

PRESTON CENTER GARAGE

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DALLAS CITY ATTORNEYS OFFICE

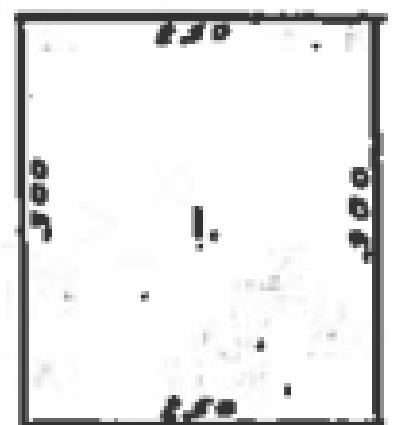
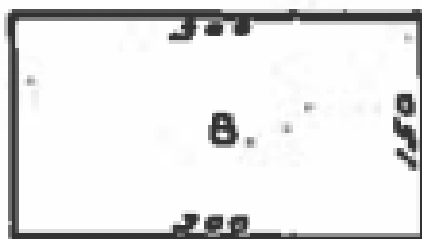
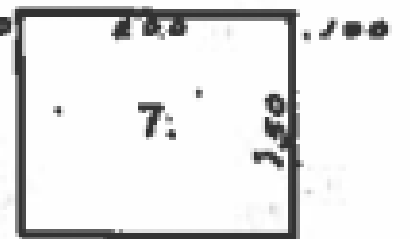
BACKGROUND

- PRESTON CENTER IS A SHOPPING CENTER PLATTED IN 1937 AT THE SOUTHWEST CORNER OF PRESTON ROAD AND NORTHWEST HIGHWAY.
- THE ORIGINAL 1937 PLAT SHOWED A SQUARE RIGHT-OF-WAY AREA.
 - CALLED ANTONY PLAZA ON LATER PLATS.
- BOUNDED BY THE MODERN STREETS WESTCHESTER DRIVE, BERKSHIRE STREET, KATE STREET, AND LUTHER LANE.
- ANTONY PLAZA/PRESTON CENTER SERVED AS THE TOWN SQUARE/SHOPPING AREA FOR THE TOWN OF PRESTON HOLLOW.

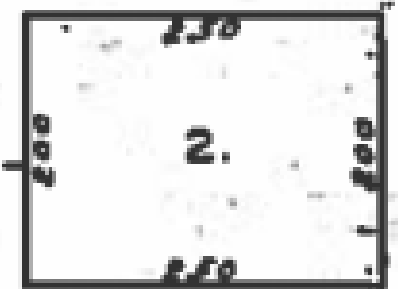
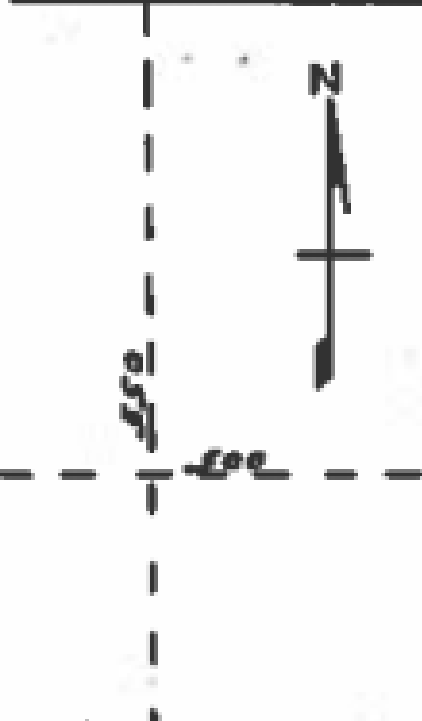
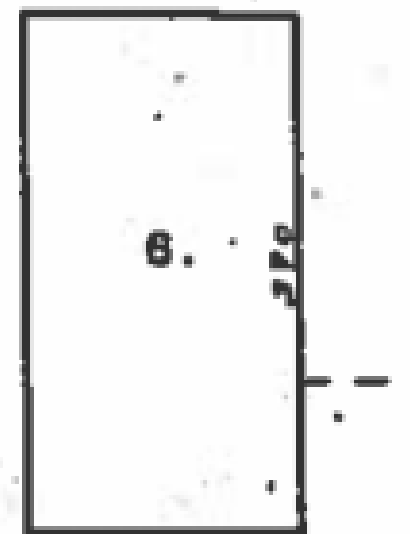
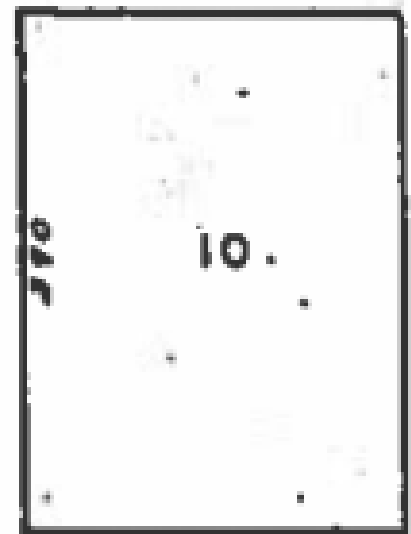
NORTHWEST

HIGHWAY,

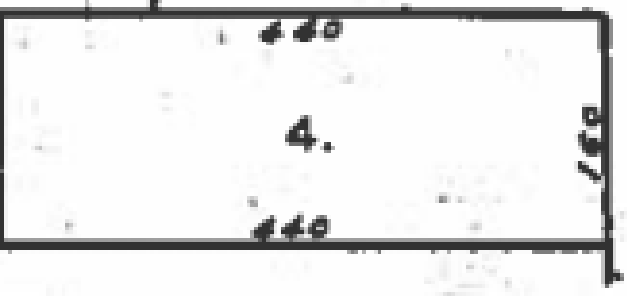
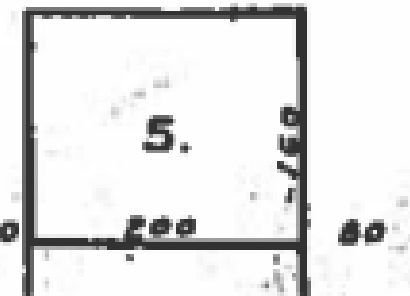
BL'VD.



ROAD



ARMSTRONG



PRESTON ROAD



BACKGROUND

- THE CITIES OF DALLAS AND PRESTON HOLLOW CONSOLIDATED IN APRIL 1945.
- 800 SPACE PARKING GARAGE CONSTRUCTED ON ANTONY PLAZA.
- CITY GRANTED A LICENSE FOR THE PARKING GARAGE TO PRESTON PARKING CORPORATION BY ORDINANCE No. 10278 ON MARCH 30, 1964.
- LICENSE RENEWED BY ORDINANCE No. 16209 ON MAY 2, 1979 AND ORDINANCE No. 23792 ON FEBRUARY 24, 1999.
- PARKING CORPORATION RESPONSIBLE FOR MAINTENANCE, OPERATION, REPAIR, AND RECONSTRUCTION OF GARAGE.
- LICENSE EXPIRES ON FEBRUARY 24, 2039, BUT CAN BE TERMINATED IF CERTAIN CONDITIONS ARE MET.

ZONING

- ANTONY PLAZA ZONED AS TRACT III OF PLANNED DEVELOPMENT DISTRICT 314 (PRESTON CENTER SPECIAL PURPOSE DISTRICT).
- TRACT III ALLOWS ANY USE ALLOWED IN AN MU-2 (MIXED USE) DISTRICT WITH THE EXCEPTION OF THE BAR, LOUNGE, OR TAVERN USE.
 - ONLY USE ALLOWED ON ANTONY PLAZA IS PARKING.
- MAX HEIGHT IN TRACT III IS 85 FEET (SUBJECT TO RESIDENTIAL PROXIMITY SLOPE).
 - MAX HEIGHT FOR ANTONY PLAZA IS 40 FEET.

ZONING

- TRACT III GENERALLY REQUIRES OFF-STREET PARKING TO BE PROVIDED FOR EACH USE IN ACCORDANCE WITH CHAPTER 51A OF THE DALLAS DEVELOPMENT CODE.
- IF 800 OFF-STREET PARKING SPACES ARE AVAILABLE FOR USE BY THE GENERAL PUBLIC IN A PARKING GARAGE ON ANTONY PLAZA, THE PARKING REQUIREMENT IS A PERCENTAGE OF THE CHAPTER 51A REQUIREMENT:
 - RETAIL AND PERSONAL SERVICE USES 60%
 - ALL OTHER USES 75%
- DELTA CREDITS ARE APPLIED AFTER MAKING THE ABOVE CALCULATION.
- REMOTE PARKING FOR A USE IN TRACT III CAN BE LOCATED ANYWHERE IN TRACT III REGARDLESS OF WALKING DISTANCE.

LAWSUIT

- *CITY OF DALLAS V. ADDISON.*
 - IN 2006 CITY SUED TO QUIET TITLE TO THE LAND.
 - PARKING CORPORATION BROUGHT COUNTERCLAIMS.
 - PARTIES ENTERED AN AGREED FINAL JUDGMENT IN 2013.

LAWSUIT

- PROPERTY SUBJECT TO A RESTRICTIVE COVENANT THAT THE USE OF THE PROPERTY IS LIMITED TO PUBLIC PARKING AND STREETS AND ANY REASONABLY RELATED AND ANCILLARY NON-BUSINESS USES INCLUDING, BUT NOT LIMITED TO, UTILITIES, SIDEWALKS, STREETSCAPING, AND PUBLIC INFRASTRUCTURE.
- PROPERTY SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR ACCESS TO, AND USE OF, PROPERTY FOR PARKING, STREETS, AND OTHER PERMITTED USES.
- CITY IS FEE SIMPLE OWNER.
- CITY DOES NOT HAVE AN OBLIGATION TO CONSTRUCT, IMPROVE, MAINTAIN, OR PROVIDE ANY SPECIFIC NUMBER OF CONFIGURATION OF PARKING SPACES.
- ALL OF THE PRESTON CENTER OWNERS HAVE TO AGREE TO DO ANYTHING WITH THE PROPERTY OTHER THAN PARKING.

TODAY

- GARAGE IS IN DECLINE AND CITY RECENTLY REQUIRED THE PARKING CORPORATION TO MAKE REPAIRS.
- COG WORKING WITH CITY TO STUDY OPTIONS FOR REDEVELOPING ANTONY PLAZA.

CONCEPT 1:

100% UNDERGROUND PARKING WITH FULL-SITE PARK



CONCEPT 1:

100% UNDERGROUND PARKING WITH FULL-SITE PARK



CONCEPT 2: HYBRID PARKING WITH PARTIAL-SITE PARK



CONCEPT 2: HYBRID PARKING WITH PARTIAL-SITE PARK





RAMROCK
Real Estate

PRESTON CENTER_SCENE_01

O'BRIEN
ARCHITECTS



RAMROCK
Real Estate

PRESTON CENTER_SCENE_02

O'BRIEN
ARCHITECTS

QUESTIONS?

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