



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

BOA-25-000001

Data Relative to Subject Property:

Date:

5/5/25

Location address: 17776 Dallas Parkway, Dallas, TX 75287

Zoning District: MU-1

Lot No.: 36A Block No.: 2/8705 Acreage: +/- 2.2698 acres Census Tract: 317.08

Street Frontage (in Feet): 1) 320.28 feet 2) 288.66 feet 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Contender Dallas, LLC

Applicant: Tommy Mann and Mallory Muse, Winstead PC Telephone: 214-745-5724; 214-745-5689

Mailing Address: 2728 N. Harwood Street, Suite 500 Zip Code: 75201

E-mail Address: tmann@winstead.com; mmuse@winstead.com

Represented by: Tommy Mann and Mallory Muse, Winstead PC Telephone: 214-745-5724; 214-745-5689

Mailing Address: 2728 N. Harwood Street, Suite 500 Zip Code: 75201

E-mail Address: tmann@winstead.com; mmuse@winstead.com

Affirm that an appeal has been made for a Variance __, or Special Exception __, of Appeal the decision of the Chief Building Official per letter dated April 15, 2025 regarding revocation of the Certificate of

Occupancy No. 2410071172 issued on April 8, 2025 for a restaurant and commercial amusement (inside) use.

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:

The decision of the Building Official as set forth in the above referenced letter of April 15, 2025 is incorrect. The existing zoning permits both of the above-referenced uses by right, and a Certificate of Occupancy for both uses should be re-issued immediately.

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

MALLORY MUSE

(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 23 day of April, 2025

[Signature]
Notary Public in and for Dallas County, Texas





CITY OF DALLAS

April 15, 2025

Mr. Roy Choi
17480 Dallas Parkway, Ste. 216
Dallas, TX 75287

CERTIFIED MAIL NO. 7013 3020 0001 1419 2217

RE: Revocation of Certificate of Occupancy No. 2410071172 for a restaurant and commercial amusement (inside) dba *Contenders* at 17776 Dallas Parkway

Dear Mr. Choi:

This letter is to inform you that the above-referenced certificate of occupancy issued on April 9, 2025, is hereby revoked. The building official is required to revoke a certificate of occupancy if he or she determines that it was issued in error.¹

Upon rereview of the attached land use statement submitted with the certificate of occupancy application, it has been determined that the described operations violate Texas Penal Code Section 47.04, "Keeping a Gambling Place." Therefore, Certificate of Occupancy No. 2410071172 was issued in error.

Any use operating on the Property without a certificate of occupancy is an illegal land use that must immediately cease operating.² The restaurant and commercial amusement (inside) uses may not operate until a new certificate of occupancy is issued that complies with all relevant codes. Pursuant to Paragraph (1) of Section 306.5, "Denial," of Chapter 52, "Administrative Procedures for the Construction Codes," of the Dallas City Code, the building official shall deny an application for a certificate of occupancy if the building official determines that the certificate of occupancy requested does not comply with the codes, the Dallas Development Code, other city ordinances, rules, or regulations, or any county, state, or federal laws or regulations.

This decision is final unless appealed to the Board of Adjustment in accordance with Section 51A-4.703 of the Dallas Development Code before the 20th day after written notice of the above action.³ If you have any questions, please contact Megan Wimer at 469-271-0608.

Sincerely,

M. Samuel Eskander, PE, CBO, CFM, LEED AP BD+C
Deputy Director / Chief Building Official

cc: Robin Bently, Assistant City Manager
Tammy Palomino, City Attorney
Emily Liu, FAICP, Director, Planning and Development
Megan Wimer, AICP, CBO, Assistant Director, Planning and Development
Kiesha Kay, Founder/CEO, Mission Ridge Consultants
Major Yancy Nelson, Dallas Police Department

¹ Paragraph (1) of Section 306.13, "Revocation of Certificate of Occupancy," of Chapter 52, "Administrative Procedures for the Construction Codes," of the Dallas City Code.

² Section 51A-1.104, "Certificate of Occupancy," of Chapter 51A of the Dallas Development Code; Subsection 306.1, "Use or Occupancy," of Chapter 52, "Administrative Procedures for the Construction Codes," of the Dallas City Code.

³ Section 51A-4.703(a)(2), "Board of Adjustment Hearing Procedures," of Chapter 51A of the Dallas Development Code.

Contender Dallas, LLC
17480 Dallas Parkway, Ste. 216, Dallas, TX 75287

October 7, 2024

Planning & Development Services
320 E Jefferson Blvd
Dallas, TX 75203

Re: Land Use Statement for 17776 Dallas Parkway, Dallas, TX 75287

To Whom It May Concern,

I am the Managing Partner of Contender Dallas, LLC, the tenant for Contender Dallas, which is planned to be located at 17776 Dallas Parkway, Dallas, TX 75287. The space is currently unoccupied, and as you might be aware, this was previously the home of Ill Forks Restaurant and Bar for over two decades.

The total area of this site is 143,685 square feet; however, the building footprint encompasses approximately 15,000 square feet with the remaining square footage reserved for parking and general landscaping.

Contender Dallas will be an exclusive, members-only, high-end restaurant and bar. We have hired the prior General Manager and head Chef from Ill Forks to ensure a high-quality dining experience similar to what Ill Forks offered. All of the dining experience will take place on the first floor of the venue (2,075 square feet in the main dining area and 925 square feet in secondary dining area), and some of this dining space may be used for legal poker games. In addition, we will also offer our private members the option to participate in entertainment events or activities on the second floor (3,180 square feet of rentable event/banquet space). These include karaoke competitions, trivia competitions, poker games and tournaments, magic shows, and musical performances.

Based on our review of the Dallas Development Code, we understand our proposed operations fall under the "restaurant without drive-in or drive-through service" and "commercial amusement (inside)" uses. Both of these uses are permitted by right in MU-1 which is the current zoning of the property.

We hope this information provides a better understanding of our operations and allows your department to process and issue a certificate of occupancy in a timely manner. Please do not hesitate to reach out with further questions.

Contender Dallas, LLC
17480 Dallas Parkway, Ste. 216, Dallas, TX 75287

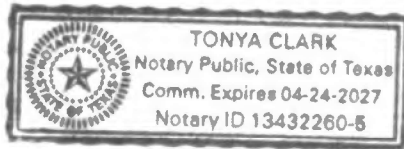
Thank you very much for your review and consideration of this exciting new project.

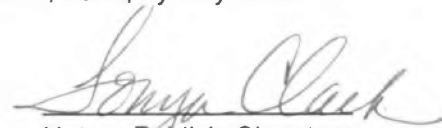
Sincerely,


Roy Choi
rchoi@knighted.com
213-448-6641

State of Texas
County of Collin

This instrument was acknowledged before me on October 7, 2024, by Roy Choi.




Notary Public's Signature

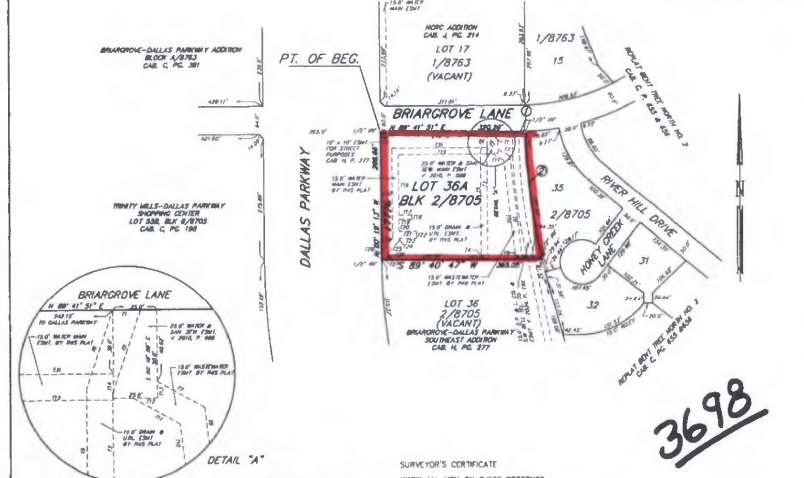
4810



CURVE TABLE				
CURVE NO.	Δ	R	T	CHORD BEAR. CHORD LEN.
1	01° 02' 46"	530.0'	4.84'	N 89° 10' 28" E 9.68'
2	11° 31' 48"	1447.36'	291.26'	S 07° 15' 07" E 283.36'

- NOTES:
- THE CONTROLLING MONUMENTS USED ARE 1/2" IRON RODS FOUND AT THE NORTHWEST CORNER AND THE NORTHEAST CORNER OF LOT 36, BLOCK 2, BRIAR GROVE-DALLAS PARKWAY SOUTHEAST ADDITION AS RECORDED IN C.A.B. NO. 377, MPOC.
 - THE REFERENCE BASIS OF BEARINGS IS THE NORTH LINE OF BRIAR GROVE-DALLAS PARKWAY SOUTHEAST ADDITION AS RECORDED IN C.A.B. NO. 377, MPOC.
 - LOT 17 TO LOT 36 DRAINAGE WILL NOT BE PERMITTED.
 - ACCESS TO DALLAS PARKWAY WILL REQUIRE APPROVAL FROM TEXAS TURNPIKE AUTHORITY.

EASEMENT BEARING TABLE			
BEARING	DISTANCE	BEARING	DISTANCE
N 89° 41' 31" E	15.88'	N 89° 40' 41" E	29.8'
S 1° 18' 48" W	48.87'	S 0° 18' 15" E	18.8'
S 0° 18' 15" E	241.32'	S 89° 40' 41" W	29.8'
S 89° 40' 41" W	18.00'	S 0° 18' 15" E	20.81'
N 0° 18' 15" E	243.81'	N 89° 40' 41" E	38.5'
N 18° 48' 42" E	43.30'	S 0° 18' 15" E	15.8'
S 89° 40' 41" E	38.50'	S 89° 40' 41" W	38.5'
S 0° 18' 15" E	234.30'	S 0° 18' 15" E	4.18'
S 89° 40' 41" W	15.80'	S 44° 40' 41" W	38.08'
N 0° 18' 15" E	225.01'	S 0° 18' 15" E	18.80'
N 89° 40' 41" E	38.50'	S 89° 40' 41" W	15.8'
S 0° 18' 15" E	8.36'	N 44° 40' 41" E	38.08'
S 0° 18' 15" E	15.80'	N 0° 18' 15" W	38.08'
S 89° 41' 31" E	201.62'	N 89° 41' 31" E	216.84'
S 0° 18' 15" E	137.48'		



CERTIFICATE OF APPROVAL
Hector Garcia
Chairman of the City Planning Commission
City of Dallas, Texas

CITY PLAN FILE NO. S 958 - 253
PARKWAY III FORKS
LOT 36, BLOCK 2/8705
REPLAT OF PART OF LOT 36, BLOCK 2/8705
BRIAR GROVE-DALLAS PARKWAY SOUTHEAST ADDITION
G. D. DRAKE SURVEY -- ABSTRACT NO. 273
CITY OF DALLAS, COLLIN COUNTY, TEXAS

OWNER:
KEATING/WANSTAD FAMILY INVESTMENTS, L.P.
14307 HUGHES LANE
DALLAS, TEXAS 75240
(214) 248-8388

ENGINEER/SURVEYOR:
RONALD A. YOUNG, R.P.L.S.
5400 WILY LINE ROAD, P.O. BOX 75240
DALLAS, TEXAS 75240
(214) 981-1900

SURVEYOR'S CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS:
THAT I, RONALD A. YOUNG, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE COMMISSION OF THE CITY OF DALLAS, TEXAS.
R.P.L.S. # 2980
STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RONALD A. YOUNG, 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, ON THIS 30th DAY OF 1997.
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 12/31/2000

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF COLLIN
WHEREAS, KEATING/WANSTAD FAMILY INVESTMENTS, L.P. IS THE OWNER OF A TRACT OF LAND SITUATED IN THE CITY OF DALLAS, COLLIN COUNTY, TEXAS, IN THE G. D. DRAKE SURVEY, ABSTRACT NO. 273, ACCORDING TO THE DEED RECORDED ON JUNE 8, 1996, COUNTY CLERK NO. 88-204877, AND BEING A PART OF LOT 36, BLOCK 2/8705 OF BRIAR GROVE-DALLAS PARKWAY SOUTHEAST ADDITION, AN ADDITION TO THE CITY OF DALLAS, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN C.A.B. NO. PAGE 277, MAP RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 1/2" IRON ROD FOUND LYING AT THE INTERSECTION OF THE EAST LINE OF DALLAS PARKWAY (283.07' R.O.W.) AND THE SOUTH LINE OF BRIAR GROVE LANE (60' R.O.W.);
THENCE ALONG THE SOUTH LINE OF BRIAR GROVE LANE NORTH 89 DEGREES 41 MINUTES 13 SECONDS EAST A DISTANCE OF 380.8 FEET TO A 1/2" IRON ROD FOUND LYING AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01 DEGREES 01 MINUTES 48 SECONDS AND A RADIUS OF 530.0 FEET;
THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 9.68 FEET TO A 1/2" IRON ROD FOUND LYING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11 DEGREES 31 MINUTES 48 SECONDS, A RADIUS OF 1447.36 FEET, A CHORD BEARING OF SOUTH 07 DEGREES 15 MINUTES 07 SECONDS EAST, AND A CHORD LENGTH OF 283.36 FEET;
THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 291.26 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;
THENCE SOUTH 89 DEGREES 40 MINUTES 41 SECONDS WEST, PASSING AT 12.18 FEET A 1/2" IRON ROD FOUND WITH A F-0 RED CAP, A TOTAL DISTANCE OF 380.5 FEET TO A 1/2" IRON ROD FOUND FOR CORNER LYING IN THE EAST LINE OF DALLAS PARKWAY;
THENCE ALONG SAID EAST LINE OF DALLAS PARKWAY NORTH 00 DEGREES 18 MINUTES 13 SECONDS WEST A DISTANCE OF 188.8 FEET TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 98,873.63 SQUARE FEET OR 2.2698 ACRES OF LAND.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT KEATING/WANSTAD FAMILY INVESTMENTS, L.P. BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS PARKWAY III FORKS. AN ADDITION TO THE CITY OF DALLAS, COLLIN COUNTY, TEXAS. THE EASEMENTS SHOWN HEREON ARE HEREBY RESERVED FOR THE PURPOSES INDICATED. THE UTILITY AND FIRE LINE 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 LINE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER, AND 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 THE SAME. ALL AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY MAY CHALLENGE OR INTERFERE WITH THE STRUCTURAL MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE UTILITY SYSTEM OR OF RIGHTS AND EASEMENTS TO OR FROM AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, MAINTAINING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE UTILITY SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. [ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF ACCESS 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 WASTE WATER EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREAS 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 WASTE WATER SERVICES FROM THE MAIN TO THE CURB OR PAVEMENT LINE, AND DESCRIPTION OF SUCH ADDITIONAL EASEMENTS HEREBY 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, TEXAS.
WITNESS MY HAND AT DALLAS, TEXAS, THIS 30th DAY OF 1997.
KEATING/WANSTAD FAMILY INVESTMENTS, L.P.
BY: [Signature] DALLAS, TEXAS
STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DALLAS E. WANSTAD, 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, ON THIS 30th DAY OF 1997.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 12/31/2000
[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 12/31/2000