



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

203-113 RECEIVED

Data Relative to Subject Property: _____

Date: _____

FOR OFFICE USE ONLY

Location address: 107 Pittsburg St, Dallas TX 75207

Zoning District: PD 621

PO

Lot No.: 19-22 Block No.: BLK 9/6839 Acreage: 0.5170

Census Tract: 100.03

Street Frontage (in Feet): 1) 180' Pittsburg st 2) 125 71 Levee St 3) _____

4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): CANTEX PITTSBURG LLC

Applicant: Sam Cheema

Telephone: 214.277.3447

Mailing Address: 1150 Empire Central Pl. #112, Dallas TX

Zip Code: 75247

E-mail Address: scheema@cantexcapital.com

Represented by: Ami Parikh / Peer Chacko

Telephone: 214 - 473-2429

Mailing Address: 6080 Tennyson Pkwy, Ste 200, Plano TX

Zip Code: 75024

E-mail Address: ami.parikh@stantec.com / peer.chacko@stantec.com

Affirm that an appeal has been made for a Variance or Special Exception of _____

9/11
Reduction of 13 off-street parking spaces for proposed office uses (25% reduction). 39 car parking spaces are provided along with 15 bike parking. 17 parking spaces along Pittsburg Street and Levee Street and remaining 22 along the railbed alley on adjacent lots, owned by the applicant, through parking agreement.

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 traffic generated by this site does not adversely affect the adjacent roadways. Based on industry standards, bicycle parking and transit accessibility, the proposed parking satisfies the parking needs of the site, and not affect neighboring properties. Note that PD 621 allows the board of adjustment to grant a special exception of up to 50 percent of required off-street parking.

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 _____

SAM CHEEMA

(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: _____

(Affiant/Applicant's signature)

Subscribed and sworn to before me this 12 day of October, 2023



CORESSA RAYMOND
My Notary ID # 12432794
Expires July 9, 2027

Coressa Raymond
Notary Public in and for Dallas County, Texas

MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT

Date of Hearing _____

Appeal was--Granted OR Denied

Remarks _____

Chairman

Building Official's Report

I hereby certify that SAM CHEEMA
represented by AMI PARIKH
did submit a request for (1) a special exception to the parking regulations
at 107 PITTSBURG

BDA223-113. Application of SAM CHEEMA represented by AMI PARIKH for (1) a special exception to the parking regulations at 107 PITTSBURG ST. This property is more fully described as Block 9/6839, Lots 19-22 and is zoned PD-621Subarea 1A, which requires parking to be provided . The applicant proposes to construct a nonresidential structure for office,showroom/warehouse uses, and an office use, and provide 39 of the required 52 parking spaces, which will require (1) a 13-space special exception (25% reduction) to the parking regulation.

Sincerely,



Andrew Espinoza, CBO, MCP, CFM, CCEA



Appeal number: BDA 223-113

I, Sam Cheema, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 107 Pittsburg St, Dallas TX 75207
(Address of property as stated on application)

Authorize: Stantec - Ami Parikh / Peer Chacko
(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)

9/1

Specify: Reduction of 13 off-street parking spaces for proposed office uses ^{and office showroom/warehouse} (25% reduction). 39 car parking spaces are provided along with 15 bike parking. 17 parking spaces along Pittsburg Street and Levee Street and remaining 22 along the railbed alley on adjacent lots, owned by the applicant, through parking agreement.

Sam Cheema
Print name of property owner or registered agent

[Signature]
Signature of property owner or registered agent

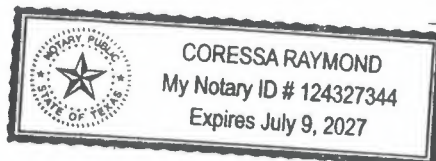
agent Date 10/12/23

Before me, the undersigned, on this day personally appeared Sam Cheema

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 12 day of

October, 2023



Coressa Raymond
Notary Public for Dallas County, Texas

Commission expires on 7/9/27



CANTEX CAPITAL

1150 Empire Central Place, Suite 112, Dallas, TX 75247

September 26, 2023

**Attention: Board of Adjustment
Board Administrator
City of Dallas – Development Services
Oak Cliff Municipal Center
320 East Jefferson Boulevard, Room 210
Dallas, Texas 75203**

**Reference : Board of Adjustment Application – Ownership Application Authorization
107 Pittsburg Street associated, zoned PD 621**

To whom it may concern,

Let it be known this letter serves as the authorization for Stantec Consulting Services Inc., located at 6080 Tennyson Parkway, Ste 200, Plano Texas, to act on behalf of Cantex Pittsburg, LLC, as representatives on the Board of Adjustment Application associated with the address 107 Pittsburg Street.

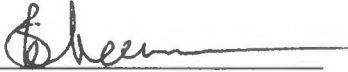
Particularly, I have designated Ami Parikh, Peer Chacko, Victoria McCurdy and Mac McWilliams to act on Cantex Pittsburg LLC's behalf as persons other than myself to hold authority to process this and act as my representative on this application.

Should you have any questions, please contact us at the following.

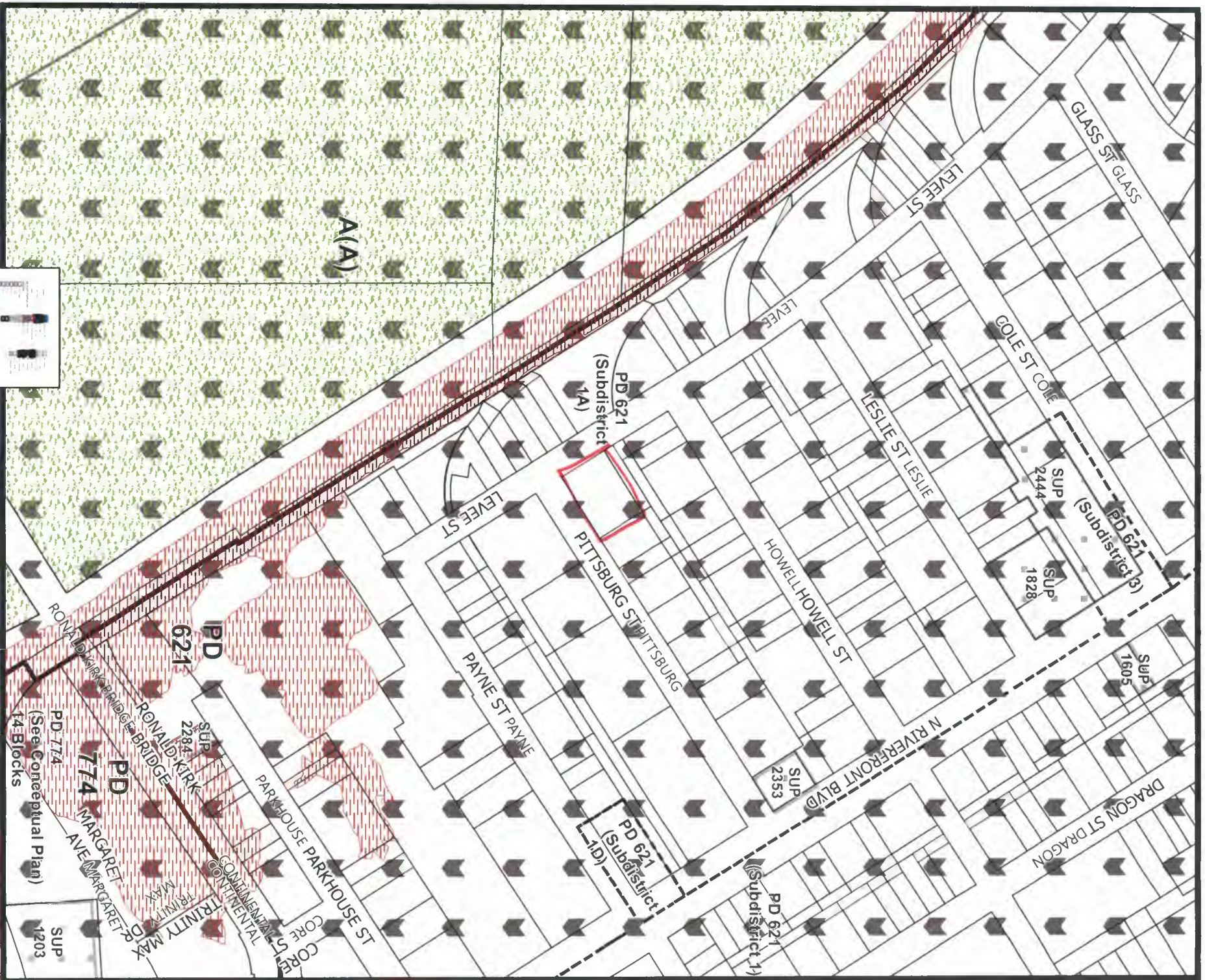
OWNER:

Cantex Pittsburg, LLC

Mailing Address: 1150 Empire Central Pl. #112,
Dallas, Texas 75247

By: 
Name: Sam Cheema
Title: COO
Phone: 214-277-3447

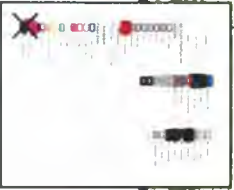
BDA223-113



A(A)



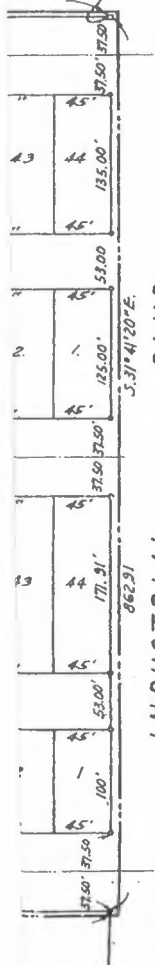
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223

AC-1073

Monument

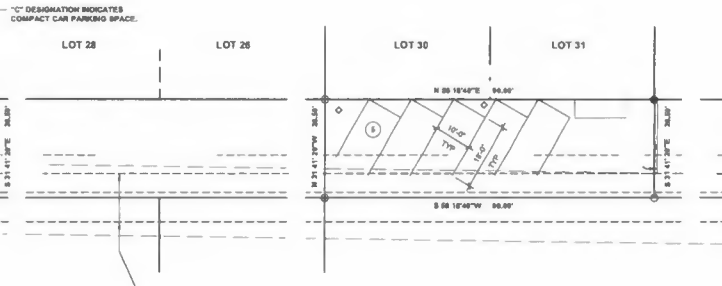
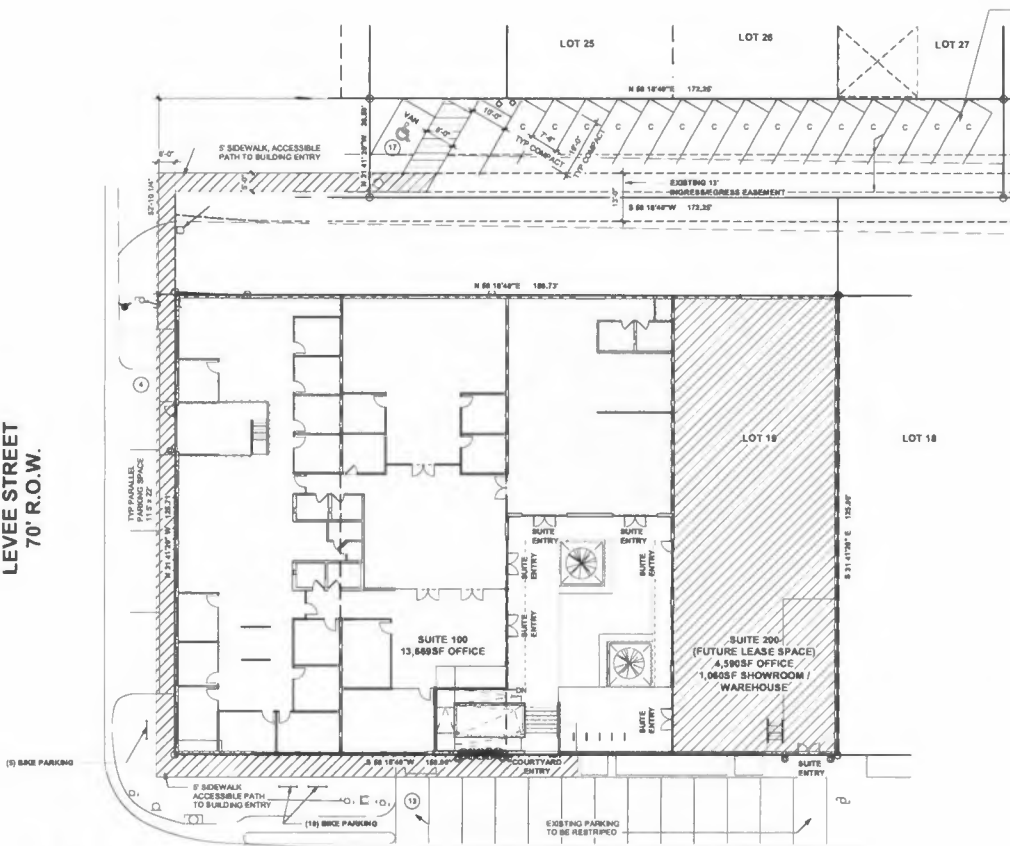


INDUSTRIAL BLVD.

INDUSTRIAL BLVD.

BDA223-113

LEVEE STREET
70' R.O.W.



PARKING CALCULATIONS

TOTAL BUILDING AREA:	19,319 SF
CANTEX HD (SUITE 100)	13,600SF OFFICE USE
FUTURE LEASE SPACE (SUITE 200)	4,300SF OFFICE USE 1,060SF SHOWROOM / WAREHOUSE USE
TOTAL AREA	19,319SF

BUILDING AREA: 19,319 SF	
REQUIRED PARKING PER PD 621	1 SPACE PER 366 SF FOR OFFICE USE & 1 SPACE PER 1,100 SF FOR OFFICE SHOWROOM/WAREHOUSE
OFFICE USE	13,600SF
SUITE 200	4,300SF
PARKING REQUIRED	18,230/366 = 51 SPACES
SHOWROOM / WAREHOUSE USE	1,060SF
SUITE 200	1,050/1,100 = 1 SPACE
PARKING REQUIRED	1 SPACE
TOTAL REQUIRED = 52 PARKING SPACES	

COMPACT SPACES ALLOWED = 35% X 52 = 18 COMPACT SPOTS
 PARKING SPACES ARE PROVIDED ON A COMBINATION OF CITY RIGHT-OF-WAY (ADJACENT STREET PARKING) AND SEPARATE PARCELS BEHIND BUILDING BY FORMER RAILEED.

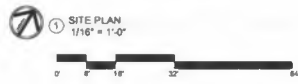
PARKING PROVIDED ON FORMER RAILEED PARCELS
 8 STANDARD PARKING SPACES
 18 COMPACT PARKING SPACES
 1 VAN ACCESSIBLE PARKING SPACE
 TOTAL PARKING ON FORMER RAILEED PARCELS: 27 SPACES

PARKING PROVIDED IN CITY RIGHT-OF-WAY
 13 STANDARD SPACES
 4 PARALLEL SPACES

OVERALL
 16 FULL SIZE PARKING SPACES PROVIDED
 1 VAN ACCESSIBLE SPACE PROVIDED
 4 PARALLEL PARKING SPACES PROVIDED
 18 COMPACT PARKING SPACES PROVIDED

TOTAL 26 PARKING SPACES PROVIDED

ACCESSIBLE PARKING SPACES REQUIRED = 1 PER 25 SPACES PROVIDED ON PRIVATE PROPERTY = 1 SPACE
 TOTAL 1 ACCESSIBLE PARKING SPACE PROVIDED (1 VAN)



PITTSBURG STREET
75' R.O.W.

BOA223-113



Construction Plan Symbol Legend

- EXISTING STRUCTURE / WALLS
- NEW STRUCTURE / WALLS
- DOOR NUMBER
- WINDOW TAG
- INTERIOR PARTITION TYPE
- Room name
- ROOM NAME / NUMBER
- CUSTOM MILLWORK



PROJECT
CANTEX OFFICES
 107 PITTSBURG ST
 DALLAS, TX
 75207

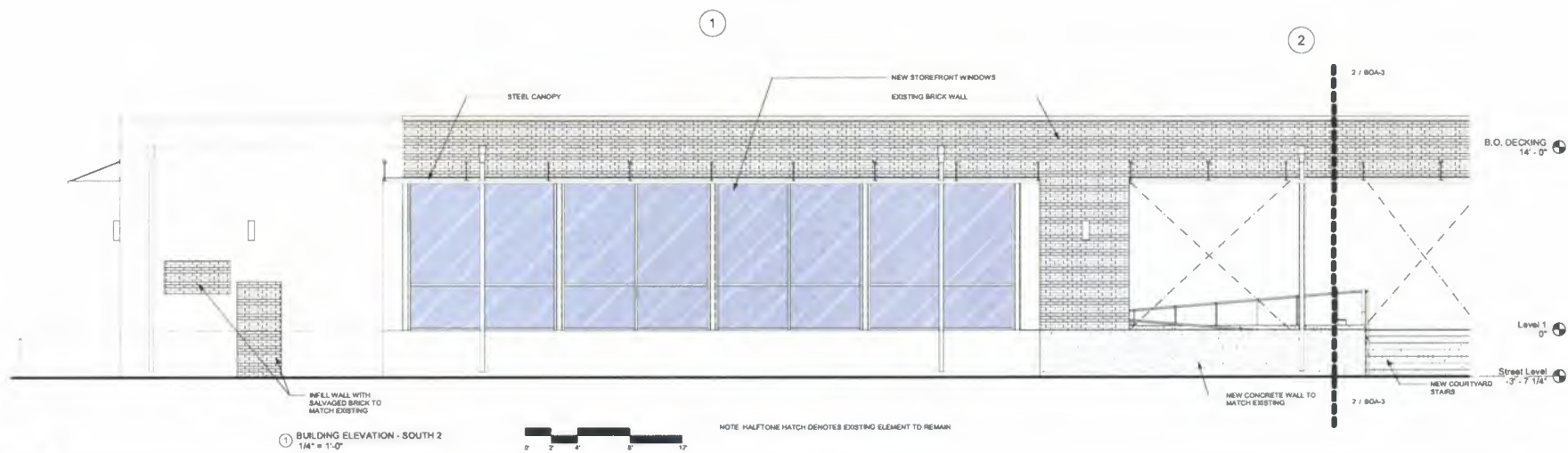
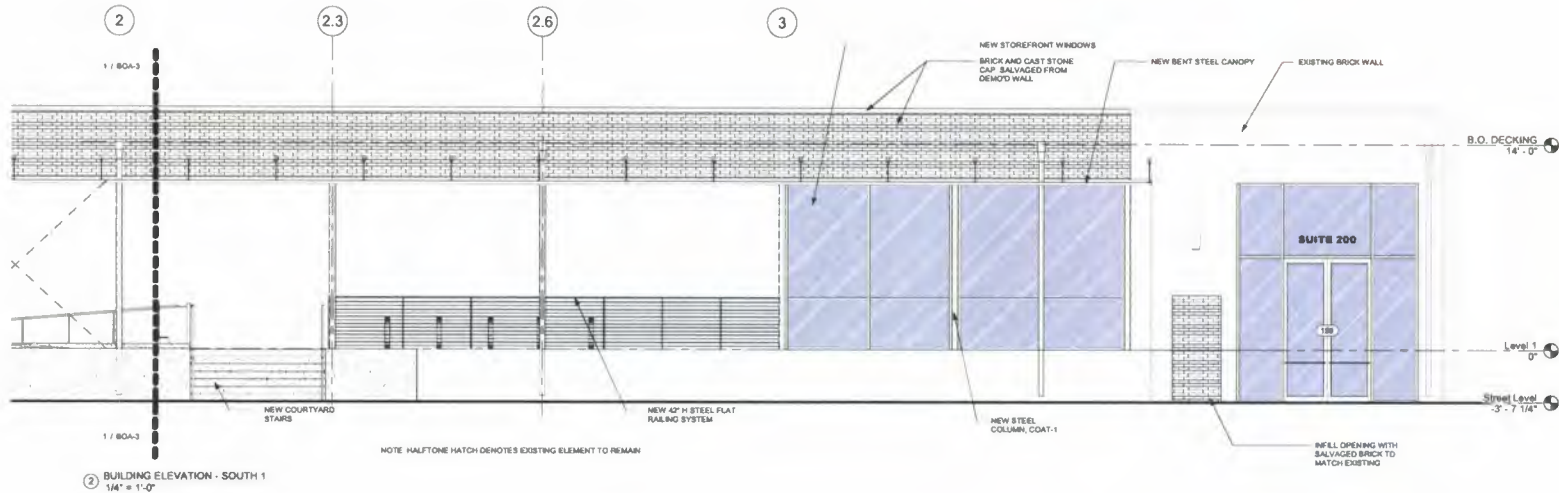
CLIENT
CANTEX CAPITAL
 1160 EMPIRE CENTRAL #112
 DALLAS, TX
 75247

CONSTRUCTION PLAN - L1
 PRELIMINARY NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

BOA-2
 AGENT ARCHITECTURE
 1414 BELLEVUE ST. SUITE 150
 DALLAS, TEXAS 75215
 214-778-0825
 www.agentarchitecture.com
 82 - 26 - 2013

BOA223-113

REFERENCE



AGENT

PROJECT
CANTEX OFFICES
107 PITTSBURGH ST
DALLAS, TX
75207

CLIENT
CANTEX CAPITAL
1150 EMPIRE CENTRAL #112
DALLAS, TX
75247

EXTERIOR ELEVATIONS

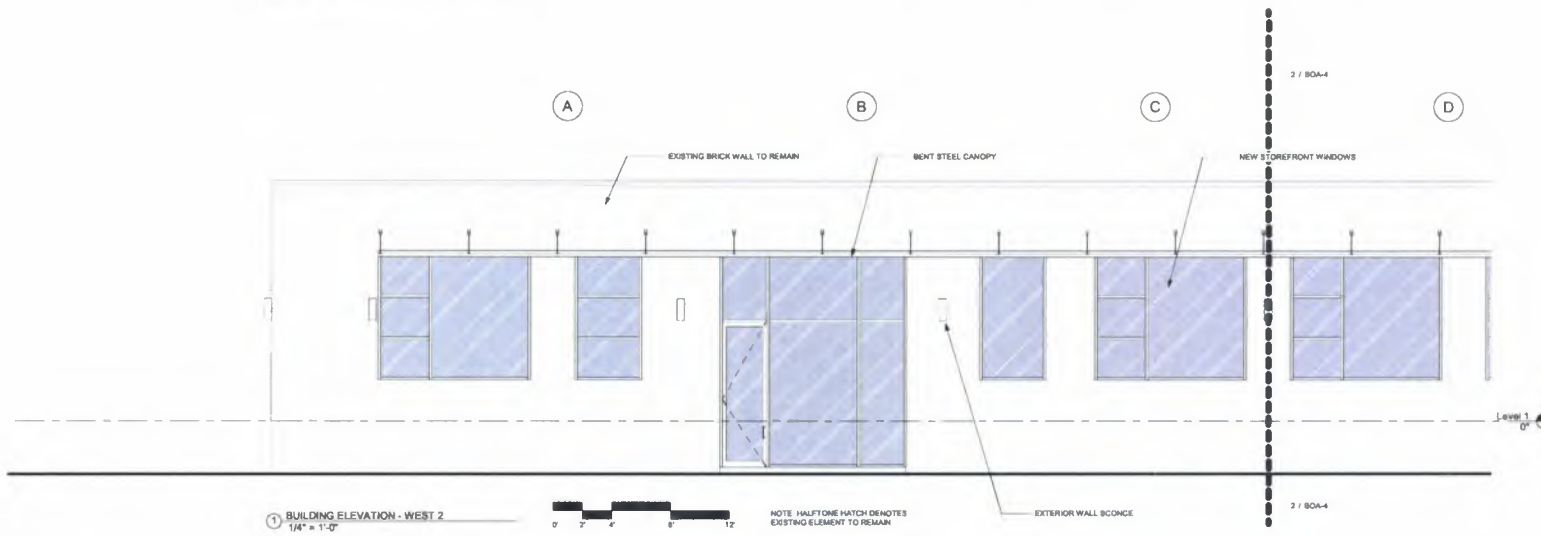
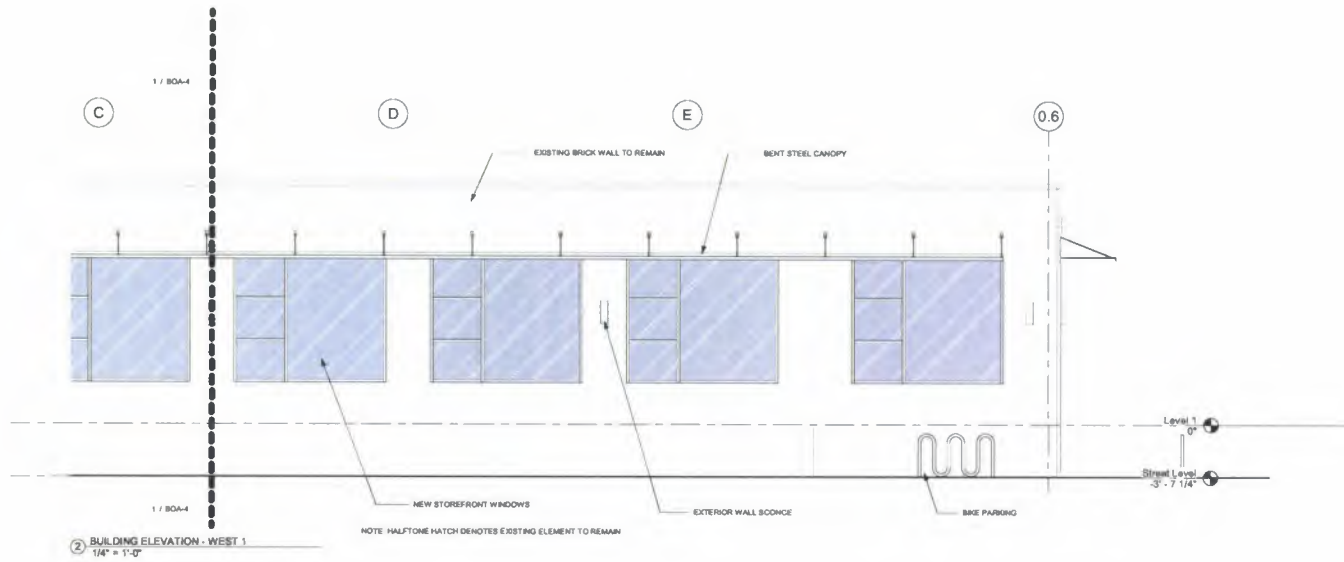
PRELIMINARY NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

BOA-3

AGENT ARCHITECTURE
1414 BELLEVUE ST. SUITE 150
DALLAS, TEXAS 75215
214-775-0823
www.agentarchitecture.co

BOA223-113

REFERENCE



AGENT

PROJECT
CANTEX OFFICES
137 PITTSBURG ST
DALLAS, TX
75207

CLIENT
CANTEX CAPITAL
1150 EMPIRE CENTRAL #112
DALLAS, TX
75247

EXTERIOR ELEVATIONS

PRELIMINARY NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

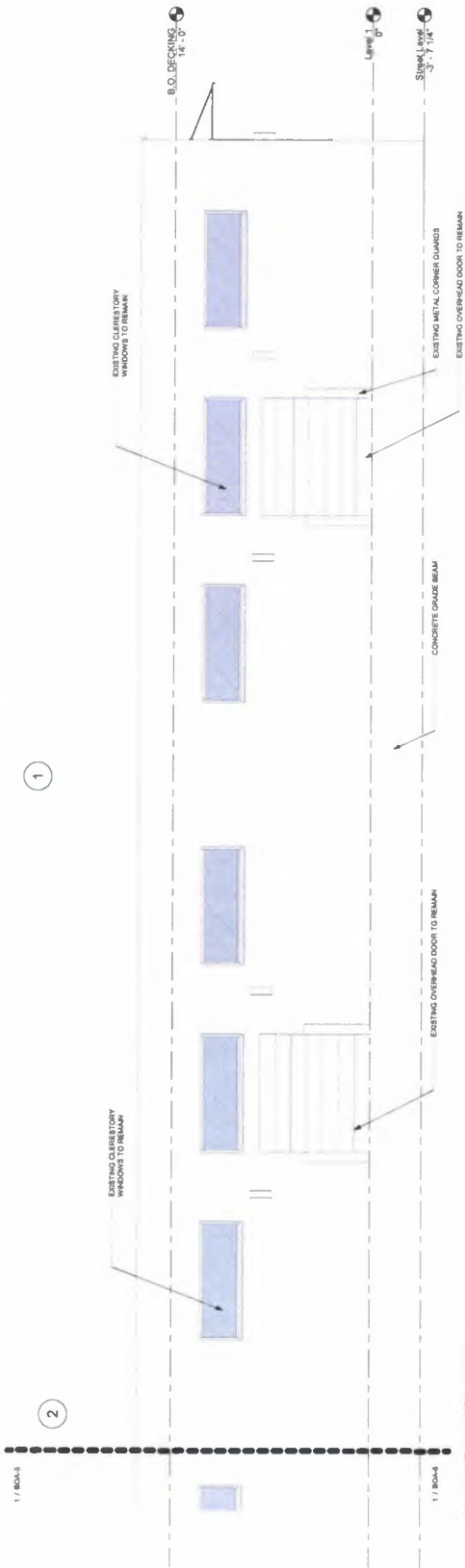
BOA-4

AGENT ARCHITECTURE
1434 BELLEVUE ST. SUITE 150
DALLAS, TEXAS 75215
214-775-0823
www.agentarch.com

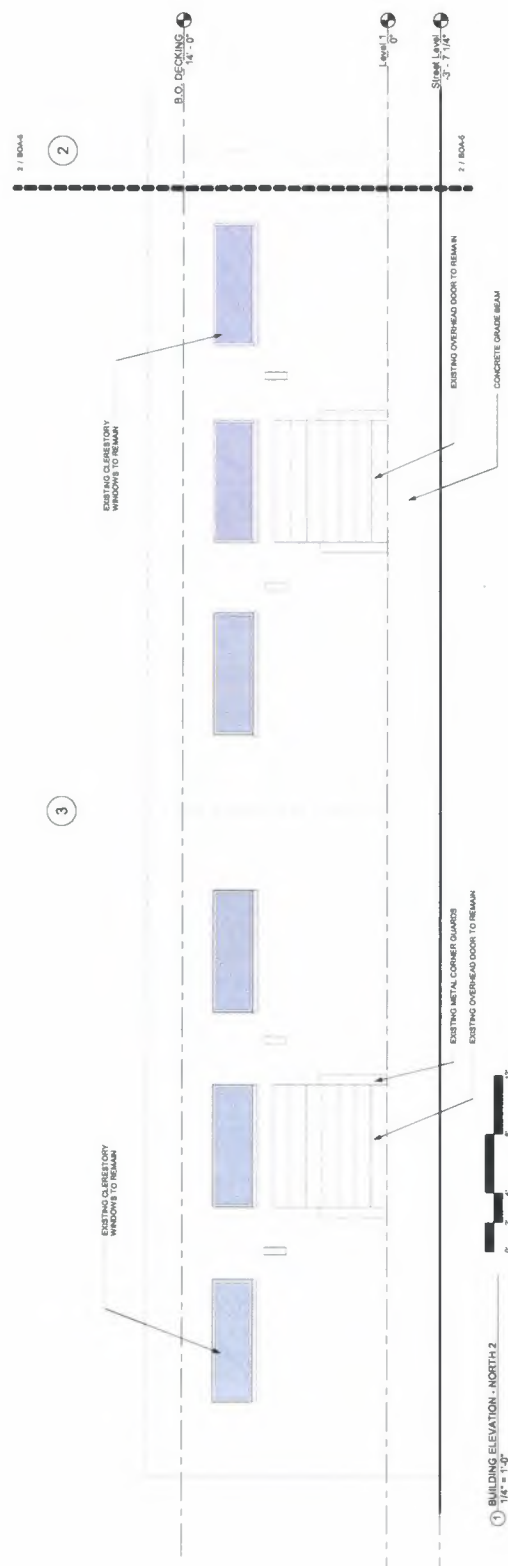
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BOA223-113

REFERENCE



② BUILDING ELEVATION - NORTH 1
1/4" = 1'-0"

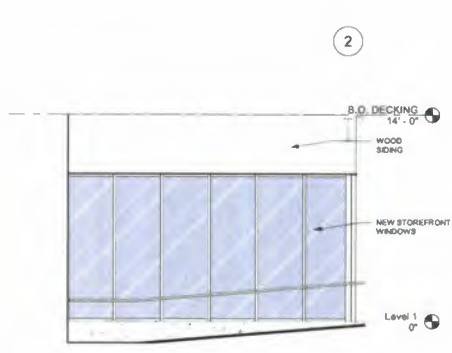


① BUILDING ELEVATION - NORTH 2
1/4" = 1'-0"

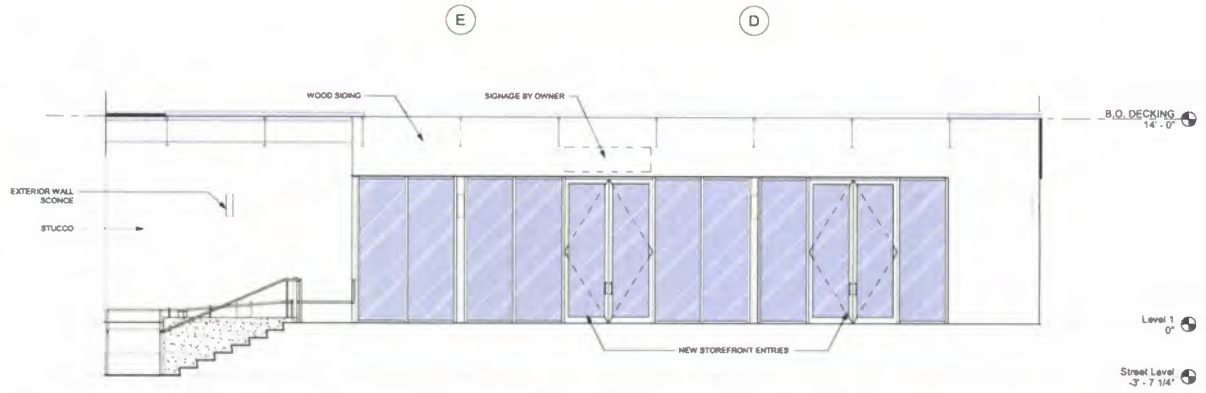


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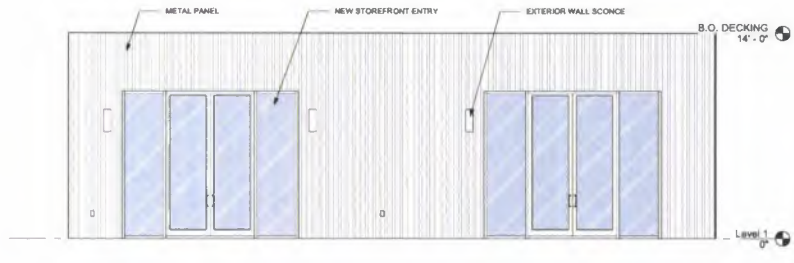
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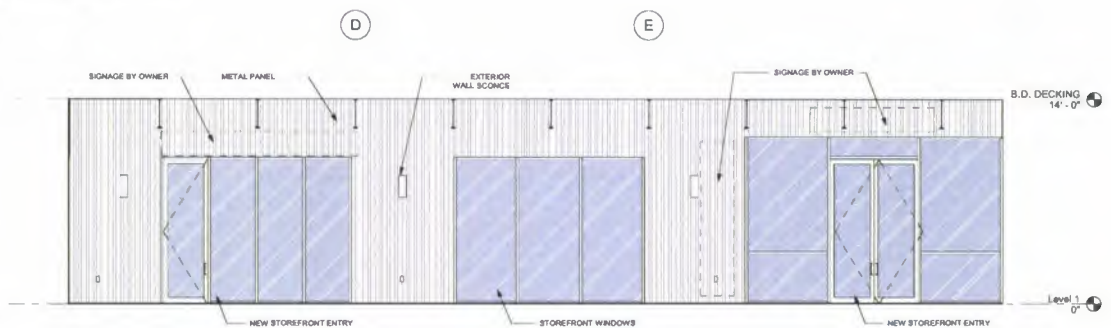
4 ENTRANCE ELEVATION NORTH
1/4" = 1'-0"



3 COURTYARD ELEVATION WEST
1/4" = 1'-0"



2 COURTYARD ELEVATION NORTH
1/4" = 1'-0"



1 COURTYARD ELEVATION EAST
1/4" = 1'-0"

AGENT

PROJECT
CANTEX OFFICES
107 PITTSBURG ST
DALLAS, TX
75207

CLIENT
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1150 EMPIRE CENTRAL #112
DALLAS, TX
75247

EXTERIOR ELEVATIONS

PRELIMINARY NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

BOA-6

AGENT ARCHITECTURE
1414 BELLEVUE ST. SUITE 150
DALLAS, TEXAS 75215
214-775-9823
www.agentarchitecture.co

00 - 25 - 2022

BOA223-113