



# Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

## APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 234-047 **RECEIVED**  
**FOR OFFICE USE ONLY**  
**REC'D**  
 Date: **BY:** .....

Data Relative to Subject Property: \_\_\_\_\_ Date: \_\_\_\_\_  
 Location address: 11990 North Central Expressway Zoning District: PD-441  
 Lot No.: 2E Block No.: A/7748 Acreage: 5.149 6.878 Census Tract: 84113007829  
 Street Frontage (in Feet): 1) 51' 2) \_\_\_\_\_ 3) \_\_\_\_\_ 4) \_\_\_\_\_ 5) \_\_\_\_\_

### To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Columbia Hospital Medical City Dallas Subsidiary, L.P.

Applicant: Columbia Hospital Medical City Dallas Subsidiary Telephone: (214) 283-8751

Mailing Address: 11990 North Central Expressway, Dallas, Texas Zip Code: 75243

E-mail Address: c/o Matt Enslin@perkinswill.com

Represented by: Jonathan Vinson/Victoria Morris/Jackson Walker, L.L.P. Telephone: (214) 953-5941

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

E-mail Address: jvinson@jw.com

Affirm that an appeal has been made for a Variance  or Special Exception  of 23 feet to the side yard/tower spacing regulations of P.D. 441

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:

Adjacent property was purchased separately from hospital. New property line was introduced at that time, and existing building does not meet setback requirements. Hospital is consistently at capacity, and additional floors are needed to increase patient capacity and additional floors are needed to increase patient capacity. Request meets requirements for granting of a variance; will be explained in later submittals.

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

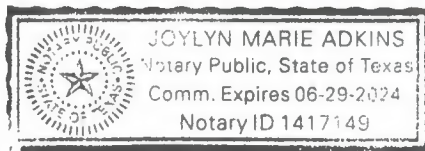
Before me the undersigned on this day personally appeared Jonathan G. Vinson

(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 04 day of February, 2024



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



CITY OF DALLAS  
AFFIDAVIT

Appeal number: BDA 234-047

STET dm  
~~9-4-2024~~ / TODD MAXWELL dm

~~K Columbia Hospital At Medical City Dallas Subsidiary, L.P.~~, Owner of the subject property  
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 11990 North Central Expressway, Dallas, Texas 75243  
(Address of property as stated on application)

Authorize: Jackson Walker, L.L.P. / Jonathan Vinson  
(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: Variance to the side yard regulations of P.D. 441 (Sec. 51P-441.107(b)(2), "tower spacing").

Columbia Hospital at Medical City Dallas Subsidiary, L.P.

By: Columbia North Texas Subsidiary GP, LLC, its general partner  
Todd Maxwell, Vice President By: [Signature]  
Print name of property owner or registered agent Signature of property owner or registered

agent Date January 30<sup>th</sup>, 2024

Before me, the undersigned, on this day personally appeared Todd Maxwell, as Vice President of Columbia North Texas Subsidiary GP, LLC, the general partner of Columbia Hospital at Medical City Dallas Subsidiary, L.P.

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

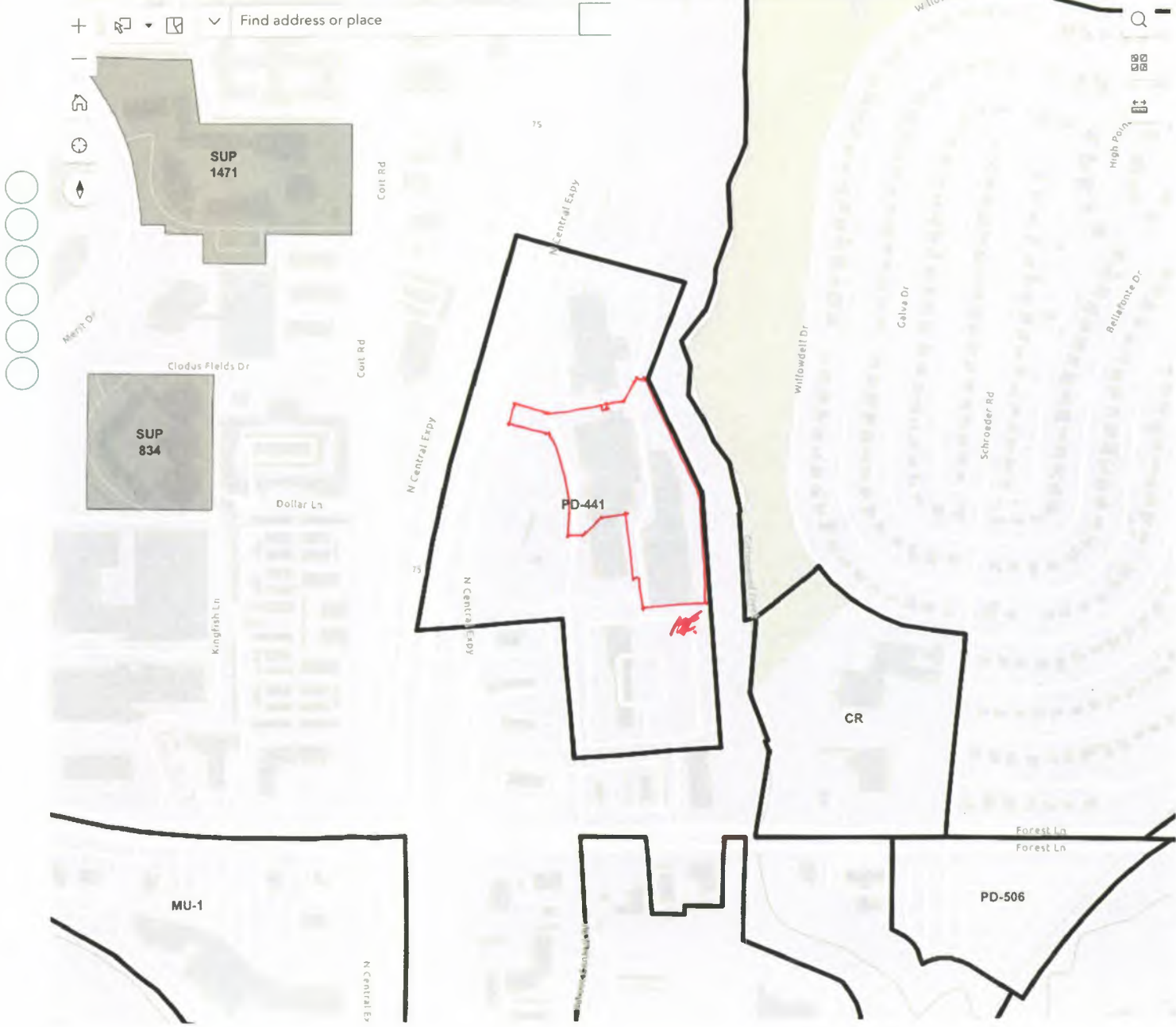
knowledge. Subscribed and sworn to before me this 30<sup>th</sup> day of

January 2024



[Signature]  
Notary Public for ~~Dallas County,~~  
Texas Davidson County, Tennessee

Commission expires on July 6, 2026

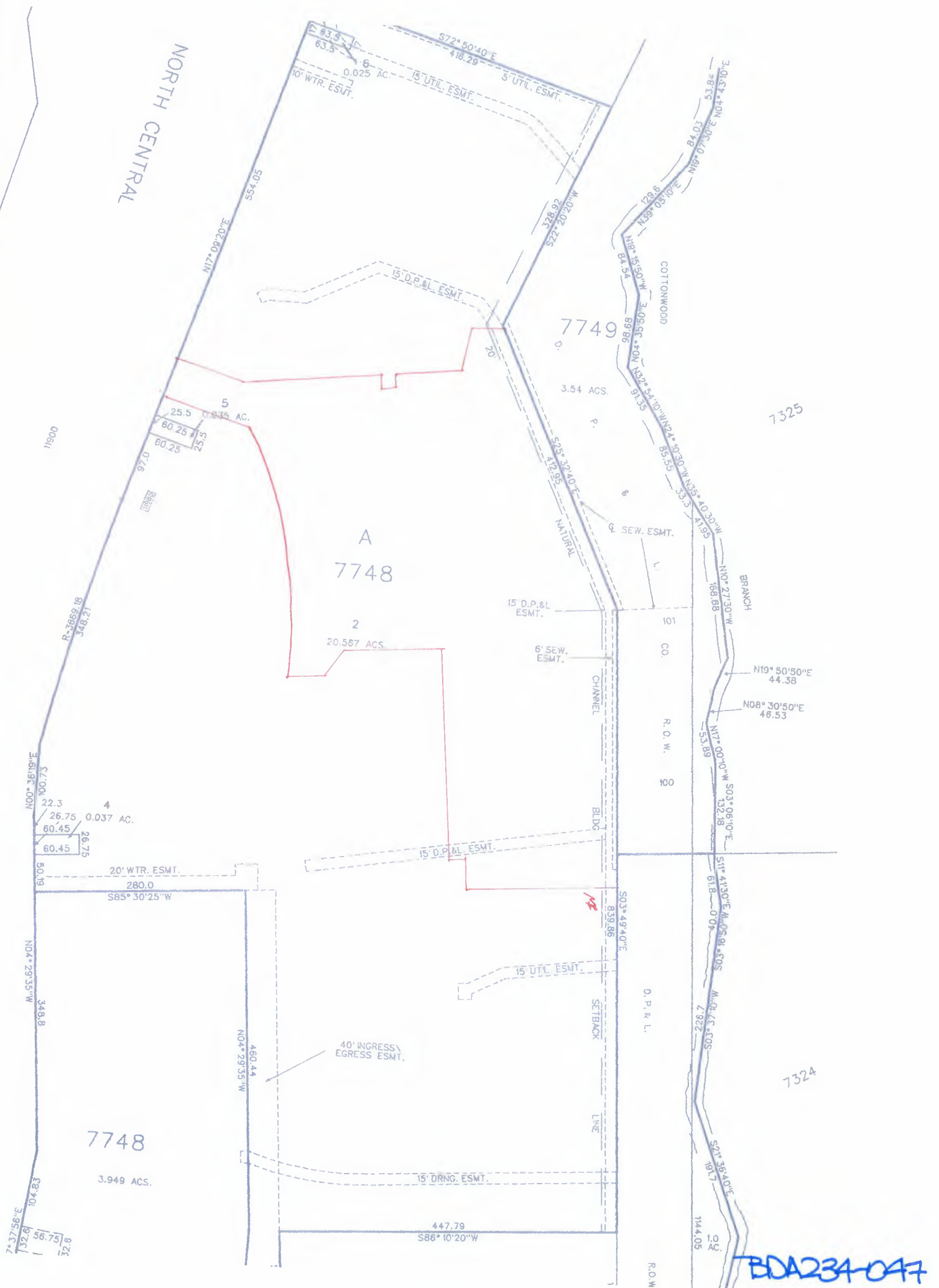


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Selected features: 0



NORTH CENTRAL



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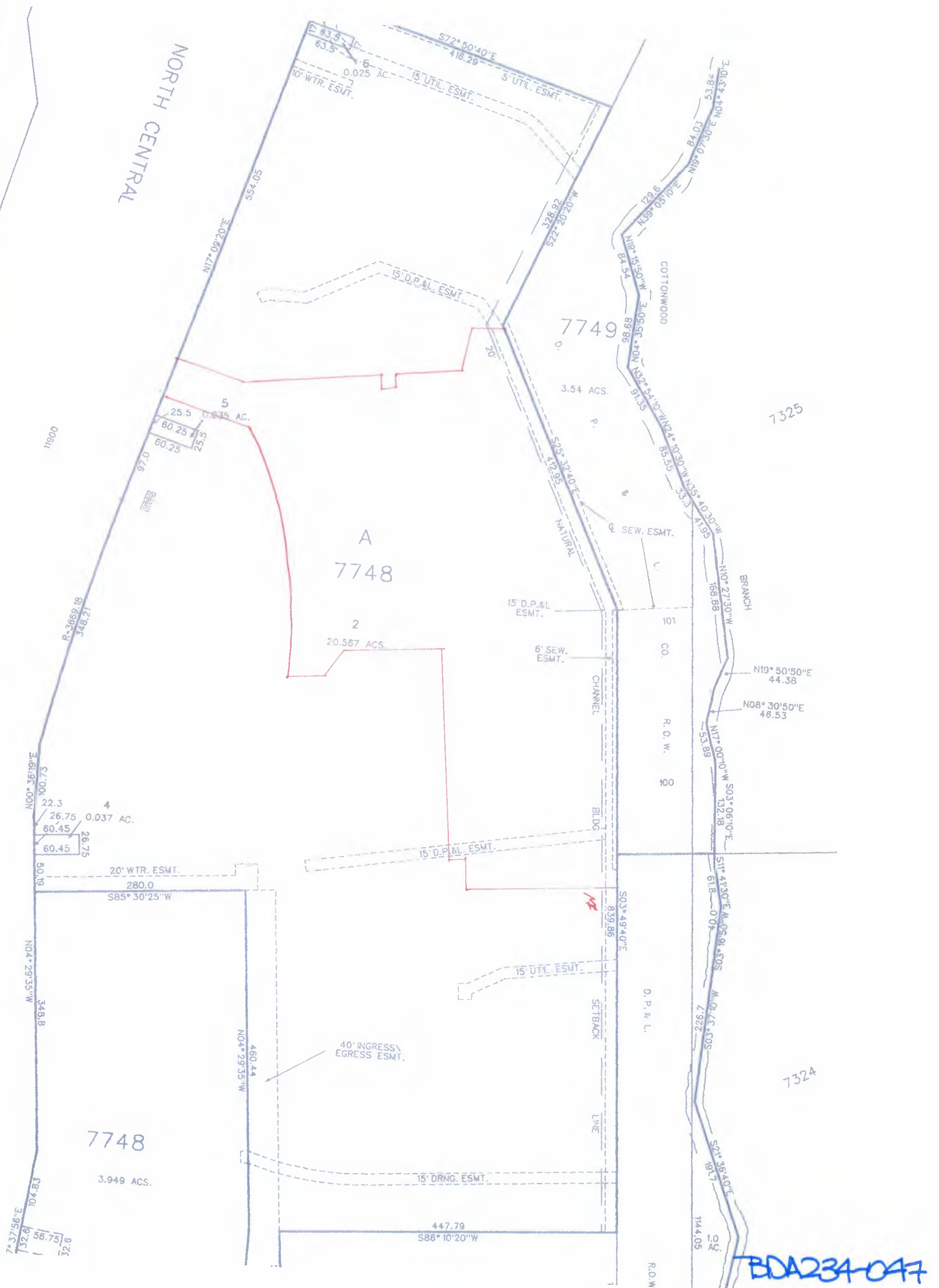
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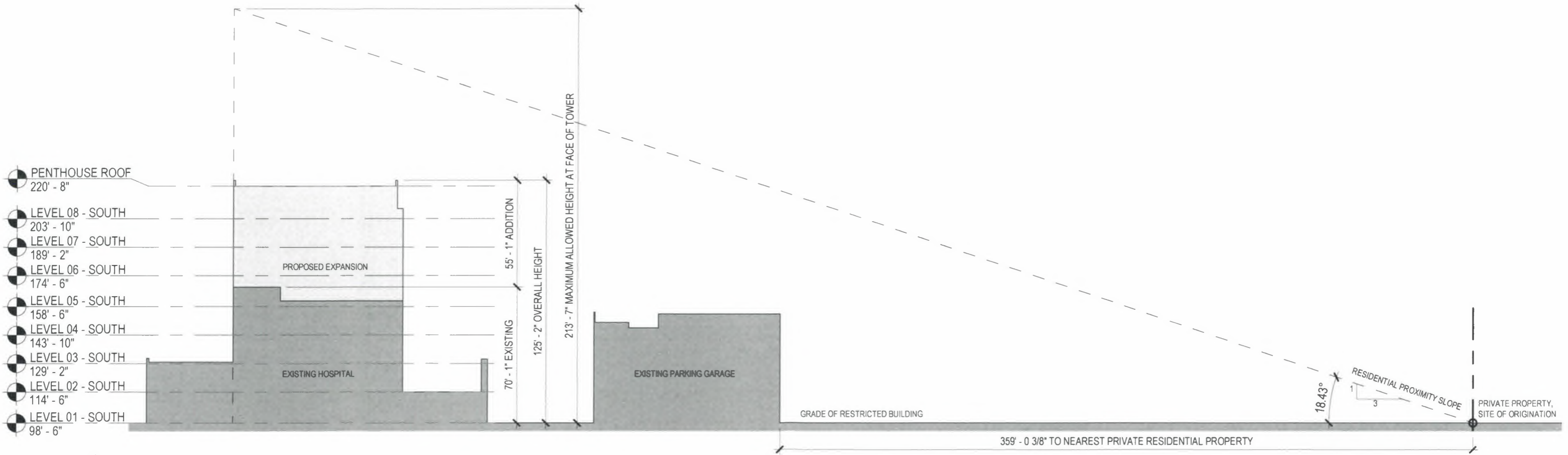
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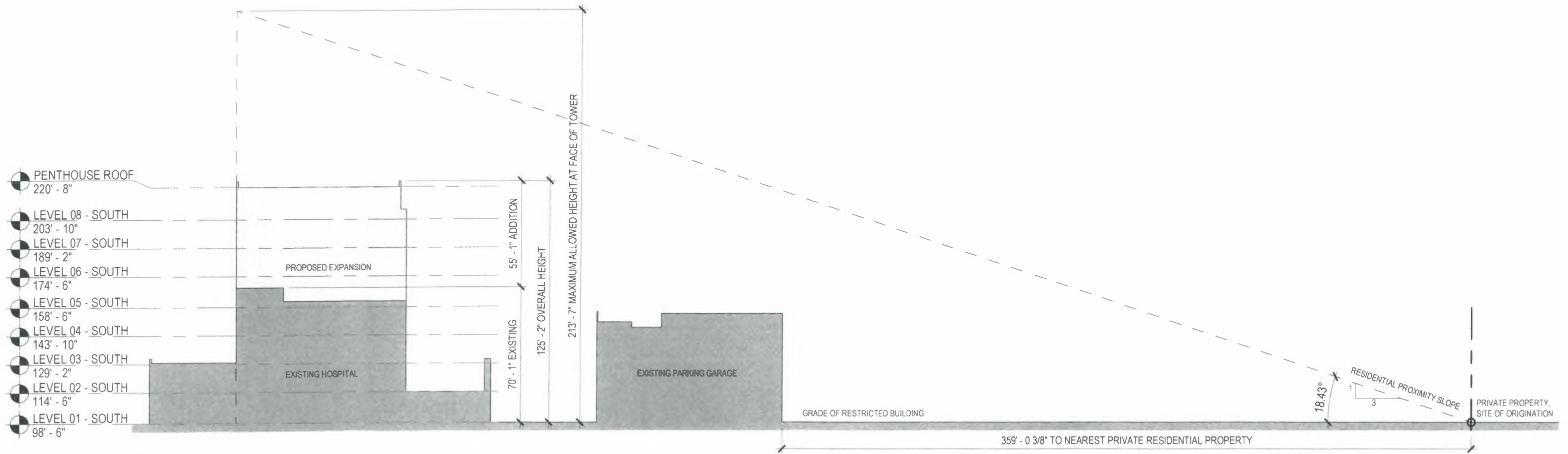
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BDA234-047



Medical City Dallas Heart & Spine Vertical Expansion  
**Residential Proximity Slope in Site Section**  
 Perkins&Will 2/5/2024  
 Scale: 1" = 50' when printed full scale on 11x17

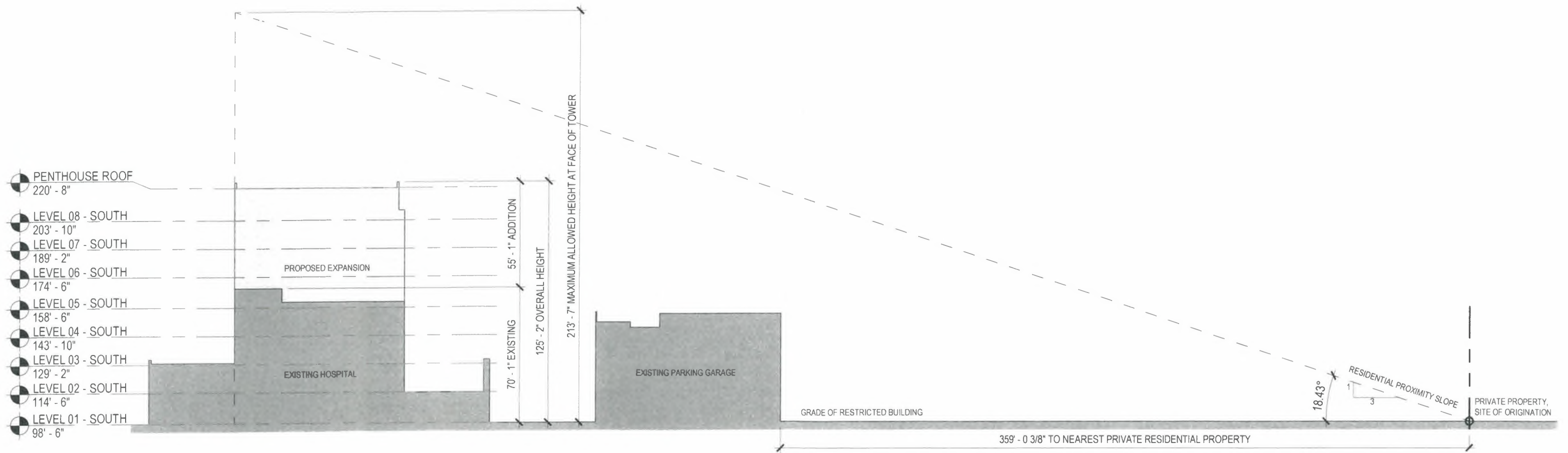
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**Medical City Dallas Heart & Spine Vertical Expansion  
Residential Proximity Slope in Site Section**

Perkins&Will 2/5/2024  
Scale: 1" = 50' when printed full scale on 11x17

BOA234-047



**Medical City Dallas Heart & Spine Vertical Expansion  
Residential Proximity Slope in Site Section**

Perkins&Will 2/5/2024  
Scale: 1" = 50' when printed full scale on 11x17

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