

ZONING BOARD OF ADJUSTMENT, PANEL C
THURSDAY, FEBRUARY 21, 2019
AGENDA

BRIEFING	5ES 1500 MARILLA STREET DALLAS CITY HALL	11:00 A.M.
PUBLIC HEARING	COUNCIL CHAMBERS 1500 MARILLA STREET DALLAS CITY HALL	1:00 P.M.

Neva Dean, Assistant Director
Steve Long, Board Administrator/ Chief Planner
Oscar Aguilera, Senior Planner

MISCELLANEOUS ITEM

Approval of the December 10, 2018 Board of Adjustment M1
Panel C Public Hearing Minutes

UNCONTESTED CASES

BDA189-010(SL)	6141 Sherry Lane REQUEST: Application of Pryor Blackwell, represented by Mark Fewin, for a special exception to the off-street parking regulations	1
BDA189-018(OA)	9314 W. Jefferson Boulevard REQUEST: Application of Nick Crawford, represented by Anne Harman, for a special exception to the landscape regulations	2
BDA189-019(OA)	5014 Lakehill Court REQUEST: Application of Brett Brodnax, represented by Jason Vander Vorste, for special exceptions to the fence standards regulations	3

REGULAR CASE

BDA189-024(OA) 10040 Hollow Way Road 4
REQUEST: Application of Karl Crawley of Masterplan for a
variance to the front yard setback regulations and a special
exception to the fence standards regulations

EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex. Govt. Code §551.089]

FILE NUMBER: BDA189-010(SL)

BUILDING OFFICIAL'S REPORT: Application of Pryor Blackwell, represented by Mark Fewin, for a special exception to the off-street parking regulations at 6141 Sherry Lane. This property is more fully described as Lot 5, Block 4/5624, and is zoned PD 314, which requires parking to be provided. The applicant proposes to construct and or maintain a structure for a financial institution with drive-through and an office uses, and provide 13 of the required 17 parking spaces, which will require a 4 space special exception to the off-street parking regulations.

LOCATION: 6141 Sherry Lane

APPLICANT: Pryor Blackwell
Represented by Mark Fewin of Guidon Real Estate Solutions

REQUEST:

A request for a special exception to the off-street parking regulations of 4 spaces is made to replace an existing one-story (according to DCAD) approximately 3,500 square foot "medical office building" constructed in 1958 with a 2-story, approximately 5,700 square foot combination "financial institution with drive-in window" and "office" use/structure, and provide 13 (or 76 percent) of the 17 required off-street parking spaces on the subject site.

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

- 1) The Board of Adjustment 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 and nearby streets. The maximum reduction authorized by this section is 25 percent or one space, whichever is greater, minus the number of parking spaces currently not provided due to delta credits, as defined in Section 51A-4.704(b)(A). For the commercial amusement (inside) use and the industrial (inside) use, the maximum reduction authorized by this section is 75 percent or one space, whichever is greater, minus the number of parking spaces currently not provided due to delta credits, as defined in Section 51A-4.704(b)(4)(A). For the office use, the maximum reduction authorized by this section is 35 percent or one space, whichever is greater, minus the number of parking spaces currently not provided due to delta credits, as defined in Section 51A-4.704(b)(4)(A). Applicants may seek a special exception to the parking requirements under this section and an administrative

parking reduction under Section 51A-4.313. The greater reduction will apply, but the reduction may not be combined.

- 2) In determining whether to grant a special exception, 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.
- 3) In granting a special exception, the board shall specify the 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.
- 4) In granting a special exception, 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 conditions that would have the effect of improving traffic safety or lessening congestion on the streets.
- 5) The board shall not grant a special exception to reduce the number of off-street parking spaces required in an ordinance granting or amending a specific use permit.
- 6) The board shall not grant a special exception to reduce the number of off-street parking spaces expressly required in the text or development plan of an ordinance establishing or amending regulations governing a specific planned development district. This prohibition does not apply when:
 - (A) the ordinance does not expressly specify a minimum number of spaces, but instead simply makes references to the existing off-street parking regulations in Chapter 51 or this chapter; or
 - (B) the regulations governing that specific district expressly authorize the board to grant the special exception.

STAFF RECOMMENDATION:

Approval, subject to the following condition:

- The special exception of 4 spaces shall automatically and immediately terminate if and when the “financial institution with drive-in window” and “office” uses are changed or discontinued.

Rationale:

- The Sustainable Development and Construction Senior Engineer indicated that he has no objections to the request.

BACKGROUND INFORMATION:

Zoning:

Site: PD 314 (Tract 6) (Planned Development)
North: PD 314 (Tract 3) (Planned Development)
South: PD 314 (Tract 6) (Planned Development)
East: PD 314 (Tract 6) (Planned Development)
West: PD 314 (Tract 6) (Planned Development)

Land Use:

The subject site is developed with an existing one-story office use. The areas to the east and west are developed with retail uses; the area to the north is developed with a parking garage; and the area to the south is developed with what appears to be mostly office uses.

Zoning/BDA History:

1. BDA178-113, Property at 6141 Sherry Lane (the subject site)

On October 18, 2018, the Board of Adjustment Panel C denied a request for a variance to the off-street parking regulations of 6 spaces (where 1 off-street parking spaces were required) without prejudice.

The case report stated the request was made to replace an existing one-story (according to DCAD) approximately 3,500 square foot “medical office building” constructed in 1958 with a 2-story, approximately 5,700 square foot combination “financial institution with drive-in window” and “office” use/structure, and provide 11 (or 64 percent) of the 17 required off-street parking spaces on the subject site.

2. BDA101-046, Property at 6150 Sherry Lane (a lot south of the subject site)

On June 14, 2011, the Board of Adjustment Panel A granted a request for a special exception to the off-street

parking regulations of 4 spaces (where 17 off-street parking spaces were required) The board imposed the following condition to this request: The special exception shall automatically and immediately terminate if and when the office use is changed or discontinued.

The case report stated the request was made to construct and maintain a two-story, approximately 5,700 square foot "office" use (Bandera Ventures Headquarters) on a site that is currently undeveloped. The applicant proposed to provide 13 (or 76 percent) of the 17 off-street parking spaces that are required for the proposed approximately 5,700 square foot office use structure.

3. BDA056-052, Property at 6147 Sherry Lane (the lot immediately east of the subject site)

On December 12, 2005, the Board of Adjustment Panel C granted requests for a variance to the off-street parking regulations of 18 spaces (where 32 off-street parking spaces were required) and a special exception to the landscape regulations. The board imposed the submitted revised site plan as a condition to these requests.

The case report stated that requests were made to construct and maintain a two-story retail use (Dee and Hattie's Specialty Cleaners) with 6,340 square feet on a site that was developed with a vacant one-story retail structure.

GENERAL FACTS/STAFF ANALYSIS:

- This request for a special exception to the off-street parking regulations of 4 spaces (or a 24 percent reduction of the off-street parking spaces required) focuses on replacing an existing one-story (according to DCAD) approximately 3,500 square foot "medical office building" constructed in 1958 with a 2-story, approximately 5,700 square foot combination "financial institution with drive-in window" and "office" use/structure, and providing 13 (or 76 percent) of the 17 required off-street parking spaces on the subject site.

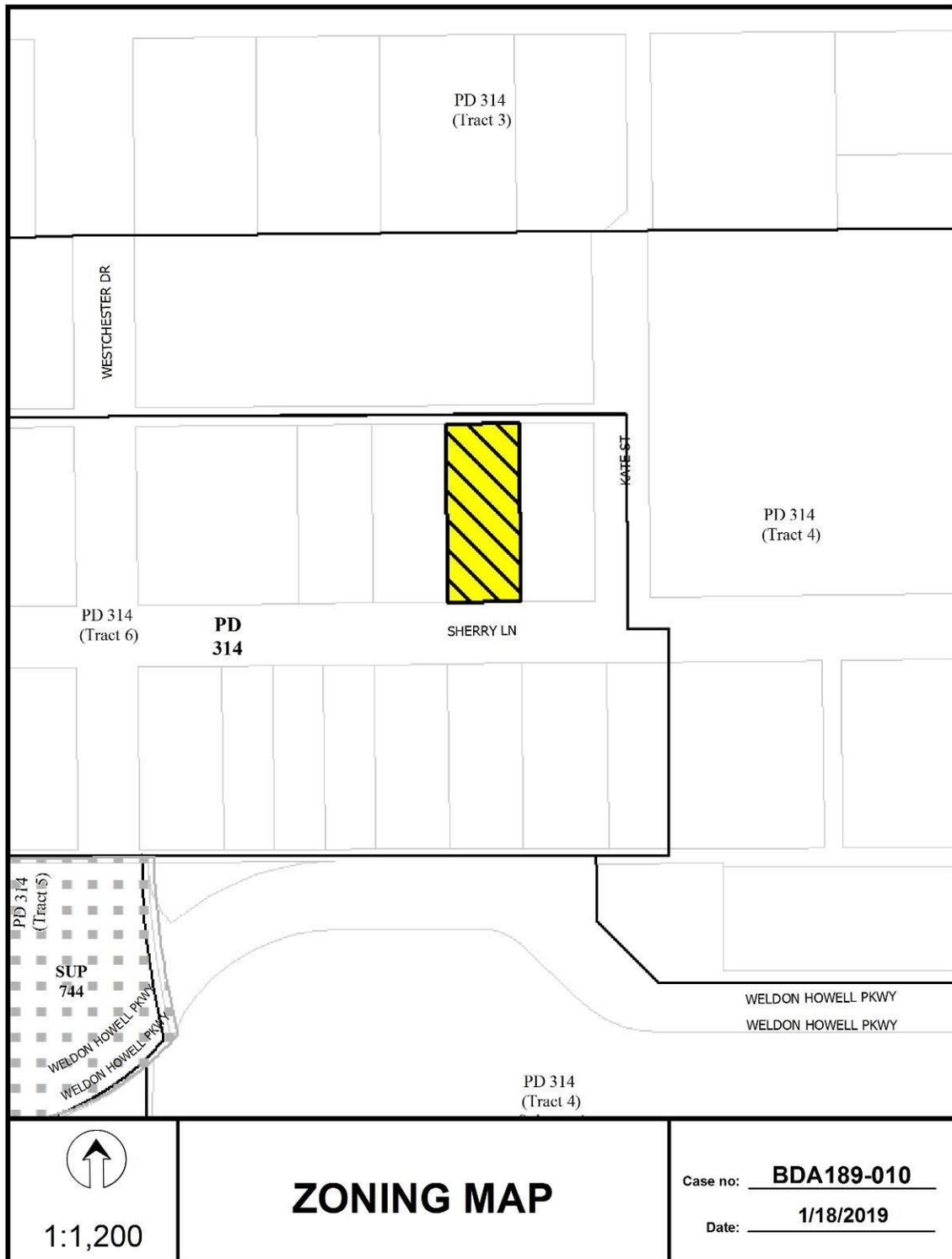
- The Dallas Development Code requires the following off-street parking requirements:
 - Financial institution with drive-in window: One space per 333 square feet of floor area.
 - Office: One space per 333 square feet of floor area
- A site plan has been submitted with this application that denotes a 5,690 square foot 2-story financial institution and office use. This plan denotes that 17 off-street spaces are required and that 13 off-street parking spaces will be provided.
- According to DCAD, the “improvements” for property addressed at 6141 Sherry Lane is a “medical office building” built in 1958 with 3,552 square feet.
- On February 5, 2019, the Sustainable Development Department Senior Engineer submitted a review comment sheet marked “Has no objections”.
- The applicant has the burden of proof in establishing the following:
 - The parking demand generated by the “financial institution with drive-in window” and “office” uses on the site does not warrant the number of off-street parking spaces required, and
 - The special exception of 4 spaces (or a 24 percent reduction of the required off-street parking) would not create a traffic hazard or increase traffic congestion on adjacent and nearby streets.
- If the Board were to grant this request, and impose condition recommended by staff, the applicant could construct and maintain the approximately 5,700 square foot combination “financial institution with drive-in window” and “office” use/structure and provide only 13 (or 76 percent) of the 17 required off-street parking spaces on the subject site.

Timeline:

- October 24, 2018: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.
- January 7, 2019: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel C.
- January 7, 2019: The Board Administrator emailed the applicant’s representative the following information:
 - an attachment that provided the public hearing date and panel that will consider the application; the January 30th deadline to submit additional evidence for staff to factor into their analysis; and February 8th 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.”
- January 31, 2019: The applicant submitted additional information to staff beyond what was submitted with the original application (see Attachment A).

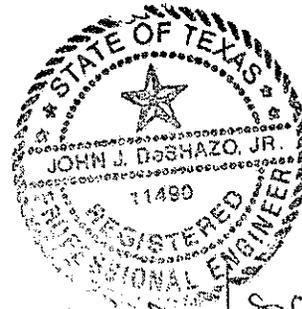
February 5, 2019: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the February public hearings. Review team members in attendance included: the Building Official, the Assistant Building Official, the Board of Adjustment Chief Planner/Board Administrator, the Chief Arborist, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Sustainable Development and Construction Senior Engineer, the Sustainable Development and Construction Department Board of Adjustment Senior Planner, and the Assistant City Attorney to the Board.

February 5, 2019: The Sustainable Development Department Senior Engineer submitted a review comment sheet marked "Has no objections".





Traffic. Transportation Planning. Parking. Design.



Technical Memorandum

To: Mark Fewin — Guidon Real Estate Project Solutions, LLC
 From: Chuck Deshazo — DeShazo Group, Inc.
 Date: December 31, 2018
 Re: **Parking Analysis for 6141 Sherry Lane in Dallas, Texas** (DeShazo Project No.: 18124)

INTRODUCTION

DeShazo Group, Inc. (DeShazo) is a consulting firm providing licensed engineers and urban planners skilled in traffic operations, transportation planning, and parking design and demand studies. The services of DeShazo were retained by Guidon Real Estate Project Solutions, LLC, to conduct a parking needs analysis for 6141 Sherry Lane in Dallas, Texas. The site is located in the 6100 block of Sherry Lane between Westchester Drive and Kate Street in Preston Center. The Client proposes to demolish the current vacant building at 6141 Sherry Lane and construct a 5,690-square-foot, two-story financial institution and office building with a drive-thru. The proposal plans to provide 13 parking spaces. The City of Dallas Code Section 51A requires 17 spaces for the proposed plan.

This report presents a summary of our technical evaluation of the parking requirements and needs for the property as well as the on-site parking supply. **Table 1** shows the code parking requirement for the proposed development. **Table 2**, on the following page, shows the uses and parking requirements for the entire 6100 block of Sherry Lane.

Table 1. 6141 Sherry Lane

Business	Function	Square Footage	Parking Requirement	Required Spaces
Financial Institution	Office	1,754.50	51A-4 207(3)(C)	5.27
Office	Office	3,935.50	51A -4.207(5)(C)	11.82
<i>Totals</i>		<i>5,690.00</i>		<i>17.09</i>

Table 2. Current 6100 Block of Sherry Lane Uses and Parking Requirements

Business	Function	Location on Sherry Lane	Square Footage	Code Reference	Parking Requirement	Required Spaces
Clothes Circuit Upscale Resale	Retail	6105	7,260	51A-4.210(13)(C)	1space/200 SF	36.30
Dallas Veterinary Clinic	Clinic	6125	3,600	51A-4.210(2)(C)	1space/300 SF	12.00
CM Yater & Sons Jewelry	Showroom Retail	6137	4,950	51A-4.210(1.1)(C)	1 space/600 SF	24.75
Currently Vacant	Doctor's Office*	6141	2,400	51A-4.207(4)(C)	1space/200 SF	18.00
Dee & Hattie	Dry Cleaners	6147	4,905	51A-4.210(1.1)(C)	1space/200 SF	30.74
TOTAL						121.79

* Use at the time of previous occupancy.

CODE PARKING REQUIREMENT

The property is subject to a direct application of the zoning regulations stipulated in the City of Dallas Code Section 51A.

PARKING DEMAND

DeShazo Group performed a parking analysis to determine the parking demand for the 6141 Sherry Lane proposal. A parking accumulation study was conducted from 10:00 AM until 6:00 PM on Friday, September 21, and Monday, September 24. The results of that effort are presented in **Tables 3 and 4**. It should be noted that there is no on-street parking allowed on either Westchester Drive or Kate Street.

Table 3. Parking Accumulation at 6100 Block of Sherry Lane Friday, September 21, 2018

Time	6100 Block – Front (Supply:62 Spaces)	6100 Block – Back (Supply: 33 * Spaces)	6100 Block Total Parking Demand	6100 Block Percentage Occupied
10:00 AM	10	20	30	31.58
1:00AM	12	23	35	36.84
12:00 PM	17	25	42	44.21
1:00 PM	15	23	38	40
2:00 PM	21	23	44	46.32
3:00 PM	10	27	37	38.95
4:00 PM	16	27	43	45.26
5:00 PM	15	23	38	40
6:00 PM	5	16	21	22.11

* Three of the 33 spaces are designated for consignor parking.

Table 4 – Parking Accumulation at 6100 Block of Sherry Lane Monday, September 24, 2018

Time	6100 Block Front (Supply: 62 Spaces)	6100 Block Back (Supply: 33 * Spaces)	6100 Block Total Parking Demand	6100 Block % Occupied
10:00AM	7	15	22	23.16
11:00 AM	15	17	32	33.68
12:00 PM	18	20	38	40
1:00 PM	17	20	37	38.95
2:00 PM	17	19	36	37.89
3:00 PM	17	20	37	38.95
4:00 PM	9	19	28	29.47
5:00 PM	8	21	29	30.53
6:00 PM	6	16	22	23.16

The peak observed parking demand of 44 spaces for the existing uses in the 6100 block of Sherry Lane occurred at 2:00 PM on Friday, September 21. This does not include the demand for a use in the subject vacant property at 6141 Sherry Lane.

To establish a market demand for the financial institution proposed as a use at 6141 Sherry Lane, the Comerica Bank at 8225 Preston Road in Dallas, was observed on Monday, September 24. In addition to this observation, eight additional financial institutions were counted. Four financial institutions were counted from 10:00 am – 5:00 pm on Monday, November 19, 2018. These included Beal Bank at 5909 Berkshire Lane; BBVA Compass Bank at 8303 Douglas Avenue; Independent Bank at 6044 Sherry Lane; and Benchmark Bank at 7019 Hillcrest Avenue. The results of these counts are shown in Table 5.

Table 5 – Financial Institution Parking Demands (September 24, and November 19, 2018)

Location	Facility	Size	Parking Supply	Peak Parking Demand
1	Comerica Bank 8225 Preston Road; Dallas	11,792 Square Feet	36	1 Space/380 SF
2	Beal Bank 5909 Berkshire Lane Dallas	2,144 Square Feet	17	1 Space/715 SF
3	BBVA Compass Bank 8303 Douglas Avenue Dallas	3,740 Square Feet	16	1 Space/467.5 SF
4	Independent Bank 6044 Sherry Lane Dallas	3,600 Square Feet	10	1 Space/1,200 SF
5	Benchmark Bank 7019 Hillcrest Dallas	5,766 Square Feet	9	1 Space/2,883 SF

Table 6 – DeShazo Group Parking Demand Studies: Office with a Financial Institution Component

Facility	Size	Peak Parking Demand
8333 Douglas Dallas	267,404 Square Feet	1 Space/433 SF
One Lincoln Park 8401 North Central Expressway Dallas	273,293 Square Feet	1 Space/425 SF
8235 Douglas Dallas	175,400 Square Feet	1 Space/517 SF
5944 Luther Dallas	82,260 Square Feet	1 Space/475 SF

PARKING ANALYSIS

Financial Institutions

Considering the average peak demand of all of the financial institutions displayed in Table 5 (Comerica, Beal, BBVA Compass, Independent and Benchmark) yields 1 space / 1,129 square feet.

Taking the average peak demand of the Comerica, Beal, BBVA Compass and Independent banks yields 1 space / 691 square feet.

Taking the average peak demand of the Comerica, Beal, and BBVA Compass banks yields 1 space / 521 square feet. DeShazo Group decided to utilize a conservative approach and only include these three institutions to determine peak parking demand for a financial use.

Office Buildings

Considering the average peak demand of all the locations displayed in Table 6 yields 1 space / 462.5 square feet. DeShazo Group used the peak demand figure associated with One Lincoln Park of 1 space / 425 square feet as it is the most conservative parking demand figure.

Table 7 – 6141 Sherry Lane Projected Parking Demand

Function	Square Feet	Parking Calculation	Total Parking Demand
Office	3,935.50	1 Space / 425 SF	9.26
Financial	1,754.50	1 Space / 521 SF	3.37
Totals	5,690.00		12.63

The total parking demand in Table 7 is shown as 12.63. DeShazo Group typically adds an additional five percent to the parking demand total to account for inefficiencies in a parking supply. Multiplying the parking demand shown in Table 7 by 1.05 yields a total of **13.26** spaces for the proposed development at 6141 Sherry Lane.

6100 Block of Sherry Lane Parking Demand

DeShazo Group's parking demand study in the 6100 block of Sherry Lane on both Friday, September 21, and Monday, September 24, 2018, showed that during that two-day period at no time were a majority of the spaces in that parking area occupied. The highest parking demand on those two days occurred on Friday at 2:00 PM when 46.32 percent of the parking spaces were occupied.

TECHNOLOGY IMPACT ON BANKING

"Consumer visits to retail bank branches are set to drop 36% between 2017 and 2022, with mobile transactions rising 121% in the same period, as customers increasingly shift to accessing their banking information via apps and secure, responsive sites on their mobile devices." - Branches In Decline: Last One Out, Turn Off The Lights --

<https://thefinancialbrand.com/66228/bank-credit-union-branch-traffic/>

Some Additional Major Points From That Article

- Younger Millennials between the ages of 18 and 24 will visit their bank around six times this year, but this will dip to just two visits annually by 2022.
- In the next five years, CACI estimates that 88% of all interactions will be mobile.
- Banks such as Chase are reducing their power bills through motion detected lighting which keeps the lights off in areas of the bank where no one is present.

CONCLUSION

Based upon the observed peak parking accumulations on September 24, November 19, and additional parking observations for office buildings made by DeShazo Group, the peak parking demand for 6141 Sherry Lane will be 13.26 or 13 spaces.

A reduction of four (4) off-street parking spaces is warranted based upon the following considerations specified in the Dallas Development Code Section 51A-4.311(a)(2).

- A. A parking reduction justification for the subject property is a function of actual parking characteristics inherent to community, mixed-use developments and does not rely upon remote parking or packed parking.
- B. The projected parking demand takes into consideration the needs of all uses on site (existing and proposed) as well as the entire existing parking supply. The parking demand is mainly supported by actual parking demand observed on site, DeShazo's professional judgment and experience on mixed-use developments, as well as published national data.
- C. The parking reduction is based upon actual parking demands and is not based upon specific zoning adjustments.

- D. The surrounding thoroughfare system is built out to its ultimate plans. The site provides ample access to the surrounding roadway network.
- E. The site is served by DART public transit buses: Route 36 to the Cityplace/Uptown Station and Route 428 with direct access to Park Lane Station. This presents an alternative mode of transportation to 6141 Sherry Lane.
- F. The DART public transit system is already a parking mitigation measure since it presents a viable transportation alternative for both employees and patrons.

It is DeShazo's professional opinion that the requested special parking exception is not contrary to the public interest. The planned development will create neither a traffic hazard nor restrict the parking operations during typical peak hours.

END of MEMO

BDA189-010

Attach A

PS 8

APPENDIX

BDA189-010
 Attach
 B 19

Exhibit A
Financial Institutions Parking Observations

Peak Parking Demand	Comerica Bank 8225 Preston Road 11,792 SF		Beal Bank 5909 Berkshire Lane 2,144 SF		BBVA Compass Bank 8303 Douglas Avenue 3,740 SF	
	1 space/380 SF 11:00 AM	1 space/714.66 SF All Day	1 space/380 SF 11:00 AM	1 space/714.66 SF All Day	1 space/467.5 SF 12:00 PM	1 space/467.5 SF 12:00 PM
Date of Collection	Monday 09-24-2018		Monday 11-19-2018		Monday 11-19-2018	
Parking Supply	30 on site	6 on street	Total	17 on site unmarked	11 marked	5 on site
Time of Day			Total			Total
9:00 AM	—	—	—	—	—	—
10:00 AM	24	6	30	3	2	4
11:00 AM	25	6	31	3	4	3
12:00 PM	22	6	28	3	3	5
1:00 PM	21	6	27	3	3	3
2:00 PM	21	5	26	3	2	2
3:00 PM	18	5	23	3	3	2
4:00 PM	21	5	26	3	2	1
5:00 PM	18	3	21	0	1	1
6:00 PM	11	0	11	—	—	—

Peak Parking Demand	Independent Bank 6044 Sherry Lane 3,600 SF 10:00 AM		Benchmark Bank 7019 Hillcrest Avenue 5,766 SF		BB&T Bank 5820 W. Northwest Highway, #200 8,925 SF		BBVA Bank 8860 FM 423; Frisco, Texas 3,456 SF		Chase Bank 3127 Main St. Frisco, Texas 4,224 SF		Bank of America 425 Main St. Frisco, Texas 4,712 SF	
	1 space/1,200 SF 10:00 AM	1 space/2,883 SF All Day	1 space/2,883 SF All Day	1 space/686.54 SF 9:00 AM	1 space/493 SF 11:00 AM	1 space/467 SF 1:00 PM	1 space/362 SF 11:00 AM; 1:00 PM					
Date of Collection	Monday 11-19-2018		Monday 11-19-2018		Tuesday 11-27-2018		Wednesday 12-05-2018		Wednesday 12-05-2018		Wednesday 12-05-2018	
Parking Supply	10 on site marked	9 marked on site	9 marked on site	16 employee 10 unmarked 2 tow away	16 on site	27 on site	46 on site					
Time of Day												
9:00 AM	—	—	—	13*	—	—	—					
10:00 AM	3	1	1	11*	7	6	13					
11:00 AM	1	1	1	12*	5	8	12					
12:00 PM	1	1	1	10	5	9	13					
1:00 PM	0	2	2	7	6	6	9					
2:00 PM	1	2	2	12	4	7	11					
3:00 PM	0	2	2	11	5	8	11					
4:00 PM	1	2	2	12	3	5	2					
5:00 PM	1	0	0	9	—	—	—					
6:00 PM	—	—	—	—	—	—	—					

* One vehicle was parked in the Tow Away Zone at 9:00 & 10:00; two at 11:00.

Certificate of Occupancy

Issued: 11/09/1998

Address: 6141SHERRY LN 75225

Owner: PAYNE III DDS JONATHAN M
006141SHERRY DALLAS TX 75225

OBA: JONATHAN M PAYNE, III, DDS.

Land Use: (6517) MEDICAL CLINIC OR AMBULATORY SURGICAL CENTER

Occupied Portion:

C.O.#: 9504241021

Lot:	Block:	Zoning:	PD	POD:	314	SUP:
Historic Dist:	Consrv Dist:	Pro Park:	0	Req Park:	12	Park Agrmt: N
Dwlg Units: 0	Stories: 1	Occ Code:	82	Lot Area:	0	Total Area: 2400
Type Const: VN	Sprinkler: None	Occ Load:		Alcohol:	N	Dance Floor: N

C>1" v.

Larry Holmes, Building Official

This certificate shall be displayed on the above premise at all times.

Sustainable Development and Conservation | Building Inspection Division | 2148-4480 | www.da.usdtylall.com

BDA189-010
Attach A

PS 10



APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 189-010

Data Relative to Subject Property:

Date: 10,24,18

Location address: 6141 SHERRY LANE, DALLAS, TX 75225 Zoning District: PD-314 (TRACT 6)

Lot No.: 5 Block No.: 4/5624 Acreage: 0.2 (8,700SF) Census Tract: 73.01

Street Frontage (in Feet): 1) 60'-0" 2) _____ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): BV SHERRY III, LP

Applicant: PRYOR BLACKWELL Telephone: 214.378.8200

Mailing Address: 5820 W. NW. HWY. STE. 200, DALLAS, TX Zip Code: 75225

E-mail Address: PBLACKWELL@BANDERAVENTURES.COM

Represented by: MARK FEWIN/GUIDON REAL ESTATE SOLUTIONS Telephone: 214.695.6160

Mailing Address: 5115 MCKINNEY, STE. D, DALLAS, TX Zip Code: 75205

E-mail Address: MARK@GUIDONREPS.COM; WILLIAM@HIGH-LINEGROUP.COM

Affirm that an appeal has been made for a Variance , or Special Exception X, of THE PARKING REGULATIONS.
WE PROPOSE TO PROVIDE (13) OF THE REQUIRED (17) PARKING SPACES.
THE REQUEST IS FOR A (4) PARKING SPACE REDUCTION; = 23.5%

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:

PER SECTION S.I.A. 4.311, WE ARE REQUESTING A SPECIAL EXCEPTION TO THE PARKING REQUIREMENTS, SO AS TO BUILD A 5,670 SF (2 STORY) STRUCTURE FOR A FINANCIAL INSTITUTION AND/OR OFFICE USE WITH A DRIVE-THRU ON AN EXISTING 0.2 ACRE (8,700 SF) LOT. THIS EXISTING LOT CURRENTLY HAS (5) EXISTING NON-CONFORMING SPACES IN THE SHERRY LANE ROW WHICH WE INTEND TO CONVERT TO (2) CONFORMING PARALLEL SPACES + LAND SCAPE ISLANDS.

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.

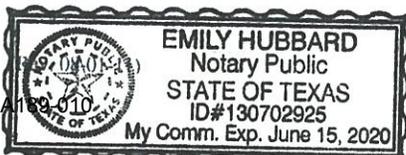
Affidavit

Before me the undersigned on this day personally appeared Pryor Blackwell
(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 24th day of October, 2018



Emily Hubbard
Notary Public in and for Dallas County, Texas

MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT

Date of Hearing _____

Appeal was--Granted OR Denied

Remarks _____

Chairman

Building Official's Report

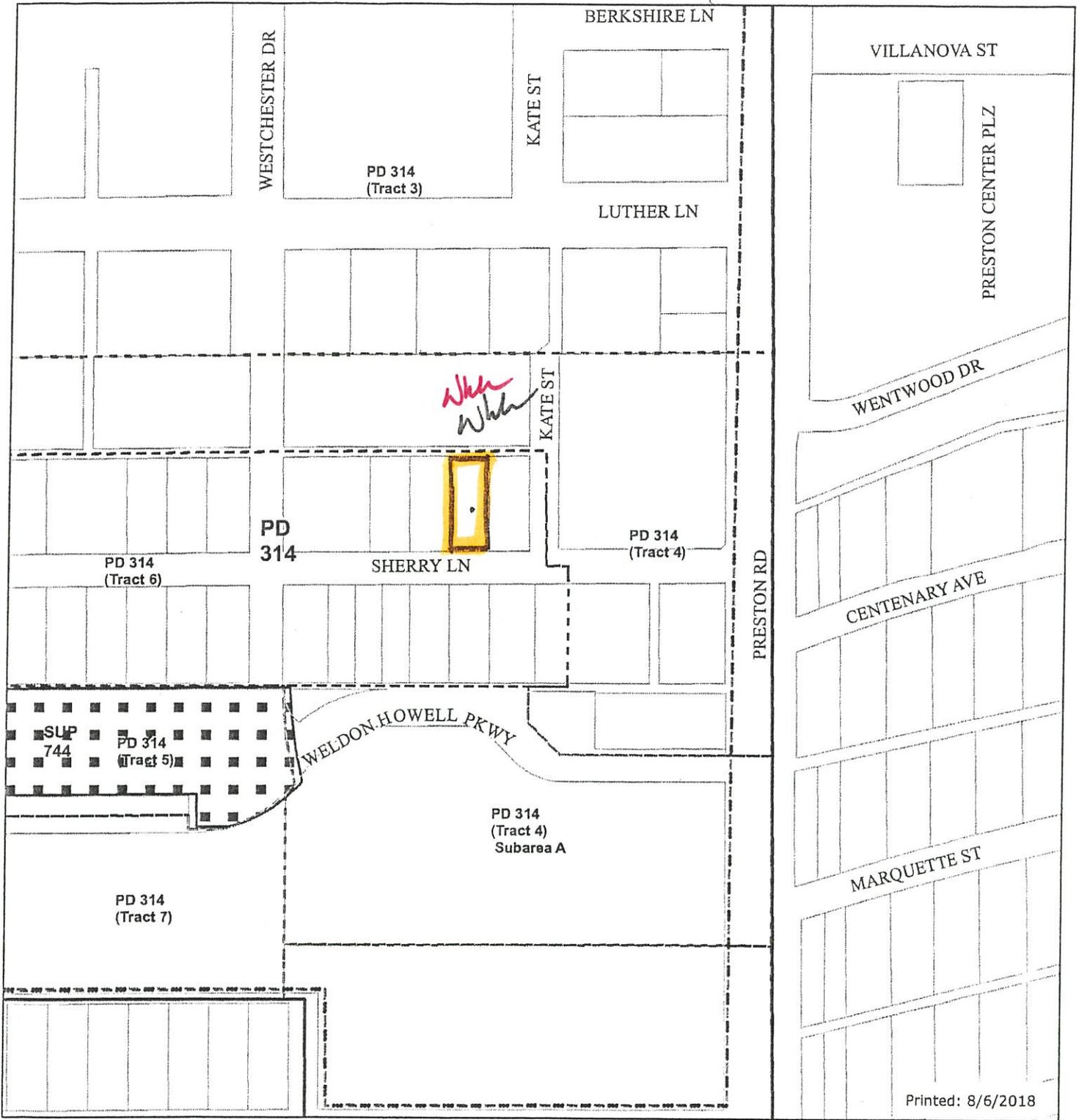
I hereby certify that Pryor Blackwell
represented by Mark Fewin
did submit a request for a special exception to the parking regulations
at 6141 Sherry Lane

BDA189-010. Application of Pryor Blackwell represented by Mark Fewin for a special exception to the parking regulations at 6141 SHERRY LN. This property is more fully described as Lot 5, Block 4/5624, and is zoned PD-314, which requires parking to be provided. The applicant proposes to construct a nonresidential structure for a Financial Institution with with drive-through ATM use, and an office use, and provide 13 of the required 17 parking spaces, which will require a 4 space special exception (23.5% reduction) to the parking regulation.

Sincerely,

Philip Sikes
Philip Sikes, Building Official





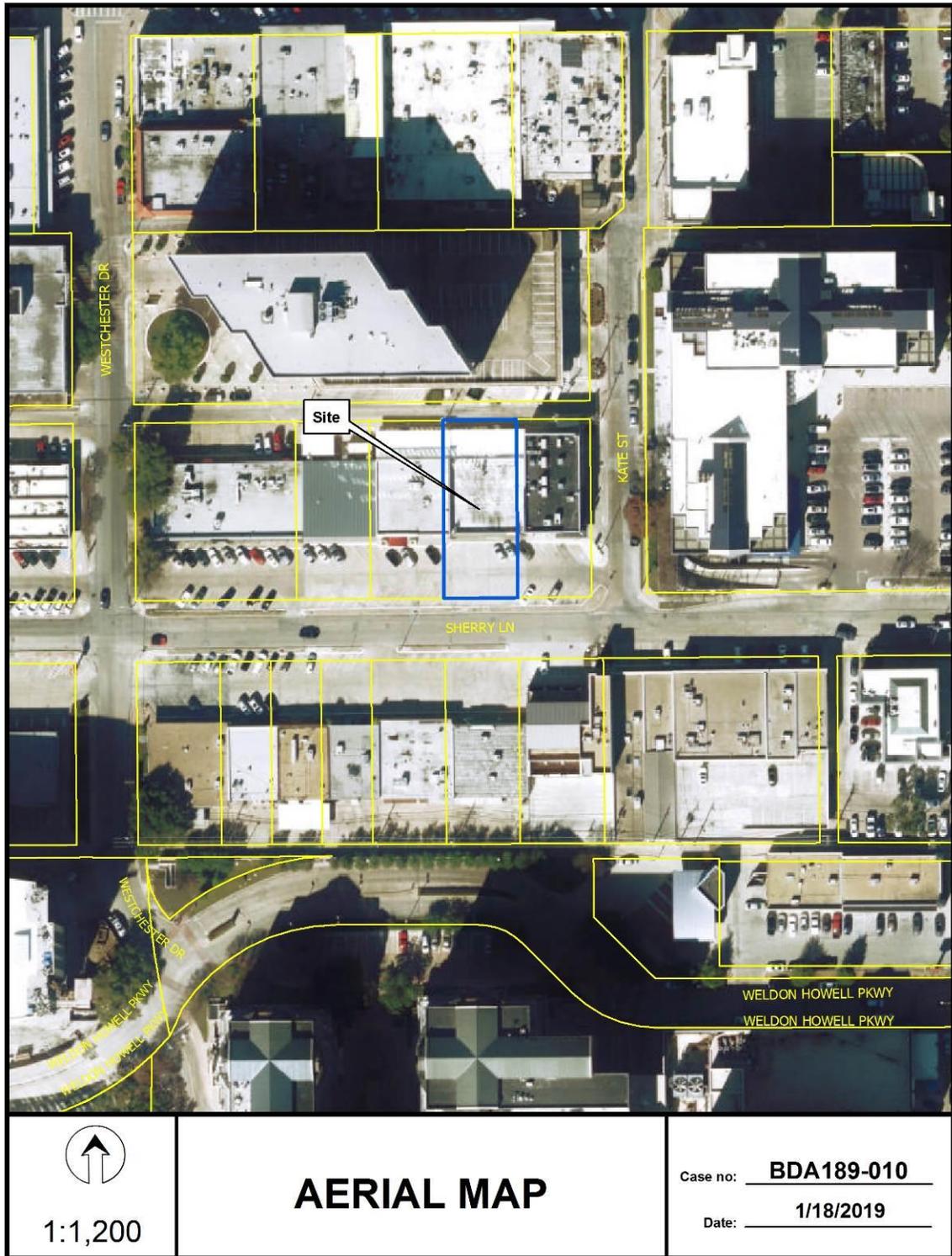
Printed: 8/6/2018

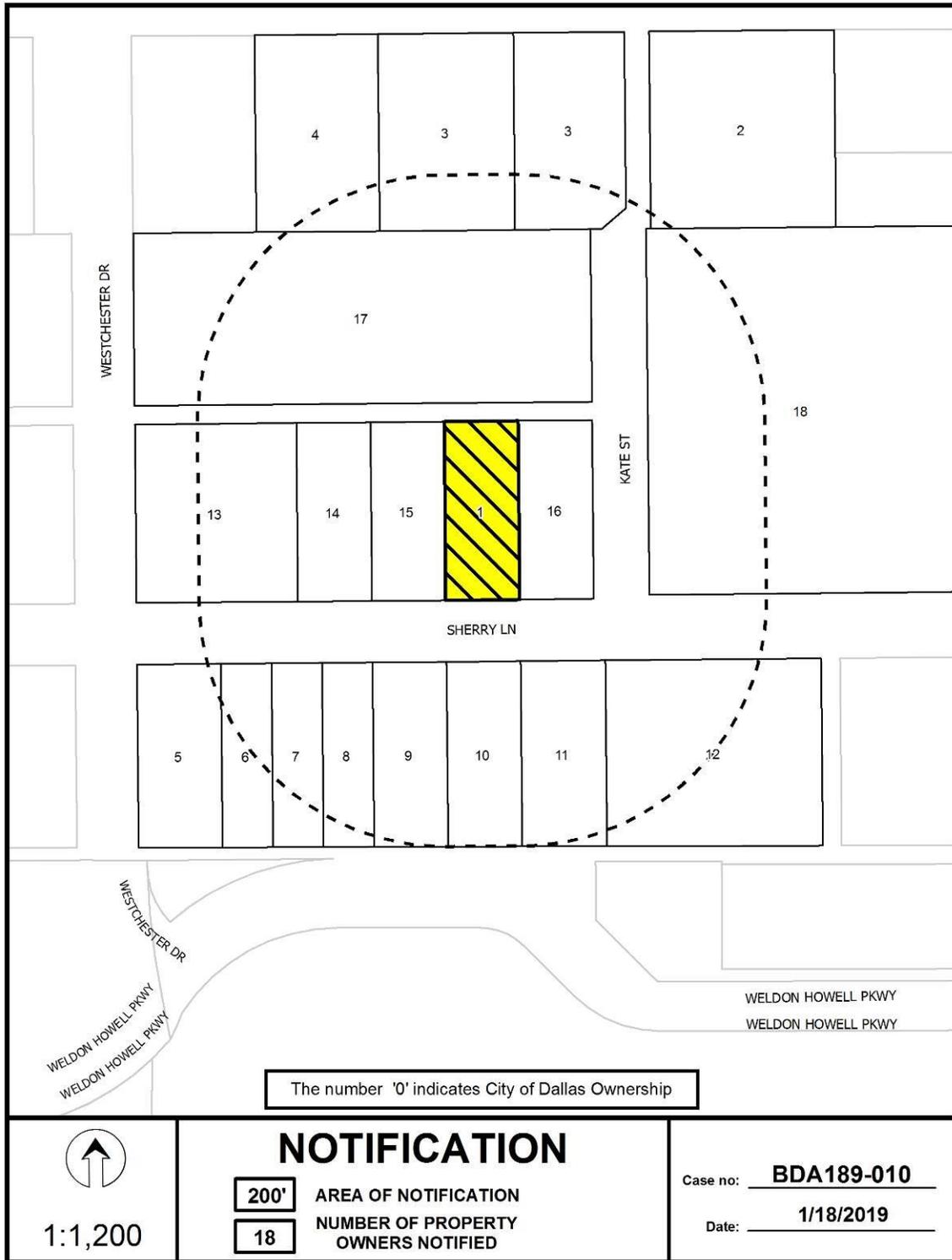
Legend

- | | | | |
|----------------------|--------------------------------|-----------------------|----------------------------|
| City Limits | railroad | Dry Overlay | CD Subdistricts |
| School | Certified Parcels | D | PD Subdistricts |
| Floodplain | Base Zoning | D-1 | PDS Subdistricts |
| 100 Year Flood Zone | PD193 Oak Lawn | CP | NSO Subdistricts |
| Mill's Creek | Dallas Environmental Corridors | SP | NSO_Overlay |
| Peak's Branch | SPSD Overlay | MD Overlay | Escarpment Overlay |
| X Protected by Levee | Deed Restrictions | Historic Subdistricts | Parking Management Overlay |
| Parks | SUP | Historic Overlay | Shop Front Overlay |
| | | Height Map Overlay | |

This data is to be used for graphical representation only. The accuracy is not to be taken/used as data produced by a Registered Professional Land Surveyor (RPLS) for the State of Texas. 'This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.' (Texas Government Code § 2051.102)







Notification List of Property Owners

BDA189-010

18 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6141 SHERRY LN	BV SHERRY III LP
2	6132 LUTHER LN	KATE LUTHER LP
3	6126 LUTHER LN	RAMSBOTTOM PARTNERS LP
4	6110 LUTHER LN	LUTHER LANE PROPERTIES LLC
5	6110 SHERRY LN	HIGHLAND PARK PLASTIC
6	6114 SHERRY LN	RHINO VENTURE LP
7	6120 SHERRY LN	LMVA PPTIES LLC
8	6128 SHERRY LN	SHERRY LANE PROPERTIES LLC
9	6134 SHERRY LN	BECKMANN LAND LLC
10	6140 SHERRY LN	BANTA REAL ESTATE LP
11	6150 SHERRY LN	BV SHERRY LP
12	6160 SHERRY LN	ROSEBRIAR SHERRY LN LP
13	6103 SHERRY LN	OCONNOR - SHERRY LANE LTD
14	6125 SHERRY LN	CONCORD SHERRY LANE LP
15	6137 SHERRY LN	YATER C M & SONS MFG JLRS
16	6147 SHERRY LN	THP SHERRY LANE LTD
17	8214 WESTCHESTER DR	VERITEX COMMUNITY BANK
18	8201 PRESTON RD	TRT PRESTON SHERRY LLC

FILE NUMBER: BDA189-018(OA)

BUILDING OFFICIAL'S REPORT: Application of Nick Crawford, represented by Anne Harman, for a special exception to the landscape regulations at 9314 W Jefferson Boulevard. This property is more fully described as Lot 1, Block 1/6113, and is zoned IR, which requires mandatory landscaping. The applicant proposes to construct and/or maintain a structure and provide an alternate landscape plan, which will require a special exception to the landscape regulations.

LOCATION: 9314 W Jefferson Boulevard

APPLICANT: Nick Crawford
Represented by Anne Harman

REQUEST:

A request for a special exception to the landscape regulations is made to construct and maintain an industrial/research use/structure, and not fully meet the landscape regulations, more specifically, to not meet the site tree requirements on the subject site.

STANDARD FOR A SPECIAL EXCEPTION TO THE LANDSCAPE AND TREE PRESERVATION REGULATIONS:

The board may grant a special exception to the landscape and tree preservation regulations of this article upon making a special finding from the evidence presented that:

- (1) strict compliance with the requirements of this article will unreasonably burden the use of the property;
- (2) the special exception will not adversely affect neighboring property; and
- (3) the requirements are not imposed by a site-specific landscape plan approved by the city plan commission or city council.

In determining whether to grant a special exception, the Board shall consider the following factors:

- the extent to which there is residential adjacency;
- the topography of the site;
- the extent to which landscaping exists for which no credit is given under this article;
- the extent to which other existing or proposed amenities will compensate for the reduction of landscaping.

STAFF RECOMMENDATION:

Approval, subject to the following condition:

- Compliance with the submitted alternate landscape plan is required.

Rationale:

- The City of Dallas Chief Arborist supports the request given how the history and use of the property create limitations on how the site is renovated for future uses, and in turn restricts some landscaping options. Furthermore, the Chief Arborist recommends approval of the alternate landscape plan on the basis that strict compliance with the full requirements of 51A-10.100 and 51A-10.120 will unreasonably burden the continued use of the industrial property under renovation, and that the exception would not adversely affect neighboring properties.

BACKGROUND INFORMATION:

Zoning:

Site: IR (Industrial / Research District)
North: City of Grand Prairie
South: IR (Industrial / Research District)
East: IR (Industrial / Research District)
West: IR (Industrial / Research District)

Land Use:

The subject site is being developed with industrial buildings. The areas to the east, south, and west are developed with an industrial center and the area to the north is the City of Grand Prairie.

Zoning/BDA History:

There has not been any recent related board or zoning cases recorded either on or in the immediate vicinity of the subject site.

GENERAL FACTS/STAFF ANALYSIS:

- This request for a special exception to the landscape regulations focuses on constructing and maintaining an industrial/research use/structure, and not fully meeting the landscape regulations, more specifically, not meeting site tree requirements on the subject site.
- The Dallas Development Code requires full compliance with the landscape regulations when nonpermeable coverage on a lot or tract is increased by more than 2,000 square feet, or when work on an application is made for a building permit for construction work that increases the number of stories in a building on the lot, or increases by more than 35 percent or 10,000 square feet, whichever is less, the combined floor areas of all buildings on the lot within a 24-month period.
- The City of Dallas Chief Arborist submitted a memo regarding the applicant's request (see Attachment A).
- The Chief Arborist's memo states the following with regard to "request":

- The applicant is requesting a special exception to the landscaping regulations of the 1994 Article X ordinance in the Dallas Development Code. The alternative landscape plan will address deficiencies for site trees while attempting to comply with other mandatory requirements and design standards. This case does not address compliance with tree replacement requirements).
- The Chief Arborist’s memo states the following with regard to “provision”:
 - The large property and the adjacent lots have an extensive history of industrial uses and, as such, include conditions which are heavily regulated to control environmental contaminations. Site trees are provided on the property in locations where they can be readily maintained while providing for the best function of the property. The site has extensive transportation application and other existing conditions which force adjustments for proper plant locations.
 - The property fronts Jefferson Boulevard which is under the jurisdiction of the City of Grand Prairie. Street trees (required to be planted within 30 feet of the curb) are not mandatory for the location. Trees will be placed in the street buffer.
 - The design provides for a street buffer with plant groups and screening of off-street parking.
 - Parking lot tree requirements are met.
- The Chief Arborist’s memo states the following with regard to “deficiencies”:
 - The design provides for 371 site trees where 1,107 would typically be required.
- The Chief Arborist recommends approval of the alternate landscape plan on the basis that strict compliance with the full requirements of 51A-10.100 and 51A-10.120 will unreasonably burden the continued use of the industrial property under renovation. The exception would not adversely affect neighboring properties.
- The applicant has the burden of proof in establishing the following:
 - Strict compliance with the requirements of the landscape regulations of the Dallas Development Code will unreasonably burden the use of the property; and
 - The special exception will not adversely affect neighboring properties.
- If the Board were to grant this request and impose the submitted alternate landscape plan as a condition to the request, the site would be provided exception from providing the required site trees on the subject site.

Timeline:

November 19, 2018: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.

January 10, 2019: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel C.

January 10, 2019: The Board Administrator emailed the applicant’s representative the following information:

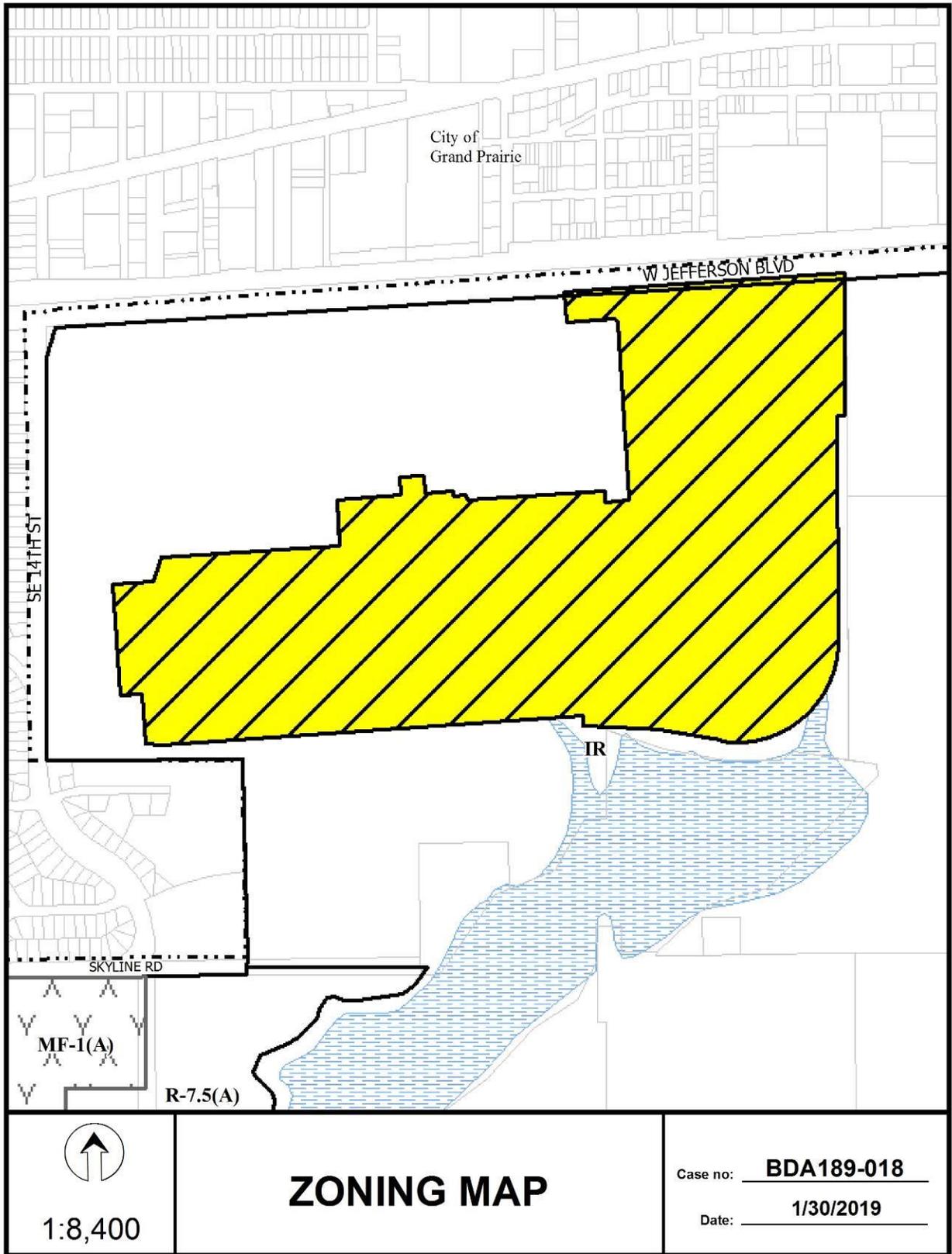
- an attachment that provided the public hearing date and panel that will consider the application; the January 30th deadline to submit additional evidence for staff to factor into their analysis;

and the February 8th 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.

February 5, 2019: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the February public hearings. Review team members in attendance included: the Building Official, the Assistant Building Official, the Board of Adjustment Chief Planner/Board Administrator, the Chief Arborist, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Sustainable Development and Construction Senior Engineer, the Sustainable Development and Construction Department Board of Adjustment Senior Planner, and the Assistant City Attorney to the Board.

February 7, 2018: The City of Dallas Chief Arborist submitted a memo regarding this request (see Attachment A).



Memorandum



Date February 7, 2019
 To Oscar Aguilera, Board Administrator
 Subject BDA #189-018 9314 W Jefferson Blvd Arborist report

Request

The applicant is requesting a special exception to the landscaping regulations of the 1994 Article X ordinance in the Dallas Development Code. The alternative landscape plan will address deficiencies for site trees while attempting to comply with other mandatory requirements and design standards. This case does not address compliance with tree replacement requirements.

Provision

- The large property and the adjacent lots have an extensive history of industrial uses and, as such, include conditions which are heavily regulated to control environmental contaminations. Site trees are provided on the property in locations where they can be readily maintained while providing for the best function of the property. The site has extensive transportation application and other existing conditions which force adjustments for proper plant locations.
- The property fronts Jefferson Boulevard which is under the jurisdiction of the City of Grand Prairie. Street trees (required to be planted within 30 feet of the curb) are not mandatory for the location. Trees will be placed in the street buffer.
- The design provides for a street buffer with plant groups and screening of off-street parking.
- Parking lot tree requirements are met.

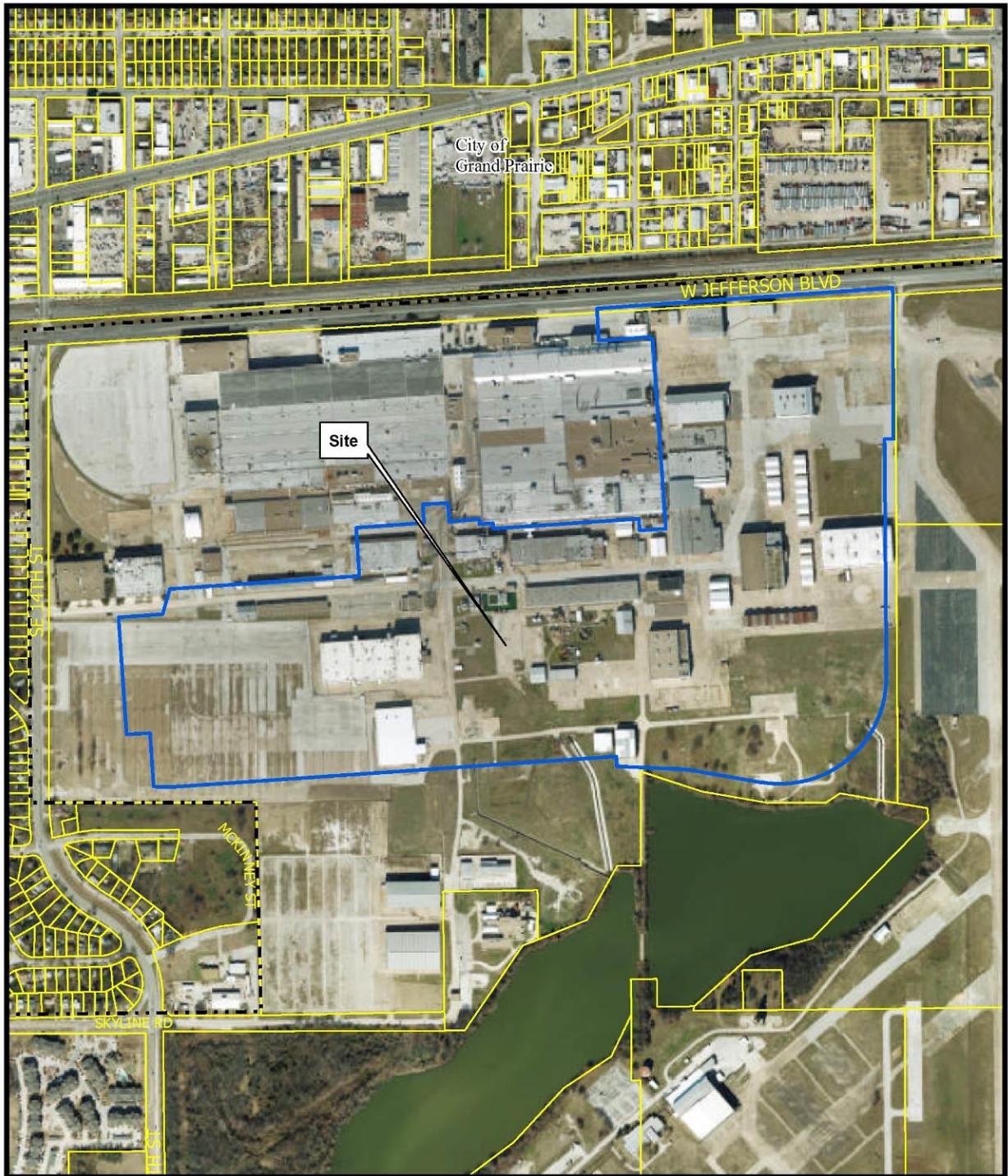
Deficiency

- The design provides for 371 site trees where 1,107 would typically be required.

Recommendation

The history and use of the property create limitations on how the site is renovated for future uses, and in turn restricts some landscaping options. The chief arborist recommends approval of the alternate landscape plan on the basis that strict compliance with the full requirements of 51A-10.100 and 51A-10.120 will unreasonably burden the continued use of the industrial property under renovation. The exception would not adversely affect neighboring properties.

Philip Erwin
 Chief Arborist
 Building Inspection



 1:8,400	<h1>AERIAL MAP</h1>	Case no: BDA189-018 Date: 1/30/2019
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City of Dallas

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 189-018

Data Relative to Subject Property:

Date: 11/19/2018

Location address: 9314 West Jefferson Blvd Dallas, TX 75211 Zoning District: Industrial

Lot No.: 24 Block No.: 1/6113 Acreage: 152.423 Census Tract: 0159

Street Frontage (in Feet): 1) 2,313 2) N/A 3) N/A 4) N/A 5) N/A

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): DGIC, LLC

Applicant: Nick Crawford Telephone: 816-437-5055

Mailing Address: 4825 NW 41st Street, Suite 500 Riverside, MO Zip Code: 64150

E-mail Address: ncrawford@northpointkc.com

Represented by: Anne Harman Telephone: 972-235-3031

Mailing Address: 7557 Rambler Road Suite 1400 Dallas, TX Zip Code: 75231

E-mail Address: aharman@pkce.com

Affirm that an appeal has been made for a Variance , or Special Exception , of _____

Dallas Article X Landscape Ordinance Site Tree Requirements for Industrial Sites.

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:

Reduce site tree requirements to meet tree mitigation only for the industrial site.

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 Nick Crawford

(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: _____

(Affiant/Applicant's signature)

Subscribed and sworn to before me this 19th day of November, 2018

PHILECIA L. MARKOVICH
(Rev. 08-01-11) Notary Public, Notary Seal
State of Missouri
Jackson County
Commission # 16493224
My Commission Expires 07-26-2020

Philecia L. Markovitch
Notary Public in and for Dallas County, Texas
Jackson Co. Mo. in Platte Co.

MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT

Date of Hearing _____

Appeal was--Granted OR Denied

Remarks _____

Chairman

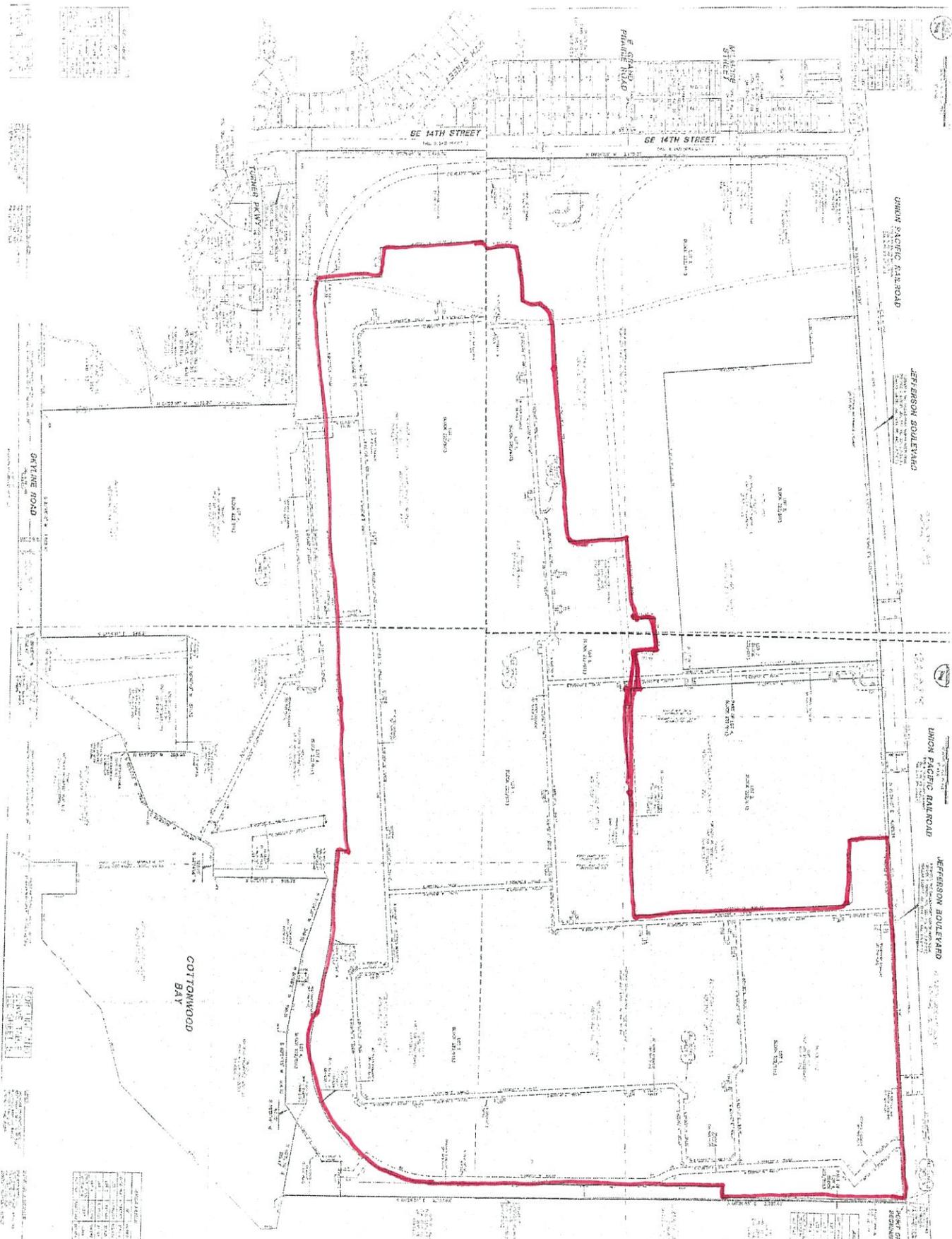
Building Official's Report

I hereby certify that NICK CRAWFORD
represented by Anne Harman
did submit a request for a special exception to the landscaping regulations
at 9314 W. Jefferson Blvd.

BDA189-018. Application of NICK CRAWFORD represented by Anne Harman for a special exception to the landscaping regulations at 9314 W JEFFERSON BLVD. This property is more fully described as Lot 1, Block 1/6113, and is zoned IR, which requires mandatory landscaping. The applicant proposes to construct a nonresidential structure and provide an alternate landscape plan, which will require a special exception to the landscape regulations.

Sincerely,

Philip Sikes
Philip Sikes, Building Official



DALLAS GLOBAL INDUSTRIAL CENTER
 LOTS 1, 2, 3, AND 4
 BLOCK 222/613

OWNER: DALLAS GLOBAL INDUSTRIAL CENTER
 10000 DALLAS INDUSTRIAL CENTER
 DALLAS, TEXAS 75243-1000

DATE: 11/11/11

LEGAL DESCRIPTION

SECTION 10, T12N, R15E, S10W, DALLAS COUNTY, TEXAS

LOT 1, 2, 3, AND 4, BLOCK 222/613, DALLAS GLOBAL INDUSTRIAL CENTER

ACRES: 1.0000

PREPARED BY: [Name]

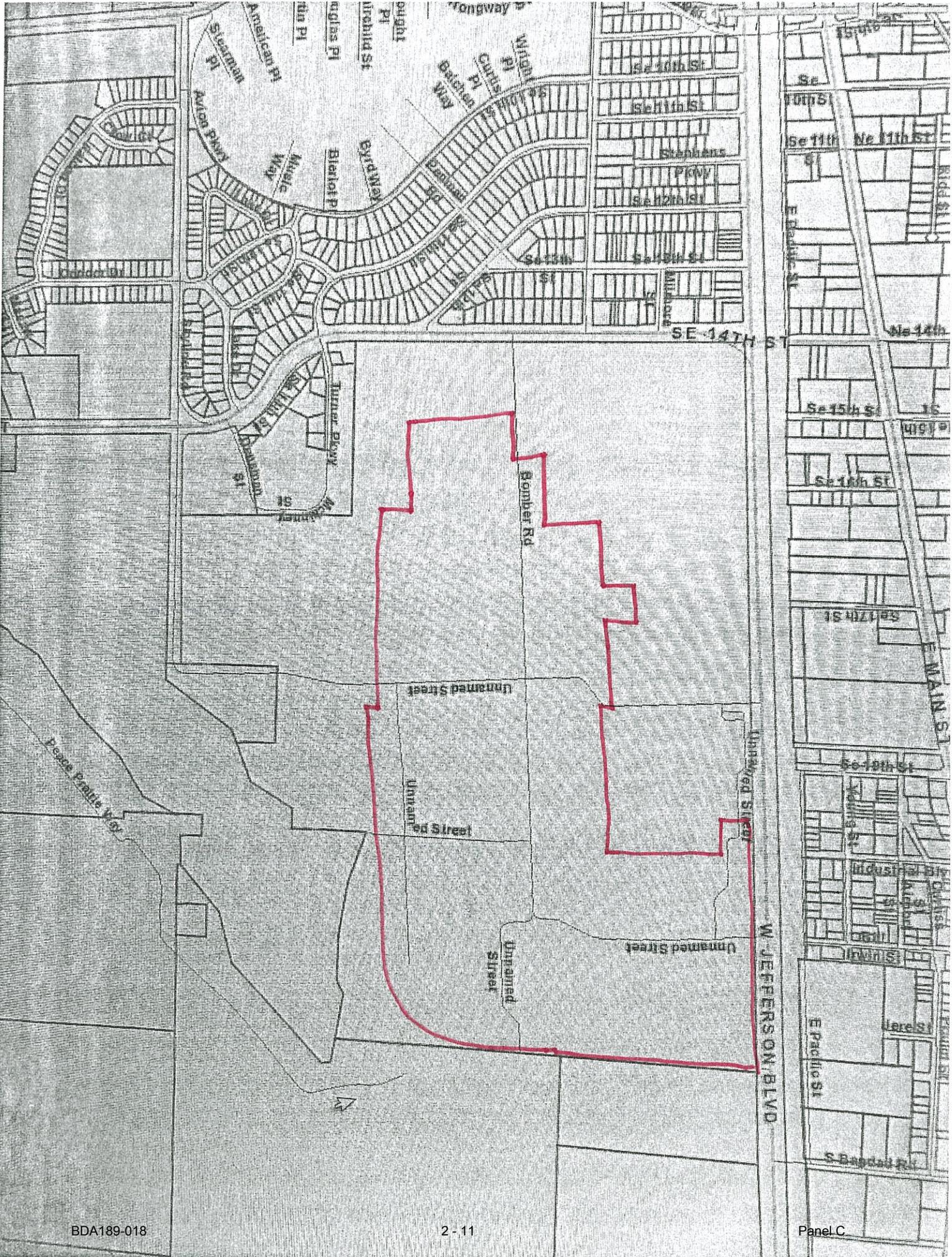


DALLAS GLOBAL INDUSTRIAL CENTER
 LOTS 1, 2, 3, AND 4
 BLOCK 222/613

OWNER: DALLAS GLOBAL INDUSTRIAL CENTER
 10000 DALLAS INDUSTRIAL CENTER
 DALLAS, TEXAS 75243-1000

Lot No.	Area (Acres)	Owner
1	0.25	Dallas Global Industrial Center
2	0.25	Dallas Global Industrial Center
3	0.25	Dallas Global Industrial Center
4	0.25	Dallas Global Industrial Center

Lot No.	Area (Acres)	Owner
1	0.25	Dallas Global Industrial Center
2	0.25	Dallas Global Industrial Center
3	0.25	Dallas Global Industrial Center
4	0.25	Dallas Global Industrial Center



November 20, 2018

Board of Adjustments
320 E. Jefferson Blvd Rm 105
Dallas, TX 75201

RE: Dallas Home Depot 9314 W. Jefferson Blvd – Landscaping Requirement Adjustment

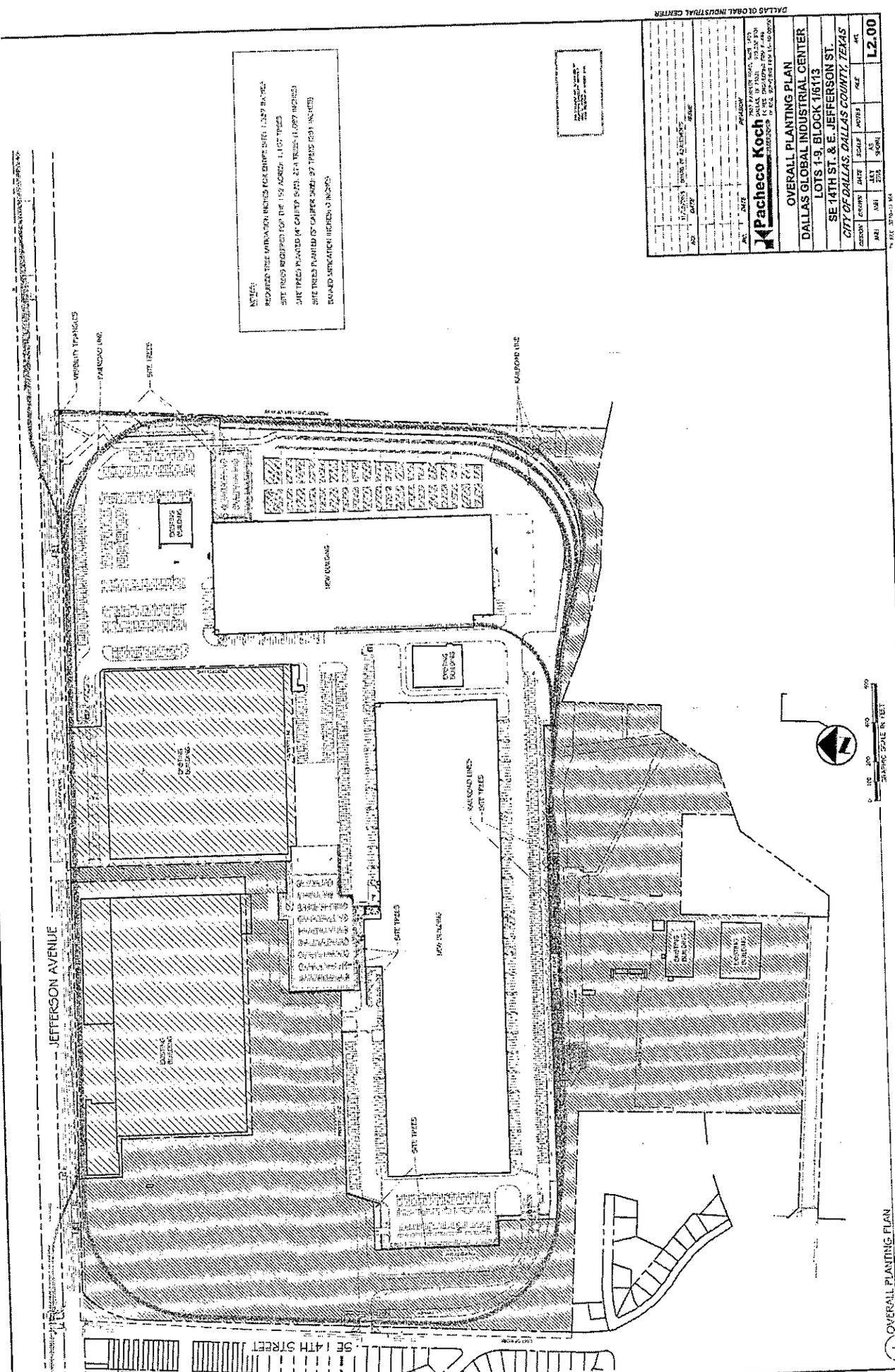
To Whom it may Concern,

To begin please let me make it known that we completely understand the importance of the City of Dallas landscaping requirements, and the need to ensure that the projects we complete uphold the natural elements that keep the city healthy, and aesthetically pleasing. In the case of this project, the previous development and the future use of the property create boundaries that limit our ability to adhere to the development code. The property at 9314 W Jefferson Blvd was previously an aircraft manufacturing facility built in the WWII era and remained functional until 2014. At that time many of the buildings became vacant. There were a few surface leases that remained, however, not to the scale the property required. At that time, NorthPoint became involved to explore redeveloping this site to revitalize the buildings and the area surrounding them. There were more than a few challenges that presented themselves, none of which came with an easy solution. One challenge that relates to the landscaping is the amount of paving required. The environmental issues that have been an obstacle on many levels required that the existing paved area shall be replaced at a 1:1 ratio. Meaning that any pavement removed has to be replaced. This reasoning is to not allow rain water to move any harmful material that may have leached into the soil into the groundwater. This leaves us with a very limited amount of space to plant trees. Our concern is the overall site tree requirement and the space available for planting, we will end up with a large number of trees that do not survive. This would not benefit any of us. Our proposal is to reduce the number of trees to allow the trees to flourish. We believe that the intent of the development code is upheld, while we are revitalizing a site that carries countless benefits to the city and the citizens.

Sincerely,



Nick Crawford
NorthPoint Development on behalf of DGIC Project I, LLC



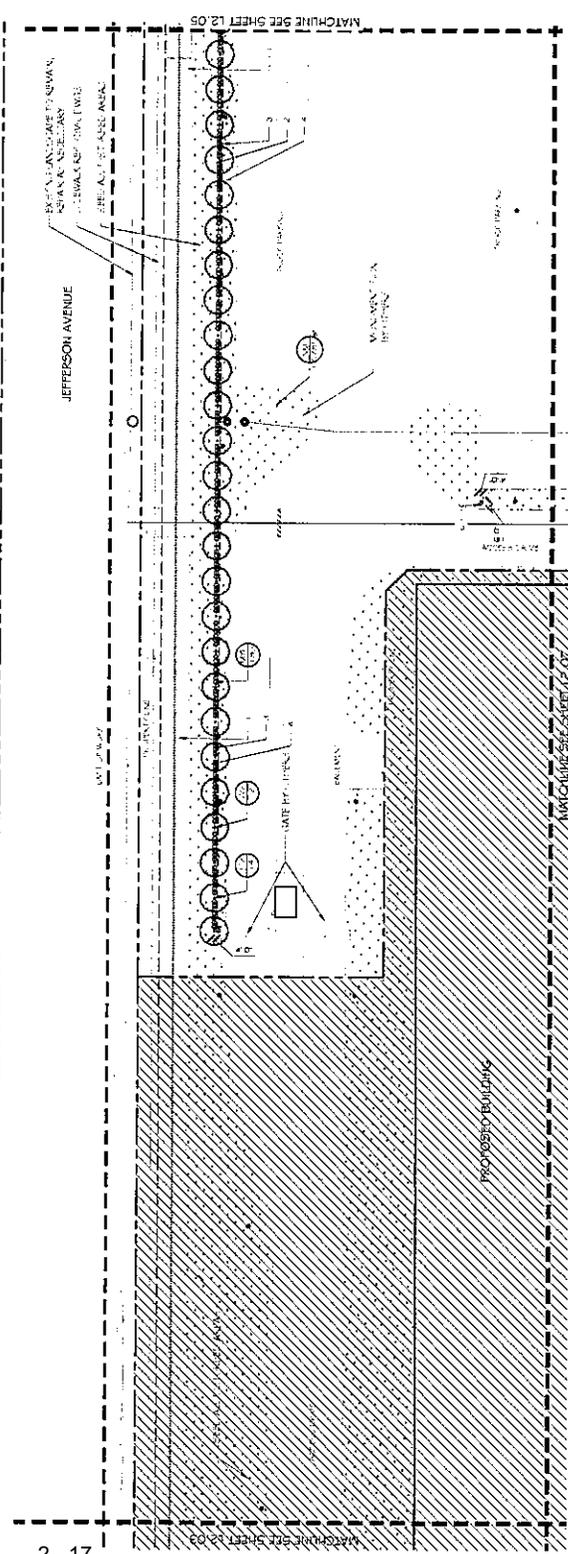
NOTE:
 REQUIRED TREE VARIATION MIXTURE FOR DRIVEWAYS: 1:1:2:7:10:14:18:22:26:30:34:38:42:46:50:54:58:62:66:70:74:78:82:86:90:94:98:102:106:110:114:118:122:126:130:134:138:142:146:150:154:158:162:166:170:174:178:182:186:190:194:198:202:206:210:214:218:222:226:230:234:238:242:246:250:254:258:262:266:270:274:278:282:286:290:294:298:302:306:310:314:318:322:326:330:334:338:342:346:350:354:358:362:366:370:374:378:382:386:390:394:398:402:406:410:414:418:422:426:430:434:438:442:446:450:454:458:462:466:470:474:478:482:486:490:494:498:502:506:510:514:518:522:526:530:534:538:542:546:550:554:558:562:566:570:574:578:582:586:590:594:598:602:606:610:614:618:622:626:630:634:638:642:646:650:654:658:662:666:670:674:678:682:686:690:694:698:702:706:710:714:718:722:726:730:734:738:742:746:750:754:758:762:766:770:774:778:782:786:790:794:798:802:806:810:814:818:822:826:830:834:838:842:846:850:854:858:862:866:870:874:878:882:886:890:894:898:902:906:910:914:918:922:926:930:934:938:942:946:950:954:958:962:966:970:974:978:982:986:990:994:998:1002:1006:1010:1014:1018:1022:1026:1030:1034:1038:1042:1046:1050:1054:1058:1062:1066:1070:1074:1078:1082:1086:1090:1094:1098:1102:1106:1110:1114:1118:1122:1126:1130:1134:1138:1142:1146:1150:1154:1158:1162:1166:1170:1174:1178:1182:1186:1190:1194:1198:1202:1206:1210:1214:1218:1222:1226:1230:1234:1238:1242:1246:1250:1254:1258:1262:1266:1270:1274:1278:1282:1286:1290:1294:1298:1302:1306:1310:1314:1318:1322:1326:1330:1334:1338:1342:1346:1350:1354:1358:1362:1366:1370:1374:1378:1382:1386:1390:1394:1398:1402:1406:1410:1414:1418:1422:1426:1430:1434:1438:1442:1446:1450:1454:1458:1462:1466:1470:1474:1478:1482:1486:1490:1494:1498:1502:1506:1510:1514:1518:1522:1526:1530:1534:1538:1542:1546:1550:1554:1558:1562:1566:1570:1574:1578:1582:1586:1590:1594:1598:1602:1606:1610:1614:1618:1622:1626:1630:1634:1638:1642:1646:1650:1654:1658:1662:1666:1670:1674:1678:1682:1686:1690:1694:1698:1702:1706:1710:1714:1718:1722:1726:1730:1734:1738:1742:1746:1750:1754:1758:1762:1766:1770:1774:1778:1782:1786:1790:1794:1798:1802:1806:1810:1814:1818:1822:1826:1830:1834:1838:1842:1846:1850:1854:1858:1862:1866:1870:1874:1878:1882:1886:1890:1894:1898:1902:1906:1910:1914:1918:1922:1926:1930:1934:1938:1942:1946:1950:1954:1958:1962:1966:1970:1974:1978:1982:1986:1990:1994:1998:2002:2006:2010:2014:2018:2022:2026:2030:2034:2038:2042:2046:2050:2054:2058:2062:2066:2070:2074:2078:2082:2086:2090:2094:2098:2102:2106:2110:2114:2118:2122:2126:2130:2134:2138:2142:2146:2150:2154:2158:2162:2166:2170:2174:2178:2182:2186:2190:2194:2198:2202:2206:2210:2214:2218:2222:2226:2230:2234:2238:2242:2246:2250:2254:2258:2262:2266:2270:2274:2278:2282:2286:2290:2294:2298:2302:2306:2310:2314:2318:2322:2326:2330:2334:2338:2342:2346:2350:2354:2358:2362:2366:2370:2374:2378:2382:2386:2390:2394:2398:2402:2406:2410:2414:2418:2422:2426:2430:2434:2438:2442:2446:2450:2454:2458:2462:2466:2470:2474:2478:2482:2486:2490:2494:2498:2502:2506:2510:2514:2518:2522:2526:2530:2534:2538:2542:2546:2550:2554:2558:2562:2566:2570:2574:2578:2582:2586:2590:2594:2598:2602:2606:2610:2614:2618:2622:2626:2630:2634:2638:2642:2646:2650:2654:2658:2662:2666:2670:2674:2678:2682:2686:2690:2694:2698:2702:2706:2710:2714:2718:2722:2726:2730:2734:2738:2742:2746:2750:2754:2758:2762:2766:2770:2774:2778:2782:2786:2790:2794:2798:2802:2806:2810:2814:2818:2822:2826:2830:2834:2838:2842:2846:2850:2854:2858:2862:2866:2870:2874:2878:2882:2886:2890:2894:2898:2902:2906:2910:2914:2918:2922:2926:2930:2934:2938:2942:2946:2950:2954:2958:2962:2966:2970:2974:2978:2982:2986:2990:2994:2998:3002:3006:3010:3014:3018:3022:3026:3030:3034:3038:3042:3046:3050:3054:3058:3062:3066:3070:3074:3078:3082:3086:3090:3094:3098:3102:3106:3110:3114:3118:3122:3126:3130:3134:3138:3142:3146:3150:3154:3158:3162:3166:3170:3174:3178:3182:3186:3190:3194:3198:3202:3206:3210:3214:3218:3222:3226:3230:3234:3238:3242:3246:3250:3254:3258:3262:3266:3270:3274:3278:3282:3286:3290:3294:3298:3302:3306:3310:3314:3318:3322:3326:3330:3334:3338:3342:3346:3350:3354:3358:3362:3366:3370:3374:3378:3382:3386:3390:3394:3398:3402:3406:3410:3414:3418:3422:3426:3430:3434:3438:3442:3446:3450:3454:3458:3462:3466:3470:3474:3478:3482:3486:3490:3494:3498:3502:3506:3510:3514:3518:3522:3526:3530:3534:3538:3542:3546:3550:3554:3558:3562:3566:3570:3574:3578:3582:3586:3590:3594:3598:3602:3606:3610:3614:3618:3622:3626:3630:3634:3638:3642:3646:3650:3654:3658:3662:3666:3670:3674:3678:3682:3686:3690:3694:3698:3702:3706:3710:3714:3718:3722:3726:3730:3734:3738:3742:3746:3750:3754:3758:3762:3766:3770:3774:3778:3782:3786:3790:3794:3798:3802:3806:3810:3814:3818:3822:3826:3830:3834:3838:3842:3846:3850:3854:3858:3862:3866:3870:3874:3878:3882:3886:3890:3894:3898:3902:3906:3910:3914:3918:3922:3926:3930:3934:3938:3942:3946:3950:3954:3958:3962:3966:3970:3974:3978:3982:3986:3990:3994:3998:4002:4006:4010:4014:4018:4022:4026:4030:4034:4038:4042:4046:4050:4054:4058:4062:4066:4070:4074:4078:4082:4086:4090:4094:4098:4102:4106:4110:4114:4118:4122:4126:4130:4134:4138:4142:4146:4150:4154:4158:4162:4166:4170:4174:4178:4182:4186:4190:4194:4198:4202:4206:4210:4214:421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REFERENCE NOTES SCHEDULE

NO.	DESCRIPTION	DATE
1	CONCRETE FORMWORK	11/1/19
2	CONCRETE FORMWORK	11/2/19
3	CONCRETE FORMWORK	11/3/19
4	CONCRETE FORMWORK	11/4/19
5	CONCRETE FORMWORK	11/5/19
6	CONCRETE FORMWORK	11/6/19

PLANT SCHEDULE

SYMBOL	DESCRIPTION	DATE
1	SOYALCA FERTON VASE	11/1/19
2	SOYALCA FERTON VASE	11/2/19
3	SOYALCA FERTON VASE	11/3/19
4	SOYALCA FERTON VASE	11/4/19
5	SOYALCA FERTON VASE	11/5/19
6	SOYALCA FERTON VASE	11/6/19
7	SOYALCA FERTON VASE	11/7/19
8	SOYALCA FERTON VASE	11/8/19
9	SOYALCA FERTON VASE	11/9/19
10	SOYALCA FERTON VASE	11/10/19
11	SOYALCA FERTON VASE	11/11/19
12	SOYALCA FERTON VASE	11/12/19
13	SOYALCA FERTON VASE	11/13/19
14	SOYALCA FERTON VASE	11/14/19
15	SOYALCA FERTON VASE	11/15/19
16	SOYALCA FERTON VASE	11/16/19
17	SOYALCA FERTON VASE	11/17/19
18	SOYALCA FERTON VASE	11/18/19
19	SOYALCA FERTON VASE	11/19/19
20	SOYALCA FERTON VASE	11/20/19
21	SOYALCA FERTON VASE	11/21/19
22	SOYALCA FERTON VASE	11/22/19
23	SOYALCA FERTON VASE	11/23/19
24	SOYALCA FERTON VASE	11/24/19
25	SOYALCA FERTON VASE	11/25/19
26	SOYALCA FERTON VASE	11/26/19
27	SOYALCA FERTON VASE	11/27/19
28	SOYALCA FERTON VASE	11/28/19
29	SOYALCA FERTON VASE	11/29/19
30	SOYALCA FERTON VASE	11/30/19



PLANTING PLAN
 1 - 12.04
 1 - 12.07

Panel C

DATE: 11/1/19
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1" = 10'-0"

PROJECT: DALLAS GLOBAL INDUSTRIAL CENTER
 LOTS 1-9, BLOCK 16113
 SE 14TH ST. & E. JEFFERSON ST.
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

DATE: 11/1/19
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1" = 10'-0"

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 CITY OF DALLAS, DALLAS COUNTY, TEXAS

DATE: 11/1/19
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1" = 10'-0"

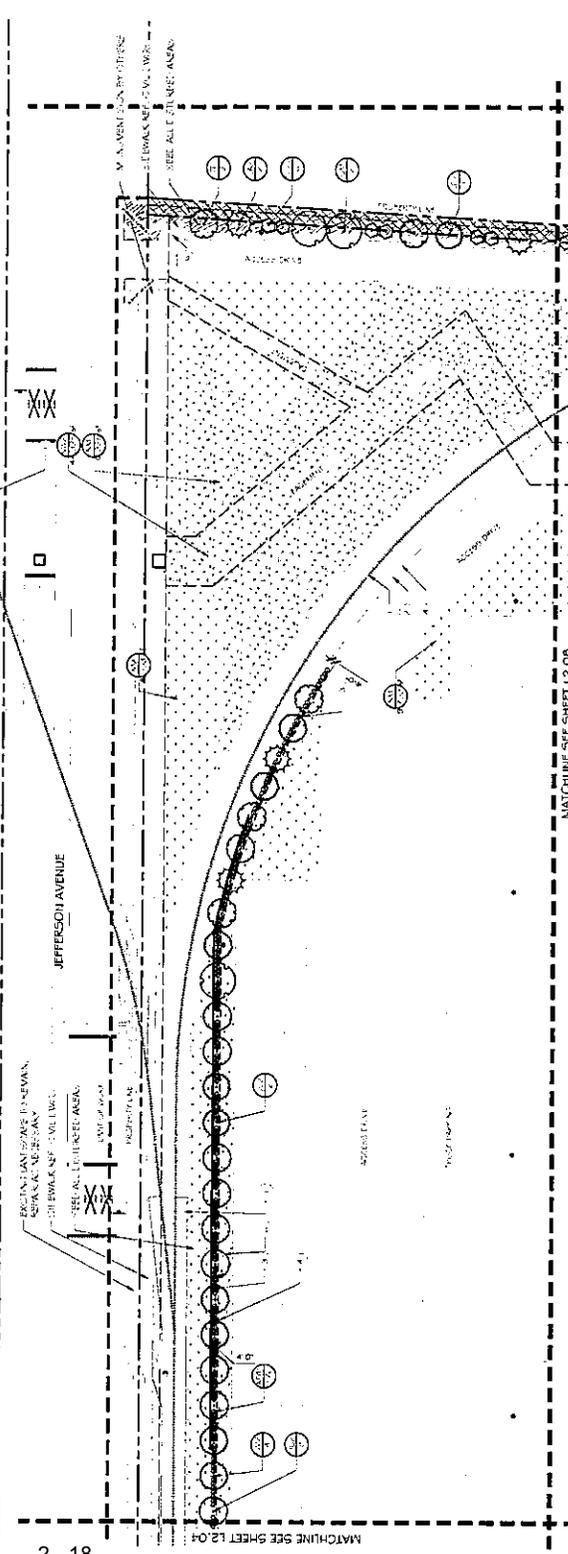
PROJECT: DALLAS GLOBAL INDUSTRIAL CENTER
 LOTS 1-9, BLOCK 16113
 SE 14TH ST. & E. JEFFERSON ST.
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DATE
1	PAVING - SEE PLAN	02/24
2	CONCRETE VOR CURB	02/24
3	STEEL BRACKETS	02/24
4	GRASSY AREA	02/24
5	CONCRETE DRIVEWAY	02/24

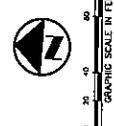
PLANT SCHEDULE

SYMBOL	DESCRIPTION	DATE
1	PAVING - SEE PLAN	02/24
2	CONCRETE VOR CURB	02/24
3	STEEL BRACKETS	02/24
4	GRASSY AREA	02/24
5	CONCRETE DRIVEWAY	02/24



MATCHLINE SEE SHEET L2.00

MATCHLINE SEE SHEET L2.04



1 PLANTING PLAN

Panel C

BDA189-018

2 - 18

Pacheco Koch
 2001 AMERSON ROAD, SUITE 1100
 DALLAS, TEXAS 75241
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DALLAS GLOBAL INDUSTRIAL CENTER
 LOTS 1-9, BLOCK 1/8113
 SE 14TH ST. & E. JEFFERSON ST.
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

PLANTING PLAN

NO.	DATE	SCALE	NOTES

DATE	SCALE	NOTES

DATE: JULY 2010
 SCALE: 5/8"=1'-0"
 L2.05

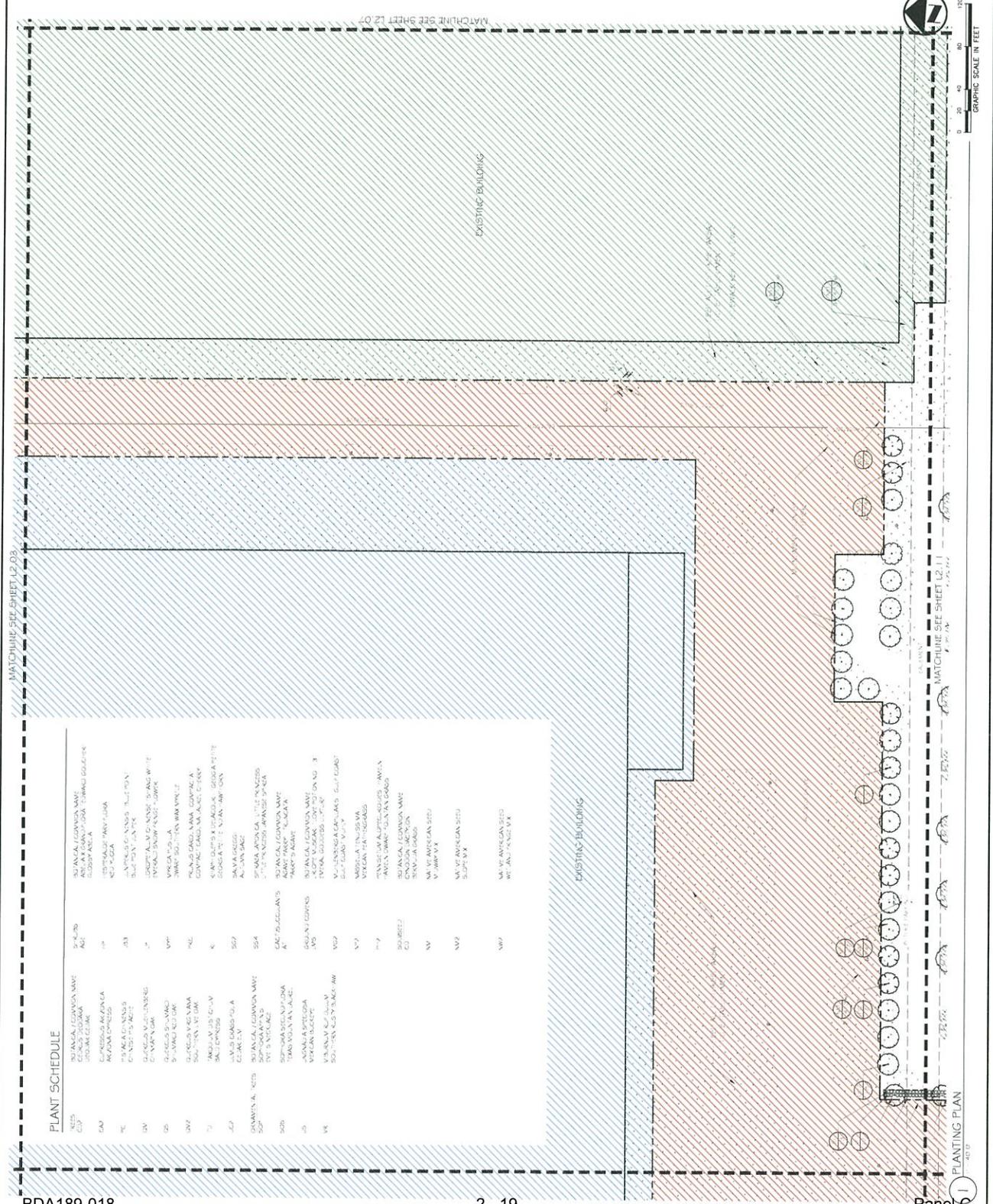
PL FILE 375-17-24

PLANT SCHEDULE

SYMBOL	PLANT NAME	PLANT CODE	PLANT DESCRIPTION
1	SPRING BLOSSOM	SPB	SPRING BLOSSOM
2	SPRING BLOSSOM	SPB	SPRING BLOSSOM
3	SPRING BLOSSOM	SPB	SPRING BLOSSOM
4	SPRING BLOSSOM	SPB	SPRING BLOSSOM
5	SPRING BLOSSOM	SPB	SPRING BLOSSOM
6	SPRING BLOSSOM	SPB	SPRING BLOSSOM
7	SPRING BLOSSOM	SPB	SPRING BLOSSOM
8	SPRING BLOSSOM	SPB	SPRING BLOSSOM
9	SPRING BLOSSOM	SPB	SPRING BLOSSOM
10	SPRING BLOSSOM	SPB	SPRING BLOSSOM
11	SPRING BLOSSOM	SPB	SPRING BLOSSOM
12	SPRING BLOSSOM	SPB	SPRING BLOSSOM
13	SPRING BLOSSOM	SPB	SPRING BLOSSOM
14	SPRING BLOSSOM	SPB	SPRING BLOSSOM
15	SPRING BLOSSOM	SPB	SPRING BLOSSOM
16	SPRING BLOSSOM	SPB	SPRING BLOSSOM
17	SPRING BLOSSOM	SPB	SPRING BLOSSOM
18	SPRING BLOSSOM	SPB	SPRING BLOSSOM
19	SPRING BLOSSOM	SPB	SPRING BLOSSOM
20	SPRING BLOSSOM	SPB	SPRING BLOSSOM
21	SPRING BLOSSOM	SPB	SPRING BLOSSOM
22	SPRING BLOSSOM	SPB	SPRING BLOSSOM
23	SPRING BLOSSOM	SPB	SPRING BLOSSOM
24	SPRING BLOSSOM	SPB	SPRING BLOSSOM
25	SPRING BLOSSOM	SPB	SPRING BLOSSOM
26	SPRING BLOSSOM	SPB	SPRING BLOSSOM
27	SPRING BLOSSOM	SPB	SPRING BLOSSOM
28	SPRING BLOSSOM	SPB	SPRING BLOSSOM
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30	SPRING BLOSSOM	SPB	SPRING BLOSSOM
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96	SPRING BLOSSOM	SPB	SPRING BLOSSOM
97	SPRING BLOSSOM	SPB	SPRING BLOSSOM
98	SPRING BLOSSOM	SPB	SPRING BLOSSOM
99	SPRING BLOSSOM	SPB	SPRING BLOSSOM
100	SPRING BLOSSOM	SPB	SPRING BLOSSOM

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DATE
1	CONTRACT VOW LINES	08/24
2	CONTRACT VOW LINES	08/24
3	CONTRACT VOW LINES	08/24
4	CONTRACT VOW LINES	08/24
5	CONTRACT VOW LINES	08/24
6	CONTRACT VOW LINES	08/24
7	CONTRACT VOW LINES	08/24
8	CONTRACT VOW LINES	08/24
9	CONTRACT VOW LINES	08/24
10	CONTRACT VOW LINES	08/24



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DALLAS GLOBAL INDUSTRIAL CENTER
 LOTS 1-9, BLOCK 16/113
 SE 14TH ST. & E. JEFFERSON ST.
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

DESIGN: _____ DATE: _____ SCALE: _____ NOTES: _____
 AM: _____ AM: _____ AS: _____ AS: _____
 SHOWN: _____ SHOWN: _____

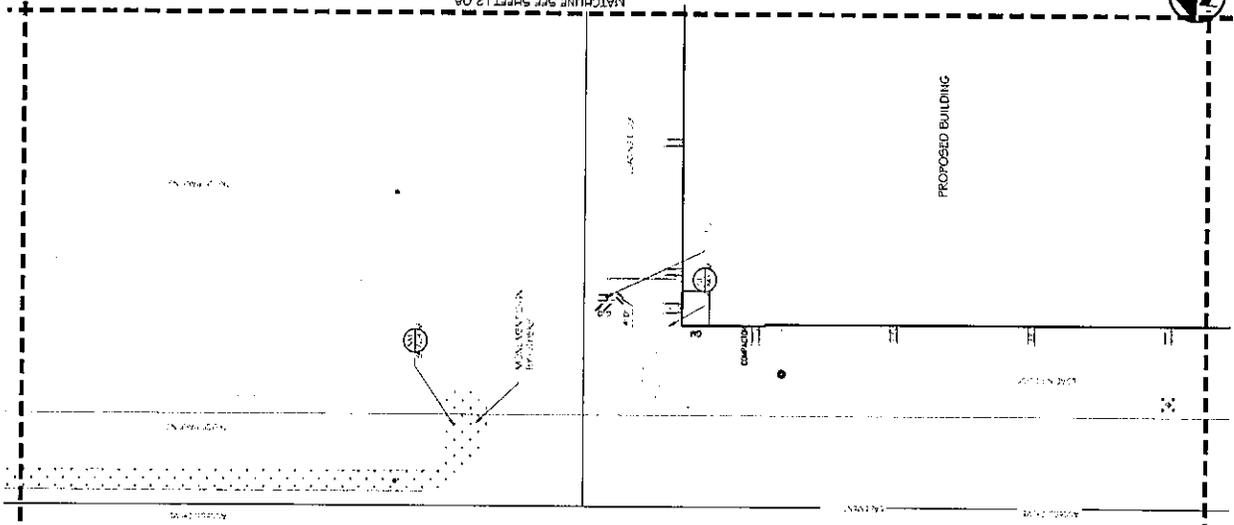
PROJECT NO: _____ SHEET NO: **L.2.06**

PLANT SCHEDULE

SYMBOL	PLANT NAME	PLANT NUMBER	PLANT DESCRIPTION
001	SPYRUS ALBA	001	WHITE SPYRUS
002	QUERCUS LAEVIS	002	WHITE OAK
003	QUERCUS LAEVIS	003	WHITE OAK
004	QUERCUS LAEVIS	004	WHITE OAK
005	QUERCUS LAEVIS	005	WHITE OAK
006	QUERCUS LAEVIS	006	WHITE OAK
007	QUERCUS LAEVIS	007	WHITE OAK
008	QUERCUS LAEVIS	008	WHITE OAK
009	QUERCUS LAEVIS	009	WHITE OAK
010	QUERCUS LAEVIS	010	WHITE OAK
011	QUERCUS LAEVIS	011	WHITE OAK
012	QUERCUS LAEVIS	012	WHITE OAK
013	QUERCUS LAEVIS	013	WHITE OAK
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015	QUERCUS LAEVIS	015	WHITE OAK
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026	QUERCUS LAEVIS	026	WHITE OAK
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097	QUERCUS LAEVIS	097	WHITE OAK
098	QUERCUS LAEVIS	098	WHITE OAK
099	QUERCUS LAEVIS	099	WHITE OAK
100	QUERCUS LAEVIS	100	WHITE OAK

REFERENCE NOTES SCHEDULE

NO.	DESCRIPTION	DATE
1	REVISION	07/15/11
2	REVISION	07/15/11
3	REVISION	07/15/11
4	REVISION	07/15/11
5	REVISION	07/15/11



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 WWW.PACHECO-KOCH.COM

PLANTING PLAN
 DALLAS GLOBAL INDUSTRIAL CENTER
 LOTS 1-9, BLOCK 716113
 SE 14TH ST. & E. JEFFERSON ST.
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

NO.	DATE	SCALE	NO.	DATE	SCALE
1	07/15/11	AS SHOWN	1	07/15/11	AS SHOWN

DATE: 07/15/11
 SCALE: AS SHOWN
 SHEET NO.: 12.07

MATCHLINE SEE SHEET L2.05

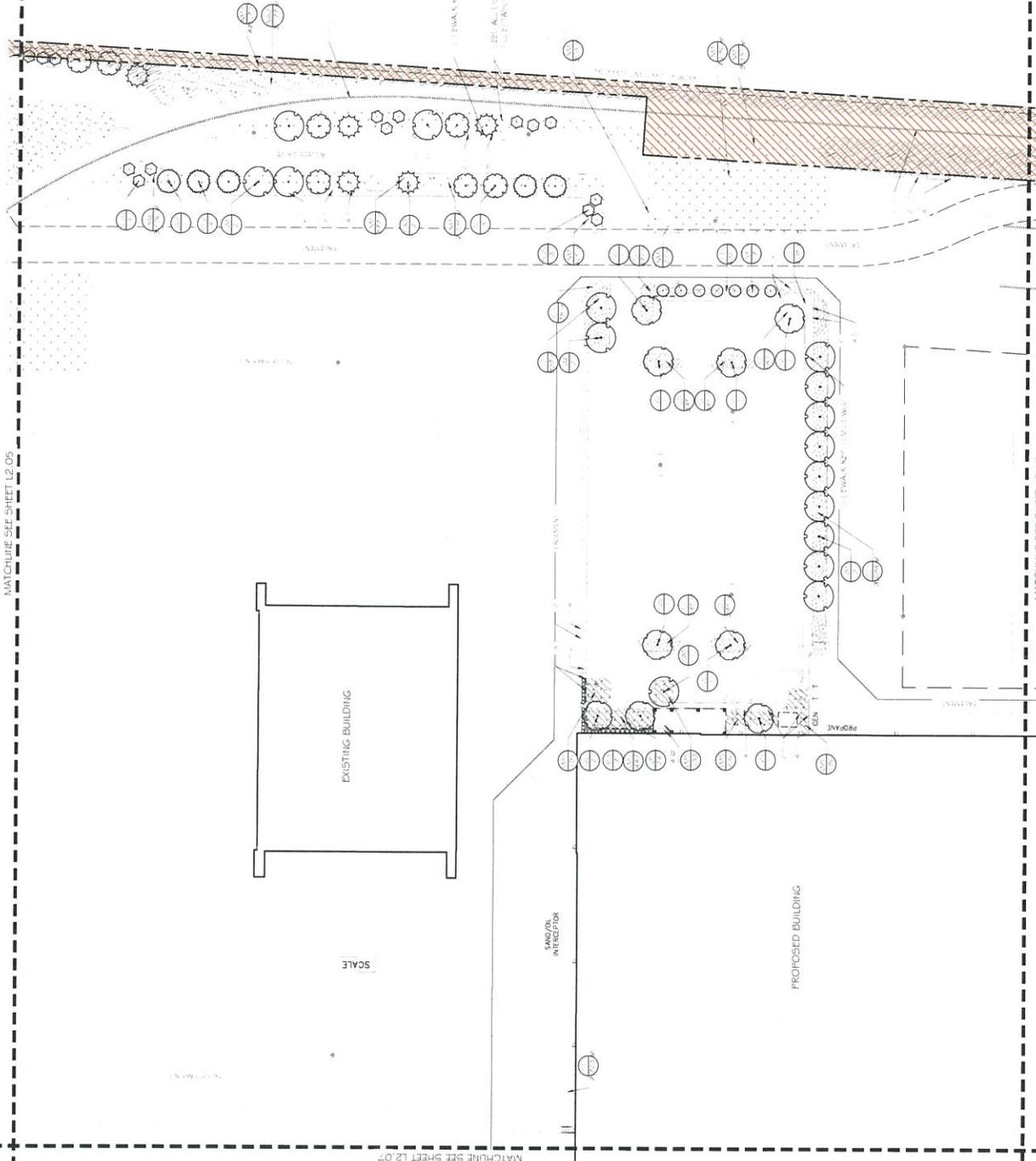
BDA189-018

PLANT SCHEDULE

SYMBOL	DESCRIPTION	DATE	REVISION
1	MAWBY COCK DALLAS	11/11/15	
2	CONCRETE WALKWAY	11/11/15	
3	3" S.E. 2" S.W.	11/11/15	
4	GRASSY AREA	11/11/15	
5	TRAILER COLOCATED	11/11/15	
6	CONCRETE WALKWAY	11/11/15	
7	MAWBY COCK DALLAS	11/11/15	
8	CONCRETE WALKWAY	11/11/15	
9	CONCRETE WALKWAY	11/11/15	
10	CONCRETE WALKWAY	11/11/15	
11	CONCRETE WALKWAY	11/11/15	
12	CONCRETE WALKWAY	11/11/15	
13	CONCRETE WALKWAY	11/11/15	
14	CONCRETE WALKWAY	11/11/15	
15	CONCRETE WALKWAY	11/11/15	
16	CONCRETE WALKWAY	11/11/15	
17	CONCRETE WALKWAY	11/11/15	
18	CONCRETE WALKWAY	11/11/15	
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98	CONCRETE WALKWAY	11/11/15	
99	CONCRETE WALKWAY	11/11/15	
100	CONCRETE WALKWAY	11/11/15	

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DATE
1	MAWBY COCK DALLAS	11/11/15
2	CONCRETE WALKWAY	11/11/15
3	3" S.E. 2" S.W.	11/11/15
4	GRASSY AREA	11/11/15
5	TRAILER COLOCATED	11/11/15
6	CONCRETE WALKWAY	11/11/15



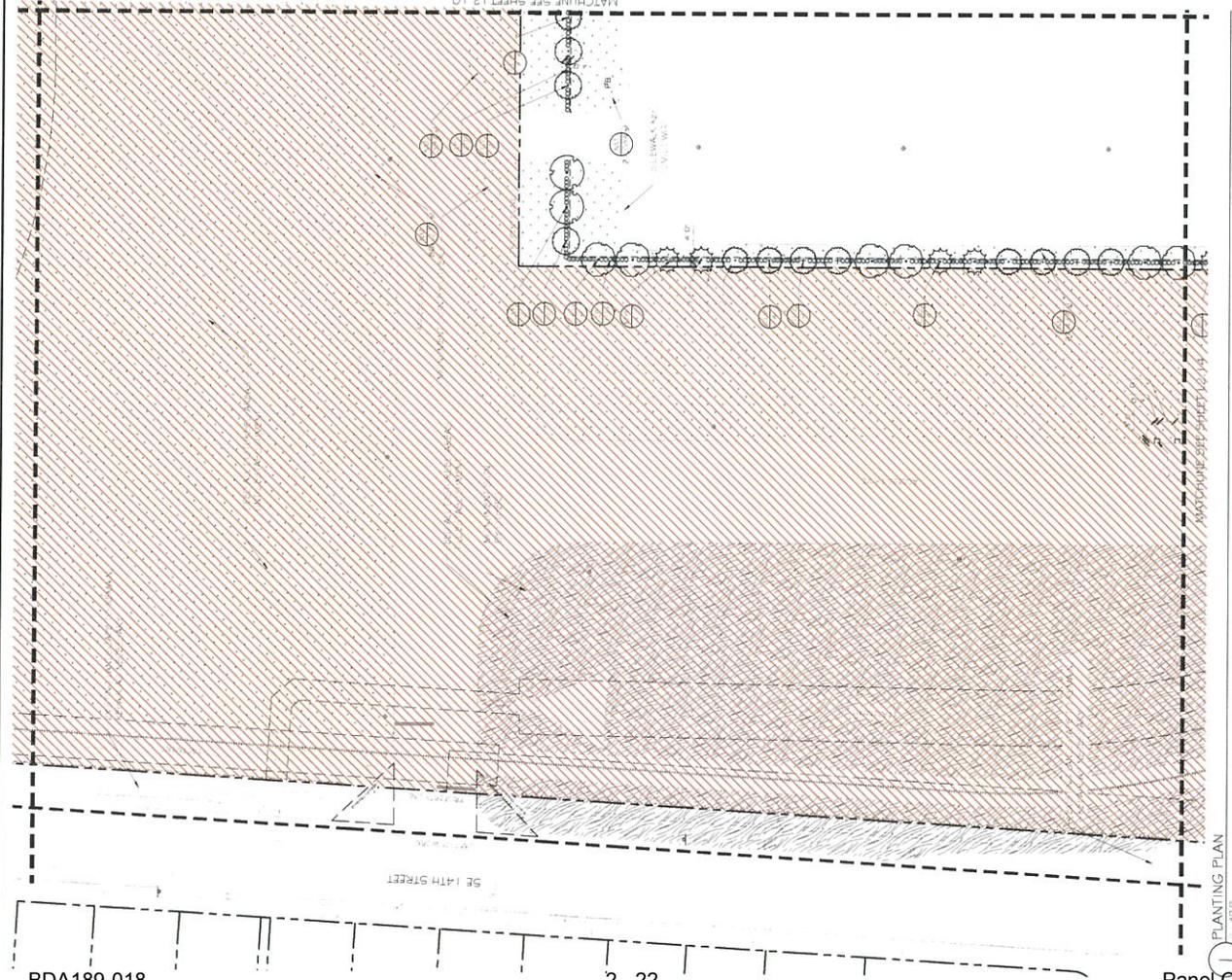
PLANTING PLAN
1
Panel C

Pacheco Koch
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 DALLAS, TEXAS 75201
 P: 972.342.1000
 F: 972.342.1000

PLANTING PLAN
 DALLAS GLOBAL INDUSTRIAL CENTER
 LOTS 1-9, BLOCK 116113
 SE 14TH ST. & E. JEFFERSON ST.
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

DATE	SCALE	FILE	NO.
11/11/15	AS SHOWN		L2.08

PK FILE 379-17.34



PLANT SCHEDULE

SYMBOL	DESCRIPTION	QUANTITY	NOTES
1	1" DIA. PINEAPPLE	100	1" DIA. PINEAPPLE
2	2" DIA. PINEAPPLE	100	2" DIA. PINEAPPLE
3	3" DIA. PINEAPPLE	100	3" DIA. PINEAPPLE
4	4" DIA. PINEAPPLE	100	4" DIA. PINEAPPLE
5	5" DIA. PINEAPPLE	100	5" DIA. PINEAPPLE
6	6" DIA. PINEAPPLE	100	6" DIA. PINEAPPLE
7	7" DIA. PINEAPPLE	100	7" DIA. PINEAPPLE
8	8" DIA. PINEAPPLE	100	8" DIA. PINEAPPLE
9	9" DIA. PINEAPPLE	100	9" DIA. PINEAPPLE
10	10" DIA. PINEAPPLE	100	10" DIA. PINEAPPLE
11	11" DIA. PINEAPPLE	100	11" DIA. PINEAPPLE
12	12" DIA. PINEAPPLE	100	12" DIA. PINEAPPLE
13	13" DIA. PINEAPPLE	100	13" DIA. PINEAPPLE
14	14" DIA. PINEAPPLE	100	14" DIA. PINEAPPLE
15	15" DIA. PINEAPPLE	100	15" DIA. PINEAPPLE
16	16" DIA. PINEAPPLE	100	16" DIA. PINEAPPLE
17	17" DIA. PINEAPPLE	100	17" DIA. PINEAPPLE
18	18" DIA. PINEAPPLE	100	18" DIA. PINEAPPLE
19	19" DIA. PINEAPPLE	100	19" DIA. PINEAPPLE
20	20" DIA. PINEAPPLE	100	20" DIA. PINEAPPLE
21	21" DIA. PINEAPPLE	100	21" DIA. PINEAPPLE
22	22" DIA. PINEAPPLE	100	22" DIA. PINEAPPLE
23	23" DIA. PINEAPPLE	100	23" DIA. PINEAPPLE
24	24" DIA. PINEAPPLE	100	24" DIA. PINEAPPLE
25	25" DIA. PINEAPPLE	100	25" DIA. PINEAPPLE
26	26" DIA. PINEAPPLE	100	26" DIA. PINEAPPLE
27	27" DIA. PINEAPPLE	100	27" DIA. PINEAPPLE
28	28" DIA. PINEAPPLE	100	28" DIA. PINEAPPLE
29	29" DIA. PINEAPPLE	100	29" DIA. PINEAPPLE
30	30" DIA. PINEAPPLE	100	30" DIA. PINEAPPLE
31	31" DIA. PINEAPPLE	100	31" DIA. PINEAPPLE
32	32" DIA. PINEAPPLE	100	32" DIA. PINEAPPLE
33	33" DIA. PINEAPPLE	100	33" DIA. PINEAPPLE
34	34" DIA. PINEAPPLE	100	34" DIA. PINEAPPLE
35	35" DIA. PINEAPPLE	100	35" DIA. PINEAPPLE
36	36" DIA. PINEAPPLE	100	36" DIA. PINEAPPLE
37	37" DIA. PINEAPPLE	100	37" DIA. PINEAPPLE
38	38" DIA. PINEAPPLE	100	38" DIA. PINEAPPLE
39	39" DIA. PINEAPPLE	100	39" DIA. PINEAPPLE
40	40" DIA. PINEAPPLE	100	40" DIA. PINEAPPLE
41	41" DIA. PINEAPPLE	100	41" DIA. PINEAPPLE
42	42" DIA. PINEAPPLE	100	42" DIA. PINEAPPLE
43	43" DIA. PINEAPPLE	100	43" DIA. PINEAPPLE
44	44" DIA. PINEAPPLE	100	44" DIA. PINEAPPLE
45	45" DIA. PINEAPPLE	100	45" DIA. PINEAPPLE
46	46" DIA. PINEAPPLE	100	46" DIA. PINEAPPLE
47	47" DIA. PINEAPPLE	100	47" DIA. PINEAPPLE
48	48" DIA. PINEAPPLE	100	48" DIA. PINEAPPLE
49	49" DIA. PINEAPPLE	100	49" DIA. PINEAPPLE
50	50" DIA. PINEAPPLE	100	50" DIA. PINEAPPLE
51	51" DIA. PINEAPPLE	100	51" DIA. PINEAPPLE
52	52" DIA. PINEAPPLE	100	52" DIA. PINEAPPLE
53	53" DIA. PINEAPPLE	100	53" DIA. PINEAPPLE
54	54" DIA. PINEAPPLE	100	54" DIA. PINEAPPLE
55	55" DIA. PINEAPPLE	100	55" DIA. PINEAPPLE
56	56" DIA. PINEAPPLE	100	56" DIA. PINEAPPLE
57	57" DIA. PINEAPPLE	100	57" DIA. PINEAPPLE
58	58" DIA. PINEAPPLE	100	58" DIA. PINEAPPLE
59	59" DIA. PINEAPPLE	100	59" DIA. PINEAPPLE
60	60" DIA. PINEAPPLE	100	60" DIA. PINEAPPLE
61	61" DIA. PINEAPPLE	100	61" DIA. PINEAPPLE
62	62" DIA. PINEAPPLE	100	62" DIA. PINEAPPLE
63	63" DIA. PINEAPPLE	100	63" DIA. PINEAPPLE
64	64" DIA. PINEAPPLE	100	64" DIA. PINEAPPLE
65	65" DIA. PINEAPPLE	100	65" DIA. PINEAPPLE
66	66" DIA. PINEAPPLE	100	66" DIA. PINEAPPLE
67	67" DIA. PINEAPPLE	100	67" DIA. PINEAPPLE
68	68" DIA. PINEAPPLE	100	68" DIA. PINEAPPLE
69	69" DIA. PINEAPPLE	100	69" DIA. PINEAPPLE
70	70" DIA. PINEAPPLE	100	70" DIA. PINEAPPLE
71	71" DIA. PINEAPPLE	100	71" DIA. PINEAPPLE
72	72" DIA. PINEAPPLE	100	72" DIA. PINEAPPLE
73	73" DIA. PINEAPPLE	100	73" DIA. PINEAPPLE
74	74" DIA. PINEAPPLE	100	74" DIA. PINEAPPLE
75	75" DIA. PINEAPPLE	100	75" DIA. PINEAPPLE
76	76" DIA. PINEAPPLE	100	76" DIA. PINEAPPLE
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81	81" DIA. PINEAPPLE	100	81" DIA. PINEAPPLE
82	82" DIA. PINEAPPLE	100	82" DIA. PINEAPPLE
83	83" DIA. PINEAPPLE	100	83" DIA. PINEAPPLE
84	84" DIA. PINEAPPLE	100	84" DIA. PINEAPPLE
85	85" DIA. PINEAPPLE	100	85" DIA. PINEAPPLE
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92	92" DIA. PINEAPPLE	100	92" DIA. PINEAPPLE
93	93" DIA. PINEAPPLE	100	93" DIA. PINEAPPLE
94	94" DIA. PINEAPPLE	100	94" DIA. PINEAPPLE
95	95" DIA. PINEAPPLE	100	95" DIA. PINEAPPLE
96	96" DIA. PINEAPPLE	100	96" DIA. PINEAPPLE
97	97" DIA. PINEAPPLE	100	97" DIA. PINEAPPLE
98	98" DIA. PINEAPPLE	100	98" DIA. PINEAPPLE
99	99" DIA. PINEAPPLE	100	99" DIA. PINEAPPLE
100	100" DIA. PINEAPPLE	100	100" DIA. PINEAPPLE

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DATE
1	1" DIA. PINEAPPLE	10/1/10
2	2" DIA. PINEAPPLE	10/1/10
3	3" DIA. PINEAPPLE	10/1/10
4	4" DIA. PINEAPPLE	10/1/10
5	5" DIA. PINEAPPLE	10/1/10
6	6" DIA. PINEAPPLE	10/1/10
7	7" DIA. PINEAPPLE	10/1/10
8	8" DIA. PINEAPPLE	10/1/10
9	9" DIA. PINEAPPLE	10/1/10
10	10" DIA. PINEAPPLE	10/1/10
11	11" DIA. PINEAPPLE	10/1/10
12	12" DIA. PINEAPPLE	10/1/10
13	13" DIA. PINEAPPLE	10/1/10
14	14" DIA. PINEAPPLE	10/1/10
15	15" DIA. PINEAPPLE	10/1/10
16	16" DIA. PINEAPPLE	10/1/10
17	17" DIA. PINEAPPLE	10/1/10
18	18" DIA. PINEAPPLE	10/1/10
19	19" DIA. PINEAPPLE	10/1/10
20	20" DIA. PINEAPPLE	10/1/10
21	21" DIA. PINEAPPLE	10/1/10
22	22" DIA. PINEAPPLE	10/1/10
23	23" DIA. PINEAPPLE	10/1/10
24	24" DIA. PINEAPPLE	10/1/10
25	25" DIA. PINEAPPLE	10/1/10
26	26" DIA. PINEAPPLE	10/1/10
27	27" DIA. PINEAPPLE	10/1/10
28	28" DIA. PINEAPPLE	10/1/10
29	29" DIA. PINEAPPLE	10/1/10
30	30" DIA. PINEAPPLE	10/1/10
31	31" DIA. PINEAPPLE	10/1/10
32	32" DIA. PINEAPPLE	10/1/10
33	33" DIA. PINEAPPLE	10/1/10
34	34" DIA. PINEAPPLE	10/1/10
35	35" DIA. PINEAPPLE	10/1/10
36	36" DIA. PINEAPPLE	10/1/10
37	37" DIA. PINEAPPLE	10/1/10
38	38" DIA. PINEAPPLE	10/1/10
39	39" DIA. PINEAPPLE	10/1/10
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41	41" DIA. PINEAPPLE	10/1/10
42	42" DIA. PINEAPPLE	10/1/10
43	43" DIA. PINEAPPLE	10/1/10
44	44" DIA. PINEAPPLE	10/1/10
45	45" DIA. PINEAPPLE	10/1/10
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73	73" DIA. PINEAPPLE	10/1/10
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81	81" DIA. PINEAPPLE	10/1/10
82	82" DIA. PINEAPPLE	10/1/10
83	83" DIA. PINEAPPLE	10/1/10
84	84" DIA. PINEAPPLE	10/1/10
85	85" DIA. PINEAPPLE	10/1/10
86	86" DIA. PINEAPPLE	10/1/10
87	87" DIA. PINEAPPLE	10/1/10
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95	95" DIA. PINEAPPLE	10/1/10
96	96" DIA. PINEAPPLE	10/1/10
97	97" DIA. PINEAPPLE	10/1/10
98	98" DIA. PINEAPPLE	10/1/10
99	99" DIA. PINEAPPLE	10/1/10
100	100" DIA. PINEAPPLE	10/1/10

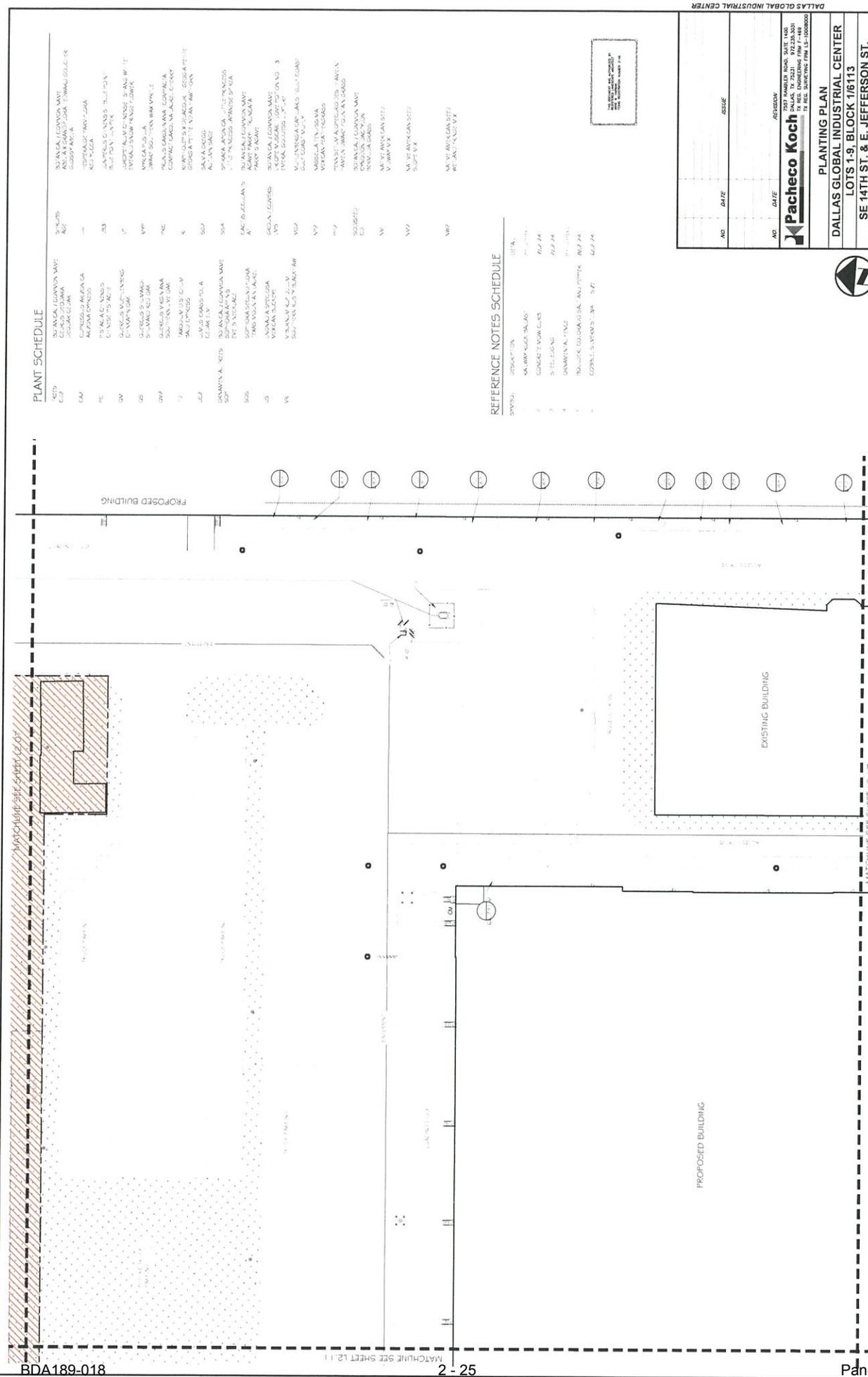


Pacheco Koch
 2007 AMBROSIO ROAD, SUITE 1100
 DALLAS, TEXAS 75243
 TEL: (214) 635-1100
 FAX: (214) 635-1101
 WWW.PACHECO-KOCH.COM

PLANTING PLAN
 DALLAS GLOBAL INDUSTRIAL CENTER
 LOTS 1-9, BLOCK 16113
 SE 14TH ST. & E. JEFFERSON ST.
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

NO.	DATE	ISSUE

DATE: 07/15/2018
 SCALE: AS SHOWN
 SHEET: 1.2.09



PLANT SCHEDULE

SYMBOL	DESCRIPTION	DATE	REVISION
1	PLANT SCHEDULE	07/24/14	
2	CONCRETE WORK	07/24/14	
3	SELECTION	07/24/14	
4	PLANTING	07/24/14	
5	CONCRETE WORK	07/24/14	
6	PLANTING	07/24/14	
7	CONCRETE WORK	07/24/14	
8	PLANTING	07/24/14	
9	CONCRETE WORK	07/24/14	
10	PLANTING	07/24/14	
11	CONCRETE WORK	07/24/14	
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43	CONCRETE WORK	07/24/14	
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95	CONCRETE WORK	07/24/14	
96	PLANTING	07/24/14	
97	CONCRETE WORK	07/24/14	
98	PLANTING	07/24/14	
99	CONCRETE WORK	07/24/14	
100	PLANTING	07/24/14	

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DATE	REVISION
1	PLANTING	07/24/14	
2	CONCRETE WORK	07/24/14	
3	SELECTION	07/24/14	
4	PLANTING	07/24/14	
5	CONCRETE WORK	07/24/14	
6	PLANTING	07/24/14	
7	CONCRETE WORK	07/24/14	
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97	CONCRETE WORK	07/24/14	
98	PLANTING	07/24/14	
99	CONCRETE WORK	07/24/14	
100	PLANTING	07/24/14	



Pacheco Koch
 2007 RANNEY ROAD, SUITE 1000
 DALLAS, TEXAS 75241
 TEL: 972.382.1000
 FAX: 972.382.1001

PLANTING PLAN
 DALLAS GLOBAL INDUSTRIAL CENTER
 LOTS 1-9, BLOCK 116113
 SE 14TH ST. & E. JEFFERSON ST.
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

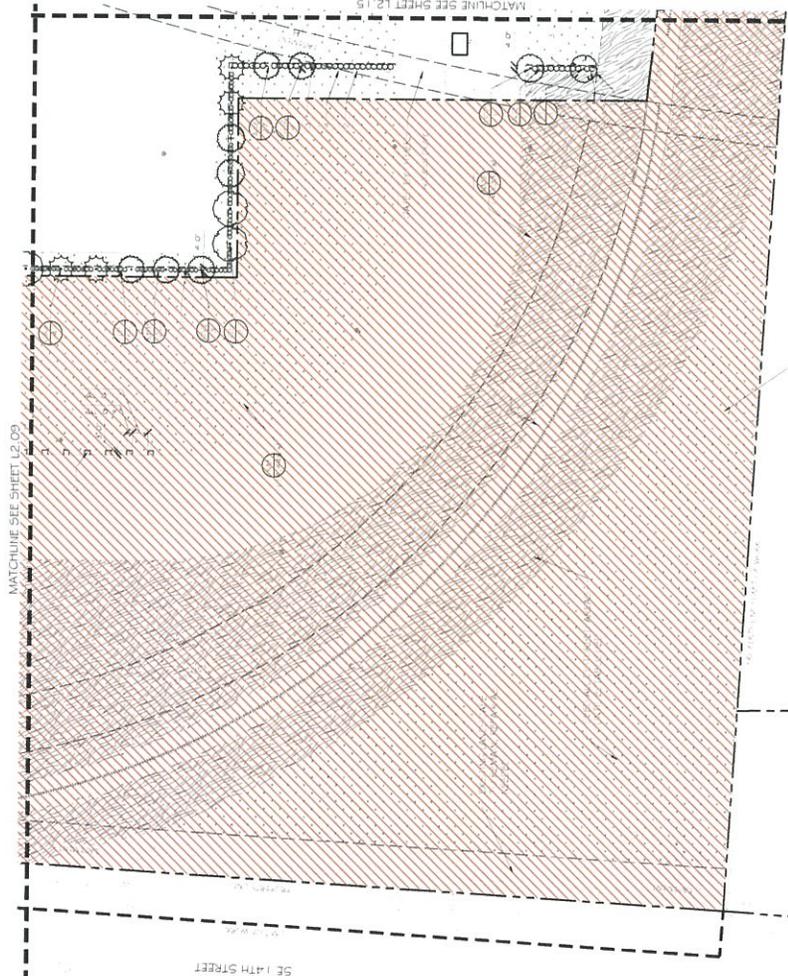
DATE: 07/24/14
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: AS SHOWN
 SHEET NO: L.2.12

PLANT SCHEDULE

SYMBOL	PLANT NAME	SIZE	PLANT NAME	SIZE
1	30 IN CALIFORNIA MAIZE	30"	30 IN CALIFORNIA MAIZE	30"
2	30 IN CALIFORNIA MAIZE	30"	30 IN CALIFORNIA MAIZE	30"
3	30 IN CALIFORNIA MAIZE	30"	30 IN CALIFORNIA MAIZE	30"
4	30 IN CALIFORNIA MAIZE	30"	30 IN CALIFORNIA MAIZE	30"
5	30 IN CALIFORNIA MAIZE	30"	30 IN CALIFORNIA MAIZE	30"
6	30 IN CALIFORNIA MAIZE	30"	30 IN CALIFORNIA MAIZE	30"
7	30 IN CALIFORNIA MAIZE	30"	30 IN CALIFORNIA MAIZE	30"
8	30 IN CALIFORNIA MAIZE	30"	30 IN CALIFORNIA MAIZE	30"
9	30 IN CALIFORNIA MAIZE	30"	30 IN CALIFORNIA MAIZE	30"
10	30 IN CALIFORNIA MAIZE	30"	30 IN CALIFORNIA MAIZE	30"
11	30 IN CALIFORNIA MAIZE	30"	30 IN CALIFORNIA MAIZE	30"
12	30 IN CALIFORNIA MAIZE	30"	30 IN CALIFORNIA MAIZE	30"
13	30 IN CALIFORNIA MAIZE	30"	30 IN CALIFORNIA MAIZE	30"
14	30 IN CALIFORNIA MAIZE	30"	30 IN CALIFORNIA MAIZE	30"
15	30 IN CALIFORNIA MAIZE	30"	30 IN CALIFORNIA MAIZE	30"
16	30 IN CALIFORNIA MAIZE	30"	30 IN CALIFORNIA MAIZE	30"
17	30 IN CALIFORNIA MAIZE	30"	30 IN CALIFORNIA MAIZE	30"
18	30 IN CALIFORNIA MAIZE	30"	30 IN CALIFORNIA MAIZE	30"
19	30 IN CALIFORNIA MAIZE	30"	30 IN CALIFORNIA MAIZE	30"
20	30 IN CALIFORNIA MAIZE	30"	30 IN CALIFORNIA MAIZE	30"
21	30 IN CALIFORNIA MAIZE	30"	30 IN CALIFORNIA MAIZE	30"
22	30 IN CALIFORNIA MAIZE	30"	30 IN CALIFORNIA MAIZE	30"
23	30 IN CALIFORNIA MAIZE	30"	30 IN CALIFORNIA MAIZE	30"
24	30 IN CALIFORNIA MAIZE	30"	30 IN CALIFORNIA MAIZE	30"
25	30 IN CALIFORNIA MAIZE	30"	30 IN CALIFORNIA MAIZE	30"
26	30 IN CALIFORNIA MAIZE	30"	30 IN CALIFORNIA MAIZE	30"
27	30 IN CALIFORNIA MAIZE	30"	30 IN CALIFORNIA MAIZE	30"
28	30 IN CALIFORNIA MAIZE	30"	30 IN CALIFORNIA MAIZE	30"
29	30 IN CALIFORNIA MAIZE	30"	30 IN CALIFORNIA MAIZE	30"
30	30 IN CALIFORNIA MAIZE	30"	30 IN CALIFORNIA MAIZE	30"

REFERENCE NOTES SCHEDULE

NO.	DATE	DESCRIPTION
1	07/24	ISSUED FOR PERMITS
2	07/24	ISSUED FOR PERMITS
3	07/24	ISSUED FOR PERMITS
4	07/24	ISSUED FOR PERMITS
5	07/24	ISSUED FOR PERMITS



PLANTING PLAN

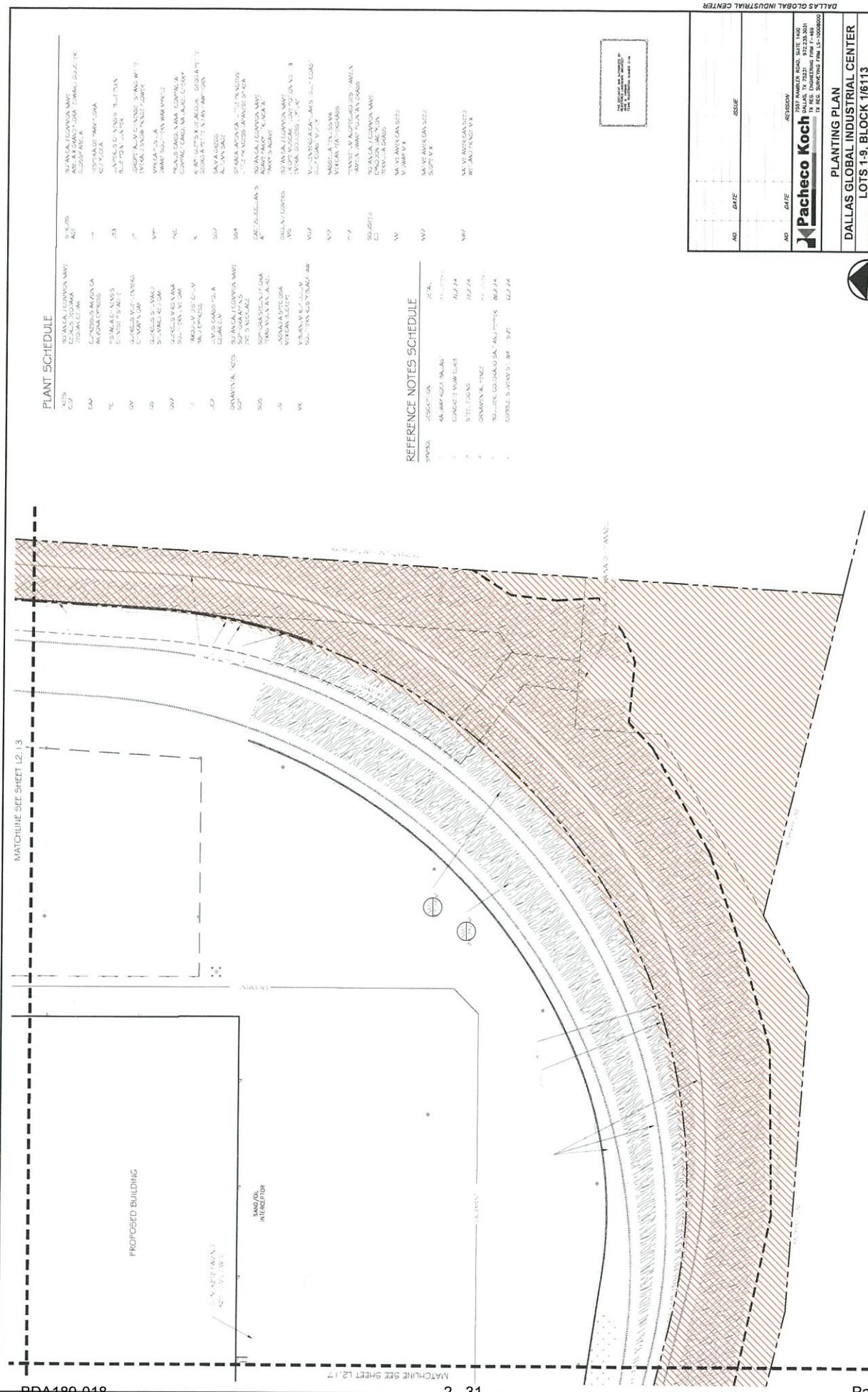
DALLAS GLOBAL INDUSTRIAL CENTER

Pacheco Koch
 7807 AMARILLO ROAD, SUITE 1400
 DALLAS, TEXAS 75241
 TEL: 972.333.3333 FAX: 972.333.3334
 WWW.PACHECO-KOCH.COM

PLANTING PLAN

DALLAS GLOBAL INDUSTRIAL CENTER
 LOTS 1-9, BLOCK 116113
 SE 14TH ST. & E. JEFFERSON ST.
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

NO.	DATE	SCALE	REVISED	FILE	NO.
AMH	07/2018	SUBSET			L2.14



PLANT SCHEDULE

SYMBOL	DESCRIPTION	QUANTITY	UNIT
1	50 ANA / EDWARDS MVE	1	PLANT
2	CLAS 20/20A	1	PLANT
3	CLAS 20/20A	1	PLANT
4	CLAS 20/20A	1	PLANT
5	CLAS 20/20A	1	PLANT
6	CLAS 20/20A	1	PLANT
7	CLAS 20/20A	1	PLANT
8	CLAS 20/20A	1	PLANT
9	CLAS 20/20A	1	PLANT
10	CLAS 20/20A	1	PLANT
11	CLAS 20/20A	1	PLANT
12	CLAS 20/20A	1	PLANT
13	CLAS 20/20A	1	PLANT
14	CLAS 20/20A	1	PLANT
15	CLAS 20/20A	1	PLANT
16	CLAS 20/20A	1	PLANT
17	CLAS 20/20A	1	PLANT
18	CLAS 20/20A	1	PLANT
19	CLAS 20/20A	1	PLANT
20	CLAS 20/20A	1	PLANT
21	CLAS 20/20A	1	PLANT
22	CLAS 20/20A	1	PLANT
23	CLAS 20/20A	1	PLANT
24	CLAS 20/20A	1	PLANT
25	CLAS 20/20A	1	PLANT
26	CLAS 20/20A	1	PLANT
27	CLAS 20/20A	1	PLANT
28	CLAS 20/20A	1	PLANT
29	CLAS 20/20A	1	PLANT
30	CLAS 20/20A	1	PLANT
31	CLAS 20/20A	1	PLANT
32	CLAS 20/20A	1	PLANT
33	CLAS 20/20A	1	PLANT
34	CLAS 20/20A	1	PLANT
35	CLAS 20/20A	1	PLANT
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37	CLAS 20/20A	1	PLANT
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91	CLAS 20/20A	1	PLANT
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93	CLAS 20/20A	1	PLANT
94	CLAS 20/20A	1	PLANT
95	CLAS 20/20A	1	PLANT
96	CLAS 20/20A	1	PLANT
97	CLAS 20/20A	1	PLANT
98	CLAS 20/20A	1	PLANT
99	CLAS 20/20A	1	PLANT
100	CLAS 20/20A	1	PLANT

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DATE
1	CONCRETE	10/2/24
2	CONCRETE	10/2/24
3	STEEL	10/2/24
4	ONWATA	10/2/24
5	ONWATA	10/2/24
6	ONWATA	10/2/24

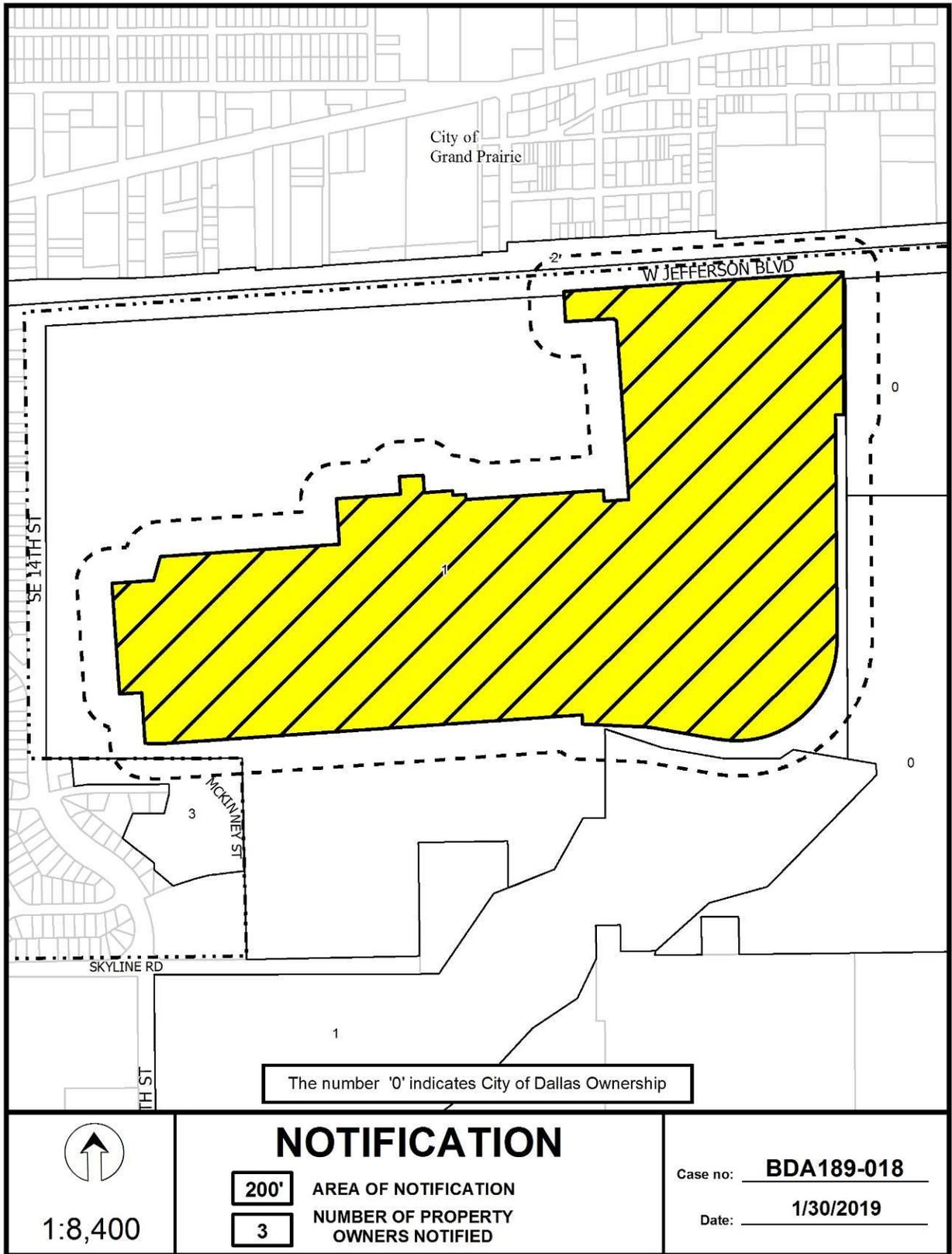
Pacheco Koch
 2307 HAMBUR ROAD, SUITE 1000
 DALLAS, TEXAS 75229
 TEL: 214.742.1000
 FAX: 214.742.1001
 WWW.PACHECO-KOCH.COM

PLANTING PLAN
 DALLAS GLOBAL INDUSTRIAL CENTER
 LOTS 1-9, BLOCK 1/6T13
 SE 14TH ST. & E. JEFFERSON ST.
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

NO.	DATE	ISSUE
1	10/2/24	ISSUE

NO.	DATE	REVISION
1	10/2/24	ISSUE

NO.	DATE	SCALE	NOTES	FILE	NO.
1	10/2/24	AS SHOWN			L2.18



City of
Grand Prairie

W JEFFERSON BLVD

SE 14TH ST

MCKINNEY ST

SKYLINE RD

The number '0' indicates City of Dallas Ownership



1:8,400

NOTIFICATION

200'

AREA OF NOTIFICATION

3

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BDA189-018**

Date: **1/30/2019**

01/30/2019

Notification List of Property Owners

BDA189-018

3 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9314 W JEFFERSON BLVD	AMERICAN BROWNFIELD MCIC LLC
2	9999 NO NAME ST	UNION PACIFIC RR CO
3	1404 TURNER PKWY	SHARBAF SID

FILE NUMBER: BDA189-019(OA)

BUILDING OFFICIAL'S REPORT: Application of Brett Brodnax, represented by Jason Vander Vorste, for special exceptions to the fence standards regulations at 5014 Lakehill Court. This property is more fully described as Lot 08, Block 1/5544, and is zoned R-1(A), which limits the height of a fence in the front yard to 4 feet, prohibits the use of certain materials for a fence, and requires a fence panel with a surface area that is less than 50 percent open may not be located less than 5 feet from the front lot line. The applicant proposes to construct and/or maintain a 9 foot high fence in a required front yard, which will require a 5 foot special exception to the fence standards regulations, and to construct and/or maintain a fence of a prohibited material, which will require a special exception to the fence standards regulations, and to construct and/or maintain a fence in a required front yard with a fence panel having less than 50 percent open surface area located less than 5 feet from the front lot line, which will require a special exception to the fence standards regulations..

LOCATION: 5014 Lakehill Court

APPLICANT: Brett Brodnax
Represented by Jason Vander Vorste

REQUESTS:

The following requests for special exceptions to the fence standards regulations have been made on a site that is being developed with a single-family home:

1. A request for a special exception to the fence standards regulations related to height of 5' is made to construct and maintain a fence higher than 4' in height in the site's front yard setback – a 6' high solid iron panel fence, a 5' 10" pedestrian wood gate with a 6' 4" stone column, and a 6' wood/metal gate with 9' stone columns;
2. A request for a special exception to the fence standards regulations related to fence panels with a surface area that is less than 50 percent open less than 5' from the front lot line, is made to construct and maintain the aforementioned 6' high solid iron panel fence located less than 5' from this front lot line; and
3. A request for a special exception to the fence standards regulations related to prohibited materials is made to maintain a fence of a prohibited fence material (metal gate) – in this case, the aforementioned wood/metal gate.

STANDARD FOR A SPECIAL EXCEPTION TO FENCE STANDARDS:

Section 51A-4.602 of the Dallas Development Code states that the board may grant a special exception to the fence standards when in the opinion of the board, the special exception will not adversely affect neighboring property.

STAFF RECOMMENDATION:

No staff recommendation is made on this or any request for a special exception to the fence standards since the basis for this type of appeal is when in the opinion of the board, the special exception will not adversely affect neighboring property.

BACKGROUND INFORMATION:

Zoning:

Site: R-1ac (A) (Single family district 1 acre)
North: R-1ac (A) (Single family district 1 acre)
South: R-1ac (A) (Single family district 1 acre)
East: R-1ac (A) (Single family district 1 acre)
West: R-1ac (A) (Single family district 1 acre)

Land Use:

The subject site is being developed with a single-family home. The areas to the north, south, east, and west are developed with single-family uses.

Zoning/BDA History:

There have not been any recent related board or zoning cases recorded either on or in the immediate vicinity of the subject site

GENERAL FACTS/STAFF ANALYSIS:

- The requests for special exceptions to the fence standards regulations on a site being developed with a single-family home focus on:
 - 1) constructing/maintaining a 6' high solid iron panel fence, a 5' 10" pedestrian wood gate with a 6' 4" stone column, and a 6' wood/metal gate with 9' stone columns located in this front yard setback;
 - 2) constructing/maintaining the aforementioned existing 6' high solid iron panel fence with panels with surface areas that are less than 50 percent open located less than 5' from this front lot line; and,
 - 3) constructing/maintaining the existing fence made of a prohibited fence material (metal gate).
- The Dallas Development Code states that in all residential districts except multifamily districts, a fence may not exceed 4' above grade when located in the required front yard.
- The Dallas Development Code states that no fence panel having less than 50 percent open surface area may be located less than five feet from the front lot line.
- The subject site is zoned R-1ac (A) and has a 40' front yard setback.
- Section 51A-4.602(a)(9) of the Dallas Development Code states that except as provided in this subsection, the following fence materials are prohibited:
 - Sheet metal;

- Corrugated metal;
 - Fiberglass panels;
 - Plywood;
 - Plastic materials other than preformed fence pickets and fence panels with a minimum thickness of seven-eighths of an inch;
 - Barbed wire and razor ribbon (concertina wire) in residential districts other than an A(A) Agricultural District; and
 - Barbed wire razor ribbon (concertina wire) in nonresidential districts unless the barbed wire or razor ribbon (concertina wire) is six feet or more above grade and does not project beyond the property line.
- The applicant has submitted a site plan and elevation of the proposal with a fence that reaches up to 9' in height, with fence panels having a surface area that is less than 50 percent open and located less than 5' from this front lot line and of prohibited fence materials (metal gate).
 - The following additional information was gleaned from the submitted site plan:
 - The proposal is represented as being approximately 115' in length parallel to Lakehill Court.
 - The proposed fence is represented as being located on the front property line, or approximately 16' from the pavement line, and the proposed gate is represented as being located 12' from the front property line, or approximately 28' from the pavement line.
 - The proposal is represented as being approximately 115' in length parallel to Lakehill Court and between 40' to 32' in length perpendicular to the street along this site in the front yard setback.
 - The proposal is represented as a portion (58' in length) of the fence being located on the front property line and the rest of the fence being located between 1' to 12' from the front property line. (The distance between the fence and the pavement line is approximately between 9' 6" to 22').
 - The submitted site plan represents a site that is approximately 44,000 square feet in area where approximately 12' linear feet of prohibited fence material (metal gate) is located on this property.
 - The Board Senior Planner conducted a field visit of the site and surrounding area (approximately 400 feet north of the subject site) and noted no other fences that appeared to be above 4' in height and located in a front yard setback.
 - As of February 8, 2019, no letters have been submitted in support of or in opposition to the request.
 - The applicant has the burden of proof in establishing that the special exceptions to the fence standards regulations related to height over 4' in the front yard setback, to fence with panels with surface areas less than 50 percent open less than 5' from the front lot line, and to prohibited fence materials (metal) will not adversely affect neighboring property.
 - Granting one and/or all of these special exceptions with a condition imposed that the applicant complies with the submitted site plan and elevation would require the proposal exceeding 4' in height in the front yard setback, with fence panels with surface areas less than 50 percent open located less than 5' from the front lot line,

and with prohibited material to be maintained in the location and of the heights and materials as shown on these documents.

Timeline:

November 27, 2018: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.

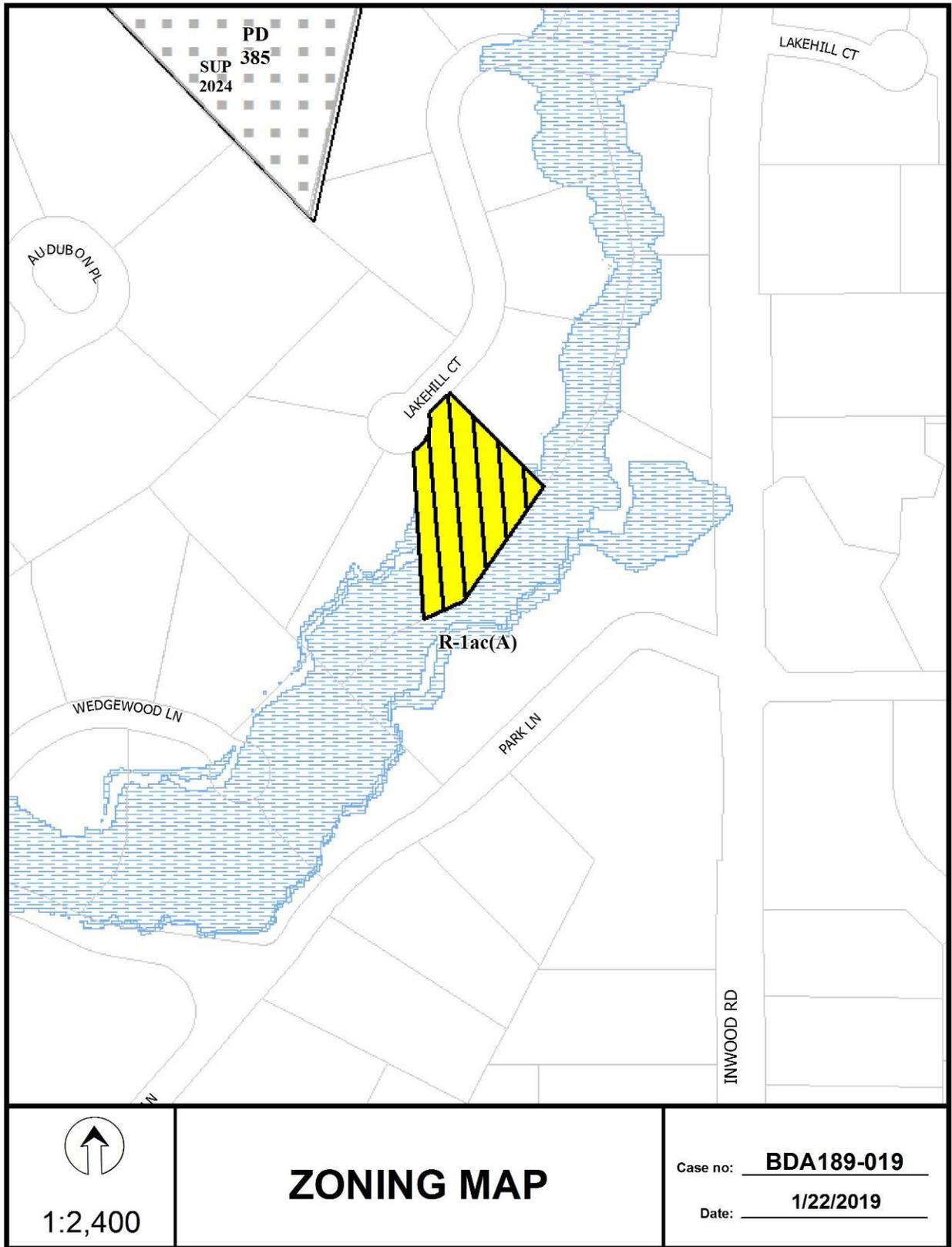
January 8, 2019: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel C.

January 9, 2019: The Sustainable Development and Construction Department Senior Planner, emailed the applicant’s representative the following information:

- a copy of the application materials including the Building Official’s report on the application;
- an attachment that provided the public hearing date and panel that will consider the application; the January 30th deadline to submit additional evidence for staff to factor into their analysis; and the February 8th 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.”

February 5, 2019: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the February public hearings. Review team members in attendance included: the Building Official, the Assistant Building Official, the Board of Adjustment Chief Planner/Board Administrator, the Chief Arborist, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Sustainable Development and Construction Senior Engineer, the Sustainable Development and Construction Department Board of Adjustment Senior Planner, and the Assistant City Attorney to the Board.

No review comment sheets were submitted in conjunction with this application.





City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 189-019

Data Relative to Subject Property:

Date: 11/27/18

Location address: 5014 LAKE Hill CT DALLAS 75722 Zoning District: R-1ac(A)

Lot No.: 8 Block No.: 1/5544 Acreage: 1.07 Census Tract: 206.00

Street Frontage (in Feet): 1) 126.08 2) 75.58 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): ~~ALBERT~~ & BRETT BRODNAX

Applicant: AMISON & BRETT BRODNAX Telephone: 214-808-3182

Mailing Address: 6607 NORWAY RD. DALLAS TX Zip Code: 75230

E-mail Address: BBRODNAX@USPI.COM

Represented by: JASON VANDER VORSTE Telephone: 903-360-6720

Mailing Address: P.O. BOX 8595 TYLER TX Zip Code: 75711

E-mail Address: JVORSTE@GMAIL.COM

Affirm that an appeal has been made for a Variance __, or Special Exception __, of GATE AND FENCE FENCE HEIGHT, FENCE MATERIALS, AND FENCE OPENESS

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:

MORE PROPORTIONAL TO THE EXTERIOR OF THE HOME AND SURROUNDING HOMES AND QUALITY OF MATERIALS

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 BRETT BRODNAX (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 8 day of December, 2017



Kim Siedelmann
Notary Public in and for Dallas County, Texas

**MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT**

Date of Hearing _____

Appeal was--Granted OR Denied _____

Remarks _____

Chairman

Building Official's Report

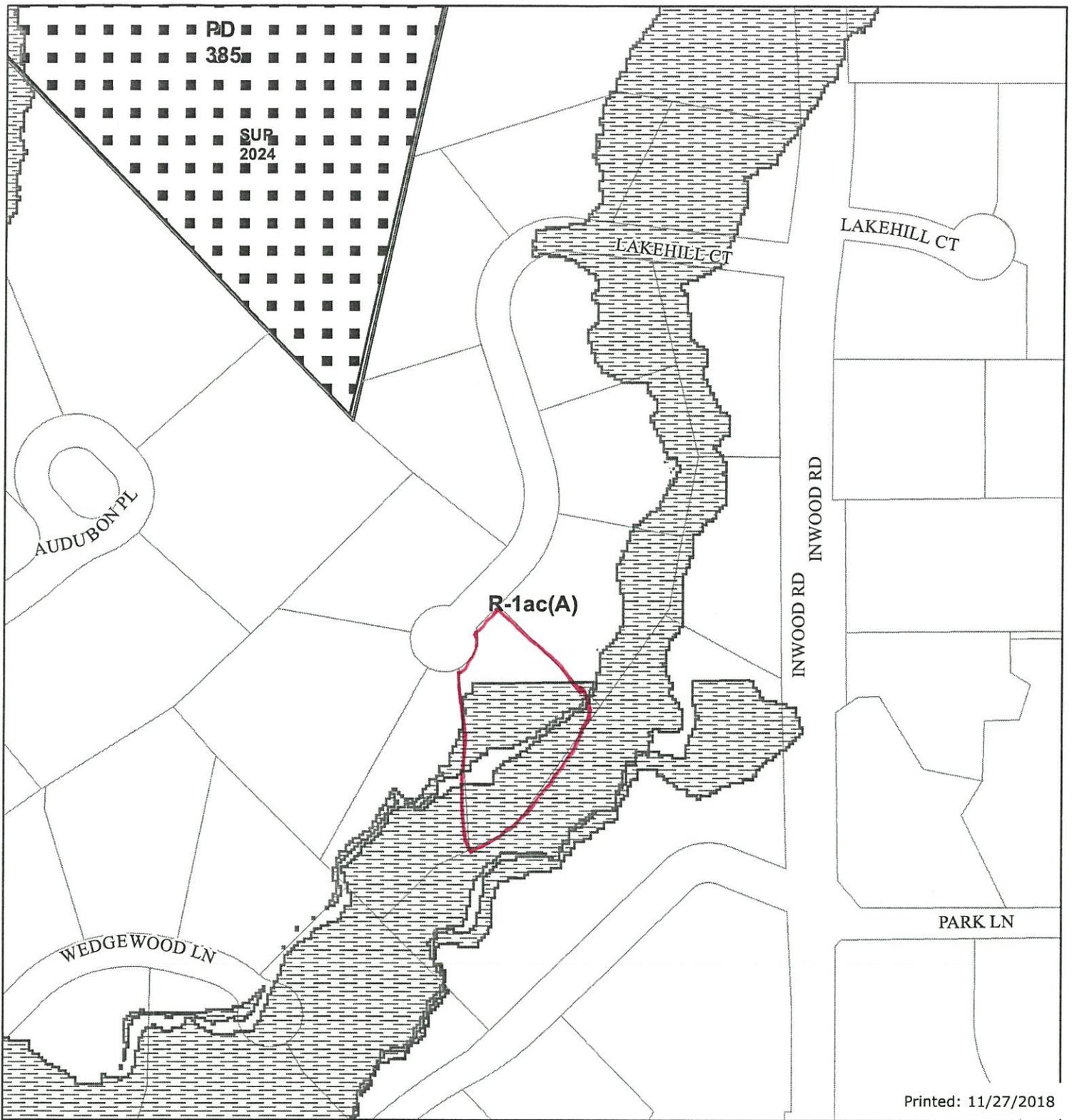
I hereby certify that **Brett Brodnax**
 represented by **JASON W VANDER VORSTE**
 did submit a request for a special exception to the fence height regulations, and for a special
 exception to the fence standards regulations
 , and for a special exception to the fence standards regulations
 at **5014 Lakehill Court**

BDA189-019. Application of Brett Brodnax represented by JASON W VANDER VORSTE for a special exception to the fence height regulations, and for a special exception to the fence standards regulations, and for a special exception to the fence standards regulations at 5014 Lakehill Court. This property is more fully described as Lot 08, Block 1/5544, and is zoned R-1(A), which limits the height of a fence in the front yard to 4 feet and prohibits the use of certain materials for a fence and requires a fence panel with a surface area that is less than 50 percent open may not be located less than 5 feet from the front lot line. The applicant proposes to construct an 9 foot high fence in a required front yard, which will require a 5 foot special exception to the fence regulations, and to construct a fence using a prohibited material, which will require a special exception to the fence regulations, and to construct a fence in a required front yard with a fence panel having less than 50 percent open surface area located less than 5 feet from the front lot line, which will require a special exception to the fence regulations.

Sincerely,

Philip Sikes
 Philip Sikes, Building Official





Printed: 11/27/2018

Legend

- | | | | |
|----------------------|--------------------------------|-----------------------|----------------------------|
| City Limits | railroad | Dry Overlay | CD Subdistricts |
| School | Certified Parcels | D | PD Subdistricts |
| Floodplain | Base Zoning | D-1 | PDS Subdistricts |
| 100 Year Flood Zone | PD193 Oak Lawn | CP | NSO Subdistricts |
| Mill's Creek | Dallas Environmental Corridors | SP | NSO_Overlay |
| Peak's Branch | SPSD Overlay | MD Overlay | Escarpment Overlay |
| X Protected by Levee | Deed Restrictions | Historic Subdistricts | Parking Management Overlay |
| Parks | SUP | Historic Overlay | Shop Front Overlay |
| | | Height Map Overlay | |

This data is to be used for graphical representation only. The accuracy is not to be taken/used as data produced by a Registered Professional Land Surveyor (RPLS) for the State of Texas. 'This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.' (Texas Government Code § 2051.102)

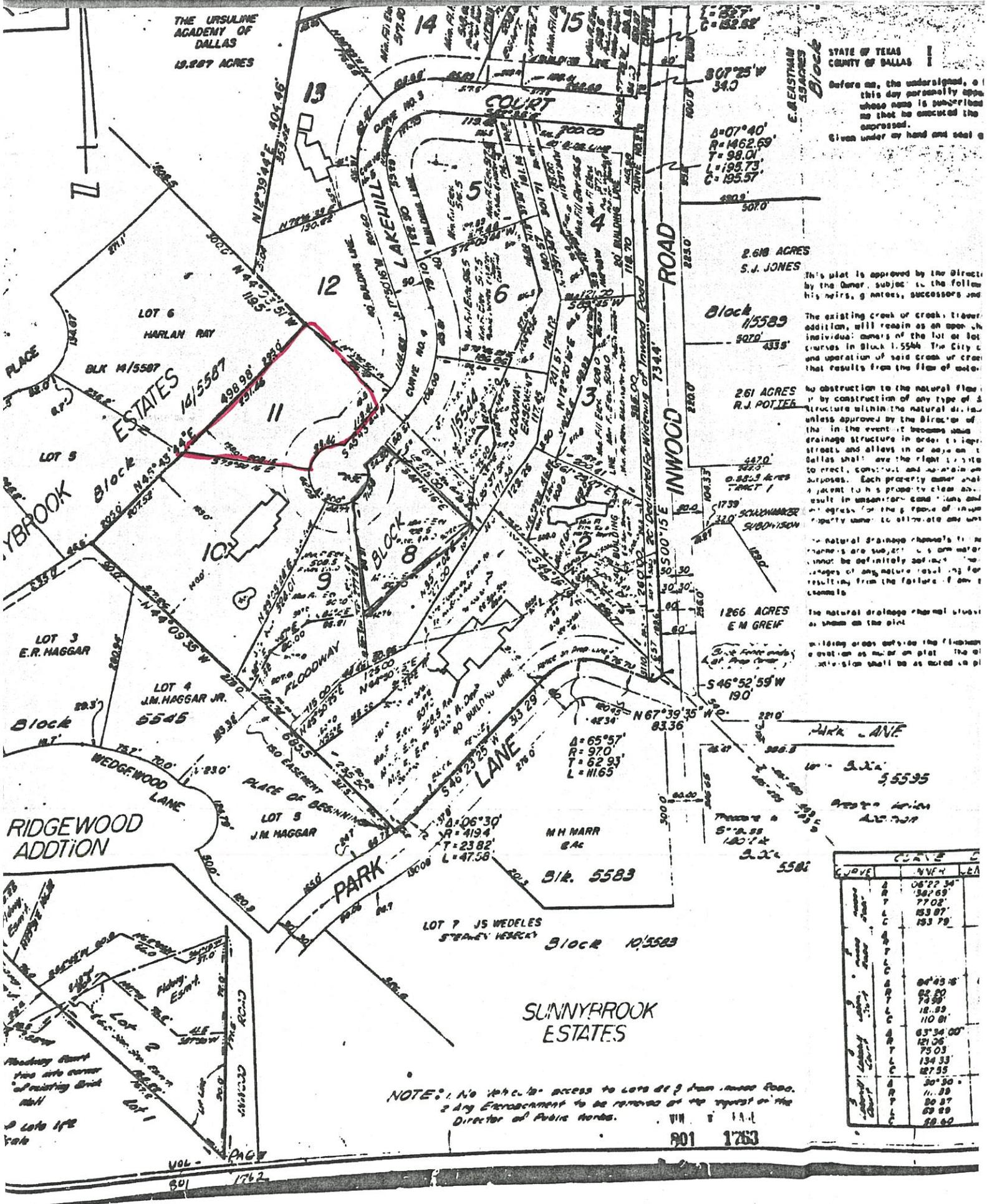


THE URSULINE
ACADEMY OF
DALLAS
13.227 ACRES

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned, on this day personally appeared whose name is subscribed to that he executed the expressed.

Given under my hand and seal of



2.618 ACRES
S. J. JONES

Block
11/5587

261 ACRES
R. J. POTTER

0.8503 Acres
TRACT 1

1266 ACRES
E. M. GREIF

546°52'59"W
190'

Blk. 5583

SUNNYBROOK
ESTATES

NOTE: No vehicular access to Lots 10 & 9 from Inwood Road. Any Encroachment to be removed at the request of the Director of Public Works.

901 1763

This plat is approved by the Director by the Owner, subject to the following his heirs, assigns, successors and

The existing creek or creek, traver addition, will remain as an open lot individual owners of the lot or lots in Block 1, 5584. The City of one operation of said creek or creek that results from the flow of water.

No obstruction to the natural flow of water by construction of any type of structure within the natural drainage area unless approved by the Director of the City of Dallas. In the event it becomes necessary to construct a drainage structure in order to protect the streets and alleys in or adjacent to Dallas shall have the right to locate, construct and maintain same for public purposes. Each property owner shall be liable to his property clear and unobstructed in the event of any and all damages to the property of any other property owner to the extent of any loss.

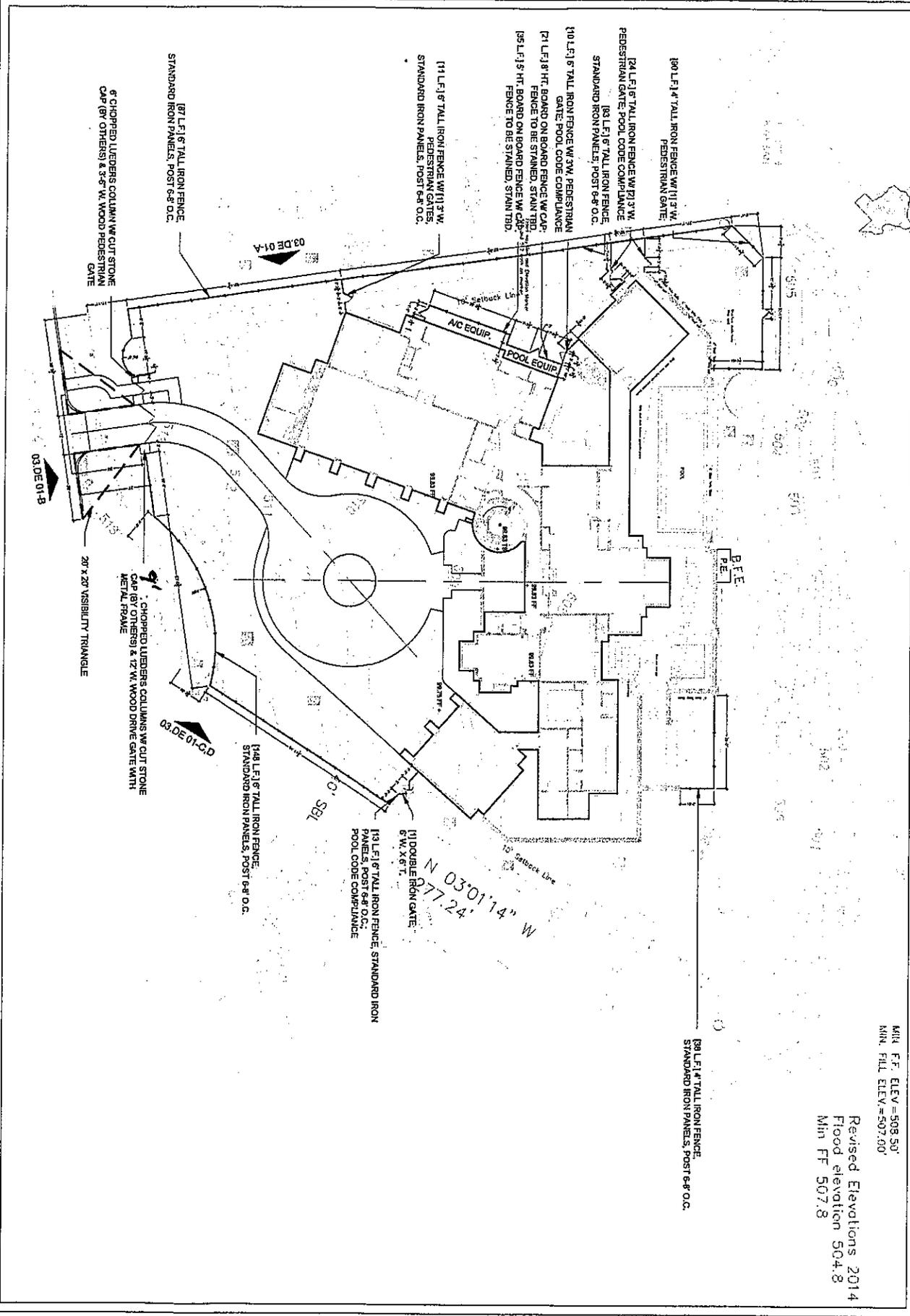
The natural drainage channels of the property are subject to the water which may be definitely defined as a result of any nature resulting from the failure of any structure.

The natural drainage channels of the property are subject to the water which may be definitely defined as a result of any nature resulting from the failure of any structure.

Building crops outside the finished condition as shown on plat. The plat shall be as noted on plat.

GRADE	CURVE	AREA	LEA
A	08°22'34"		
B	36°22'59"		
C	77°02'		
D	153°07'		
E	153°39'		
F			
G			
H	04°43'15"		
I	55°50'		
J	18.89		
K	110.61		
L	63°34'00"		
M	129.26		
N	75.03		
O	134.33		
P	27.55		
Q	30°30'		
R	11.89		
S	20.87		
T	29.89		
U	50.60		

A Fencing Layout Plan



MIN. F.F. ELEV. = 508.50'
 MIN. FILL ELEV. = 507.50'
 Revised Elevations 2014
 Flood elevation 504.8
 Min. FF 507.8

110 DOUBLE IRON GATES
 6' W. X 6' T.
 N 03°01'14" W
 77.24'

Scale: 3/32"=1'-0"

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NOT FOR CONSTRUCTION; PRICING ONLY; REV-2 11/14/2018

Sheet No. 02 LA-01
 Fencing Layout Plan

Client Name: Brodnax
 Plot No.: 15-031
 Date: 11/18/18
 Approved By: PP
 P&C Date:

Revisions

BRODNAX RESIDENCE
 5014 Lakehill Court Dallas, TX 75230

LAMBERT GARDEN DESIGN
 LANDSCAPE ARCHITECTURE AND SITE CONSTRUCTION MANAGEMENT
 PAUL FIELDER DESIGN STUDIO
 11214 Lakewood Drive, Dallas, TX 75244
 P: 214.343.6500 F: 214.343.6501 www.lambertgarden.com

LAMBERT GARDEN DESIGN
 LANSKY ARCHITECTURE AND SITE CONSTRUCTION MANAGEMENT
 PAUL REEDS DESIGN STUDIO
 7116 WESTBROOK CIRCLE, DALLAS, TX 75230
 (214) 350-0000 FAX (214) 350-0001
 WWW.LAMBERTGARDENDESIGN.COM

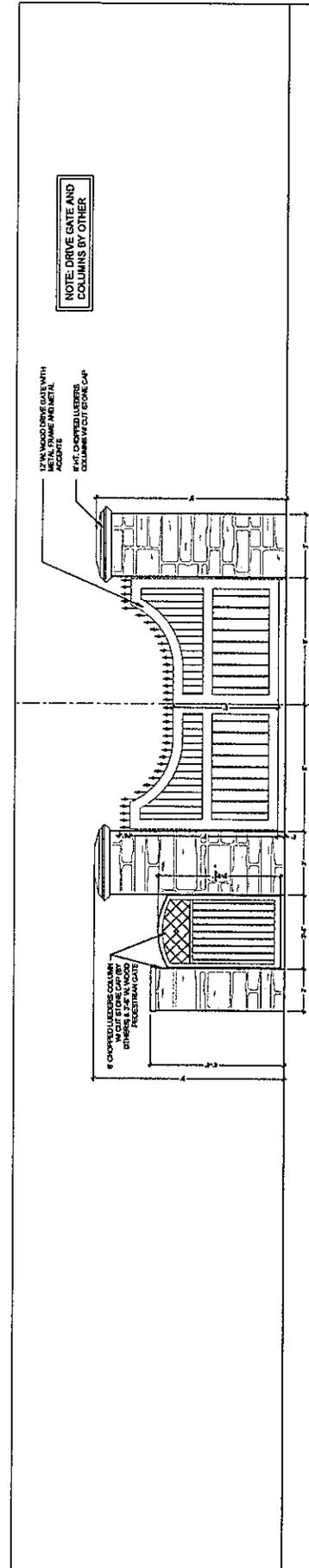
BRODNAX RESIDENCE
 5014 Lakehill Court Dallas, TX 75230

Revisions	

Client Name:	Brodnax
Project:	5014
Drawn By:	MR
Approved By:	MR
Scale:	AS SHOWN
Date:	03/20/18

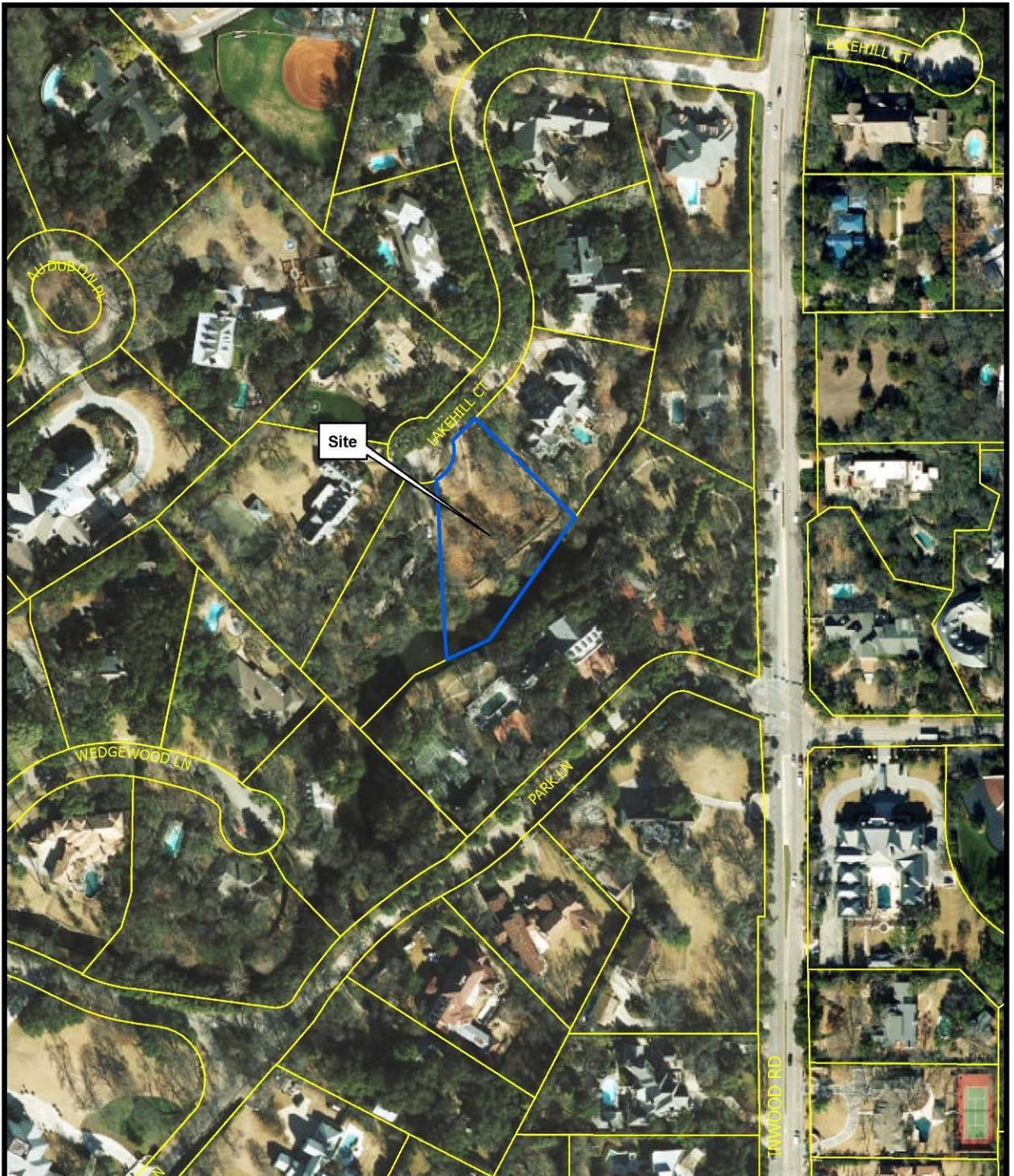
Sheet No.
 03.DE-01
 Fence Detail
 Sheet

NOT FOR CONSTRUCTION: PRICING ONLY: REV-3 01/04/2018



A West Side Fence and Gate Elevation
 Scale: 1/2"=1'-0"

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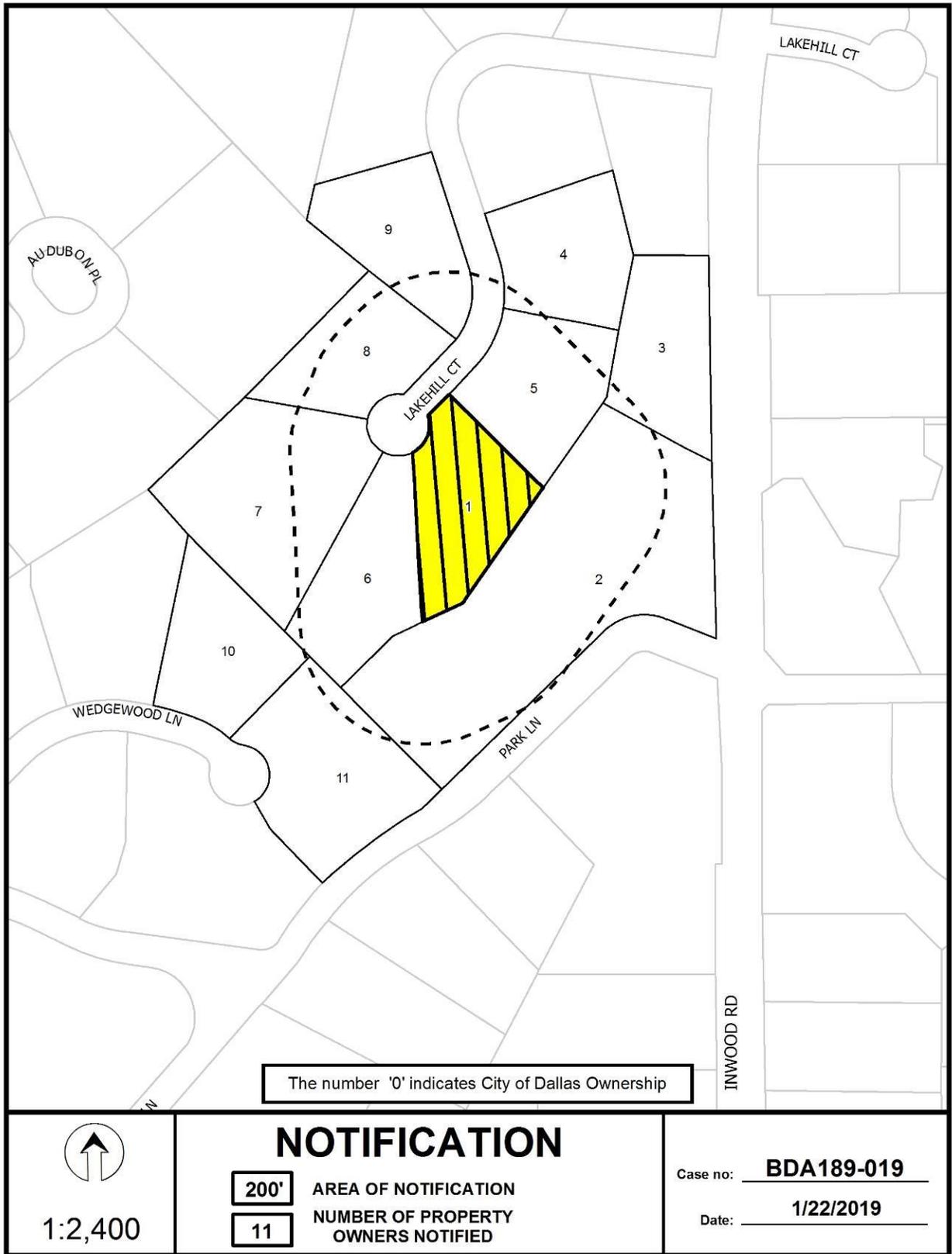


1:2,400

AERIAL MAP

Case no: **BDA189-019**

Date: **1/22/2019**



Notification List of Property Owners

BDA189-019

11 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5014 LAKEHILL CT	BRODNAX BRETT
2	5055 PARK LN	PRATT AILEEN MEJIA &
3	9641 INWOOD RD	BRYAN SCOTT & LISA A
4	5042 LAKEHILL CT	SCHULZE RICHARD H &
5	5026 LAKEHILL CT	MEYER WILLIAM E
6	5015 LAKEHILL CT	MARTIN WILLIAM KEITH &
7	5025 LAKEHILL CT	BRINKMANN J BAXTER
8	5035 LAKEHILL CT	FITTS JOHN STUART
9	5045 LAKEHILL CT	ZAINFELD JEAN BALLAS
10	4955 WEDGEWOOD LN	PERKINS ALAN J & SONDR A B
11	4965 WEDGEWOOD LN	FLOYD BONNIE L

FILE NUMBER: BDA189-024(OA)

BUILDING OFFICIAL'S REPORT: Application of Karl Crawley of Masterplan for a variance to the front yard setback regulations and a special exception to the fence standards regulations at 10040 Hollow Way Road. This property is more fully described as Lot 2A, Block 1/5517, and is zoned R-1ac(A), which requires a front yard setback of 40 feet, and limits the height of a fence in the front yard to 4 feet. The applicant proposes to construct and/or maintain a structure and provide a 7 foot 3 inch front yard setback, which will require a 32 foot 9 inch variance to the front yard setback regulations, and to construct and/or maintain a 6 foot 8 inch high fence in a required front yard, which will require a 2 foot 8 inch special exception to the fence standards regulations.

LOCATION: 10040 Hollow Way Road

APPLICANT: Karl Crawley

REQUESTS:

The following requests have been made on a site that is being developed with a single family home:

1. A variance request to the front yard setback regulations of 32' 9" is made to construct/maintain a "gate house" structure to be located 7' 3" from the front property line or 32' 9" into this 40' front yard setback; and
2. A request for a special exception to the fence standards regulations related to height of 2' 8" is made to construct/maintain a fence higher than 4' in height in the front yard setback (a 6' high chain-link fence with 6' 8" high brick columns, two 6' high metal rolling gates, a 6' 6' high metal louvered fence with 6' 8" high brick columns and a 6' high pedestrian electronic steel gate).

STANDARD FOR A VARIANCE:

Section 51(A)-3.102(d)(10) of the Dallas Development Code specifies that the board has the power to grant variances from the front yard, side yard, rear yard, lot width, lot depth, lot coverage, floor area for structures accessory to single family uses, height, minimum sidewalks, off-street parking or off-street loading, or landscape regulations provided that the variance is:

- (A) not contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed and substantial justice done;
- (B) necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be

developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
(C) not granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

STANDARD FOR A SPECIAL EXCEPTION TO FENCE STANDARDS:

Section 51A-4.602 of the Dallas Development Code states that the board may grant a special exception to the fence standards when, in the opinion of the board, the special exception will not adversely affect neighboring property.

STAFF RECOMMENDATION (front yard variance):

Denial.

Rationale:

- Staff concluded that the applicant had not substantiated how the variance is necessary to permit development of the subject site that is flat, rectangular in shape, and over 2 acres in area (or twice the area found in most lots in this zoning district) where these features preclude it from being developed in a manner commensurate with the development upon other parcels of land with the same R-1ac (A) zoning district.

STAFF RECOMMENDATION (fence standards):

No staff recommendation is made on this or any request for a special exception to the fence standards since the basis for this type of appeal is when in the opinion of the board, the special exception will not adversely affect neighboring property.

BACKGROUND INFORMATION:

Zoning:

Site: R-1ac (A) (Single family district 1 acre)
North: R-1ac (A) (Single family district 1 acre)
South: R-1ac (A) (Single family district 1 acre)
East: R-1ac (A) (Single family district 1 acre)
West: R-1ac (A) (Single family district 1 acre)

Land Use:

The subject site is being developed with a single family home. The areas to the north, south, east, and west are developed with single family uses.

Zoning/BDA History:

1. BDA056-090, Property at 10058 Hollow Way Road (the lot north to the subject site)

On March 14, 2006, the Board of Adjustment Panel A granted requests for a special exception to the fence regulations of 5' 7": Compliance with submitted revised site plan and revised fence elevation is required.

The case report stated the special exception to the fence standards was made to construct and maintain a 8' 4" high open wrought iron fence (atop an approximately 1' 5" limestone base), with 9' 7" high limestone columns in the 40' Hollow Way Road front yard setback.

2. BDA990-297, Property at 10058 Hollow Way Road (the lot north to the subject site)

On June 27, 2000, the Board of Adjustment Panel A denied a request for a special exception to the fence height regulations of 5' 7" with prejudice and denied a special exception to the single family regulations for an additional dwelling unit without prejudice. The case report states that the fence special exception was requested in conjunction with constructing and maintaining an 8' high combination limestone/wrought iron fence and that the single family special exception was requested in conjunction with maintaining an approximately 576 square foot, 1-story "guest house"/ dwelling unit.

3. BDA88-009, Property at 10023 Hollow Way Road (The lot southwest to the subject site)

On December 12, 1988, the Board of Adjustment granted a 4' rear yard setback variance and a 1' side yard setback variance to maintain a garage structure located on the south of the property.

GENERAL FACTS/STAFF ANALYSIS (front yard variance):

- The request for a variance to the front yard setback regulations of 32' 9" focuses on constructing and maintaining a "gate house" structure to be located 7' 3" from the front property line or 32' 9" into this 40' front yard setback.
- The subject site is zoned R-1ac (A) which requires a 40' front yard setback.

- The submitted plan represents that a “gate house” structure is proposed to be located as close as 7’ 3” from the site’s front property line or 32’ 9” into the 40’ front yard setback.
- The following additional information was gleaned from the submitted site plan:
 - The gate house structure is represented as being approximately 8’ in length and 10’ in width or approximately 80 square feet in area.
 - The gate house structure is represented as being located approximately 7’ 3” from the property line.
- DCAD records indicate the following improvements for property located at 10040 Hollow Way Road: “main improvement: a structure with 15,100 square feet of living area built in 2017”, and “additional improvements; a 768 square foot attached garage, a 1198 square foot attached garage, a 1,466 square foot attached garage, a 1,289 square foot detached garage and a 1,040 square foot detached quarters”.
- The subject site is flat, rectangular in shape, and according to the application, is 2.142 acres (or approximately 93,300 square feet) in area. The site is zoned R-1 ac (A) where the typical lot size is one area or 43,560 square feet.
- The applicant has the burden of proof in establishing the following:
 - That granting the variance to the front yard setback regulations will not be contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed and substantial justice done.
 - The variance is necessary to permit development of the subject site that differs from other parcels of land by being of such a restrictive area, shape, or slope, that the subject site cannot be developed in a manner commensurate with the development upon other parcels of land in districts with the same R-1ac(A) zoning classification.
 - The variance would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing this parcel of land (the subject site) not permitted by this chapter to other parcels of land in districts with the same R-1ac(A) zoning classification.
- If the Board were to grant this request and impose the submitted site plan as a condition, the structure in the front yard setback would be limited to what is shown on this document– which is a gate house structure to be located 7’ 3” from the site’s front property line or 32’ 9” into the required 40’ front yard setback.

GENERAL FACTS/STAFF ANALYSIS (fence standards):

- The request for a special exception to the fence standards related to height of 2’ 8” focuses on constructing/maintaining a 6’ high chain-link fence with 6’ 8” high brick columns, two 6’ high metal rolling gates, a 6’ 6” high metal louvered fence with 6’ 8” high brick columns and a 6’ high pedestrian electronic steel gate in the site’s required front yard on a site being developed with a single family home.
- The subject site is zoned R-1 AC (A) which requires a 40’ front yard setback.
- The Dallas Development Code states that in all residential districts except multifamily districts, a fence may not exceed 4’ above grade when located in the required front yard.

- The applicant submitted site plan and a site plan and elevation representing the proposed fences in the front yard setback with notations indicating that the proposal reaches a maximum height of 6' 8".
- The following additional information was gleaned from the submitted site plan:
 - The proposal is represented as being approximately 264' in length parallel to Hollow Way Road and approximately 25' perpendicular to Hollow Way Road on the north and south sides of the site in this front yard setback.
 - The proposal is represented as being located approximately 15' from the front property line or approximately 27' from the pavement line.
- The Sustainable Development and Construction Department Senior Planner conducted a field visit of the site and surrounding area and noted several other fences that appeared to be above 4' in height along Hollow Way Road located in the front yard setbacks, some of which have recorded BDA history (see the Zoning/BDA History section of this case report for details).
- The applicant has the burden of proof in establishing that the special exception to the fence standards regulations related to fence height of 2' 8" will not adversely affect neighboring property.
- As of February 8th, no letters have been submitted in support of or in opposition to this request.
- Granting this special exception with a condition imposed that the applicant complies with the submitted site plan and elevation would require the proposal exceeding 2' 8" in height to be located in the front yard setback to be constructed and maintained in the location and of the heights and materials as shown on these documents.

Timeline:

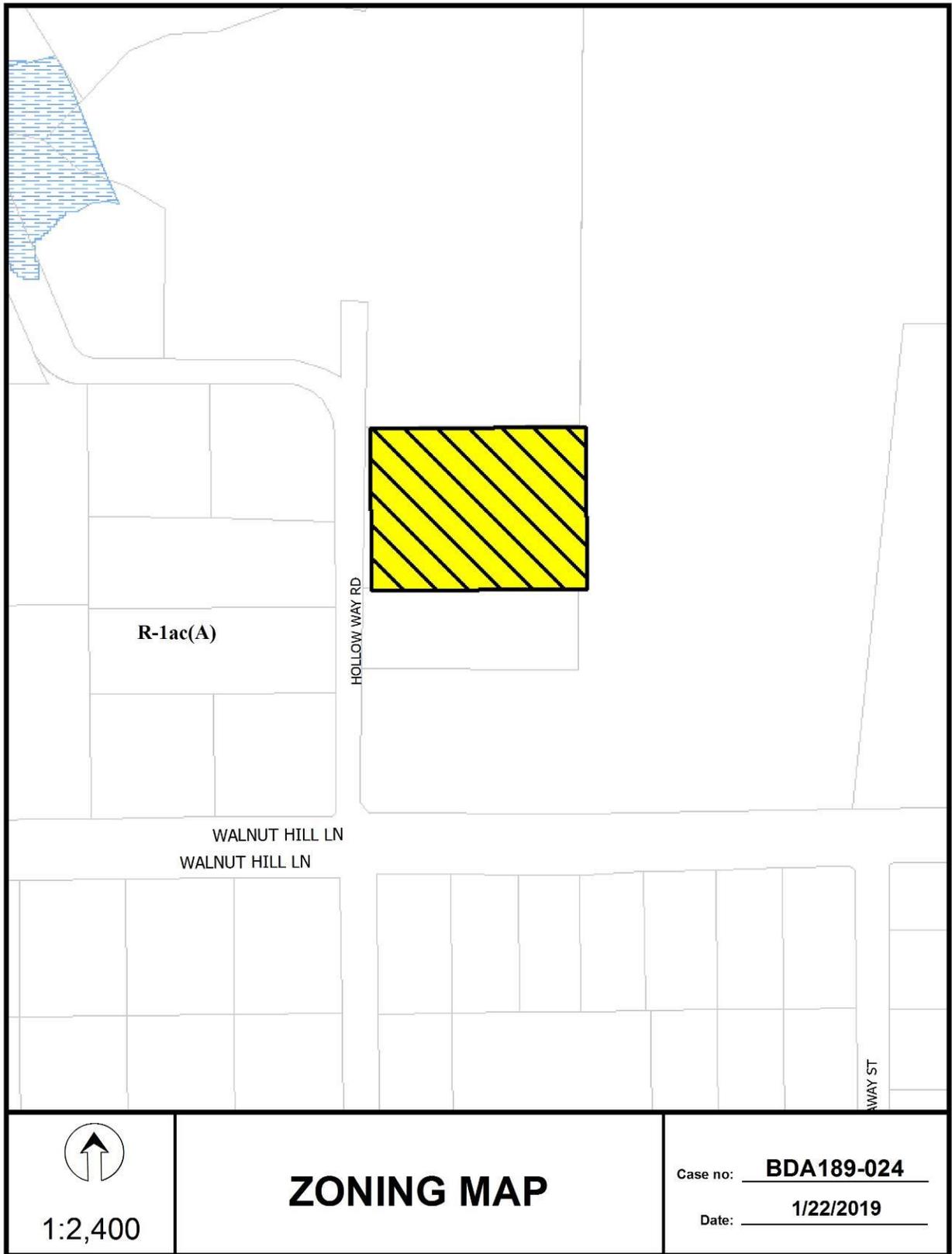
- December 20, 2018: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.
- January 8, 2019: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel C.
- January 9, 2019: The Sustainable Development and Construction Department Senior Planner emailed the applicant the following information:
- an attachment that provided the public hearing date and panel that will consider the application; the January 30th deadline to submit additional evidence for staff to factor into their analysis; and the February 8th deadline to submit additional evidence to be incorporated into the Board's docket materials;
 - the criteria/standards that the board will use in their decision to approve or deny the requests; and
 - the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

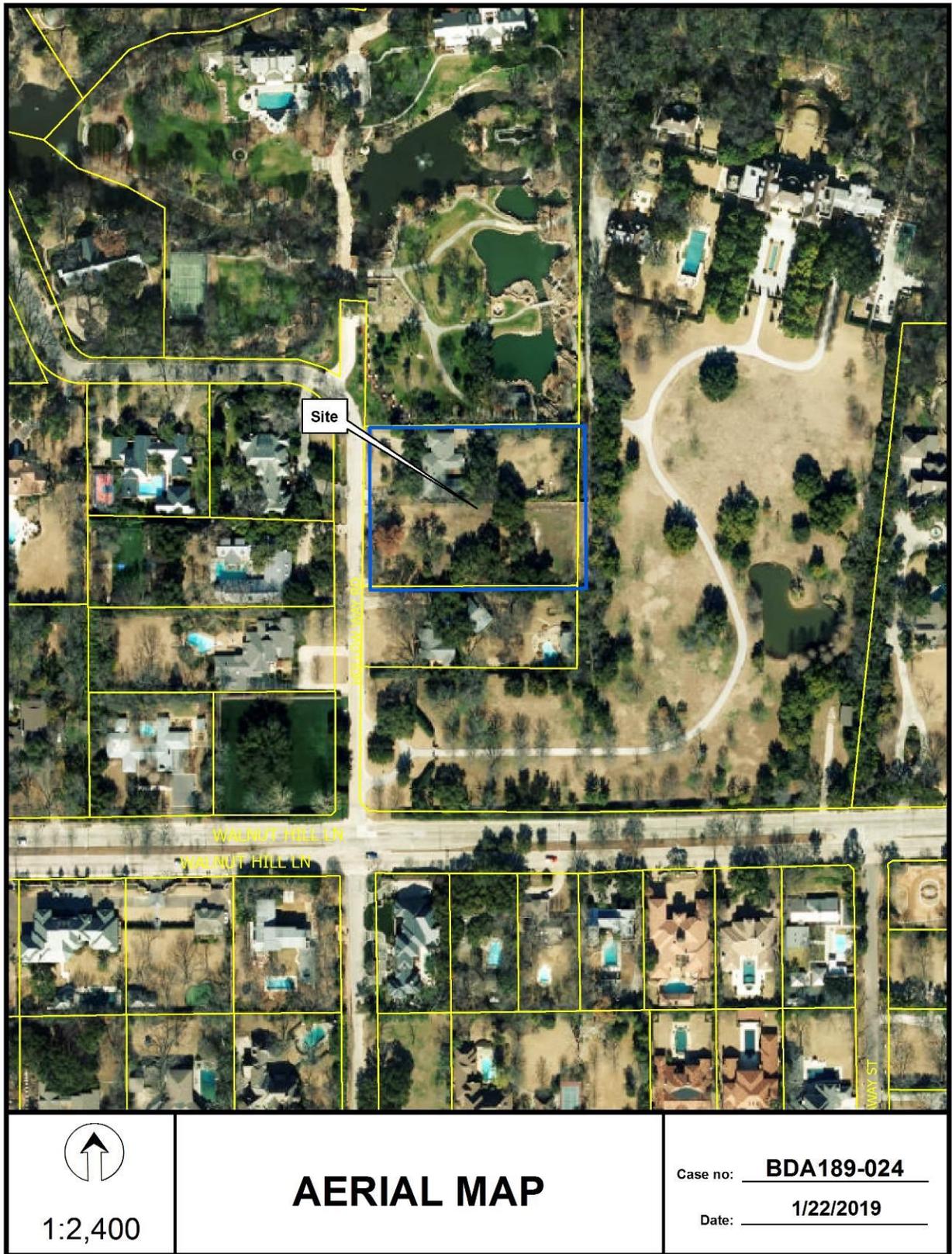
January 19, 2019: The Building Inspection Senior Plans Examiners/Development Code Specialist forwarded a revised Building Official's report on this application to the Board Administrator (see Attachment A).

February 4, 2019: The applicant submitted additional information to staff beyond what was submitted with the original application (see Attachment B).

February 5, 2019: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the February public hearings. Review team members in attendance included: the Building Official, the Assistant Building Official, the Board of Adjustment Chief Planner/Board Administrator, the Chief Arborist, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Sustainable Development and Construction Senior Engineer, the Sustainable Development and Construction Department Board of Adjustment Senior Planner, and the Assistant City Attorney to the Board.

No review comment sheets were submitted in conjunction with this application.





1:2,400

AERIAL MAP

Case no: **BDA189-024**
Date: **1/22/2019**



Masterplan

Land Use Consultants

BDA 189-024 (pg 1/3)
ATTACH B

February 1, 2019

Oscar Aguilera, Senior Planner
Sustainable Development and Construction
City of Dallas
1500 Marilla Street, 5BN
Dallas TX 75201

RE: BDA 189-024, 10040 Hollow Way

Mr. Aguilera;

Please find the following additional information concerning the above referenced Board of Adjustment request. BDA 189-024 involves a Special Exception for a fence height in the required front yard and a Variance to the required front yard in order to build a small accessory structure. The site referenced above is zoned R-1ac(A) Single Family and is a platted lot of approximately 2.1 acres. The lot has approximately 265 feet of frontage on Hollow Way and 350 feet of depth. The area surrounding the site is also zoned R-1ac(A). The site is currently being developed with a single-family home.

The requested Special Exception for a fence greater than four feet in height in the required front yard, is to allow a six-foot-high fence of varying material. Most of the fence will be a six foot in height chain link fence that will be setback a minimum of 15 feet from the front property/right of way line of Hollow Way. The fence will have brick columns (painted white) with a height of six feet six inches and two short sections (six feet in width) of six-foot brick walls similar in appearance to the columns. There will be a pedestrian gate near the center of the frontage that will change the fence material to metal horizontal louvers. These louvers are of a material like that of a "wrought iron" fence but the slats will be horizontal in nature. The pedestrian gate will have two sections of this louvered fence on either side. Finally, there are two sliding vehicular gates made of the same louver material at each end of the site approximately 20 feet from the property corners.

Landscaping along the frontage will include the preservation of two large existing trees in front of the proposed fence and one new shade tree to be planted in front of the fence. The brick fence and column portions of the frontage will have no additional planting (except grass), while the chain link fence portion will have large evergreen shrubs planted between the fence and street. The proposed evergreen shrubs will conceal the fence within a year of planting. The planting of shrubs will hide the fence yet still provide security for the homeowners of the property. Several homes in the area have either a similar fence and shrub scenario or other fences in the front yard greater than four feet in height.

The use of open of open fence sections and gates along with the fence hidden amongst the holly planting allows views of the house while still providing security. This use of differing materials and not making either the fence or gates overly high means that the proposed fence will not adversely affect the neighboring properties.

The requested variance to the front yard setback of 40 feet would allow the construction of an accessory structure to be used as a "gate house." This structure is eight feet by ten feet and is setback approximately seven feet from the right of way. It will comply with the required 20-foot visibility triangle for the driveway that it is adjacent. The structure will have a peaked roof and be ten foot six inches in height. The "gate house" is not really a gate house, it will not be manned, it will have a small window facing the street that will be opaque. It will be located adjacent to the northern driveway and call box for vehicular entry into the driveway/parking behind the fence.

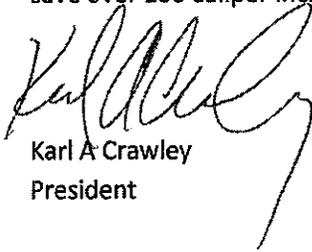
If the structure is not a gate house what is it? The structure will be used for package drop off. I am sure we have all seen the videos online of a delivery person throwing a package over a fence because either someone is not there to let them in or doesn't want to let them in or just doesn't want to wait; and of course, all the door-bell cameras showing thieves stealing packages left on front porches. The structure will have a door on the driveway side to allow packages to be placed in the structure to keep them safe from the elements and others. The packages can then be retrieved through a door located at the rear of the structure and still within the fenced in front yard.

So, the question is why not move the structure back behind the front yard setback. The first obvious reason is that the it would then be behind the fence. If the fence were to moved back and then the structure moved back to the setback line three large existing trees in front of the house would have to be either removed or severely trimmed in order to allow the now relocated drive, fence and structure. This would also force the house further back on the site beyond its present setback of 80 feet. Moving the house further back on the property would force the removal of several more existing trees along the both the north and south property lines conflict with an existing overhead power line along the eastern/rear property line. This overhead power line is within an existing 15-foot utility easement and contains two overhead power lines and several poles which also serve the adjacent homes.

The trees that would have been removed in order to move the house further back in the lot would have included two 36" live oaks, 18" and 24"" pecan trees along with two 20" live oaks. Those trees were saved by leaving the fence, driveway and motor courts along with the gate house/package delivery structure where they are proposed. This along with the existing 15-foot utility easement containing two overhead power lines have restricted the physical location of the house and corresponding drive and security fence. Along with the restriction placed on the site with the overhead power lines the homeowner made the decision that saving several large trees with a total of over 160 caliper inches thus dictating the location of the accessory structure in the required front yard.

I hope this additional information points out the proposed fence greater than four feet in height is designed and landscaped such that it will not have an adverse effect of the neighboring properties and

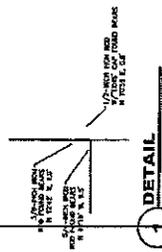
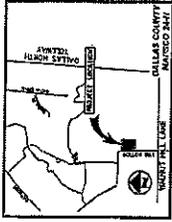
the proposed location of the gate house/package delivery structure was dictated by the restrictions placed on the site from an existing 15 foot utility easement with overhead powerlines and the desire to save over 160 caliper inches of existing trees. If you have any questions, please let me know.



Karl A Crawley
President

ATTACH B

PRELIMINARY PLAT - LOT 1, BLOCK 1/5517, EL RAY



PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
REASON WHATSOEVER UNLESS THE CITY ENGINEER
RECOMMENDS IT.

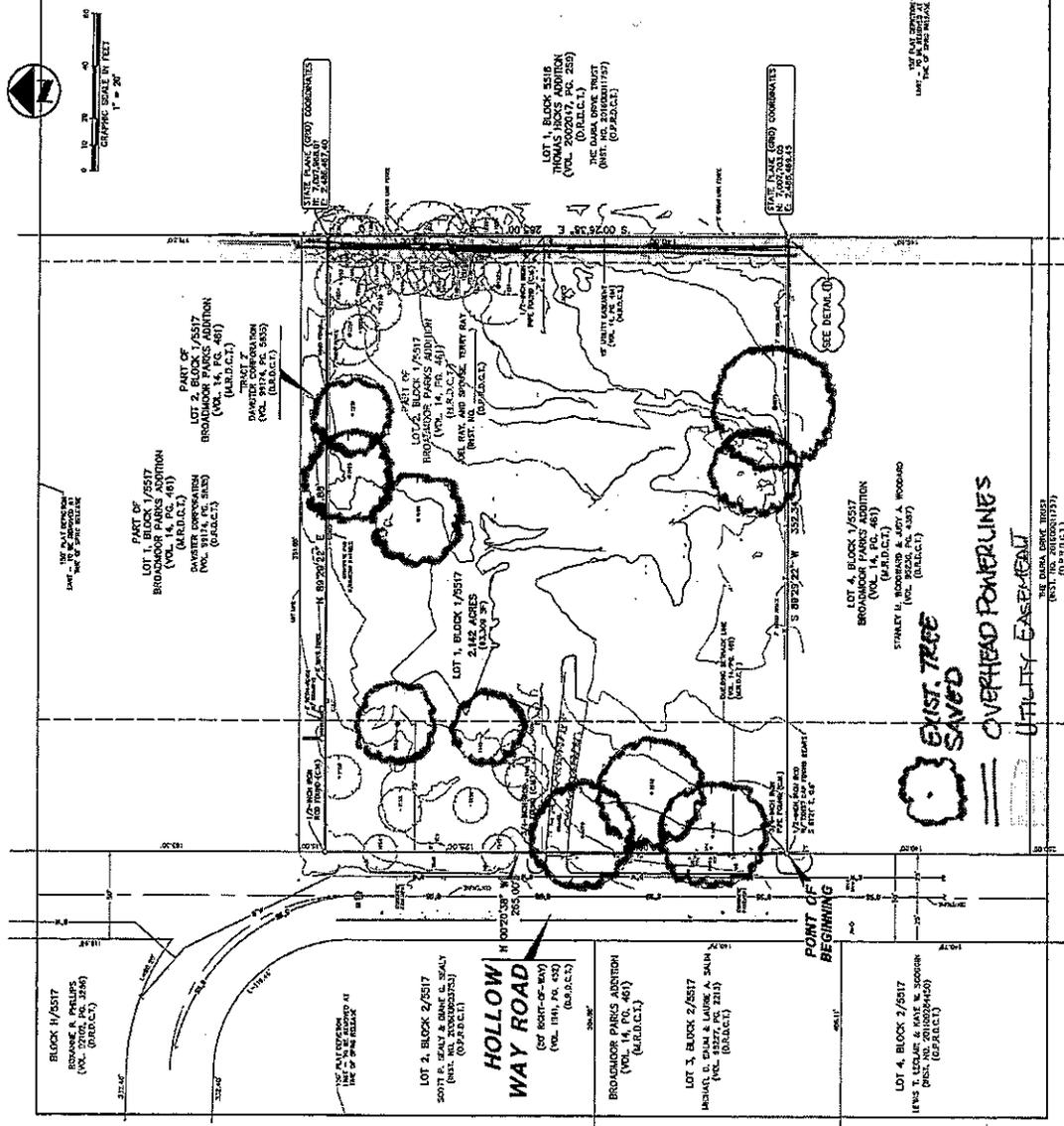
PRELIMINARY PLAT
EL RAY
LOT 1, BLOCK 1/5517

BEING PART OF BLOCK 15517
AND BEING OUT OF THE
R.S.C. GULLAWAY SURVEY, ABSTRACT NO. 933
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER: S156-261
ENGINEERING PLAN NUMBER: 3111-

SHEET 1 OF 2

Pacheco Kach
CITY ENGINEER
DATE: 08/14/2014
DRAWN BY: J. KACH
CHECKED BY: J. KACH
SCALE: 1"=20'
PROJECT NO.: 189-024
DATE: AUGUST 2014
189-024-335

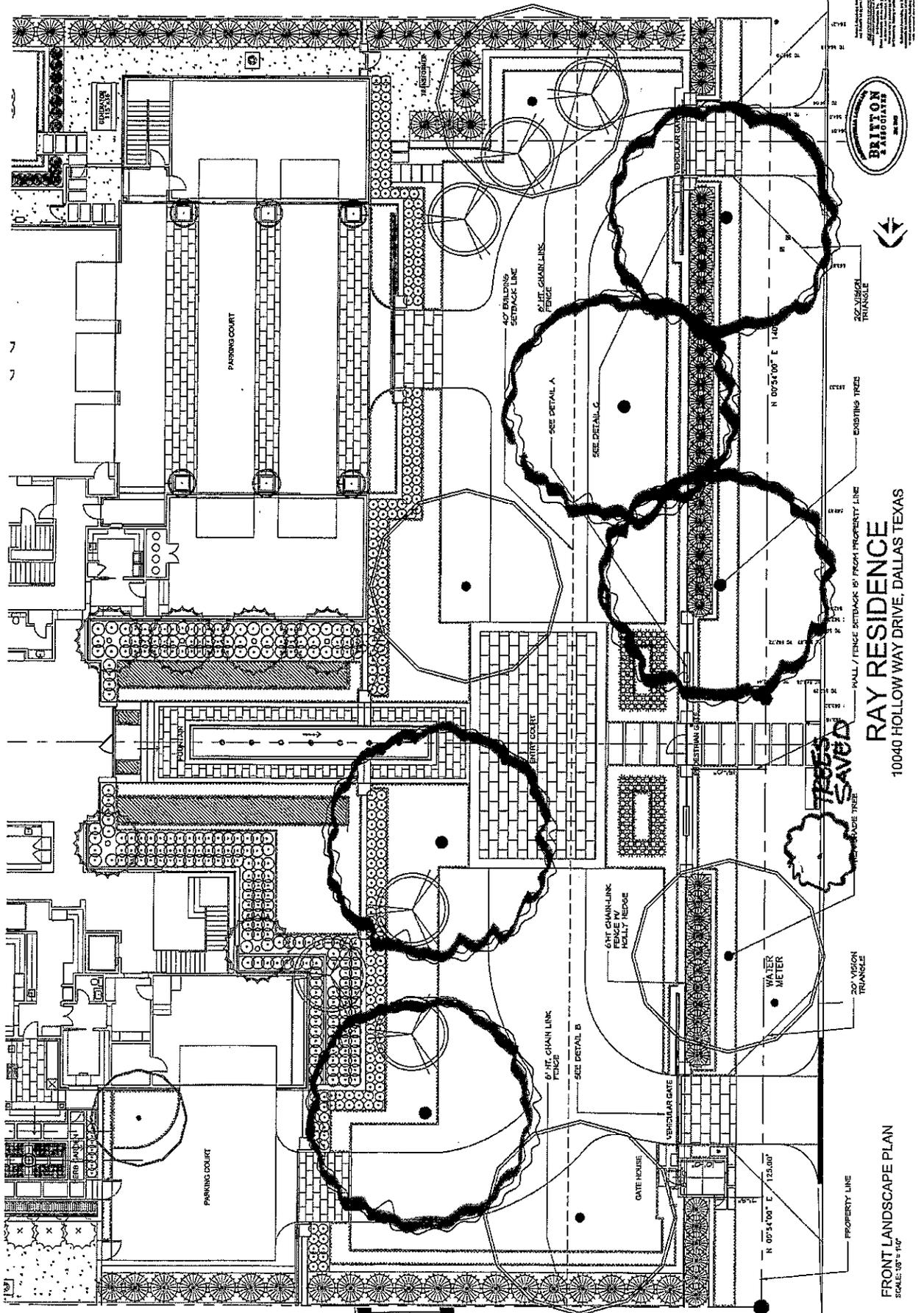


TREE TABLE

NO.	SIZE	ESTIMATE
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1002	12" DBH	100%
1003	12" DBH	100%
1004	12" DBH	100%
1005	12" DBH	100%
1006	12" DBH	100%
1007	12" DBH	100%
1008	12" DBH	100%
1009	12" DBH	100%
1010	12" DBH	100%
1011	12" DBH	100%
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1016	12" DBH	100%
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1190	12" DBH	100%
1191	12" DBH	100%
1192	12" DBH	100%
1193	12" DBH	100%
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1196	12" DBH	100%
1197	12" DBH	100%
1198	12" DBH	100%
1199	12" DBH	100%
1200	12" DBH	100%

LEGEND

(S) SURVEYED BOUNDARY
 (D) DISTURBED BOUNDARY
 (E) EXISTING EASEMENT
 (F) FUTURE EASEMENT
 (G) GULLAWAY SURVEY
 (H) HOLLOW WAY ROAD
 (I) IRREGULAR LOT
 (J) JUNCTION
 (K) KACH SURVEY
 (L) LOTS 1, 2, 3, 4
 (M) MOUNTAIN VIEW TRAIL
 (N) NORTH
 (O) OVERHEAD POWERLINES
 (P) PLANTING
 (Q) QUANTITY
 (R) ROAD
 (S) SURVEYED BOUNDARY
 (T) TRAIL
 (U) UTILITY BASEMENT
 (V) VARIATION
 (W) WALKWAY
 (X) X-SECTION
 (Y) Y-SECTION
 (Z) Z-SECTION



RAY RESIDENCE
 10040 HOLLOW WAY DRIVE, DALLAS TEXAS

FRONT LANDSCAPE PLAN
 SCALE: 1/8" = 1'-0"

MEMORANDUM OF ACTION TAKEN BY THE BOARD OF ADJUSTMENT

Date of Hearing _____

Appeal was--Granted OR Denied

Remarks _____

Chairman

Building Official's Report

I hereby certify that Karl A. Crawley

did submit a request for a special exception to the fence height regulations, and for a variance to the front yard setback regulations

at 10040 Hollow way Road

BDA189-024. Application of Karl A. Crawley for a special exception to the fence height regulations, and for a variance to the front yard setback regulations at 10040 HOLLOW WAY RD. This property is more fully described as Lot 2A, Block 1/5517, and is zoned R-1ac(A), which limits the height of a fence in the front yard to 4 feet, and a variance to the front yard setback regulations which requires a front yard setback of 40 feet. The applicant proposes to construct a 6 foot 8 inch high fence in a required front yard, which will require a 2 foot 8 inch special exception to the fence regulations, and to construct a single family residential accessory structure and provide a 7 foot 3 inch front yard setback, which will require a 32 foot 9 inch variance to the front yard setback regulations.

Sincerely,

Philip Sikes, Building Official



City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 189-024

Date: 12-20-18

Data Relative to Subject Property:

Location address: 10040 Hollow Way Zoning District: R-1ac.(A)

Lot No.: 2A Block No.: 1/5517 Acreage: 2.142 ac. Census Tract: 76.05

Street Frontage (in Feet): 1) 231' 2) _____ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Joel Ray and Terry Ray

Applicant: Karl Crawley/Masterplan Telephone: 214 761 9197

Mailing Address: 900 Jackson St., Ste. 640 Dallas TX Zip Code: 75202

E-mail Address: karl@masterplantexas.com

Represented by: Karl A Crawley Telephone: 214 761 9197

Mailing Address: 900 Jackson St., Ste 640 Dallas TX Zip Code: 75202

E-mail Address: karl@masterplantexas.com

Affirm that an appeal has been made for a Variance X, or Special Exception X, of
1) fence height of 2 feet 8 inches for total fence height of 6' 8"

2) variance to the front yard setback of 32 feet 9 inches for a setback of 7'-5"

3) open fence standards of less than 50% open surface area

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:

Fence height is commensurate with area and adjacent properties. A fence height of greater than four (4) feet is required to provide security and privacy for the property and residence.

Setback variance is to allow a gate house (unmanned) to allow secure deliveries and waiting.

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.

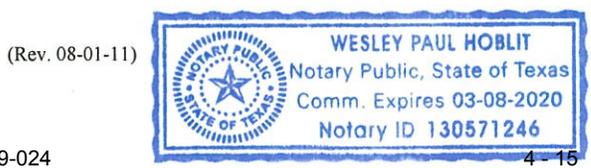
Affidavit

Before me the undersigned on this day personally appeared Karl A Crawley
(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 17th day of December, 2018



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

MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT

Date of Hearing _____

Appeal was--Granted OR Denied

Remarks _____

Chairman

Building Official's Report

I hereby certify that Karl A. Crawley

did submit a request for a special exception to the fence height regulations, and for a special exception to the fence standards regulations

, and for a variance to the front yard setback regulations

at 10040 Hollow way Road

BDA189-024. Application of Karl A. Crawley for a special exception to the fence height regulations, and for a special exception to the fence standards regulations, and for a variance to the front yard setback regulations at 10040 HOLLOW WAY RD. This property is more fully described as Lot 2A, Block 1/5517, and is zoned R-1ac(A), which limits the height of a fence in the front yard to 4 feet and requires a fence panel with a surface area that is less than 50 percent open may not be located less than 5 feet from the front lot line and a variance to the front yard setback regulations which requires a front yard setback of 40 feet. The applicant proposes to construct a 6 foot 8 inch high fence in a required front yard, which will require a 2 foot 8 inch special exception to the fence regulations, and to construct a fence in a required front yard with a fence panel having less than 50 percent open surface area located less than 5 feet from the front lot line, which will require a special exception to the fence regulations, and to construct a single family residential accessory structure and provide a 7 foot 3 inch front yard setback, which will require a 32 foot 9 inch variance to the front yard setback regulations.

Sincerely,

Philip Sikes
Philip Sikes, Building Official







Printed: 12/20/2018

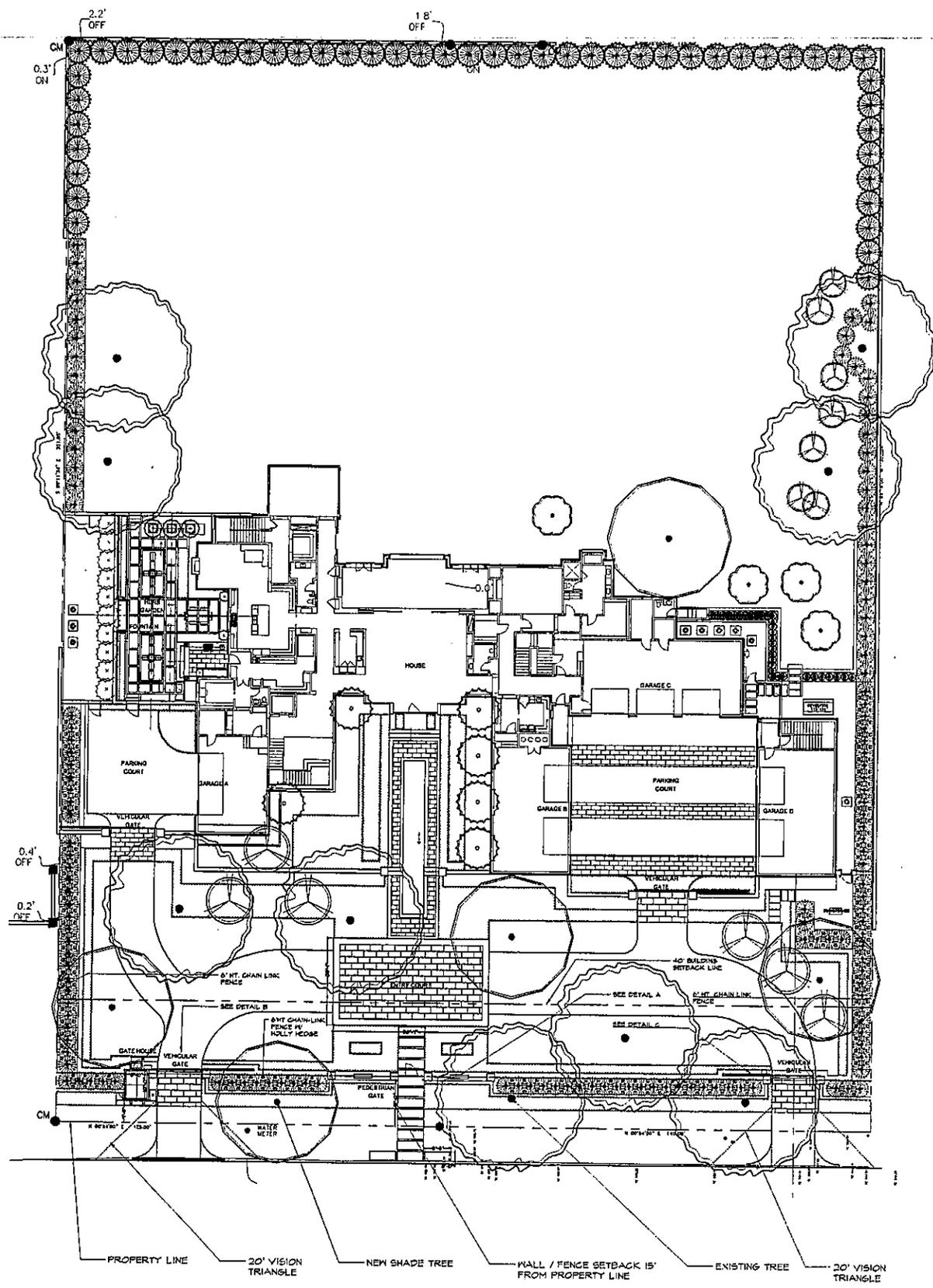
Legend

- | | | | |
|----------------------|--------------------------------|-----------------------|----------------------------|
| City Limits | railroad | Dry Overlay | CD Subdistricts |
| School | Certified Parcels | D | PD Subdistricts |
| Floodplain | Base Zoning | D-1 | PDS Subdistricts |
| 100 Year Flood Zone | PD193 Oak Lawn | CP | NSO Subdistricts |
| Mill's Creek | Dallas Environmental Corridors | SP | NSO_Overlay |
| Peak's Branch | SPSP Overlay | MD Overlay | Escarpment Overlay |
| X Protected by Levee | Deed Restrictions | Historic Subdistricts | Parking Management Overlay |
| Parks | BDA189-024 SUP | Historic Overlay | 4 - 18 Shop Front Overlay |
| | | Height Map Overlay | |

This data is to be used for graphical representation only. The accuracy is not to be taken/used as data produced by a Registered Professional Land Surveyor (RPLS) for the State of Texas. 'This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.' (Texas Government Code § 2051.102) Panel C



LOT 1



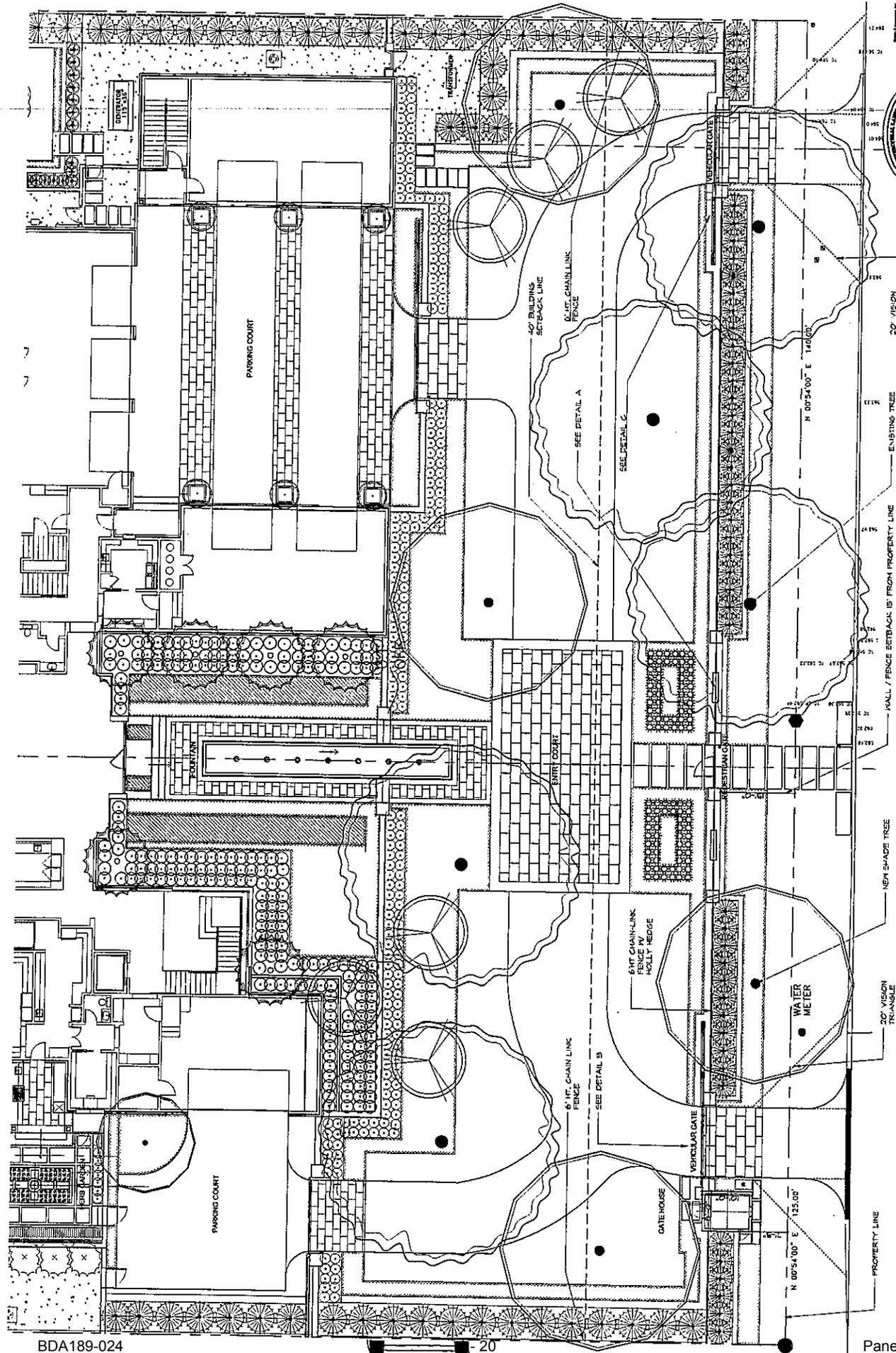
SCALE: 3/32" = 1'-0" DA-189-024

RAY RESIDENCE
 10040 HOLLOW WAY DRIVE, DALLAS TEXAS

DECEMBER 18, 2016



BRITTON ARCHITECTS
 10040 HOLLOW WAY DRIVE
 DALLAS, TEXAS 75243
 TEL: 214-343-1111
 WWW.BRITTONARCHITECTS.COM



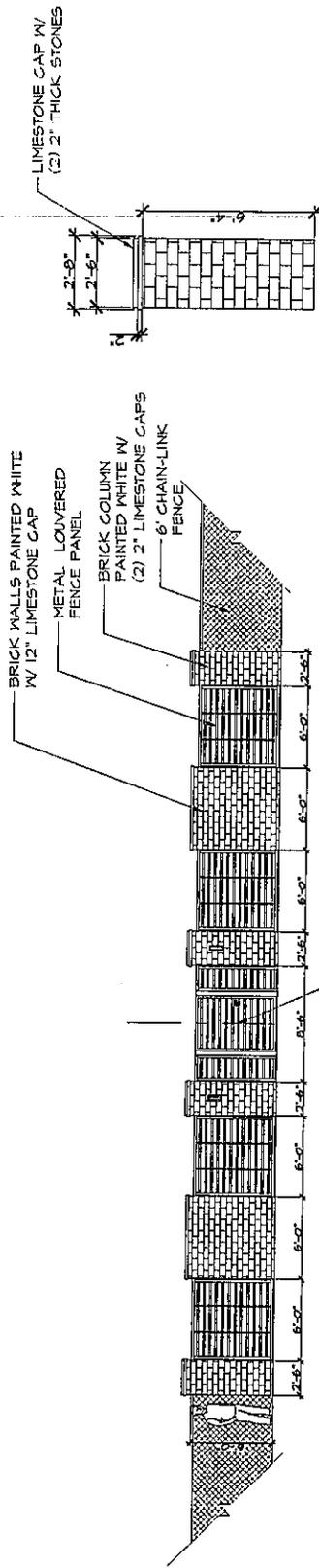
RAY RESIDENCE
 10040 HOLLOW WAY DRIVE, DALLAS TEXAS

Panel C
 FRONT LANDSCAPE PLAN
 SCALE: 1/8" = 1'-0"

BDA189-024

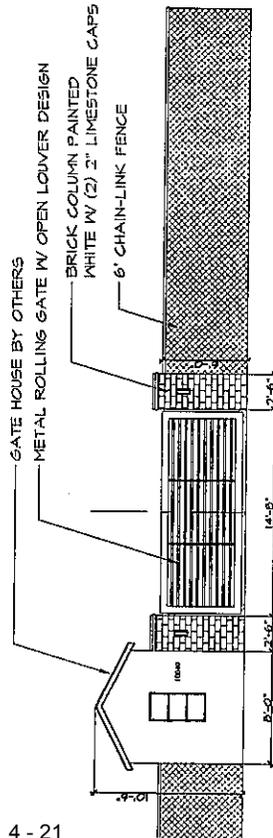
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M

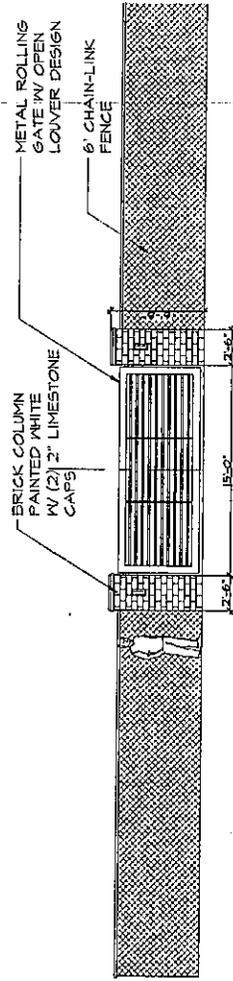


A. PEDESTRIAN GATE BY STREET

TYPICAL COLUMN ELEVATIONS
SCALE: 1/2" = 1'-0"



B. VEHICULAR GATES BY STREET - NORTH



C. VEHICULAR GATES BY STREET - SOUTH

FENCE ELEVATIONS ALONG HOLLOW WAY
SCALE: 1/4" = 1'-0"

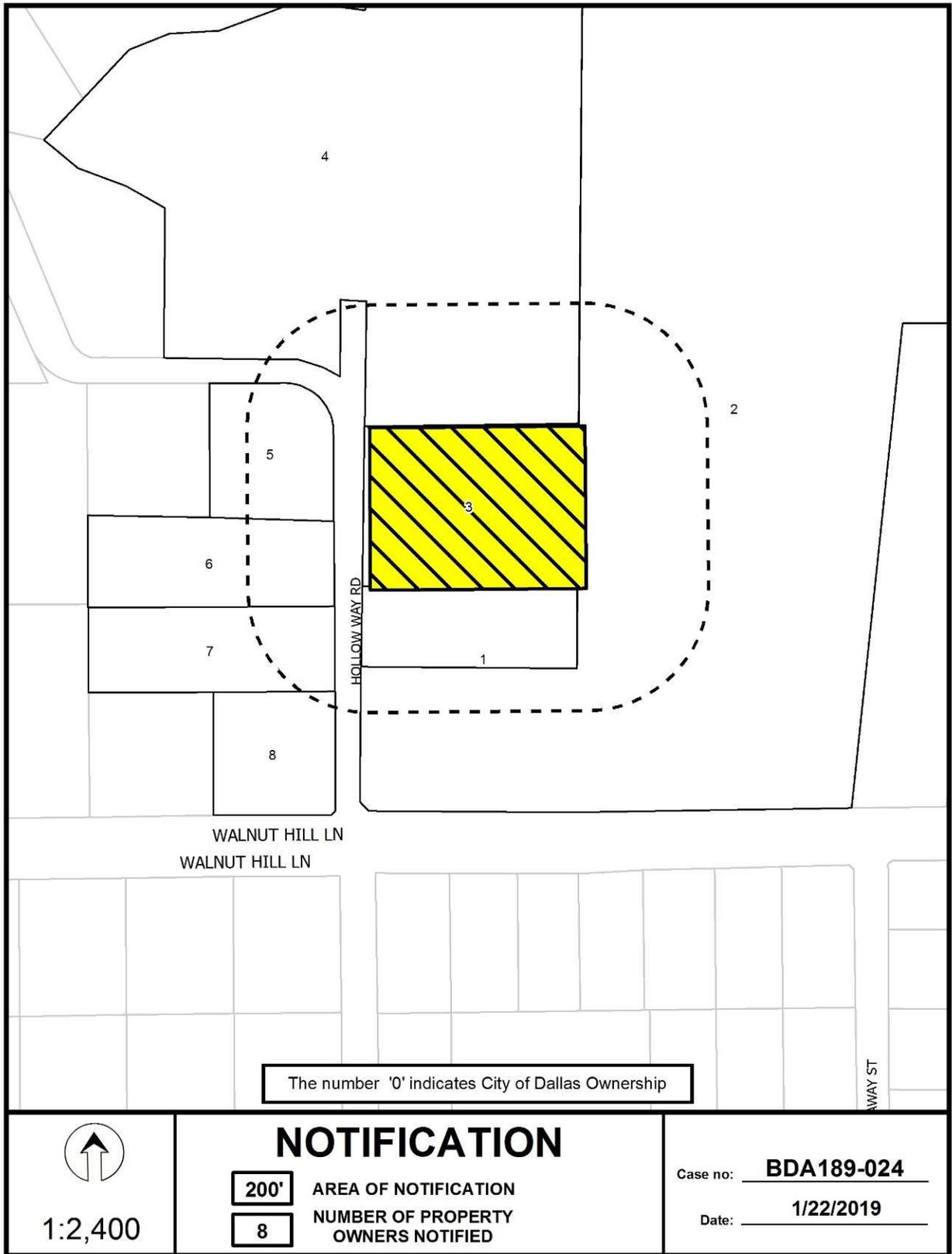
RAY RESIDENCE
10040 HOLLOW WAY DRIVE, DALLAS TEXAS

BRITTON & ASSOCIATES
ARCHITECTS
10000 RAY RESIDENCE
DALLAS, TEXAS 75243
PHONE: 972.333.1111
FAX: 972.333.1112
WWW.BRITTONARCHITECTS.COM



DECEMBER 12, 2018





Notification List of Property Owners

BDA189-024

8 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10010 HOLLOW WAY RD	WOODWARD STANLEY M &
2	10000 HOLLOW WAY RD	MM CRESPI ESTATES LLC
3	10040 HOLLOW WAY RD	RAY JOEL & TERRY
4	10300 GAYWOOD RD	PHILLIPS GENE E &
5	10041 HOLLOW WAY RD	SEALY SCOTT P & DIANE G
6	10033 HOLLOW WAY RD	SALIM MICHAEL D &
7	10023 HOLLOW WAY RD	LECLAIR LEWIS T &
8	10007 HOLLOW WAY RD	SALIM FAMILY ENTERPRISES LTD