



City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA/189-088

Date: 5-22-19

Data Relative to Subject Property:

Location address: 5934/5944 Luther Lane Zoning District: P.D. 314, Tract 2 (includes Subarea A)

Lot No.: 3A (part) Block No.: 3/5625 Acreage: 1.8494 acres Census Tract: 0073.01

Street Frontage (in Feet): 1) 403.19 FT 2) 196.07 FT 3) 4) 5)

To the Honorable Board of Adjustment :

Owner of Property/or Principal: Metropolitan Preston Center, LLC/Luther Preston Center, LLC

Applicant: Jackson Walker L.L.P. / Jonathan G. Vinson Telephone: 214-953-5941

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

E-mail Address: jvinson@jw.com

Represented by: Jackson Walker L.L.P. / Jonathan G. Vinson Telephone: 214-953-5941

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

Affirm that an appeal has been made for a Variance __, or Special Exception __X__, A total reduction of 221 off-street parking spaces (35% reduction for Office use from 470 required minus reduction of 164 = 306 required, and 25% reduction for Hotel use from 229 required minus reduction of 57 spaces = 172 required), to a total of 478 required parking spaces, from the applicable Development Code requirement of 699 required parking spaces.

Application is now made to the Honorable Board of Adjustment, in accordance with the provisions of the Dallas Development Code, to grant the described request for the following reason: The special exception should be granted because (i) the parking demand generated by the use does not warrant the number of off-street parking spaces required, and (ii) the special exception will not create a traffic hazard or increase traffic congestion on adjacent or nearby streets, all of which will be documented and elaborated upon further by the Applicant's representatives in additional items to be submitted to the City Staff.

Note to Applicant: If the relief requested in this application is granted by the Board of Adjustment, said 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.

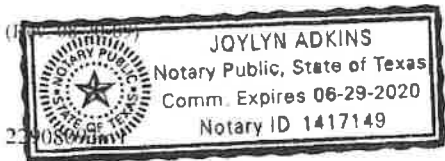
Respectfully submitted: By: Jonathan G. Vinson Applicant's name printed Jonathan G. Vinson Applicant's signature

Affidavit

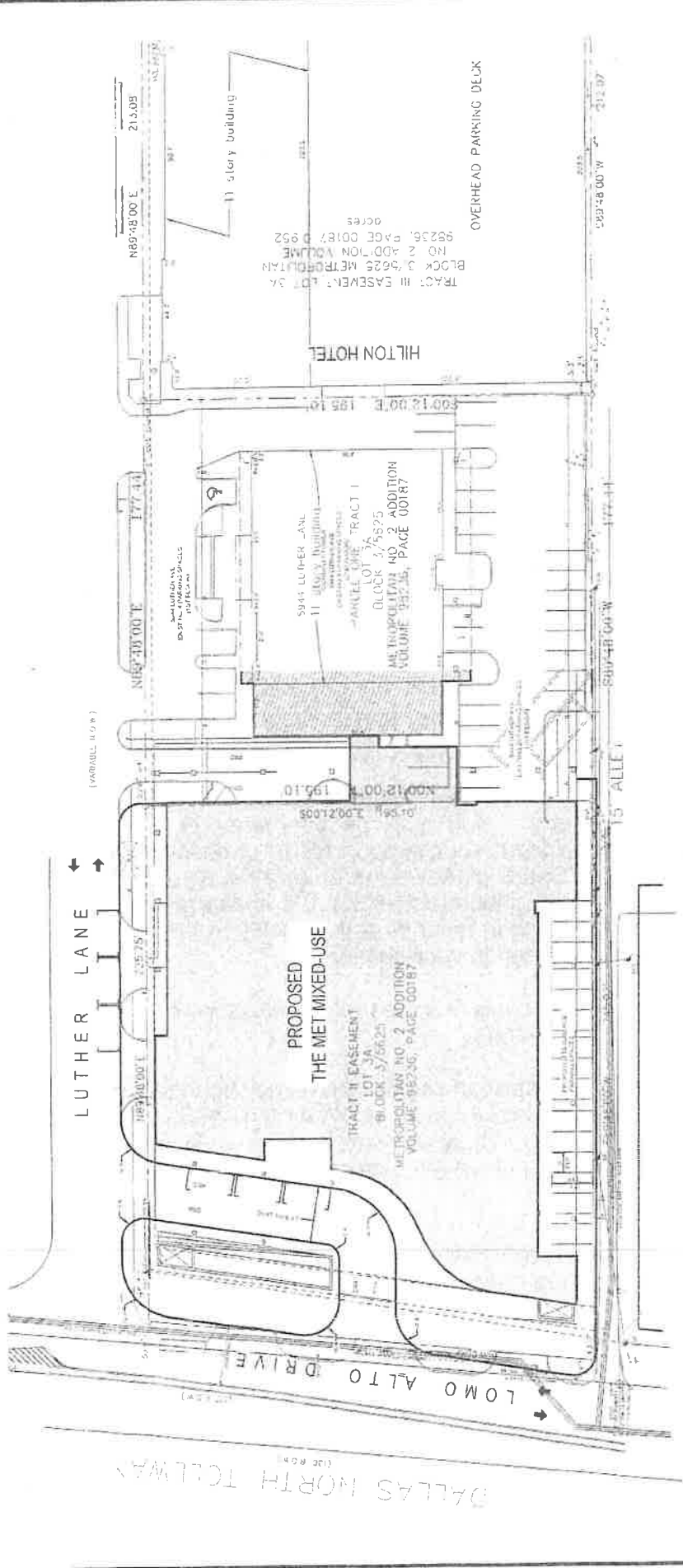
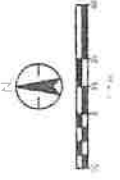
Before me the undersigned on this day personally appeared Jonathan G. Vinson who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property.

Subscribed and sworn to before me this 22nd day of May, 2019

Jonathan G. Vinson Affiant (Applicant's signature) Joylyn Adkins Notary Public in and for Dallas County, Texas



PARKING SUMMARY (PROPOSED)	
PARKING LOCATION	PARKING SPACES
(A) - PARKING (NEW)	111
(B) - PARKING (NEW)	171
(C) - PARKING (NEW)	15
(D) - UNDEVELOPED	14
(E) - ELEVATED PARKING (NEW BUILD)	24
(F) - ELEVATED PARKING (EXISTING)	14
(G) - OFF-SITE PARKING (HILTON HOTEL)	50
(H) - OFF-SITE PARKING (BOOGAS ST)	20
TOTAL	476



TRACT III EASEMENT, LOT 3A
 BLOCK 3, 6022 METROPOLITAN
 NO. 2 ADDITION VOLUME
 98236, PAGE 00187, 092

TRACT II EASEMENT, TRACT I
 BLOCK 3, 6022 METROPOLITAN
 NO. 2 ADDITION VOLUME
 98236, PAGE 00187

TRACT II EASEMENT
 LOT 3A
 BLOCK 3, 6022 METROPOLITAN
 NO. 2 ADDITION VOLUME
 98236, PAGE 00187

PARKING AMENDMENT EXHIBIT A
 PROPOSED CONDITIONS
 PREPARED BY: STANTEC
 CITY OF DALLAS, DALLAS COUNTY TEXAS

