



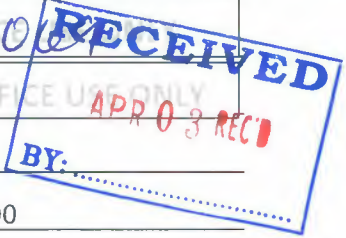
Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

245-06



Data Relative to Subject Property: _____

Date: _____

Location address: 5465 E Mockingbird Ln, Dallas, TX 75206 Zoning District: MU-3

Lot No.: 2 Block No.: A/2940 Acreage: 15.87 Census Tract: 48113000300

Street Frontage (in Feet): 1) 435' 2) 1,254' 3) 411' 4) 254' 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Dallas Area Rapid Transit - Leticia Delgado

Applicant: Trammel Crow ~~Property~~ Development, ^{LLC Kevin Hickman} Telephone: 214-863-4254

Mailing Address: 2100 McKinney Ave, Suite 800, Dallas, TX Zip Code: 75201

E-mail Address: khickman@trammelcrow.com

Represented by: Skye Thibodeaux, AICP Telephone: 817-657-3259

Mailing Address: PO Box 260203 Zip Code: 75026

E-mail Address: skye@msnrdg.com

Affirm that an appeal has been made for a Variance __, or Special Exception of 18 parking. 5 spaces

Requesting a total amount of 453 parking spaces, and an approximate 5% reduction to the requirement of 471 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, proximity to DART public station

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

Kevin Hickman

(Affiant/Applicant's name printed)

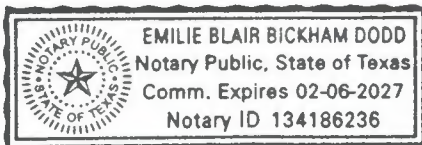
who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property

Respectfully submitted:

Kevin Hickman

(Affiant/Applicant's signature)

Subscribed and sworn to before me this 27 day of March, 2025



Emilie Blair Bickham Dodd
Notary Public in and for Dallas County, Texas



CITY OF DALLAS
AFFIDAVIT

Appeal number: BDA 245-069

I, Dallas Area Rapid Transit - Leticia Delgado, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 5465 East Mockingbird Lane, Dallas Texas 75206
(Address of property as stated on application)

Authorize: Trammell Crow Development, LLC / Kevin Hickman
(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 request. Requesting a reduction of 5%,
or 18 parking spaces.

Leticia Delgado

Leticia Delgado
Signature of property owner or registered agent

Print name of property owner or registered agent

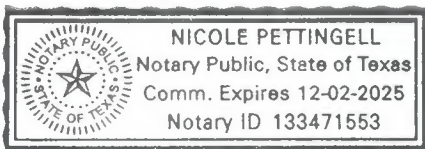
agent Date 3/13/2025

Before me, the undersigned, on this day personally appeared

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 13th day of

March, 2025



Nicole Pettingell
Notary Public for Dallas County,
Texas

Commission expires on
12-02-2025



INTEROFFICE MEMORANDUM

DATE: July 28, 2021
TO: Nadine S. Lee
FROM: J. Todd Plesko
SUBJECT: Authorization to Execute Specific Legal Documents

This memorandum is to confirm that Ms. Leticia Delgado, Assistant Vice President, Real Estate, is authorized as the designee to execute Real Estate deeds, leases, licenses, plats, and other such real estate documents, which are necessary for the efficient operation of Dallas Area Rapid Transit (DART).

Please indicate your concurrence below.

If you have any questions or need additional information, please feel free to contact me by email at tplesko@dart.org.

*/s/ J Todd Plesko **

J. Todd Plesko
Interim Executive Vice President
Growth/Regional Development

Concur:

Nadine S. Lee
President & Chief Executive Officer

c: Leticia Delgado
Rail Program Development File Room

* Reviewed and approved, but not signed due to COVID-19 Coronavirus Pandemic

SHIPPED DATE: 5-9-96 RECEIVED DATE: 7-11-96

CITY OF DALLAS PLAT BOOKS

ANNEXED _____ ORD. NO. _____
SURVEY J. SYKES ABST. 1338
W.P. CORDER 282

ADDITION _____

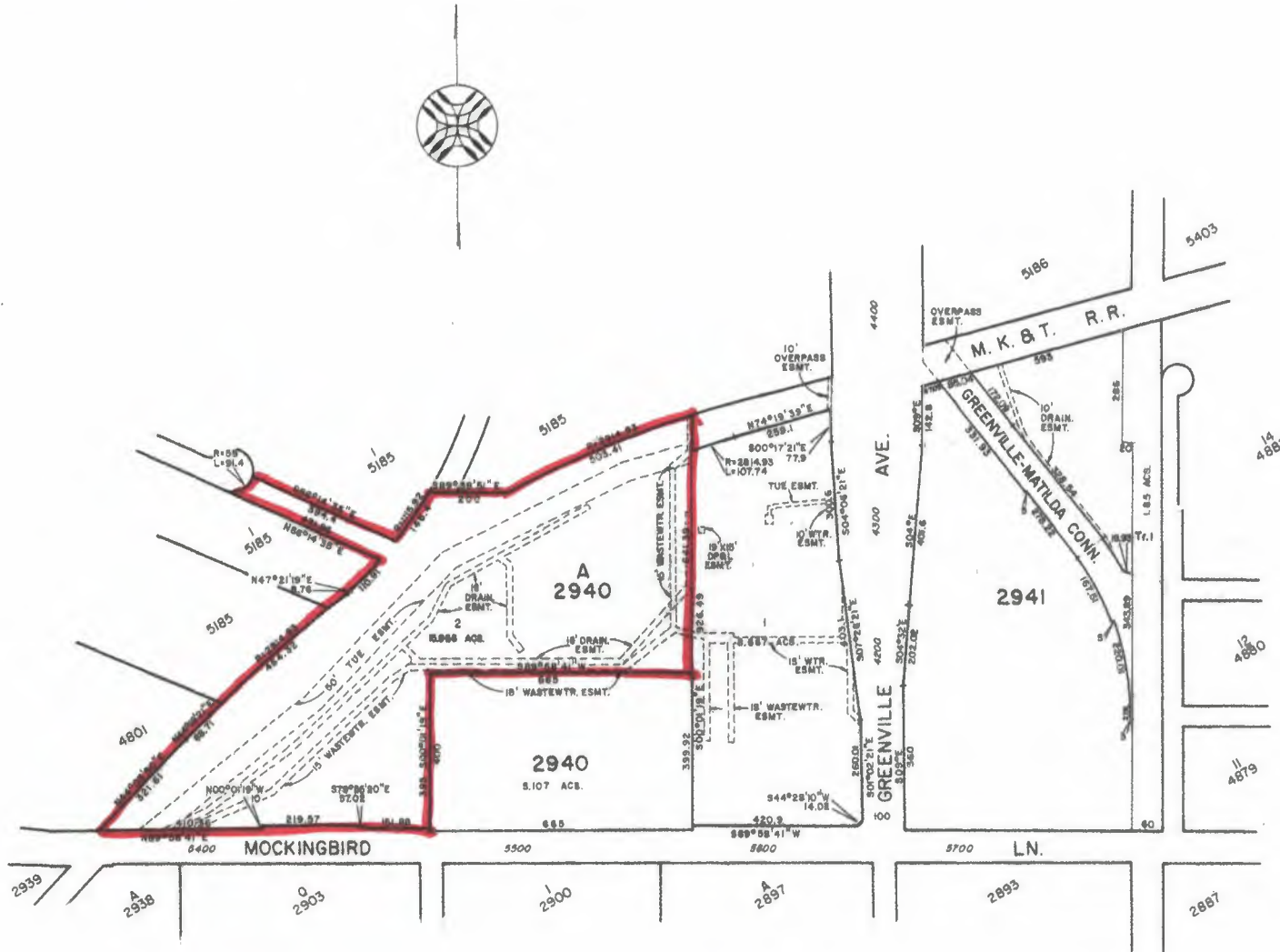
BLOCKS _____ A
2940, 2940, 2941

SCALE 200 FT. EQUALS 1 INCH 585 3-2 95

SCHOOL DISTRICT DALLAS

FILED: 3-8-94 BLK. A/2940 LT. 1 KROGER DR. PEPPER
FILED: 12-22-94 BLK. A/2940 LT. 2 MOCKINGBIRD STATION

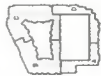
CITY RESERVOIR BLK. 2941 ADDED 11-26-29



BDA245-069

Address	Use	Floor Area	Parking Ratio	Required Parking	Provided Parking
5465 E Mockingbird Ln, Dallas, TX 75206	Multifamily	417,289 SF	1 per bed	471	453

BDA245-009



NO.	DATE	DESCRIPTION
1	10/15/23	ISSUED FOR PERMITTING
2	10/15/23	ISSUED FOR PERMITTING
3	10/15/23	ISSUED FOR PERMITTING
4	10/15/23	ISSUED FOR PERMITTING
5	10/15/23	ISSUED FOR PERMITTING
6	10/15/23	ISSUED FOR PERMITTING
7	10/15/23	ISSUED FOR PERMITTING
8	10/15/23	ISSUED FOR PERMITTING
9	10/15/23	ISSUED FOR PERMITTING
10	10/15/23	ISSUED FOR PERMITTING
11	10/15/23	ISSUED FOR PERMITTING
12	10/15/23	ISSUED FOR PERMITTING
13	10/15/23	ISSUED FOR PERMITTING
14	10/15/23	ISSUED FOR PERMITTING
15	10/15/23	ISSUED FOR PERMITTING
16	10/15/23	ISSUED FOR PERMITTING
17	10/15/23	ISSUED FOR PERMITTING
18	10/15/23	ISSUED FOR PERMITTING
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42	10/15/23	ISSUED FOR PERMITTING
43	10/15/23	ISSUED FOR PERMITTING
44	10/15/23	ISSUED FOR PERMITTING
45	10/15/23	ISSUED FOR PERMITTING
46	10/15/23	ISSUED FOR PERMITTING
47	10/15/23	ISSUED FOR PERMITTING
48	10/15/23	ISSUED FOR PERMITTING
49	10/15/23	ISSUED FOR PERMITTING
50	10/15/23	ISSUED FOR PERMITTING

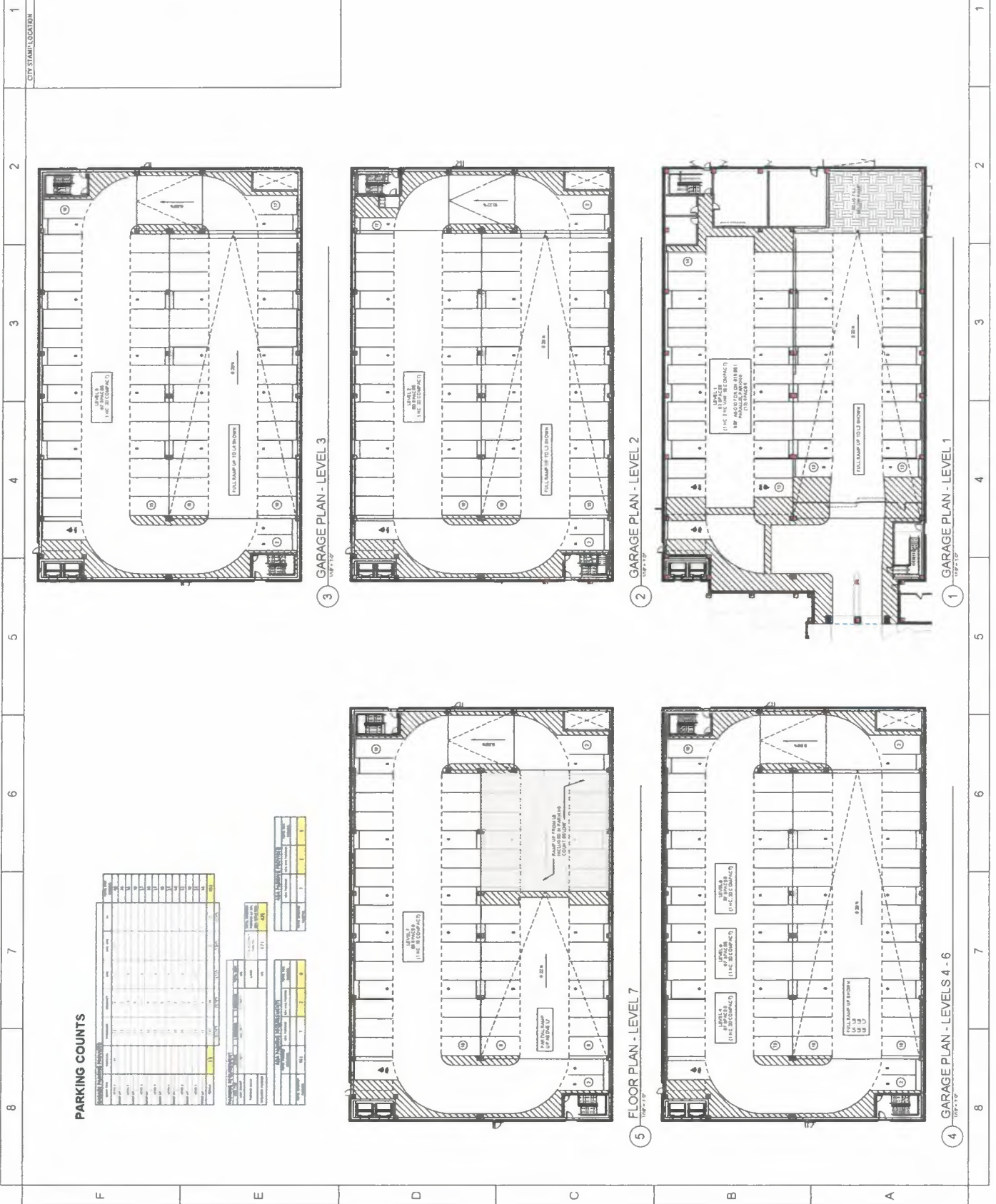
THE OCCUPANT'S RESPONSIBILITY IS TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED FOR PERMITTING AND CONSTRUCTION.

PARKING PLANS

PROJECT NO. G-041
DATE: 10/15/23

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BDA245-0609



PARKING COUNTS

Level	Stall Type	Count	Total			
Level 1	Handicap	2	102			
	Compact	100				
	Standard	0				
	Other	0				
	Level 2	Handicap		2	102	
	Compact	100				
	Standard	0				
	Other	0				
	Level 3	Handicap		2		102
	Compact	100				
Standard	0					
Other	0					
Level 4-6	Handicap	2	102			
Compact	100					
Standard	0					
Other	0					
Level 7	Handicap	2		102		
Compact	100					
Standard	0					
Other	0					

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	Standard	0	
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	Compact	100	
	Standard	0	
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	Compact	100	
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