

June 5, 2026

By Email

Dr. Kameka Miller-Hoskins, Chief Planner/Board Administrator
Mr. Bryant Thompson, Senior Planner
Ms. Diana Barkume, Senior Project Coordinator
Zoning Board of Adjustment
City of Dallas
1500 Marilla Street, Room 5BN
Dallas, Texas 75201

Re: BDA245-049; 1201 Oak Lawn Avenue

Dear Dr. Miller-Hoskins, Mr. Bryant, and Ms. Barkume:

The above-referenced application for a special exception to the applicable off-street parking regulations for property located at 1201 Oak Lawn Avenue was approved by Panel A of the Zoning Board of Adjustment, under BDA 245-049, at the July 15, 2025, meeting. One of the conditions of the Board's approval of the special exception was that "The applicant must appear before the Board for a reassessment and final issuance of the special exception within 12 months from the issuance of the certificate of occupancy".

The special exception was applied for in anticipation of moving a new restaurant use into the space, although the letter says that the special exception was granted for "restaurant without drive-in or drive-through service use, office use, and office showroom/warehouse use only" since it was always anticipated that the site would contain a mix of uses. However, as you will recall, there was very extensive discussion at the Board centering around the anticipated restaurant use on the site as driving parking demand, certainly in comparison to office and office showroom/warehouse.

There had been no new restaurant C.O.s issued at 1201 Oak Lawn from the date of this approval until very recently, but as of May 7, La Lupita Taco was anticipated to be receiving their C.O. that day or the next. We believe that the intent of the reassessment condition was clearly driven by the first *new* restaurant use, that is, the first *restaurant* use C.O.d after Board approval, which interpretation also found support in email correspondence with Staff shortly after that approval.

Therefore, we believe that the entire premise of us coming back to the Board for a reassessment was to give the new restaurant up to 12 months after C.O. (and presumably beginning operations) to determine the impact of the parking reduction. Having to come back when the new

restaurant has only been open for a few weeks would not seem to provide the Board with the most possible information in that regard.

However, since City Staff has asked that we come back for the July meeting, we are now requesting placement on Panel A's July 14 Agenda as a Miscellaneous item, albeit under protest as we disagree with Staff's position as discussed above, for the purpose of coming before Panel A for the above-referenced reassessment and final issuance of the special exception.

This also should clearly not be a full special exception application request, as we have already come before the Board with that request – this is simply the referenced reassessment required as a condition of that July 15, 2025, approval. Therefore, this letter of request by itself should be sufficient to obtain placement of this item, as a Miscellaneous item, on Panel A's July 14 Agenda, without payment of any additional fees or submittal of any other required application materials, although we will certainly supplement this request with additional relevant materials in time to have those included in the Panel's docket materials, so please advise us as to what that deadline will be well in advance.

Thank you very much for your assistance with this. Please let me know if you have any questions or if you need any additional information.

Very truly yours,



Jonathan G. Vinson

cc: Vipin Nambiar
Adam Hammack
Charlotte Carr
Lloyd Denman
Suzan Kedron