

May 8, 2026

Attn: Tony McIlwain
Development Services - City of Burleson
135 W Ellison St, Suite 109,
Burleson, TX 76028-4296

RE: Code of Ordinance parking variance request letter (the "Letter") regarding 725 SW Wilshire Blvd, Burleson, TX 76208 (the "Property") between CONNECTED ACQUISITION SERVICES LLC and/or assigns (the "Applicant"), EXCHANGERIGHT NET LEASED PORTFOLIO 10 DST (the "Owner") and the City of Burleson (the "City").

To whom it may concern,

This Letter shall present Applicant's case, on behalf of the Owner, for a variance from the City's code of ordinance requiring all restaurant space have off-street parking at 1 parking space for every 3 seats under the maximum seating capacity of a commercial restaurant or cafeteria space as stated in section 134-110.

Our proposed variance would allow the Owner of the Property to lease approximately 4,200 square feet of restaurant space with up to 126 restaurant seats. The site is currently 6,889 square feet in total, with 25 parking spaces on site but as part of the site's originally approved commercial site plan when first being built (which included both adjacent retail buildings), it is currently allowed to park uses up to 5:1000 or less.

- Total Gross Leasable Area: 6,889 SF
 - 2,689 SF: Requires 14 parking spaces (compliant with $\leq 5:1,000$ ratio)
 - 4,200 SF (restaurant use):
 - 42 required parking spaces (based on 1:3 seating ratio for 126 seats)
 - 25 total spaces on-site
 - 11 spaces allocated to remaining uses
 - **Variance requested for 31 parking spaces**

While our current first-class cutting-edge restaurant tenant, Wonder, operates primarily as a "ghost kitchen" with limited on-site dining, and thus would need less seating and parking, it's not uncommon for restaurants to modify their layout to respond to consumer demand. Accordingly, this request seeks to provide flexibility for future operational adjustments.

Our request also aligns with continued parking reform across Dallas / Fort Worth and particularly with this development and its shared access and parking with neighboring retail centers. This property was originally developed as a freestanding Advanced Auto Parts store and has remained vacant due to a myriad of factors including constraints imposed by current parking requirements for restaurants. We as the Applicant are looking to repurpose this building and reengage city commerce at the Property, not only to increase value of the Property but also to increase the services and amenities to the citizens of Burleson.

Please reach out with any questions or concerns, should you have any.

Sincerely,



Matt Wilson
Applicant