



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

FOR OFFICE USE ONLY

Data Relative to Subject Property:

Date:

FOR OFFICE USE ONLY

Location address: 10660 Strait Lane Dallas, TX 75229 Zoning District: R-1ac

Lot No.: 9 Block No.: F/5518 Acreage: +/- 4.697 Census Tract: 48113007601

Street Frontage (in Feet): 1) +/- 395 feet 2) 2 3) 3 4) 4 5) 5

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): 10660 Strait Lane Trust, Casey Park, Trustee

Applicant: Morgan Brown, Sebastian Construction Group

Telephone: [REDACTED]

Mailing Address: 3100 Monticello Avenue, Suite 750 Dallas, Texas

Zip Code: 75205

E-mail Address: [REDACTED]

Represented by: Tommy Mann, Jesse Copeland, Winstead PC

Telephone: [REDACTED]

Mailing Address: 500 Winstead Bldg. 2728 N Harwood St. Dallas, TX

Zip Code: 75201

E-mail Address: [REDACTED]

Affirm that an appeal has been made for a Variance or Special Exception ☒ of Sec. 51A-4.602(a)(2) to allow for fence height up to 13 feet;

Sec. 51A-4.602(a)(3) to allow for fence panels with a surface area less than 50 percent open to be located 5 feet or less from the front lot line

Application is made to the Board of Adjustment, in accordance with the provisions of the Dallas Development Code, to Grant the described appeal for the following reason:

The proposed special exceptions will not adversely affect the neighboring properties and is consistent with the style and design of comparable fences of the surrounding properties.

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

Morgan Brown

(Affiant/Applicant's name printed)

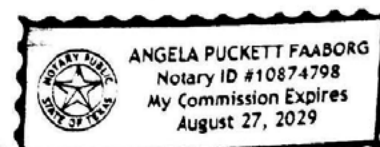
who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property

Respectfully submitted:

Morgan Brown
(Affiant/Applicant's signature)

Subscribed and sworn to before me this

25th day of June, 2020
Angela P. Faaborg
Notary Public in and for Dallas County, Texas



CITY OF DALLAS
AFFIDAVIT

Appeal number: BDA _____

I, 10660 Strait Lane Trust, Casey Park, Trustee, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 10660 Strait Lane Dallas, TX 75229
(Address of property as stated on application)

Authorize: Morgun Brown, Sebastian Construction Group
(Applicant's name as stated on application)

To pursue an appeal to the City of Dallas Zoning Board of Adjustment for the following request(s)

_____ Variance (specify below)

☒ Special Exception (specify below)

_____ Other Appeal (specify below)

Specify: Sec. 51A-4.602(a)(2) to allow for fence height up to 13 feet; Sec. 51A-4.602(a)(3) to allow for fence panels with a surface area less than 50 percent open to be located 5 feet or less from the front lot line

Morgun Brown
Print name of property owner or registered agent

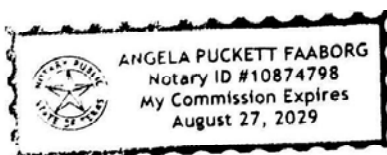
Morgun Brown
Signature of property owner or registered agent

agent Date 2026.06.25

Before me, the undersigned, on this day personally appeared _____

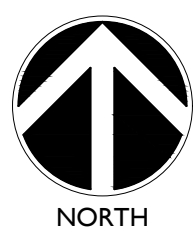
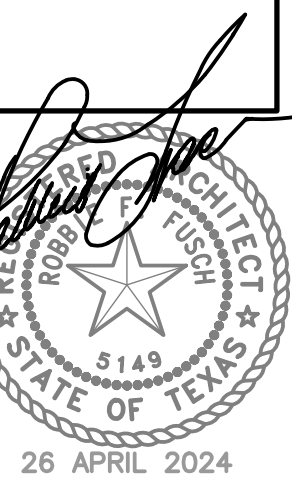
Who on his/her oath certifies that the above statements are true and correct to his/her best knowledge. Subscribed and sworn to before me this 25th day of

June, 2026



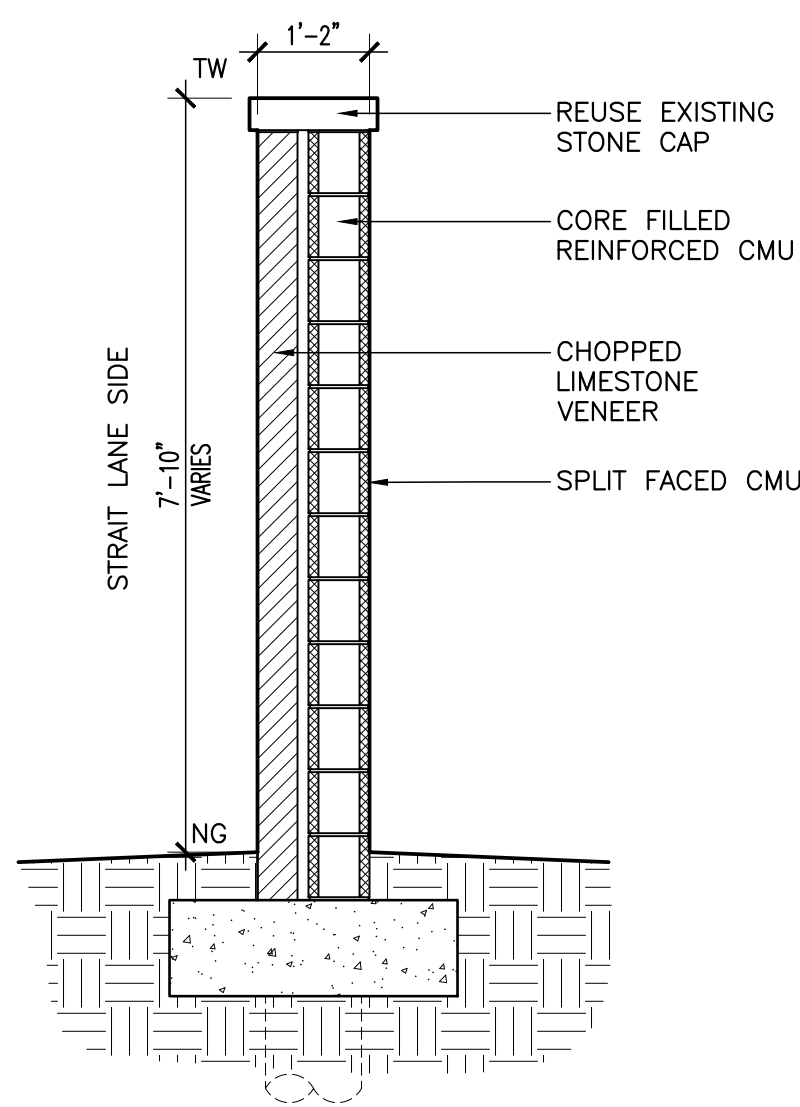
Angela P. Faaborg
Notary Public for Dallas County,
Texas

Commission expires on
08-27-2029



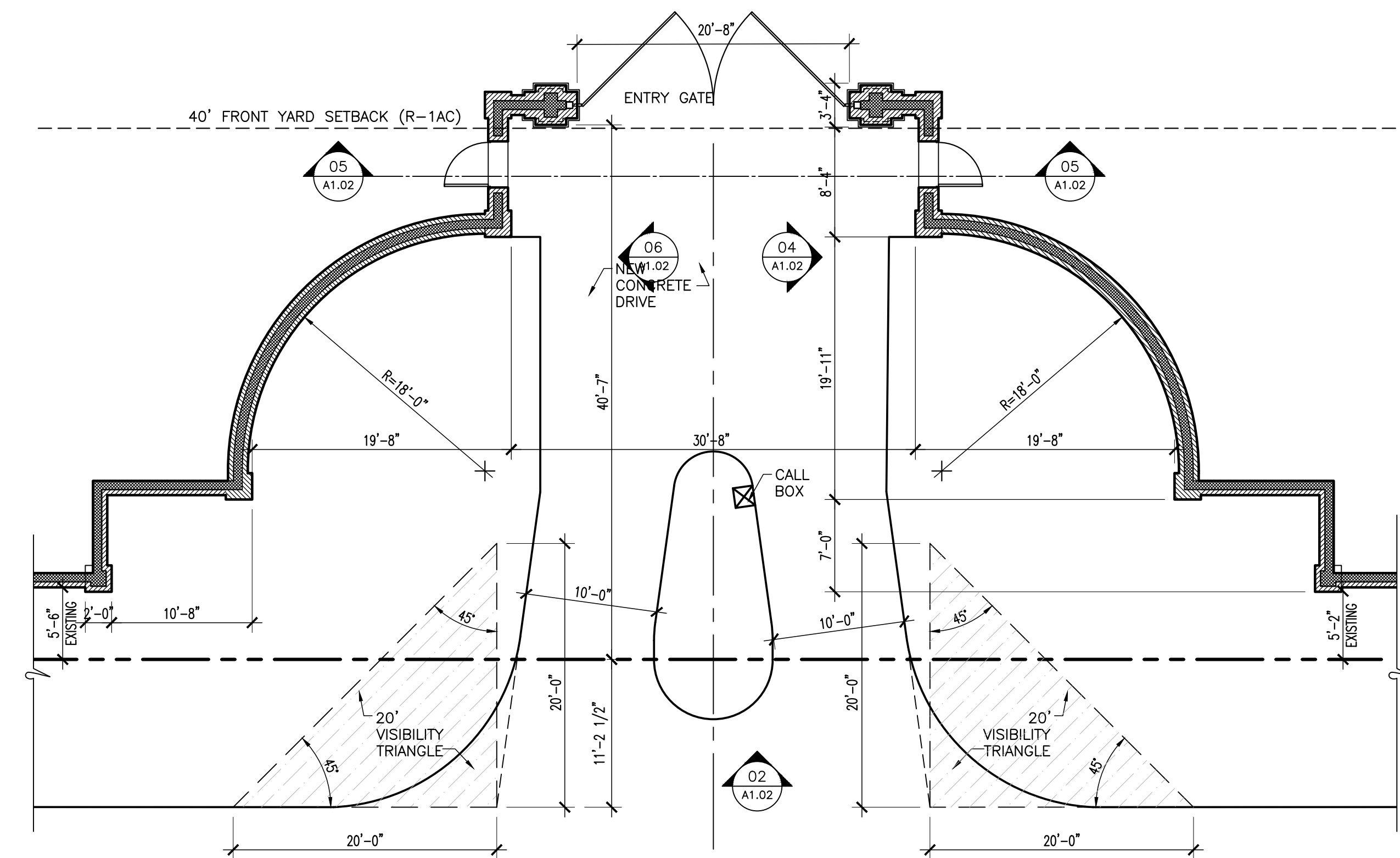
01 SITE PLAN

SCALE: 1"=20'-0"



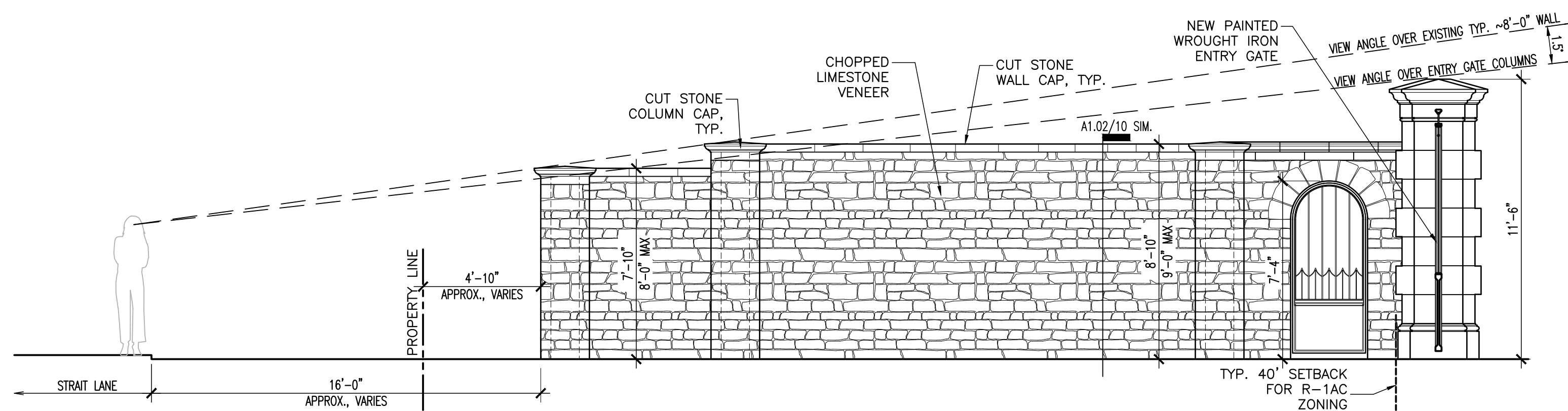
10 TYP. WALL SECTION

SCALE: 1/2" = 1'-0"



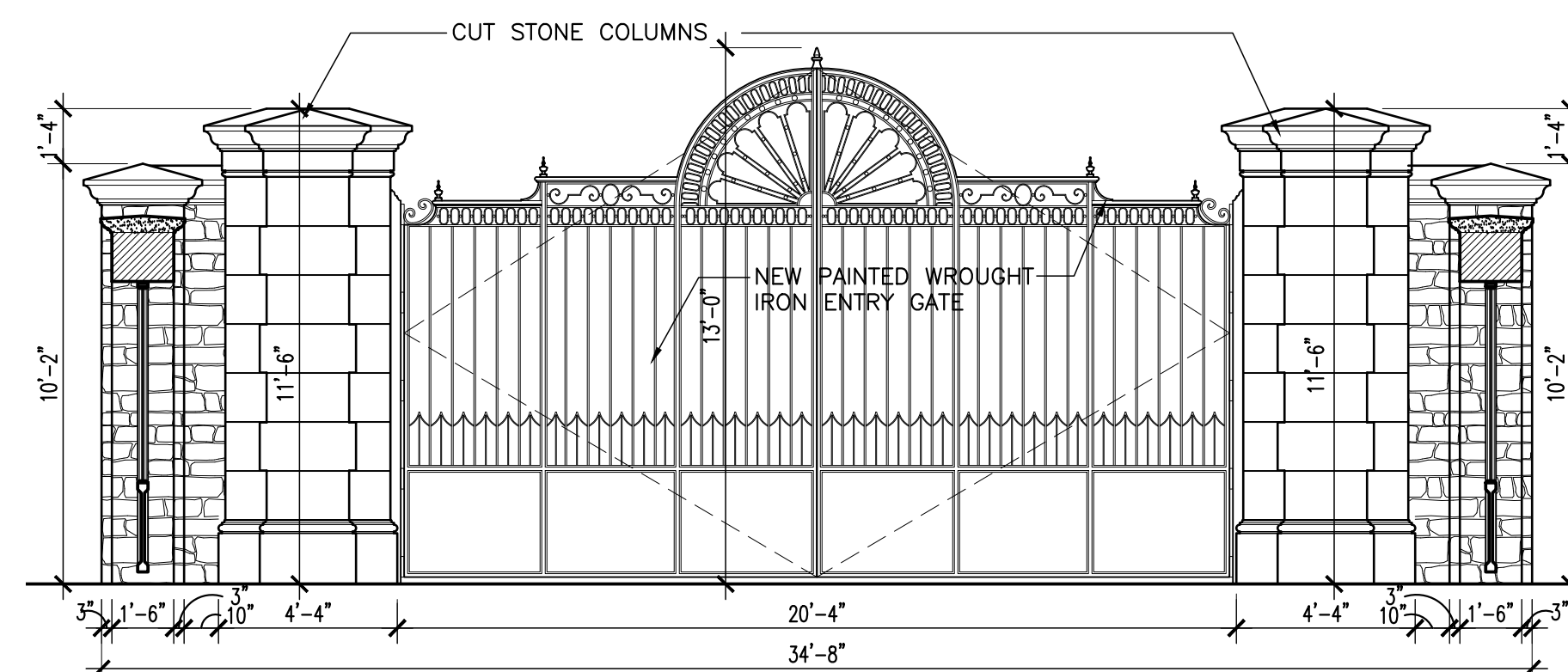
07 ENTRY GATE & GUARD HOUSE PLAN

SCALE: 1/8" = 1'-0"



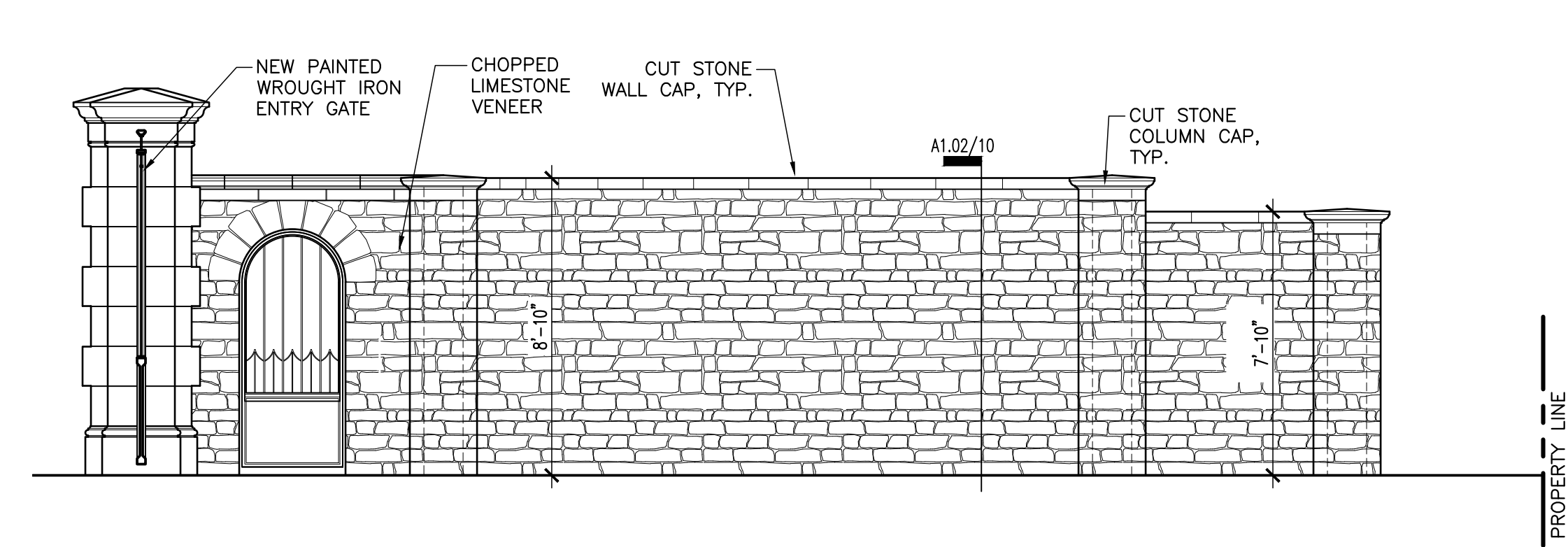
06 ELEVATION @ NORTH PEDESTRIAN GATE

SCALE: 1/4" = 1'-0"



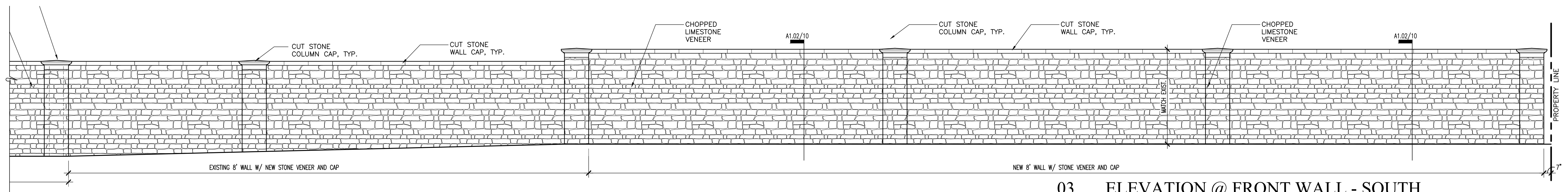
05 ELEVATION @ ENTRY GATE

SCALE: 1/4" = 1'-0"



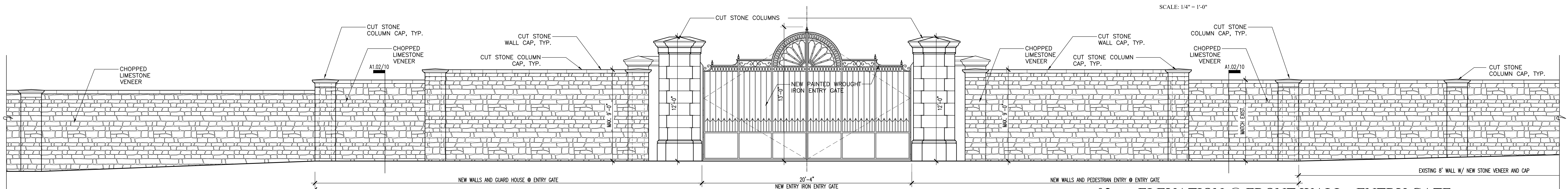
04 ELEVATION @ SOUTH PEDESTRIAN GATE

SCALE: 1/4" = 1'-0"



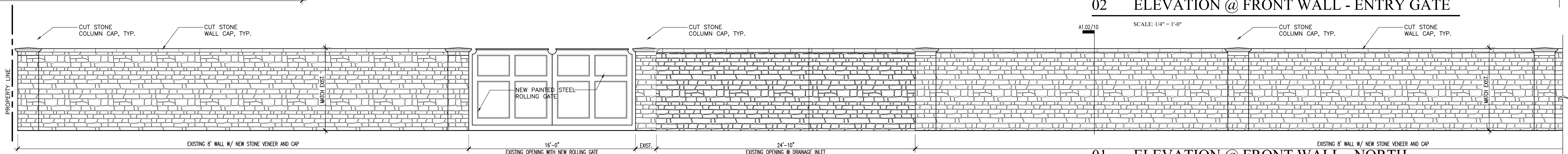
03 ELEVATION @ FRONT WALL - SOUTH

SCALE: 1/4" = 1'-0"



02 ELEVATION @ FRONT WALL - ENTRY GATE

SCALE: 1/4" = 1'-0"



01 ELEVATION @ FRONT WALL - NORTH

SCALE: 1/4" = 1'-0"