

FILE NUMBER: BDA245-049_198646410-001

BUILDING OFFICIAL'S REPORT: Application of Jonathan Vinson for **(1)** a reassessment of a special exception to the parking regulations granted by the Board of Adjustment Panel A on July 15, 2025, in Appeal No. BDA245-049 at **1201 OAK LAWN AVENUE**. This property is more fully described as Block 27/7889, part of Lot 1, and is zoned PD-621 (Subdistrict 1), which requires parking to be provided. The applicant proposes to construct and/or maintain a nonresidential structure for a restaurant without drive-in or drive-through service use, an office use, and an office/showroom use and provide 73 of the required 135 parking spaces, which will require **(1)** a 62-space special exception (45.9 % reduction) to the parking regulation.

LOCATION: 1201 OAK LAWN AVENUE

APPLICANT: JONATHAN VINSON

REQUEST:

(1) A reassessment of a special exception to the parking regulations granted by the Board of Adjustment Panel A on July 15, 2025, in Appeal No. BDA245-049

STANDARD FOR A SPECIAL EXCEPTION TO THE OFF-STREET PARKING REGULATIONS:

Section 51P-621.110(b)(2)(D) states that the board may grant a special exception of up to 50 percent of the required off-street parking upon the findings and considerations listed in Section 51A-4.311 minus the number of parking spaces currently not provided due to delta credits, as defined in Section 51A-4.704(b)(4)(A). The board of adjustment may impose conditions on the special exception.

Section 51A-4.311(a) of the Dallas Development Code specifies that the board may grant a special exception to authorize a reduction in the number of off-street parking spaces required under this article if the board finds, after a public hearing, that the parking demand generated by the use does not warrant the number of off-street parking spaces required, and the special exception would not create a traffic hazard or increase traffic congestion on adjacent or nearby streets.

In determining whether to grant a special exception under Section 51A-4.311, the board shall consider the following factors:

(A) The extent to which the parking spaces provided will be remote, shared, or packed parking.

(B) The parking demand and trip generation characteristics of all uses for which the special exception is requested.

(C) Whether or not the subject property or any property in the general area is part of a

modified delta overlay district.

(D) The current and probable future capacities of adjacent and nearby streets based on the city's thoroughfare plan.

(E) The availability of public transit and the likelihood of its use.

(F) The feasibility of parking mitigation measures and the likelihood of their effectiveness.

In granting a special exception under this section, the board shall specify the use or uses to which the special exception applies. A special exception granted by the board for a particular use automatically and immediately terminates if and when that use is changed or discontinued.

In granting a special exception under this section, the board may:

(A) establish a termination date for the special exception or otherwise provide for the reassessment of conditions after a specified period of time;

(B) impose restrictions on access to or from the subject property; or

(C) impose any other reasonable condition that would have the effect of improving traffic safety or lessening congestion on the streets.

STAFF RECOMMENDATION:

No staff recommendation is made on this type of request.

BACKGROUND INFORMATION:

Zoning:

Site: PD-621 (Subdistrict 1)
North: PD-621 (Subdistrict 1)
East: PD-621 (Subdistrict 1)
South: PD-621 (Subdistrict 1)
West: PD-621 (Subdistrict 1)

Land Use:

The subject site is developed with office showroom/warehouse and restaurant without drive-in or drive-through service uses. The areas to the north, south, east, and west are developed with various uses such as but not limited to motor vehicle fueling station, personal service, office showroom/warehouse, and restaurant without drive-in or drive-through service.

BDA History:

No BDA history found within the last 5 years

GENERAL FACTS AND ANALYSIS

- On July 15, 2025, Panel A granted a special exception to the parking regulations for the

property located at 1201 Oak Lawn Avenue. As part of the approval, the applicant would have to reappear before Panel A within 12 months of final issuance of a certificate of occupancy.

- A certificate of occupancy was issued for office showroom/warehouse on July, 21, 2025.
- The application of Jonathan Vinson for the property located at 1201 Oak Lawn Avenue focused on one request relating to the parking regulations.
- The proposed request of a 62-space special exception (45.9 percent reduction) is made to construct and/or maintain a nonresidential structure.
- The subject site lot size is 78,878.29 square feet.
- The existing building footprint is 39,750 square feet (50.39 percent lot coverage)
- PD-621 (Subdistrict 1) requires the following parking ratio per specified use:
 - 1 parking space per 105 square feet of floor area for restaurant without drive-in or drive-through service ($12,600 / 105 = 120$).
 - 1 parking space per 1100 square feet of floor area for Office/Showroom Warehouse up to 20,000 square feet floor area ($20,000 / 1100 = 18.18$).
 - 1 parking space per 4100 square feet of floor area for Office/Showroom Warehouse above 20,000 square feet floor area ($7,150 / 4100 = 1.74$).
- Additionally, a parking agreement is required for calculating adjusted standard parking requirements.
- Granting the proposed 62-space special exception (45.9 percent reduction) to the parking regulations with a condition that the special exception automatically and immediately terminates if when the restaurant without drive-in or drive-through service, office, and office/showroom uses are changed or discontinued.
- 200' Radius Video: [BDA245-049 at 1201 Oak Lawn Ave](#)

Timeline:

- | | |
|-----------------|--|
| April 16, 2025: | The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report. |
| March 5, 2025: | The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel A . |
| March 14, 2025: | Planning and Development Department Senior Planner emailed the applicant the following information: <ul style="list-style-type: none">• an attachment that provided the public hearing date and panel that will consider the application; the March 21, 2025, deadline |

to submit additional evidence for staff to factor into their analysis; and April 4, 2025, deadline to submit additional evidence to be incorporated into the board's docket materials.

- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

March 25, 2025: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the April public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner and Transportation Engineer.

March 25, 2025: The applicant provided revised Shared Parking Chart.

April 4, 2025: The applicant provided additional documentary evidence.

April 15, 2025: The Board of Adjustment Panel **A**, at its public hearing held on Tuesday, April 15, 2025, moved to **HOLD** this matter under advisement until **May 20, 2025**.

April 17, 2025: Planning and Development Department Senior Planner emailed the applicant the following information:

- 1:00 p.m., **May 9, 2025**, deadline to submit additional evidence to be incorporated into the board's docket materials.

May 9, 2025: The applicant provided additional documentary evidence.

May 20, 2025: The Board of Adjustment Panel **A**, at its public hearing held on Tuesday, May 20, 2025, moved to **HOLD** this matter under advisement until **June 17, 2025**.

May 21, 2025: Planning and Development Department Senior Planner emailed the applicant the following information:

- 1:00 p.m., **June 6, 2025**, deadline to submit additional evidence to be incorporated into the board's docket materials.

June 5, 2025: The applicant provided additional documentary evidence.

June 17, 2025: The Board of Adjustment Panel **A**, at its public hearing held on Tuesday, June 17, 2025, moved to **HOLD** this matter under advisement until **July 15, 2025**.

June 18, 2025: Planning and Development Department Senior Planner emailed the

applicant the following information:

- 1:00 p.m., **July 3, 2025**, deadline to submit additional evidence to be incorporated into the board's docket materials.

July 2, 2025:

The applicant provided additional documentary evidence.

May 29, 2026:

A courtesy email was sent to the applicant regarding the reassessment

June 25, 2026:

The applicant submitted a reassessment report.

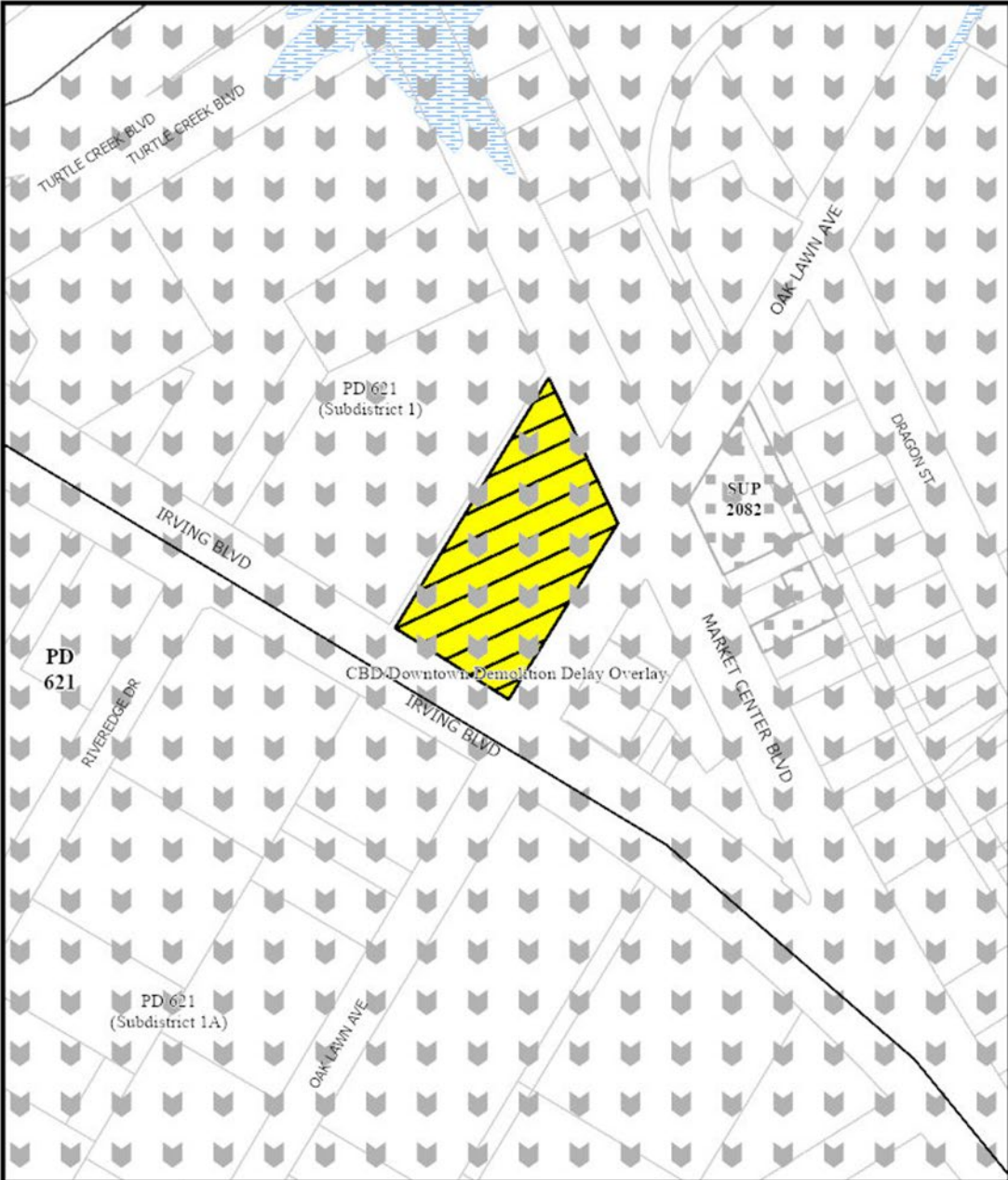


1:2,400

AERIAL MAP

Case no: BDA245-049

Date: 03/06/2025





1:2,400

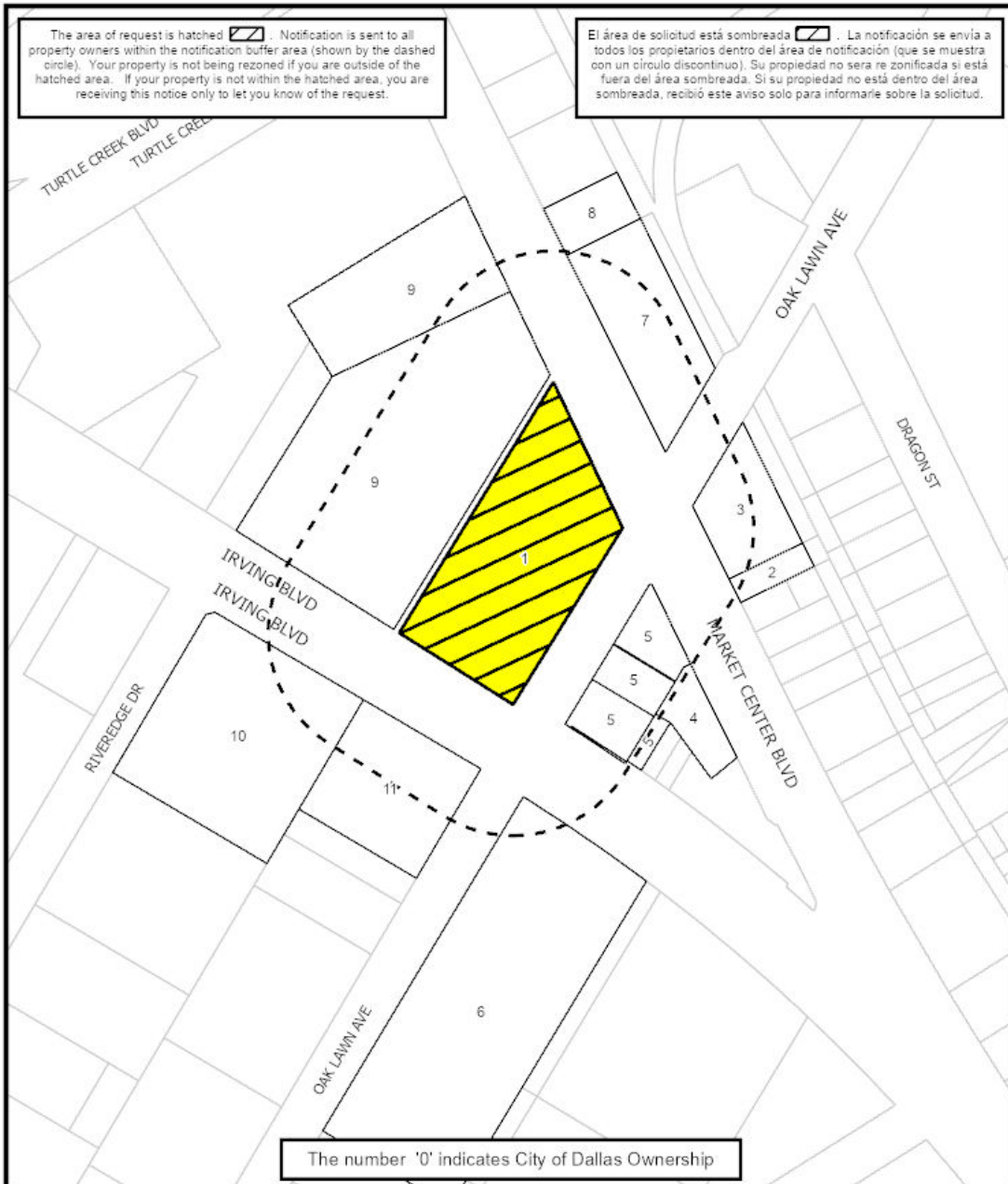
ZONING MAP

Case no: BDA245-049

Date: 03/06/2025

The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.

El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.



The number '0' indicates City of Dallas Ownership



1:2,400

NOTIFICATION

200' AREA OF NOTIFICATION
11 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BDA245-049**

Date: **3/6/2025**

Notification List of Property Owners

BDA245-049

11 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1201 OAK LAWN AVE	DDD PORTFOLIO HOLDINGS LLC
2	1632 MARKET CENTER BLVD	1632 MARKET CENTER LLC
3	1634 MARKET CENTER BLVD	1634 MARKET CENTER LLC
4	1617 MARKET CENTER BLVD	CONSTANCE TRINITY TRIANGLE LTD
5	1639 MARKET CENTER BLVD	CONSTANCE TRINITY TRIANGLE LTD
6	180 OAK LAWN AVE	JLK LTD
7	1301 OAK LAWN AVE	1301 OAK LAWN AVE LLC
8	1804 MARKET CENTER BLVD	AD SALUTEM INC
9	1715 MARKET CENTER BLVD	MARKET CENTER BOULEVARD
10	1729 IRVING BLVD	WKP1729 LLC
11	175 OAK LAWN AVE	O & S REALTY LLC

NOTICE OF PUBLIC HEARING

BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL A)

NOTICE IS HEREBY GIVEN that the BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL A) will hold a hearing as follows.

DATE: TUESDAY, JULY 14, 2026

BRIEFING: 10:30 a.m. via Videoconference and in 6EN COUNCIL CHAMBERS at Dallas City Hall, 1500 Marilla Street

HEARING: 1:00 p.m. Videoconference and in 6EN COUNCIL CHAMBERS at Dallas City Hall, 1500 Marilla Street

The purpose of the hearing is to consider the following appeal(s) now pending before the Board of Adjustment:

BDA245-049_198646410-001(BT) Application of Jonathan Vinson for **(1)** a reassessment of a special exception to the parking regulations granted by the Board of Adjustment Panel A on July 15, 2025, in Appeal No. BDA245-049 at 1201 OAK LAWN AVENUE. This property is more fully described as Block 277889, part of Lot 1, and is zoned PD-621 (Subdistrict 1), which requires parking to be provided. The applicant proposes to construct and/or maintain a nonresidential structure for a restaurant without drive-in or drive-through service use, an office use, and an office/showroom use and provide 73 of the required 135 parking spaces, which will require **(1)** a 62-space special exception (45.9 % reduction) to the parking regulation.

You have received this notice because you own property within 200 feet of the above property. You may be interested in attending the Board of Adjustment hearing to express your support for or opposition to the application. You may also contact the Board of Adjustment by email to BDAREPLY@dallas.gov. Letters will be accepted until 9:00 am the day of the hearing. If you are unable to attend the hearing, if you choose to respond, it is important that you let the Board know your reasons for being in favor of or in opposition to the application. The Board members are very interested in your opinion.

Note: Any materials (such as plans, elevations, etc.) included within this notice may be subject to change.

The Board of Adjustment hearing will be held by videoconference and at 6EN Council Chambers. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure by joining the meeting virtually, must register online at <https://bit.ly/BDA-A-Register> by the 5 p.m. on Monday, July 13, 2026. All virtual speakers will be required to show their video in order to address the board. In Person speakers can register at the hearing. Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 98 or 99; and bit.ly/cityofdallastv or [YouTube.com/CityofDallasCityHall](https://www.youtube.com/CityofDallasCityHall).

Speakers at the meeting are allowed a maximum of five (5) minutes to address the Board.

Additional information regarding the application may be obtained by calling Bryant Thompson, Senior Planner (214) 948-4502, or Mary Williams, Board Secretary at (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

Board of Adjustment
Planning and Development Department
1500 Marilla Street 5CN, Dallas TX 75201

PLEASE SEND REPLIES TO:
BDAREPLY@dallas.gov
Letters will be received until 9:00 am
the day of the hearing.
PLEASE REGISTER AT:
<https://bit.ly/BDA-A-Register>