



# Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

## APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

234 RECEIVED

Data Relative to Subject Property: OHT Parking Variance Request

Date:

FOR OFFICE USE ONLY  
OCT 25 REC'D

Location address: 2121 Irving Blvd, Dallas, TX 75207

Zoning District: PD-621

BY:

Lot No.: 3

Block No.: 7900

Acreage: 4.74

Census Tract: 48113010003

Street Frontage (in Feet): 1) 250'

2) \_\_\_\_\_

3) \_\_\_\_\_

4) \_\_\_\_\_

5) \_\_\_\_\_

### To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): OHT Design District LP

Applicant: Steve Oden, Jr

Telephone: 469-722-4650 x228

Mailing Address: 901 S MoPac Expy, Bldg 3, Ste 500, Austin, TX Zip Code: 78746

E-mail Address: mholsoeback@ohtpartners.com

Represented by: Skye Thibodeaux, AICP w/ MRC

Telephone: 817-657-3259

Mailing Address: P.O. Box 260203, Plano, TX

Zip Code: 75026

E-mail Address: skye@msnrdg.com

Affirm that an appeal has been made for a Variance , or Special Exception , of parking.

Requesting a total amount of 428 parking spaces, an approx. 10% reduction of the requirement of 476 parking spaces

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:

Geometric site constraints of the subject parcel

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

Steve Oden Jr.

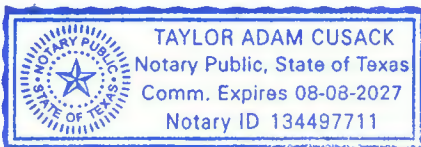
(Affiant/Applicant's name printed)

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:

[Signature]  
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 18<sup>th</sup> day of October, 2024



Taylor Adam Cusack  
Notary Public in and for Dallas County, Texas  
Travis



CITY OF DALLAS

AFFIDAVIT

Appeal number: BDA 234-147

I, OHT Design District, LP, Owner of the subject property  
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 901 S. Mopac Expressway, Bldg. 3, Suite 500, Austin, TX 78746  
(Address of property as stated on application)

Authorize: Mission Ridge Consultants  
(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: Parking Reduction of 10%. Providing 428 out of 476 required spaces.

Steve Oden, Jr.

Print name of property owner or registered agent

[Signature]

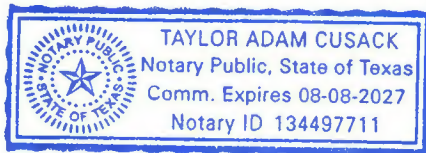
Signature of property owner or registered agent

Date 10/18/2024

Before me, the undersigned, on this day personally appeared Steve Oden Jr.

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 18<sup>th</sup> day of October, 2024



Taylor Adam Cusack  
Notary Public for Dallas County, Texas  
Travis

Commission expires on 08/08/2027



CITY OF DALLAS

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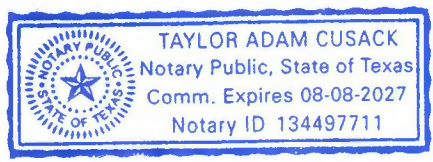
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Steve Oden, Jr. [Signature]  
 Print name of property owner or registered agent Signature of property owner or registered agent  
 Date 10/18/2024

Before me, the undersigned, on this day personally appeared Steve Oden Jr.

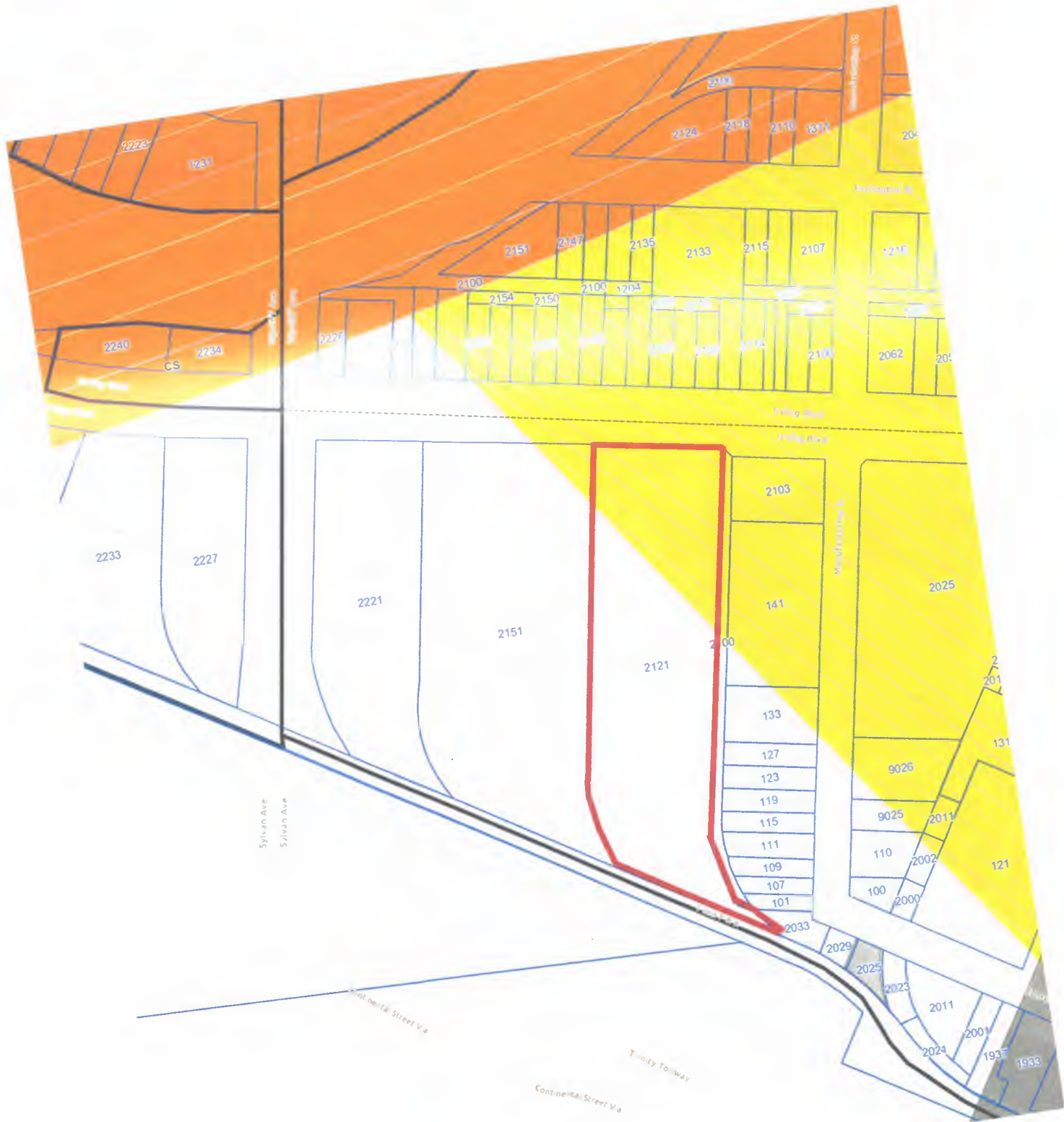
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Taylor Adam Cusack  
 Notary Public for Dallas County, Texas  
Travis  
 Commission expires on 08/08/2027





Zoning Map - 2121 Irving Blvd, Dallas, TX 75207



SHIPPED DATE: 2-15-96 RECEIVED DATE: 4-27-96

# CITY OF DALLAS PLAT BOOKS

ANNEXED JULY 30, 1956 ORD. NO. 7001  
SURVEY A. HODGES A. HANNA ABST. 1552 564

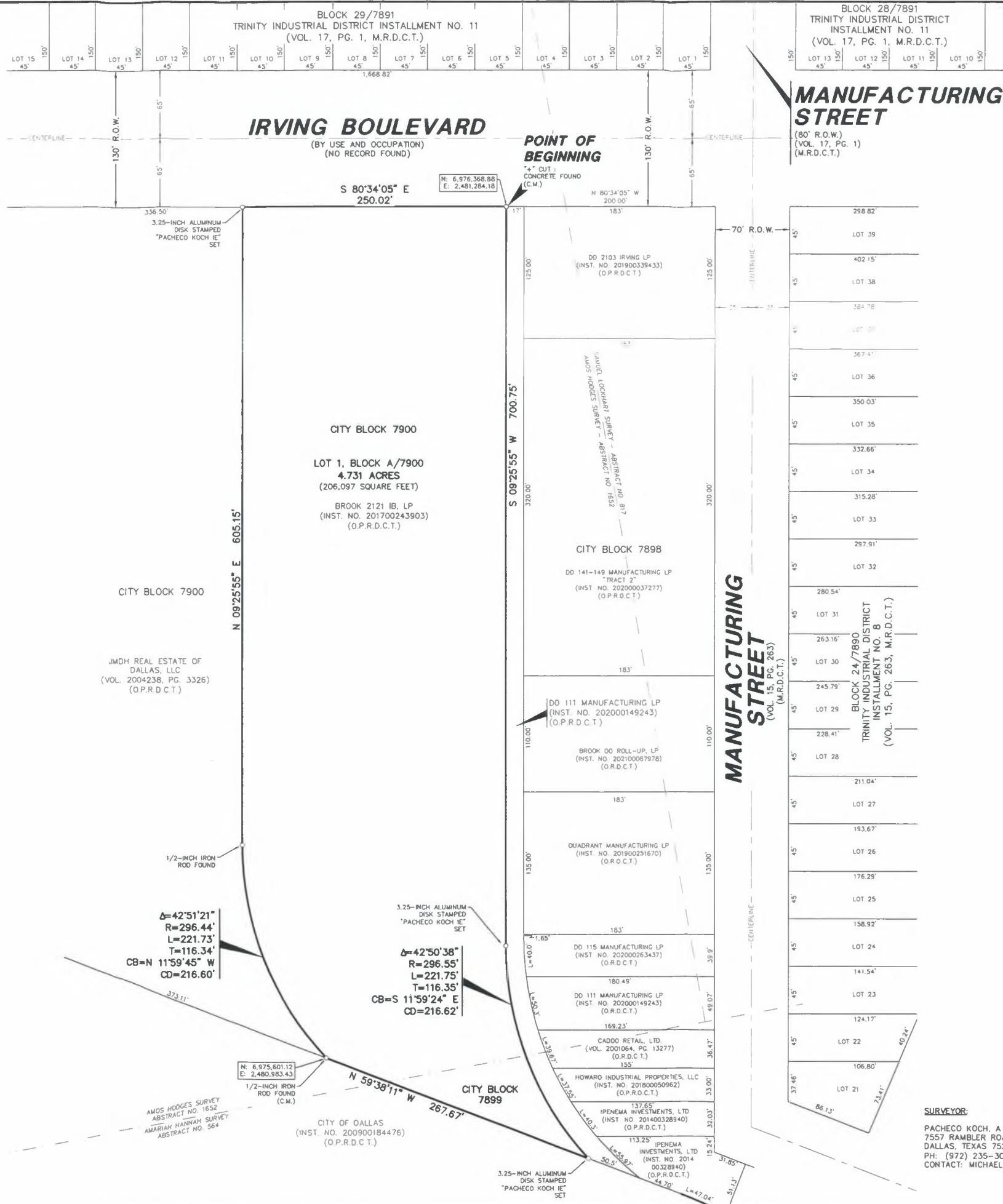
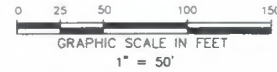
ADDITION \_\_\_\_\_  
SCALE 100 FT. EQUALS 1 INCH

BLOCKS 7900 & 7901

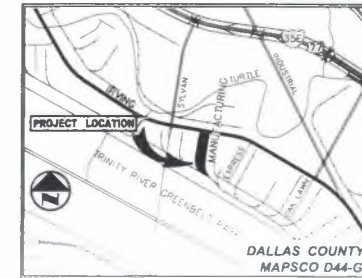
SCHOOL DISTRICT DALLAS

AMIS T. L. ADDN. LOT 1 BLK. 7900 FILED: 9-1-78





BLOCK 28/7891  
TRINITY INDUSTRIAL DISTRICT  
INSTALLMENT NO. 11  
(VOL. 17, PG. 1, M.R.D.C.T.)



VICINITY MAP  
(NOT TO SCALE)

LEGEND

- PLAT LINE
- PROPERTY LINE
- SURVEY ABSTRACT LINE
- IRS 5/8-INCH IRON ROD w/ "PACHECO KOCH" CAP SET
- (C.M.) CONTROLLING MONUMENT
- R.O.W. RIGHT-OF-WAY
- M.R.D.C.T. MAP RECORDS DALLAS COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS DALLAS COUNTY, TEXAS
- O.R.D.C.T. OFFICIAL RECORDS DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS

GENERAL NOTES

- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Tx00T Dallas County surface adjustment factor of 1.000136506.
- Lot-to-lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
- Coordinates depicted hereon are based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone 4202, on Grid values, no scale and no projection.
- The survey abstract lines shown hereon are approximate and not located on the ground.
- The minimum finished floor elevation for this site is: 406.75 feet.

FINAL PLAT

IRVING ESTATES  
LOT 1, BLOCK A/7900

SITUATED IN BLOCKS 7899 AND 7900,  
OFFICIAL NUMBERS OF THE CITY OF DALLAS  
AND BEING OUT OF THE  
AMOS HODGES SURVEY, ABSTRACT NO. 1652 AND  
THE AMARIAH HANNAH SURVEY, ABSTRACT NO. 564  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER: S212-217  
ENGINEERING PLAN NUMBER: DP23-038

SHEET 1 OF 2

SURVEYOR:

PACHECO KOCH, A WESTWOOD CO.  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TEXAS 75231  
PH: (972) 235-3031  
CONTACT: MICHAEL C. CLOVER

OWNER:

OHT PARTNERS, LLC  
5440 HARVEST HILL ROAD, SUITE 101  
DALLAS, TX 75230  
PH: (469) 722-4653  
CONTACT: DAVID GODVIN

**Pacheco Koch** a Westwood company  
7557 RAMBLER ROAD SUITE 1400  
DALLAS, TX 75231  
972.235.3031

TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
EQ/AM	MCC	1"=50'	MARCH 2023	5275-22.156

MICHAEL C. CLOVER  
3/13/2023 3:25 PM  
M:\DWG-32\3275-22.156\DWG\SURVEY C30 2018\5275-22.156\FDP.DWG

FINAL PLAT: LOT 1, BLOCK A/7900, IRVING ESTATES



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, Brook 2121 IB, LP is the owner of a 4.731 acre tract of land situated in the Amariah Hanna Survey, Abstract No. 564 and the Amos Hodges Survey, Abstract No. 1652, City of Dallas, Dallas County, Texas and in Blocks 7899 and 7900, Official Block Numbers of the City of Dallas, Texas; said tract being all of that certain tract of land described in Special Warranty Deed to BROOK 2121 IB, LP recorded in Instrument No. 201700243903 in the Official Public Records of Dallas County, Texas; said 4.731 acre tract of land being more particularly described as follows:

BEGINNING, at a "+" cut in concrete found for corner in the south right-of-way line of Irving Boulevard (a 130-foot wide public right-of-way, by use and occupation, no record found); said point being the northeast corner of said Brook 2121 IB tract, the northwest corner of that certain tract of land described in Special Warranty Deed with Vendor's Lien to DD 111 MANUFACTURING LP recorded in Instrument No. 202000149243, in said Official Public Records and North 80 degrees, 34 minutes, 05 seconds West, a distance of 200.00 feet from the intersection of the said south line of Irving Boulevard and the west right-of-way line of Manufacturing Street (a 70-foot wide public right-of-way, Volume 15, Page 263, Map Records of Dallas County, Texas).

THENCE, departing the said south line of Irving Boulevard and along the east line of said Brook 2121 IB tract and the west line of said DD 111 Manufacturing tract, the following two (2) calls:

South 09 degrees, 25 minutes, 55 seconds West, a distance of 700.75 feet to a 3.25-inch aluminum disk stamped "PACHECO KOCH IE" set for corner at the beginning of a tangent curve to the left.

Along said curve to the left, having a central angle of 42 degrees, 50 minutes, 38 seconds, a radius of 296.55 feet, a chord bearing and distance of South 11 degrees, 59 minutes, 24 seconds East, 216.62 feet, an arc distance of 221.75 feet to a 3.25-inch aluminum disk stamped "PACHECO KOCH IE" set for corner in the north line of that certain tract of land described in Deed Without Warranty to CITY OF DALLAS recorded in Instrument No. 200900184476, in said Official Public Records; said point being the southeast corner of said Brook 2121 IB tract and the southwest corner of said DD 111 Manufacturing tract;

THENCE, North 59 degrees, 38 minutes, 11 seconds West, along the said north line of the City of Dallas tract, a distance of 267.67 feet to a 1/2-inch iron rod found for corner; said point being the southwest corner of said Brook 2121 IB tract, the southeast corner of that certain tract of land described in Special Warranty Deed to JMDH REAL ESTATE OF DALLAS, LLC recorded in Volume 2004238, Page 3326 in the Deed Records of Dallas County, Texas and the beginning of a non-tangent curve to the right;

Thence, departing the said north line of the City of Dallas tract and along the west line of said Brook 2121 IB tract and the east line of said JMDH Real Estate of Dallas, LLC tract, the following two (2) calls:

Along said curve to the right, having a central angle of 42 degrees, 51 minutes, 21 seconds, a radius of 296.44 feet, a chord bearing and distance of North 11 degrees, 59 minutes, 45 seconds West, 216.60 feet, an arc distance of 221.73 feet to a 1/2-inch iron rod found for corner at the end of said curve;

North 09 degrees, 25 minutes, 55 seconds East, a distance of 605.15 feet to a 3.25-inch aluminum disk stamped "PACHECO KOCH IE" set for corner in the said south line of Irving Boulevard; said point being the northwest corner of said Brook 2121 IB tract and the northeast corner of said JMDH Real Estate of Dallas, LLC tract;

THENCE, South 80 degrees, 34 minutes, 05 seconds East, along the said south line of Irving Boulevard and the north line of said Brook 2121 IB tract, a distance of 250.02 feet to the POINT OF BEGINNING;

CONTAINING, 206,097 square feet or 4.731 acres of land, more or less.

SURVEYOR'S STATEMENT

THAT I, Michael C. Clover, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance No. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Preliminary Plat.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2023

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 3/13/23.

Michael C. Clover
Texas Registered Professional Land Surveyor,
No. 5225

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Michael C. Clover, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That Brook 2121 IB, LP, acting through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as IRVING ESTATES, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets and alleys shown thereon. The easements shown thereon are hereby dedicated for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas

WITNESS, my hand at Austin, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2023.

By: Brook 2121 IB, LP

By: Howell Beaver, Managing Director

STATE OF TEXAS §
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas

FINAL PLAT

IRVING ESTATES
LOT 1, BLOCK A/7900

SITUATED IN BLOCKS 7899 AND 7900,
OFFICIAL NUMBERS OF THE CITY OF DALLAS
AND BEING OUT OF THE
AMOS HODGES SURVEY, ABSTRACT NO. 1652 AND
THE AMARIAH HANNAH SURVEY, ABSTRACT NO. 564
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER: S212-217
ENGINEERING PLAN NUMBER: DP23-038

SHEET 2 OF 2

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PACHECO KOCH, A WESTWOOD CO.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: MICHAEL C. CLOVER

DEVELOPER:

OHT PARTNERS, LLC
5440 HARVEST HILL ROAD, SUITE 101
DALLAS, TX 75230
PH: (469) 722-4653
CONTACT: DAVID GODVIN

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

Pacheco Koch logo and contact information: 7557 RAMBLER ROAD SUITE 1400, DALLAS, TX 75231, 972.235.3031. Includes a table with columns: DRAWN BY, CHECKED BY, SCALE, DATE, JOB NUMBER.

McCLIVER 3/13/23 8:35 AM
C:\Users\mcc\OneDrive\Documents\SURVEY\C30-2018\16276-22\156FP.DWG

FINAL PLAT: LOT 1, BLOCK A/7900, IRVING ESTATES