the property platted?	Yes
Status of Project	Existing
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	Diana Barkume

Custom Lists

Board of Adjustment Meeting

1		
	Room	6ES
	BOA Administrator	Kameka Miller-Hoskins
	BOA Secretary	Mary Williams
	BOA Code Specialist	Diana Barkume

Board of Adjustment Request

1		
	Type of Request	Variance
	Request Description	Off-street parking
	Application Type	Variance or Special Exception to Off-Street Parking and Loading Demand
	Affirm that an appeal has been made for	Off-street Parking Requirements (Sec. 51P-193.107) for a reduction of 158 off-street parking spaces, from 209 spaces otherwise required, to provide for conversion of 28,000 SF of Furniture Store use to 15,000 SF of Restaurant and 13,000 SF of Retail.
	Application is made to BOA to grant the described appeal	To accommodate a change of use in the existing building from furniture store to retail, office, and restaurant uses. There are 790 spaces on the site, which are 49 percent utilized at peak. Further, the request meets all of the variance standards set forth in Sec. 519.3.102(d)(10).

Case Information

1		
	Full Request	Parking reduction
	Brief Request	Parking reduction
	Zoning Requirements	Parking reduction
	Relevant History	NA
	BOA History	No
	BOA History Details	NA

Street Frontage Information

1		
	Street Frontage	Front
	Linear Feet (Sq. Ft)	180

Street Frontage	Side
Linear Feet (Sq. Ft)	300

Contact Information

Name	Organization Name	Contact Type	Phone
Jonathan G. Vinson	Jackson Walker LLP	Applicant	2149535941
Email: jvinson@jw.com			

Name	Organization Name	Contact Type	Phone
Jonathan G. Vinson	Jackson Walker LLP	Authorized Agent	2149535941
Email: jvinson@jw.com			

Name	Organization Name	Contact Type	Phone
Justin Schoellkopf	WEIRS PLAZA OWNER LLC	Property Owner	2149247192
Email: justin@fourriverscap.com			
2311 CEDAR SPRINGS RD STE 300, DALLAS, TEXAS 752017811			

Address

3219 KNOX ST, Dallas, TX 75205

Parcel Information

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
CONDO00C8125CO NDO							

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Y	WEIRS PLAZA OWNER LLC	2311 CEDAR SPRINGS RD STE 300, DALLAS, TEXAS 752017811	

Status History

Status	Comment	Assigned Name	Status Date
Payment Due		Diana Barkume	10/27/2025
In Review	Updated By Script	Velosimo User	10/30/2025
In Review		Elham Elbadawi	10/31/2025

EXHIBIT A

BEING a tract or land situated in the John H. Cole Survey, Abstract No. 268, City of Dallas, Dallas County, Texas and being all of those tracts of land described as Tract No. One, Tract No. Three & a 0.169 acre tract in Special Warranty Deed to Weir Investments, L.P. recorded in Volume 95240, Page 5309, Deed Records of Dallas County, Texas and Instrument No. 201800315703, Official Public Records of Dallas County, Texas and being all of Lots 9-13 and part of Lot 14, Block L/1536, Cockrell's Fairland Addition, an addition to the City of Dallas according to the plat recorded in Volume 142, Page 382 of said Deed Records and being more particularly described as follows:

BEGINNING at a 600 Nail found for the north corner of said Lot 9 at the intersection of the southeast right-of-way line of Travis Street {an SO-foot wide right-of-way) with the southwest right-of-way line of Knox Street (a 60-foot wide right-of-way):

THENCE with said southwest right-of-way line of Knox Street, South $66^{\circ}47'17''$ East, a distance of 180.00 feet to a "X" cul in concrete set for the east corner of said Lot 9 at the intersection of said southwest right-of-way line of Knox Street with the northwest line of a 20-foot wide alley as shown on said Cockrell's Fairland Addition:

THENCE with said northwest line of the 20-foot wide alley, South $23^{\circ}12'43''$ West, a distance of 300.00 feet to a point for the east corner of Lot 13A, Block U1536, Travis Street Retail Center, an addition to the City of Dallas according to the plat recorded in Volume 85052, Page 4491, or said Deed Records; from which a 5/8" iron rod found bears South $21^{\circ}08'49''$ East, a distance of 0.26 feet;

THENCE departing said northwest line of the 20-foot wide alley and with the northeast line of said Lot 13A, North $66^{\circ}47'17''$ West, a distance of 180.00 feet to a 5/8" iron rod found for the north corner of said Lot 13A in said southeast right-of-way line of Travis Street:

THENCE with said southeast right-of-way line of Travis Street, North $23^{\circ}12'43''$ East, a distance of 300.00 feet to the **POINT OF BEGINNING** and containing 1.240 acres or 54,000 square feet of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central

Zone (4202), North American Datum of 1983.



1:1,966

City Limits	Base Zoning	Historic Subdistricts
Highways	PD193 Oak Lawn	Historic Overlay
Ramps and Access Roads	Dallas Environmental Corridors	CD Subdistricts
FLOOD_ZONE	DDO Overlay	PD Subdistricts
100 Year Flood Zone	Deed Restrictions	PDS Subdistricts
Mill's Creek	SUP	NSO Subdistricts
Peak's Branch	D	NSO_Overlay
X PROTECTED BY LEVEE	D-1	Escarpment Overlay
Height Map Overlay	CP	Parks
Parking Management Overlay	SP	
Shopfront Overlay	MD Overlay	

Case ID:

Printed: 10/24/2025



TEXAS DEPARTMENT OF LICENSING AND REGULATION

Regulatory Program Management Division/Architectural Barriers Program
P. O. Box 12157 • Austin, Texas 78711 • (512) 539-5669 • (877) 278-0999
Fax: (512) 539-5690 • techinfo@tdlr.texas.gov • www.tdlr.texas.gov

08/15/2022

WEIRS PLAZA PARTNERS
2311 CEDAR SPRINGS ROAD 300
DALLAS TEXAS 75201

RE: Project Name: WEIR'S PLAZA
Facility Name: 3219 KNOX STREET
Address: DALLAS TX 75205
Project Number: EABPRJB9802422

Notice of Project Approval

Attention Building Owner,

The project listed above has been inspected by a Registered Accessibility Specialist (RAS) for purpose of determining compliance with provisions of the Texas Architectural Barriers Act (TABAA), Tex. Gov. Code §§469.101 and 469.105 in order to ensure compliance with the Texas Accessibility Standards (TAS).

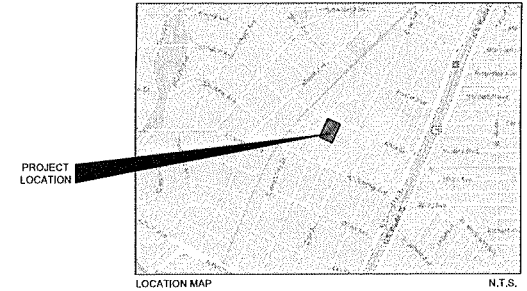
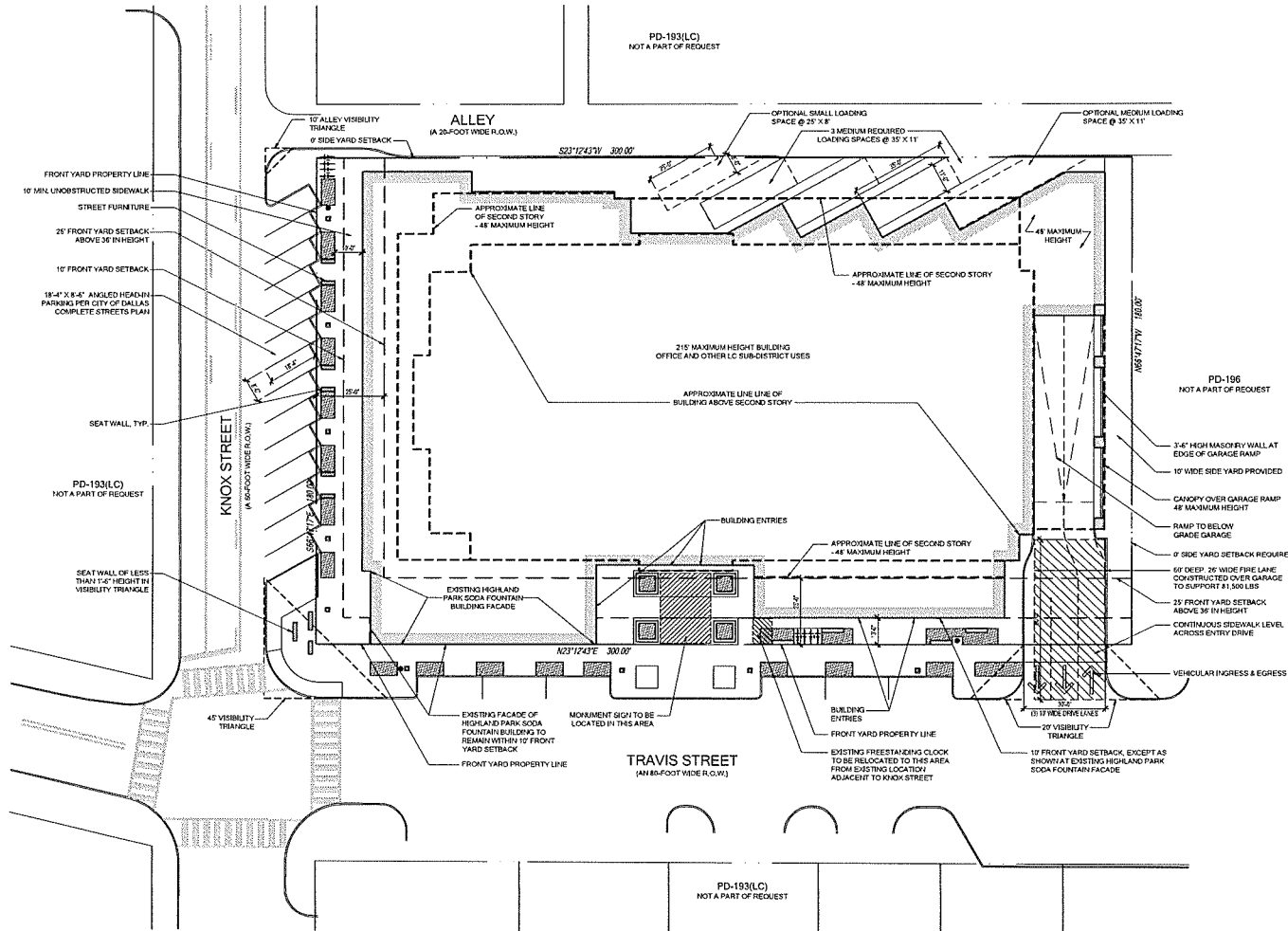
We are pleased to inform you that both the Department and the RAS who performed the review have found your project to be in substantial compliance. Therefore, this project has now been approved.

Please note, this determination does not address the requirements of the Americans with Disabilities Act (ADA), (P. L. 101-336), or any other state, local or federal requirements. For information on the ADA, please contact the United States Department of Justice, Civil Rights Division at (202)-514-0301.

If you have any questions, please visit the TDLR website at www.tdlr.texas.gov or contact the EAB Division at techinfo@tdlr.texas.gov or call us at 512-539-5669.

180570

30838



Approved
City Plan Commission
March 1, 2018

PROJECT DATA TABLE	
SITE	54,000 SF, 1.240 AC
MAXIMUM FLOOR AREA RATIO	5.5 TO 1
MAXIMUM BUILDING AREA	297,000 SF
LOT COVERAGE	77%
MAXIMUM STRUCTURE HEIGHT	215'
MINIMUM PRIVATE OPEN SPACE	750 SF
PARKING & LOADING: PARKING & LOADING PROVIDED TO COMPLY WITH REQUIREMENTS OF PD-193 AND PD SUBDISTRICT	

Exhibit 139A

Planned Development
District No. 139

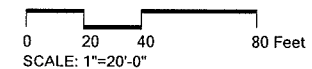
DEVELOPMENT PLAN

Weir's Plaza - 3219 Knox Street
Dallas, Texas

Job #: 17139.00
File Name: Weir's 3219 Knox_Development Plan.dwg
Date: 01-30-2018
Drawn by: RLG, DTF, ELB, RR



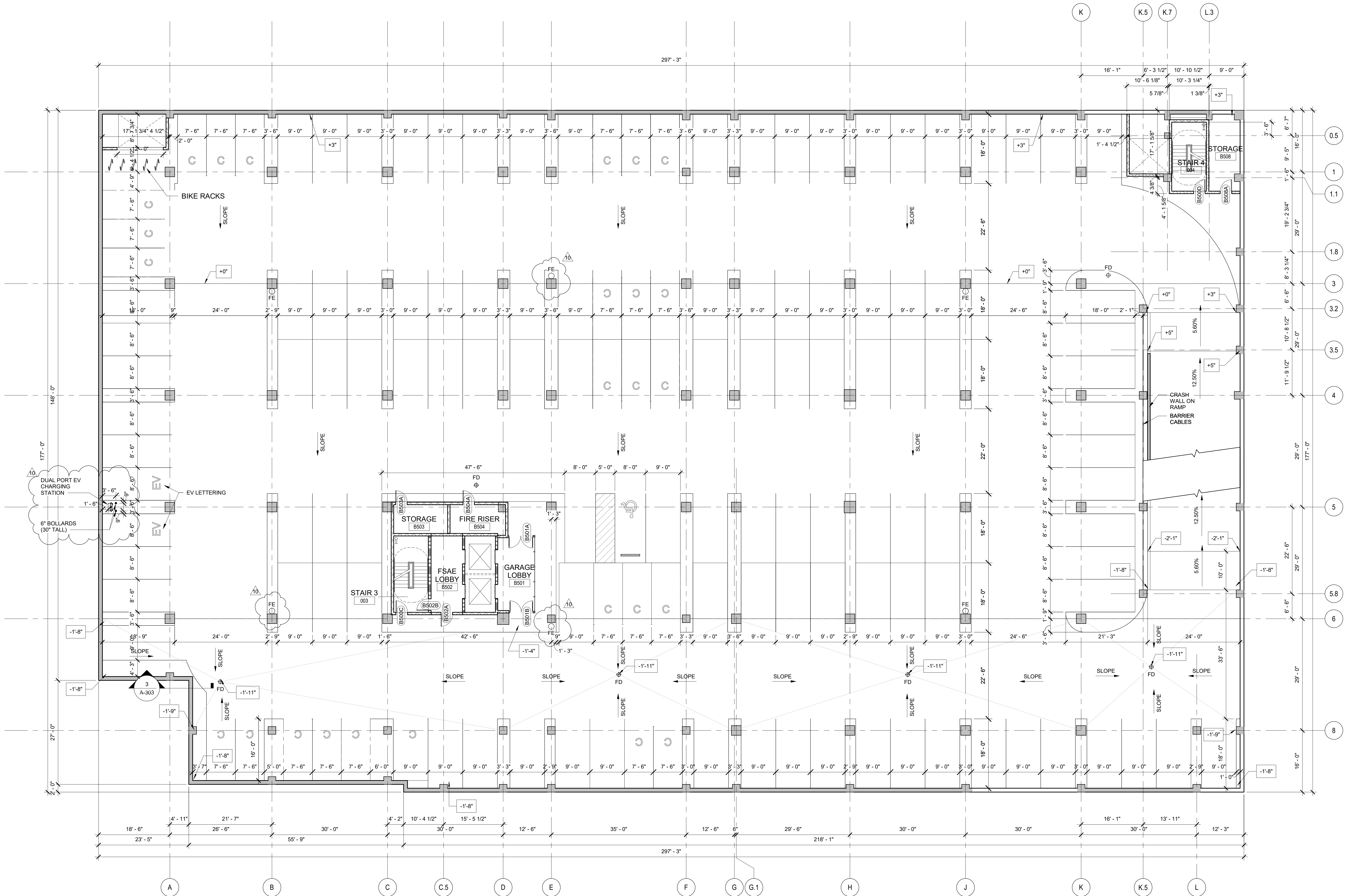
2508 Fairmount Street, Suite 300
Dallas, Texas 75201 | 214.303.1500



3300 West 7th Street, Suite 110
Fort Worth, Texas 76107 | 817.303.1500

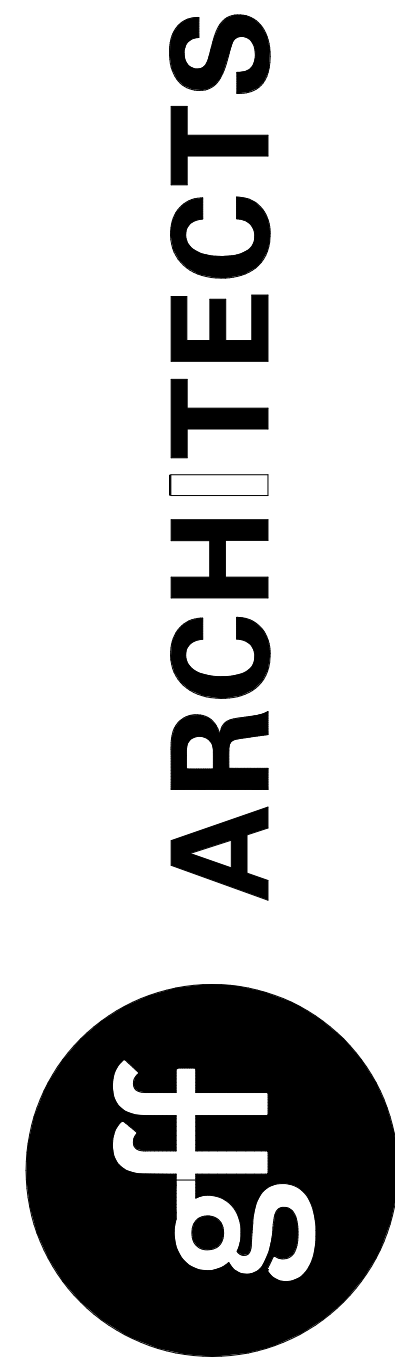
Z178-145





GENERAL NOTES

1. PROVIDE PAVEMENT-MARKING PAINT, LAYOUT AS SHOWN IN PLAN.
2. DESIGNATE COMPACT SPACES PER CITY OF DALLAS STANDARDS.
3. DESIGNATE HANDICAP SPACES PER TEXAS ACCESSIBILITY STANDARDS.
4. PROVIDE WALL-MOUNTED OR POST-MOUNTED SIGN AT EACH HANDICAP SPACE.



FOUR RIVERS CAPITAL
2311 Cedar Springs Road
Suite 300
Dallas TX 75201
214.226.3110

WEIR'S PLAZA
3219 KNOX STREET
DALLAS, TEXAS 75205

ISSUE FOR CONSTRUCTION

08/30/2019	ASI 2
11/13/2019	ASI 4
02/21/2020	ASI 5
04/24/2020	ASI 8
No. Date	Revision

THIS DOCUMENT IS NOT FOR REGULATOR APPROVAL. PERMITTING OR CONSTRUCTION.

Reviewed 02/21/2020

FLOOR PLAN
LEVEL B5

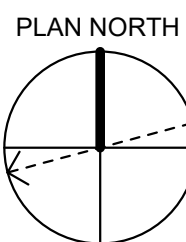
Project No. 17139.00
Date 06/12/19

AB-102

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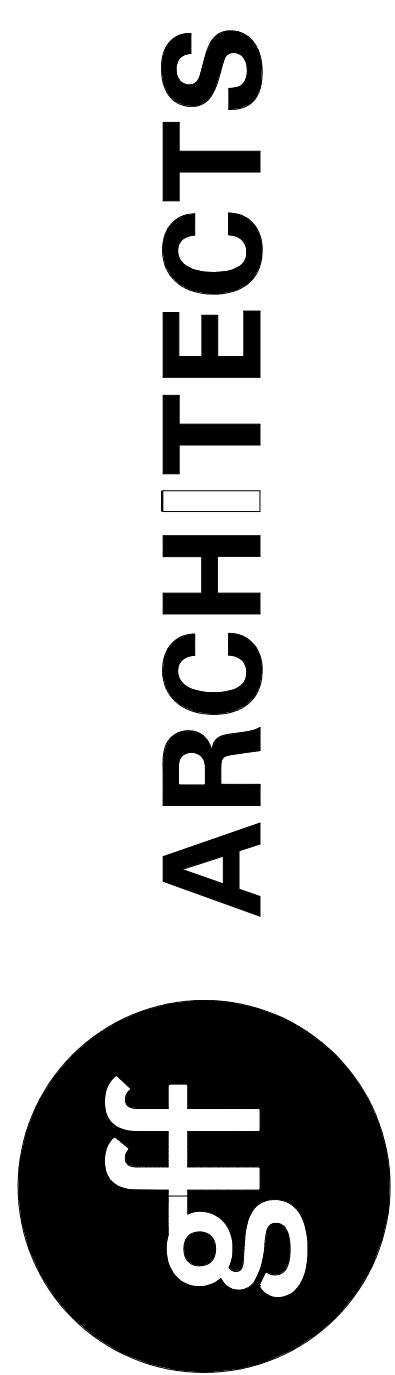
1

FLOOR PLAN - LEVEL B5

Scale: 3/32" = 1'-0"

GENERAL NOTES

1. PROVIDE PAVEMENT-MARKING PAINT, LAYOUT AS SHOWN IN PLAN.
2. DESIGNATE COMPACT SPACES PER CITY OF DALLAS STANDARDS.
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214.226.3110

WEIR'S PLAZA
3219 KNOX STREET
DALLAS, TEXAS 75205

ISSUE FOR CONSTRUCTION

08/30/2019	ASI.2
11/13/2019	ASI.4
02/21/2020	ASI.5
04/24/2020	ASI.6
No. Date	Revision

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Reviewed 02/21/2020

FLOOR PLAN
LEVEL B4

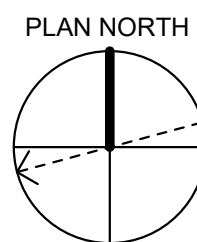
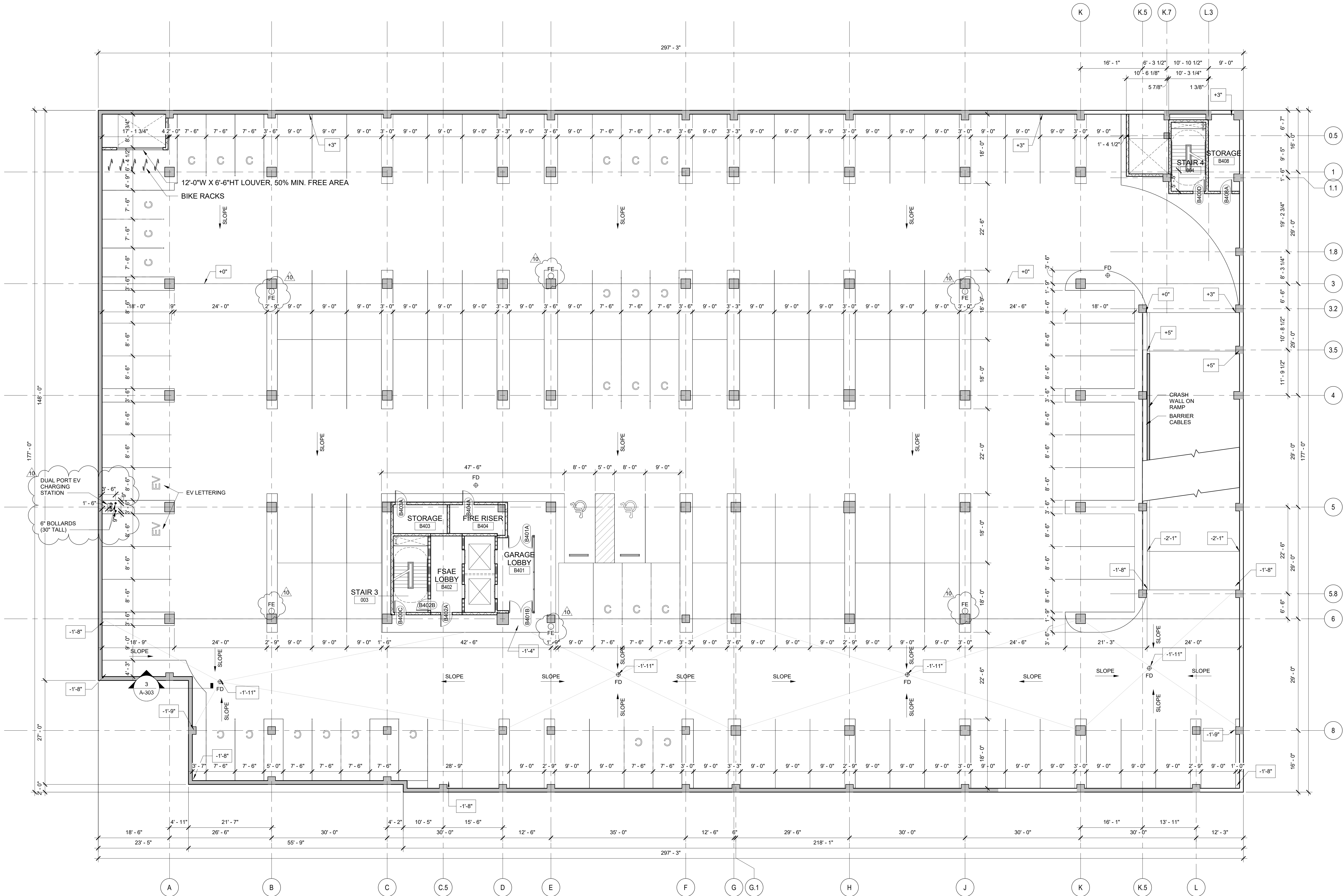
Project No. 17139.00
Date 06/12/19

AB-103

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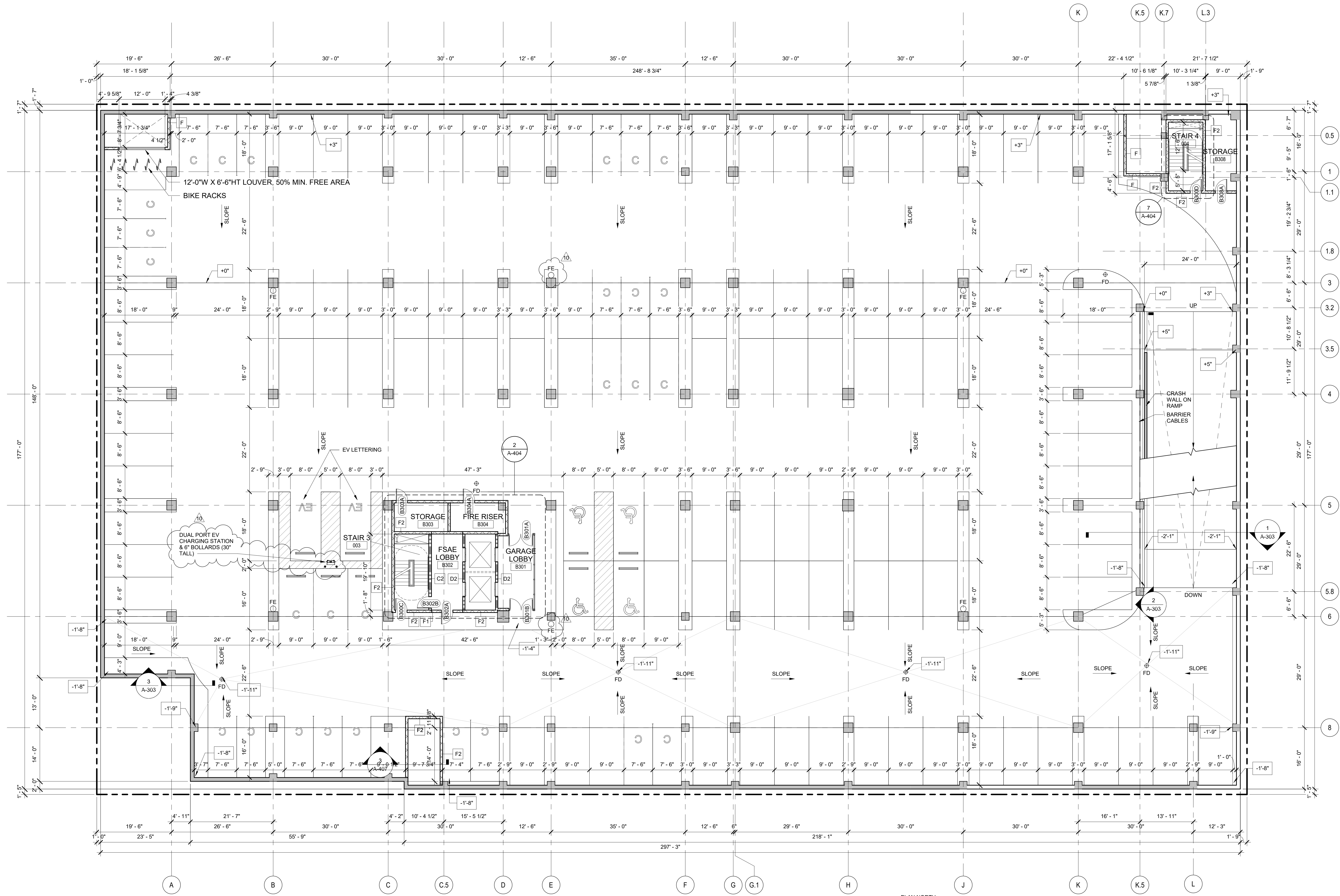
2808 Fairmount Street, Suite 300
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1

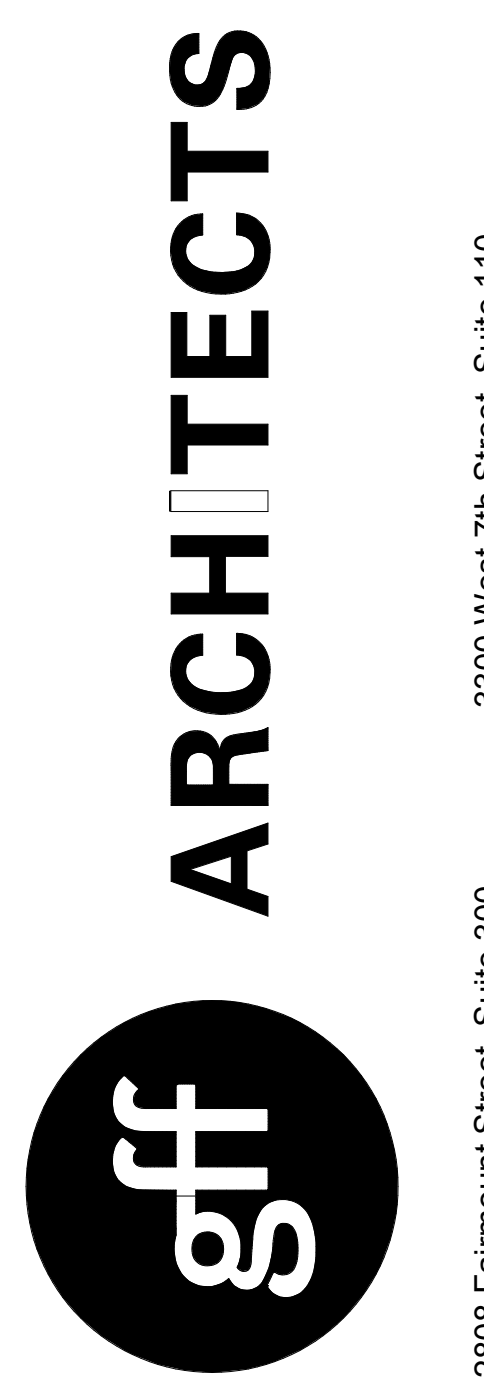
FLOOR PLAN LEVEL B4

Scale: 3/32" = 1'-0"



GENERAL NOTES

1. PROVIDE PAVEMENT-MARKING PAINT, LAYOUT AS SHOWN IN PLAN.
2. DESIGNATE COMPACT SPACES PER CITY OF DALLAS STANDARDS.
3. DESIGNATE HANDICAP SPACES PER TEXAS ACCESSIBILITY STANDARDS.
4. PROVIDE WALL-MOUNTED OR POST-MOUNTED SIGN AT EACH HANDICAP SPACE.



FOUR RIVERS CAPITAL
2311 Cedar Springs Road
Suite 300
Dallas TX 75201
214.226.3110

WEIR'S PLAZA
3219 KNOX STREET
DALLAS, TEXAS 75205

ISSUE FOR CONSTRUCTION

1	10/17/18	ADDENDUM NO. 1
2	2/28/19	ISSUE FOR CONSTRUCTION
3	5/14/2019	ASI 1
4	08/30/2019	ASI 2
5	11/13/2019	ASI 4
6	02/21/2020	ASI 5
7	04/24/2020	ASI 6

Drawn By
Reviewed
02/21/2020

FLOOR PLAN
LEVEL B3

Project No. 17139.00
Date 9/26/18

AB-104

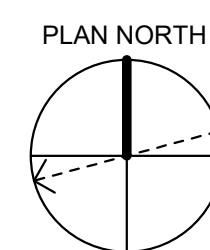
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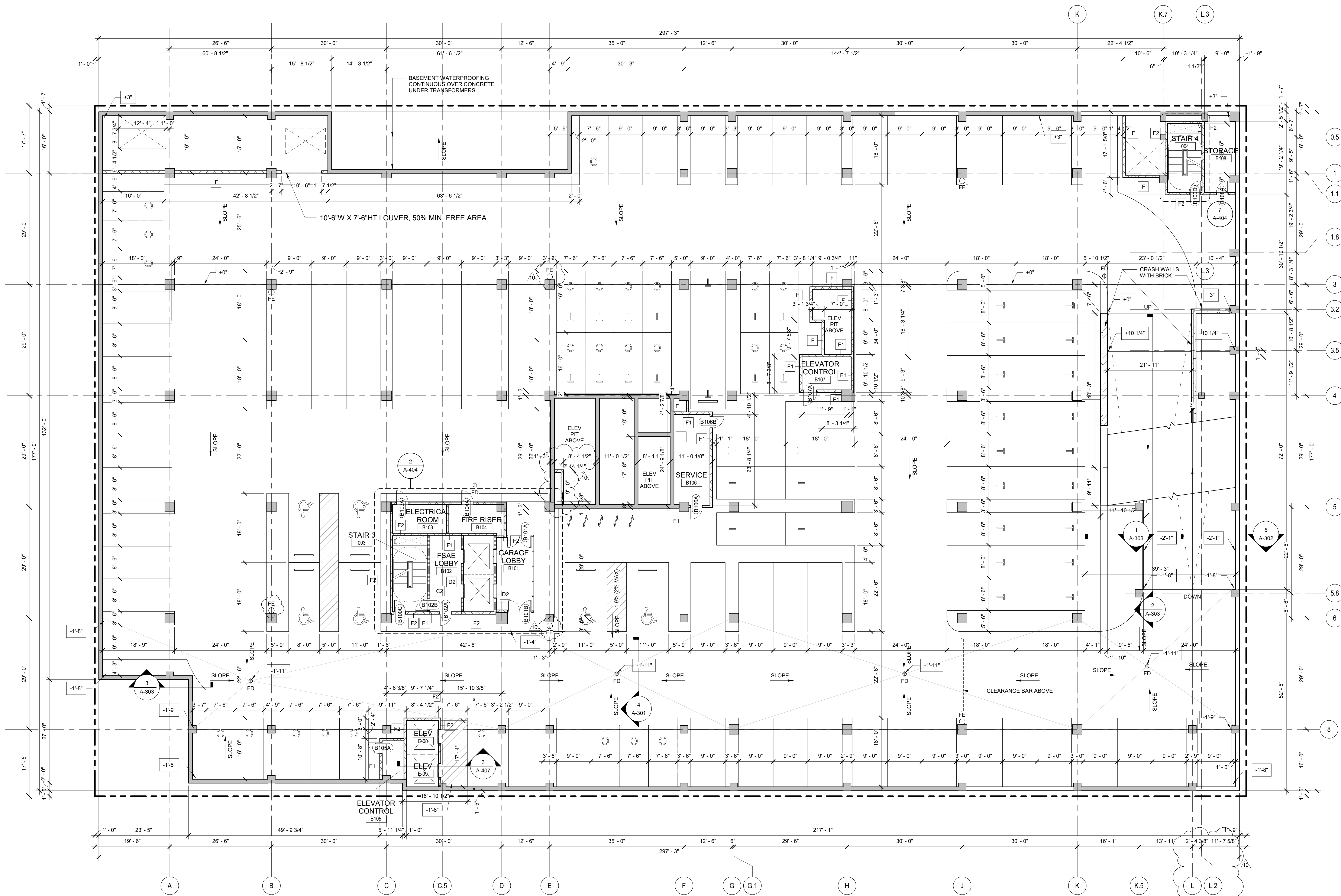
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FLOOR PLAN
LEVEL B2

AB-105
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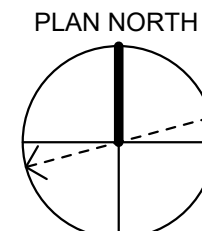


1 FLOOR PLAN - LEVEL B2
Scale: 3/32" = 1'-0"

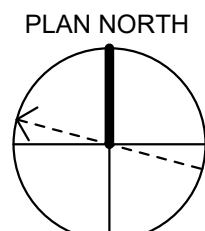


GENERAL NOTES

- 1. PROVIDE PAVEMENT-MARKING PAINT, LAYOUT AS SHOWN IN PLAN.
- 2. DESIGNATE COMPACT SPACES PER CITY OF DALLAS STANDARDS.
- 3. DESIGNATE HANDICAP SPACES PER TEXAS ACCESSIBILITY STANDARDS.
- 4. PROVIDE WALL-MOUNTED OR POST-MOUNTED SIGN AT EACH HANDICAP SPACE.



1 FLOOR PLAN - LEVEL B1
Scale: 3/32" = 1'-0"



FOUR RIVERS CAPITAL
2311 Cedar Springs Road
Suite 300
Dallas TX 75201
214.226.3110

WEIR'S PLAZA
3219 KNOX STREET
DALLAS, TEXAS 75205

ISSUE FOR CONSTRUCTION

1	10/17/18	ADDENDUM NO. 1
2	2/28/19	ISSUE FOR CONSTRUCTION
3	5/14/2019	ASI 1
4	08/30/2019	ASI 2
5	11/13/2019	ASI 4
6	02/21/2020	ASI 5
7	04/24/2020	ASI 6

THIS DOCUMENT IS NOT FOR REGULATOR APPROVAL. PERMITTING OR CONSTRUCTION.

Project No. 17139.00
Date 9/26/18

FLOOR PLAN
LEVEL B1

Project No. 17139.00
Date 9/26/18

AB-106

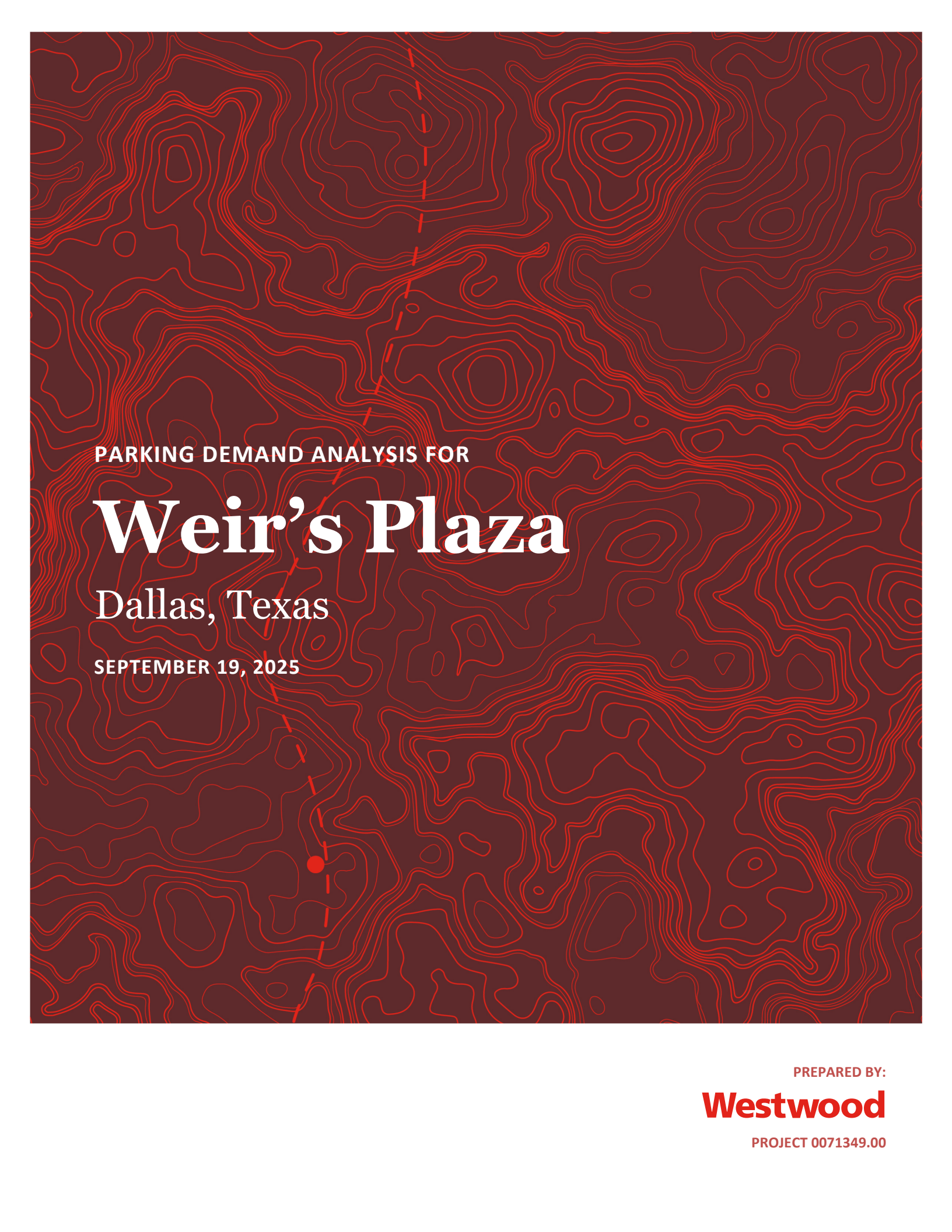
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ARCHITECTS

2808 Fairmount Street, Suite 300
Dallas, Texas 75201 | 214.303.1500

3300 West 7th Street, Suite 110
Fort Worth, Texas 76107 | 817.303.1500



PARKING DEMAND ANALYSIS FOR

Weir's Plaza

Dallas, Texas

SEPTEMBER 19, 2025

PREPARED BY:

Westwood

PROJECT 0071349.00

Parking Demand Analysis For:

Weir's Plaza

Dallas, Texas

Commissioned By: Four Rivers Capital

For Submittal To: City of Dallas

Reference: _____

Prepared By: Steve E. Stoner, P.E., PTOE
Westwood Professional Services
7557 Rambler Road, Suite 1400
Dallas, Texas 75231-2388
(972) 235-3031
westwoodps.com
TBPELS Firm #10074301, Firm #11756





EXHIBIT 1

SITE LOCATION MAP

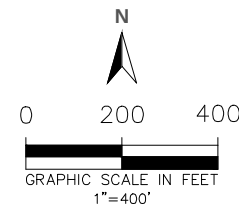
**WIER'S PLAZA
DALLAS, TX**

LEGEND

 Project Location

WW 0071349.00

(SMV: 09/19/25)



Westwood

Phone (972) 235-3031 **7557 Rambler Road, Suite 1400**
Toll Free (888) 937-5150 **Dallas, TX 75231**
westwoodps.com

Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. 10074301

INTRODUCTION

The services of **Westwood Professional Services** (Westwood) were retained by Four Rivers Capital (the “Applicant”) to conduct a Parking Demand Analysis (PDA) for the property located at 3219 Knox Street in Dallas, Texas. The development is an existing mid-rise mixed-use tower with street-level and some second-level commercial uses, multi-tenant office on the upper floors, and below-grade structured parking. The project is referred to as *Weir’s Plaza*. For reference, a copy of the Project’s existing site plan is included herein.

Four Rivers Capital is requesting reduction in the code parking requirement (the “Request”) to facilitate a proposed change of use. One of the existing commercial tenants is a two-story, 28,000-square-foot furniture store that will be vacating the space; the space will be re-occupied by some combination of retail, restaurant, and/or office use. Under the property’s current zoning requirements, the change of use will result in a net increase in required parking. However, the existing parking supply that is based on the existing parking code requirement consistently exhibits a significant surplus of spaces that can easily accommodate the net increase in parking demand that could result from the changes of use.

The Request is subject to the approval of the City of Dallas (the “Approving Agency”). Submittal of a technical study evaluating the merits of the Request is recommended by the City to aid in the review process.

This PDA was prepared by registered professional engineers from Westwood who have technical knowledge on matters related to parking demand that were applied in this evaluation. Westwood is a national, multi-disciplined consulting firm that provides professional services in traffic engineering and related fields.

Purpose

A PDA is an investigation of parking demand characteristics for a specific land use(s). Where available, site-, project-, or use-specific factors affecting parking demand can also be considered. Therefore, the results presented in this analysis are intended for the subject site and may not apply to other similar projects.

Parking demand is theoretically represented by local zoning ordinances, which provide a good baseline point of reference. However, in many cases, these ordinances can be overly simplified, over generalized, or simply out of date and do not sufficiently reflect actual parking needs of a project. The purpose of this PDA is to provide a more focused evaluation of the parking needs of the Project relative to the corresponding code requirements to illustrate the differences. The results may then validate a potential adjustment to the code parking requirement. Procedures for and formal approval of a deviation from the standard parking code requirements are subject to the ordinances and procedures established by the Approving Agency.

Project Description

The following table provides a summary of the current and proposed building program for the property as data provided to Westwood by Four Rivers Capital.

Table 1. Development Program

USE	EXISTING AMOUNT (CURRENT OCCUPANCY)	PROPOSED AMOUNT
Office	257,708 SF (100% occ.)	257,708 SF
Restaurant	11,212 SF (100% occ.)	26,212 SF*
Retail	--	13,000 SF*
Furniture Store	28,000 SF (100% occ.)	--

** The future occupants of the 28,000-SF spaces are speculative, but the potential scenario generating the highest code requirement would include restaurant use on the ground floor (15,000 SF) and general retail on the second floor (13,000 SF). This scenario was assumed for purposes of this analysis.*

The on-site parking supply contains 790 spaces in an underground parking garage. An additional 14 on-street parking spaces are provided on Knox Street adjacent to the property and six (6) adjacent on-street parking spaces are provided on Travis Street, however, the spaces are considered public and do not count toward satisfying the property's parking code requirement.

BASE CODE PARKING REQUIREMENT

The subject property of this analysis is currently zoned the Oak Lawn Special Purpose District (PD No. 193). As outlined in Section 51P-193.107 of the PD ordinance, the following base parking ratios currently apply:

- Office [107 (j)(1)(C)]: 1.0 parking space per 366 square feet of building area
- Restaurant [107 (i)(1,4)(C)]: 1.0 parking space per 100 square feet of building area
- Retail [107 (k)(1)(C)]: 1.0 parking space per 220 square feet of building area
- Furniture Store [107 (k)(14)(C)]: 1.0 parking space per 550 square feet of building area

PD No. 193 [51P-193.113(g)(4)] also provides for an adjustment to the cumulative parking code requirement for properties containing a mix of uses. The methodology allows for application of time-of-day adjustment factors in accordance with the PD 193 Exhibit 139F. A summary of the code requirement for existing and proposed conditions is summary on the following tables.

TABLE 2A. CODE PARKING ANALYSIS FOR

Wier's Plaza - 3219 Knox Street

AS PER: City of Dallas - PD 193/Oak Lawn Special Purpose District

SCENARIO: 15 kSF furniture to restaurant, 13kSF furniture to office

PD 193 default
@ 1 space /

			PD 193 default @ 1 space /	Base Req.	Time-of-Day				
					Morning	Noon	Afternoon	Late Afternoon	Evening
MULTIFAMILY	-	SF (Living)		0.0	80%	60%	60%	70%	100%
					0	0	0	0	0
HOTEL	-	Guest Rooms		0.0	100%	100%	100%	100%	100%
					0	0	0	0	0
BAR & REST USES	11,212	GSF	100 SF of floor area	112.1	20%	100%	30%	30%	100%
					22.4	112.1	33.6	33.6	112.1
OFFICE-RELATED	257,708	GSF	366 SF of floor area	704.0	100%	80%	100%	85%	35%
					704.0	563.2	704.0	598.4	246.4
HEALTH STUDIO	-	GSF	150 SF of floor area	0.0	45%	70%	55%	80%	100%
					0	0	0	0	0
RETAIL-RELATED	-	GSF	220 SF of floor area	0.0	60%	75%	70%	65%	70%
					0	0	0	0	0
OTHER	--	--		50.9	100%	100%	100%	100%	100%
Furniture	28,000	GSF	550 SF of floor area	50.9	50.9	50.9	50.9	50.9	50.9
SUBTOTAL				867.0	777.0	726.0	789.0	683.0	409.0

789 PARKING SPACES REQUIRED PER CODE

TABLE 2B. CODE PARKING ANALYSIS FOR

Wier's Plaza - 3219 Knox Street

AS PER: City of Dallas - PD 193/Oak Lawn Special Purpose District
 SCENARIO: convert 15 kSF furniture to restaurant and 13kSF furniture to retail

PD 193 default
 @ 1 space /

			PD 193 default @ 1 space /	Base Req.	Time-of-Day				
					Morning	Noon	Afternoon	Late Afternoon	Evening
MULTIFAMILY	-	SF (Living)		0	80%	60%	60%	70%	100%
					0	0	0	0	0
HOTEL	-	Guest Rooms		0	100%	100%	100%	100%	100%
					0	0	0	0	0
BAR & REST USES	26,212	GSF	100 SF of floor area	262.1	20%	100%	30%	30%	100%
					52.4	262.1	78.6	78.6	262.1
OFFICE-RELATED	257,708	GSF	366 SF of floor area	704.0	100%	80%	100%	85%	35%
					704	563.2	704	598.4	246.4
HEALTH STUDIO	-	GSF	150 SF of floor area	0	45%	70%	55%	80%	100%
					0	0	0	0	0
RETAIL-RELATED	13,000	GSF	220 SF of floor area	59.0	60%	75%	70%	65%	70%
					35.4	44.25	41.3	38.35	41.3
OTHER	-	--		0	100%	100%	100%	100%	100%
Furniture	-	GSF	550 SF of floor area	0	0	0	0	0	0
SUBTOTAL	296,920			1025.0	792	870	824	715	550

870 PARKING SPACES REQUIRED PER CODE

PARKING DEMAND ANALYSIS

Approach

To validate the parking demand for the subject site, information was compiled from actual parking demand data collected on site. The resulting parking demand data points were tabulated then compared to the base code parking requirement to provide the basis for the Request.

Observed Parking Demand

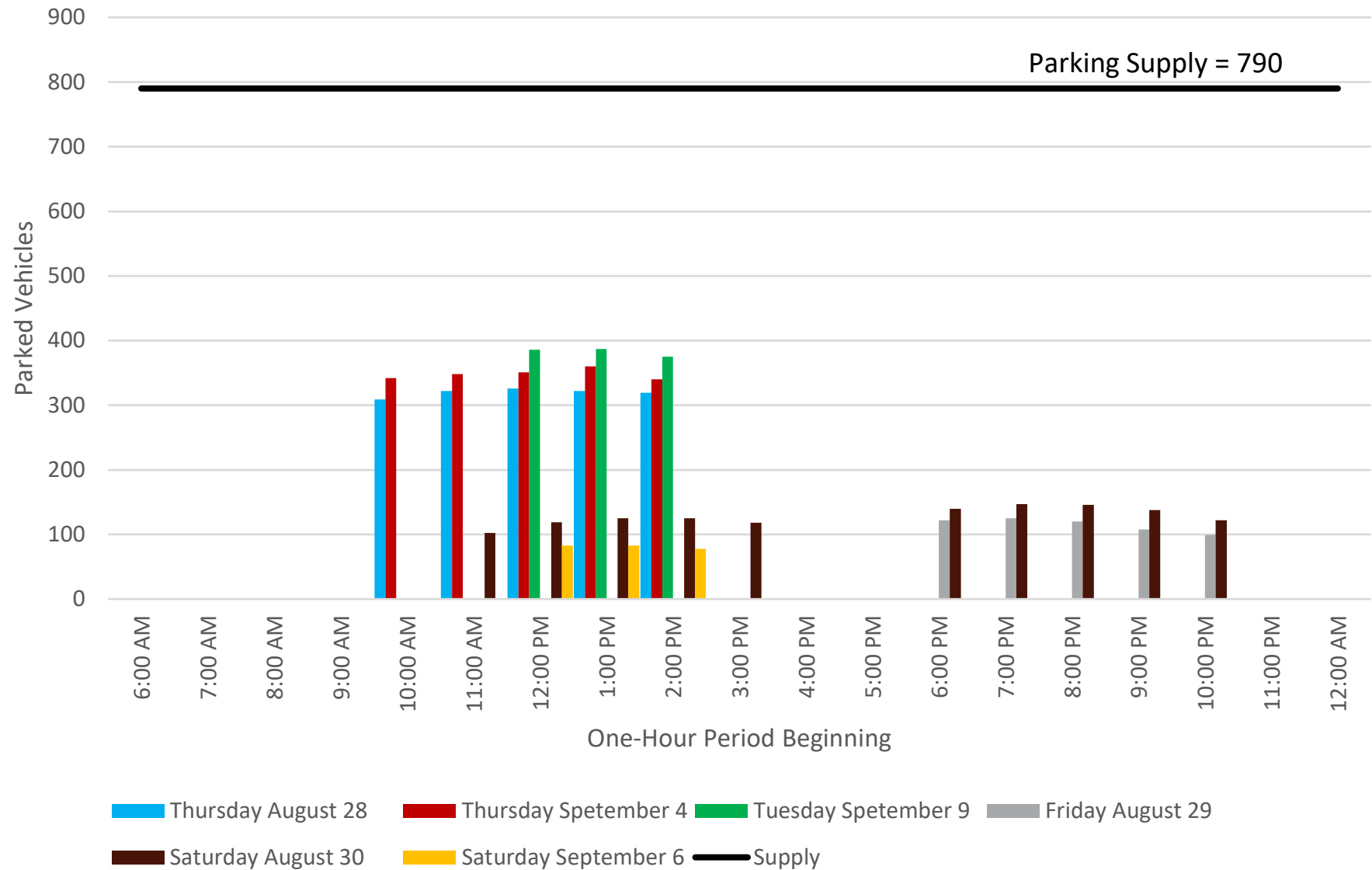
Actual, observed parking demand is considered one of the best representations of site-specific parking demand characteristics. Factors affecting actual parking demand such as travel mode, tenant occupancy, time variations, etc. can be accounted for in this approach. For this reason, Westwood conducted on-site parking accumulation counts at select times on subject property between Thursday, August 28 and Tuesday, September 9, 2025. The count times were based on the time periods that the parking demand for the various land uses typically peak—for example, office parking demand typically peaks during the mid-day (late-morning/early afternoon), while restaurant parking demand peaks during the weekend evening period. A summary of the actual parking demand data is summarized in the following table and graphically **Exhibit 2**.

Table 4. On-Site Parking Accumulation Data

SITE	DATE OF COUNTS	PEAK NUMBER OF PARKED VEHICLES	PARKING SUPPLY OCCUPANCY (790 SPACES)
Weir’s Plaza 3219 Knox Street Dallas, TX 75205 (100% tenant occupancy)	Weekday Mid-day (Office Peak)	386 (12:00 PM hour, Tuesday, Sept. 9, 2025)	49.0%
	Saturday Mid-day (Retail Peak)	125 (12:00 PM and 1:00 PM hours, Saturday, August 30, 2025)	15.8%
	Friday/Saturday Evening (Restaurant Peak)	147 (7:00 PM hour, Saturday, August 30, 2025)	18.6%

The data indicate that the overall peak parking demand very distinctly occurs during the weekday mid-day when during the office/lunch period. The highest observed parking demand consisted of 386 parked vehicles, or 49.0% occupancy of the parking supply (404 parking spaces were unoccupied).

Exhibit 2. Observed Parking Demand



SUMMARY OF FINDINGS

The following findings are based upon Westwood's analysis of parking demand characteristics for the proposed development outlined in the *Project Description* section of this report.

FINDING: With the existing uses, which includes a 28,000-square-foot furniture store, the subject property requires 789 parking spaces per PD 193. Once the furniture store is replaced with other uses, the parking requirement could increase up to 870 parking spaces—a code increase of 81 parking spaces.

FINDING: Based on on-site parking accumulation counts conducted at various times between Thursday, August 28 and Tuesday, September 9, 2025, the highest overall peak parking demand of 386 parked vehicles was observed during the noon hour on a typical weekday. The tenant occupancy of the property was 100% at the time of the study.

FINDING: The Property provides an underground parking structure containing 790 parking spaces. Based on the parking demand study referenced above, the parking supply provides a minimum of 404 surplus parking spaces at any given time.

The Applicant is seeking a reduction in the parking requirement for the subject property in order to accommodate a change of use for 28,000 square feet of space from a furniture store use to some combination of retail, restaurant, and/or office use that could result in a code deficit of up to 80 spaces. The findings of this analysis show that the current on-site parking supply provides an ample surplus of parking spaces at all times that can easily accommodate the increase in parking needs created by the proposed change of use.

END OF MEMO