



APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA _____

Data Relative to Subject Property:

Date: _____

Location address: 410 Hillburn Drive, Dallas, Texas 75217 Zoning District: IM

Lot No.: 3 Block No.: 6269 Acreage: 4.464 Census Tract: 48113009304

Street Frontage (in Feet): 1) 390.17 2) 552.87 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Jona Real Estate, LLC

Applicant: Herschel Bowens Telephone: [REDACTED]

Mailing Address: 1900 N. Pearl Street, Suite 1800, Dallas, TX Zip Code: 75201

E-mail Address: [REDACTED]

Represented by: Applicant is representative of Owner Telephone: _____

Mailing Address: _____ Zip Code: _____

E-mail Address: _____

Affirm that an appeal has been made for a Variance ☒, or Special Exception ☒, of Landscape regulations (variance), visibility triangles (special exception), and outdoor storage screening materials (special exception).

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:

Please see attached Exhibit A for details.

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.

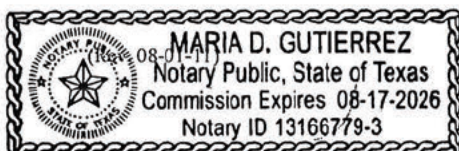
Affidavit

Before me the undersigned on this day personally appeared Herschel Bowens
(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 30th day of March, 2020



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

Exhibit A

LAND USE STATEMENT

410 Hillburn Drive, Dallas, Texas

Spot-on Services

This is a request for variances to approved zoning standards for the use of an approximately 4.464-acre property located at 410 Hillburn Drive, Dallas, Texas at the southeast corner Hillburn Drive and Elam Road. (the “**Property**”). The owner is Jona Real Estate, LLC (the “**Owner**”) its sole member is Ron Paul Geri. Spot-On Services (the “**Company**”) occupies and operates its pallet and recycling business on the Property.

The Owner purchased the Property on May 20, 2019. At the time of the purchase, the Property included a large metal sided vacant building located on the corner of Hillburn Dr. and Elam Rd. This building was built on the Property lines. The Owner has since demolished the building but retained the concrete slab foundation. The Property now consists of a 55,948sf metal sided building that houses the company’s offices and all of its manufacturing facilities, and the 55,000sf concrete foundation used for outside storage.

The Property is within the Industrial Manufacturing (“**IM**”) Zoning District. As described in the Dallas City Code (the “**Code**”), Section 51A-4.123(d)(1), the IM District is designed to provide for heavy industrial manufacturing uses with accompanying open storage and supporting commercial uses. Such uses include Custom woodworking, furniture construction, or repair; inside light manufacturing; and Outside storage. The Company builds and restores wooden pallets. All of its manufacturing and restoration facilities are located inside the building. Its manufacturing process consists of receiving lumber to build pallets of various sizes. The Company also restores used pallets by heating the used pallets to disinfect them and repairing broken boards and braces. The outdoor storage space is used to store pallets and lumber.

The Owner seeks variances for the following conditions present on the Property:

Outdoor Storage Screening Materials Requirement.

Under the Code Section 51A-4.602(b)(3) required screening for outside storage must be constricted of brick, stone, concrete masonry, concrete, wood, an earthen berm, evergreen plant materials, or any combination of these materials. Section 51A-4.602(b)(3)(C) requires that evergreen plant materials must be located in a bed that is at least three feet wide.

The outdoor storage area on the Property is currently screened by a solid 8ft metal wall and fenced by a 6ft chain link fence topped with barbed wire. The height of the metal wall and the fence are in compliance with the Code. To increase aesthetics, in October 2024 the Owner planted Carolina Jessamine evergreen vines along the outside of the chain link fence that are capable of obtaining a solid appearance within three years. The bed in which the Carolina Jessamine vines are planted is approximately 1 foot wide. The Property was the victim of theft four times since the Owner acquired the Property. The Owner requests a special exception to the screening and fencing material requirements. Specifically, the Owner requests that the metal wall in combination with the chain link fence and vines, be permitted as acceptable screening, and that the barbed wire atop the chain link fence be permitted as acceptable fencing. The Owner makes this request to maintain

security of the Property and notes that the appearance of the screening comports with the industrial nature of the zoning district and with surrounding properties. Granting this exemption will not negatively impact neighboring property.

Landscape buffer requirement.

The Code Section 51A-4.213(9)(E) requires a landscape buffer between the screening fence and the adjacent roadway. Section 51A-10.100 et. seq. outlines comprehensive landscaping requirements.

As noted above, the outdoor storage area on the Property is enclosed with a chain link fence and planted vines. The width of the bed in which the vines are planted is approximately 1 foot. The distance between the chain link fence and Elam Road is approximately 7 feet. Within this space is a 3-foot-wide grass parkway. The Owner requests the Board determine that these conditions satisfy the landscape buffer requirement. Furthermore, the Owner requests the Board grant a special exception to other landscaping requirements under the Code Section 51A-10.110 because (a) strict compliance with the requirements will unreasonably burden the Use of the Property; (b) granting the special exception will not adversely affect neighboring property; (c) there is no landscape plan imposed on the Property by the City; and (d) the conditions that exist on the Property predate the Owner's acquisition of the Property.

Visual Obstructions.

The Code Section 51A-4.602(d) prohibits placement of any structure within a visibility triangle, as defined by the Code. The Property includes an emergency exit along Elam Road. According to the Code, two unobstructed visibility triangles are required on either side of this entry point.

The existing metal wall and chain link fence encroach into these visibility triangles. The gate, which is only used in cases of emergency, is setback 11 feet from the right of way line of Elam Road. At this portion, Elam is a divided boulevard, which means traffic entering or exiting from this gate can only travel east. The gate setback is sufficient to allow unobstructed view of oncoming traffic when exiting the Property, and to see exiting vehicles when entering the Property.

The Owner requests a special exception to the visibility triangle requirements at the emergency exit located along Elam Road. Specifically, the Owner request the board permit the existing encroachments into the visibility triangles as doing so will not create a traffic hazard.

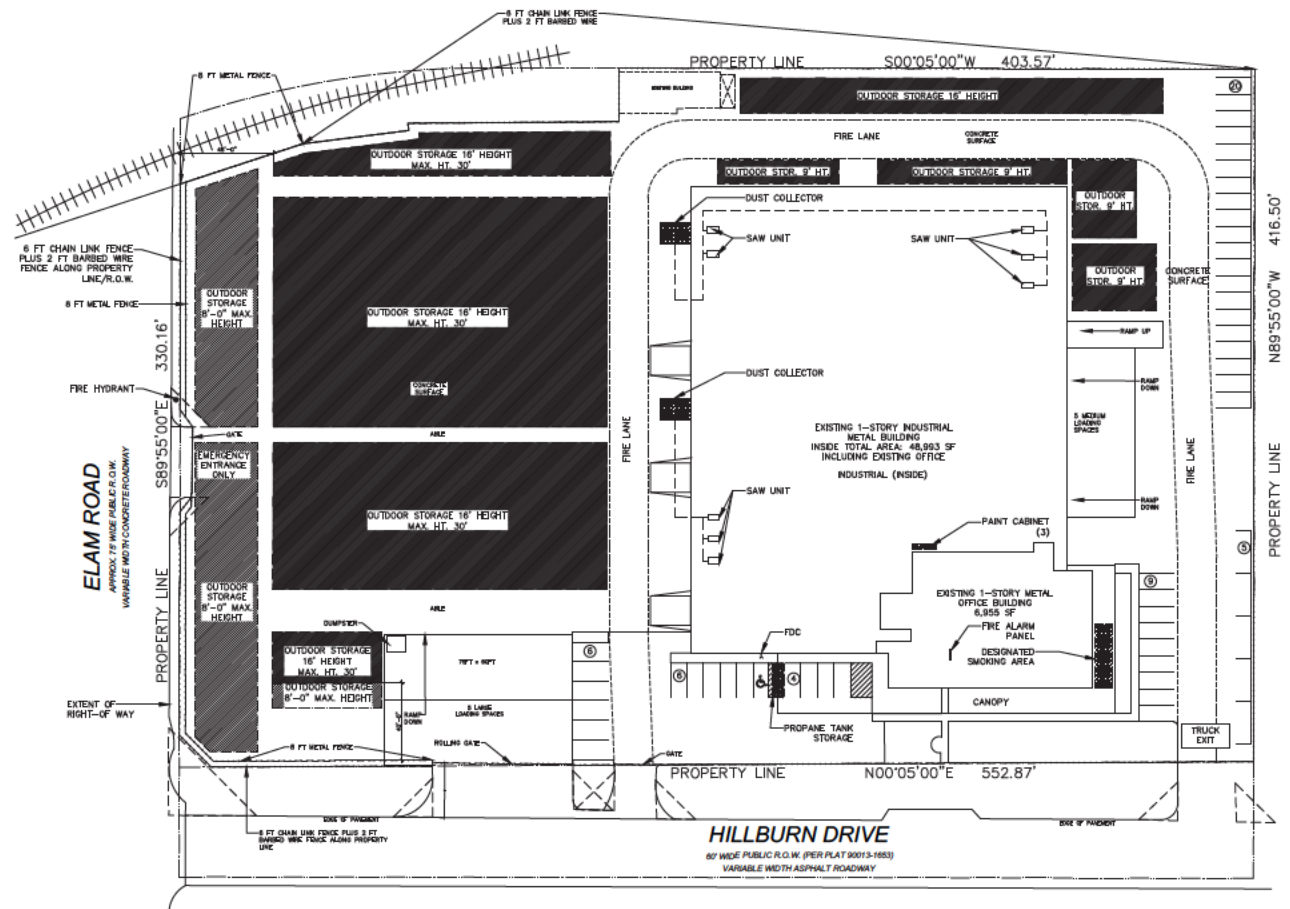


CERTIFICATE OF OCCUPANCY

NO. 100	DATE
1. ISSUED FOR THE PURPOSE OF OCCUPANCY	
2. ISSUED FOR THE PURPOSE OF CHANGING	

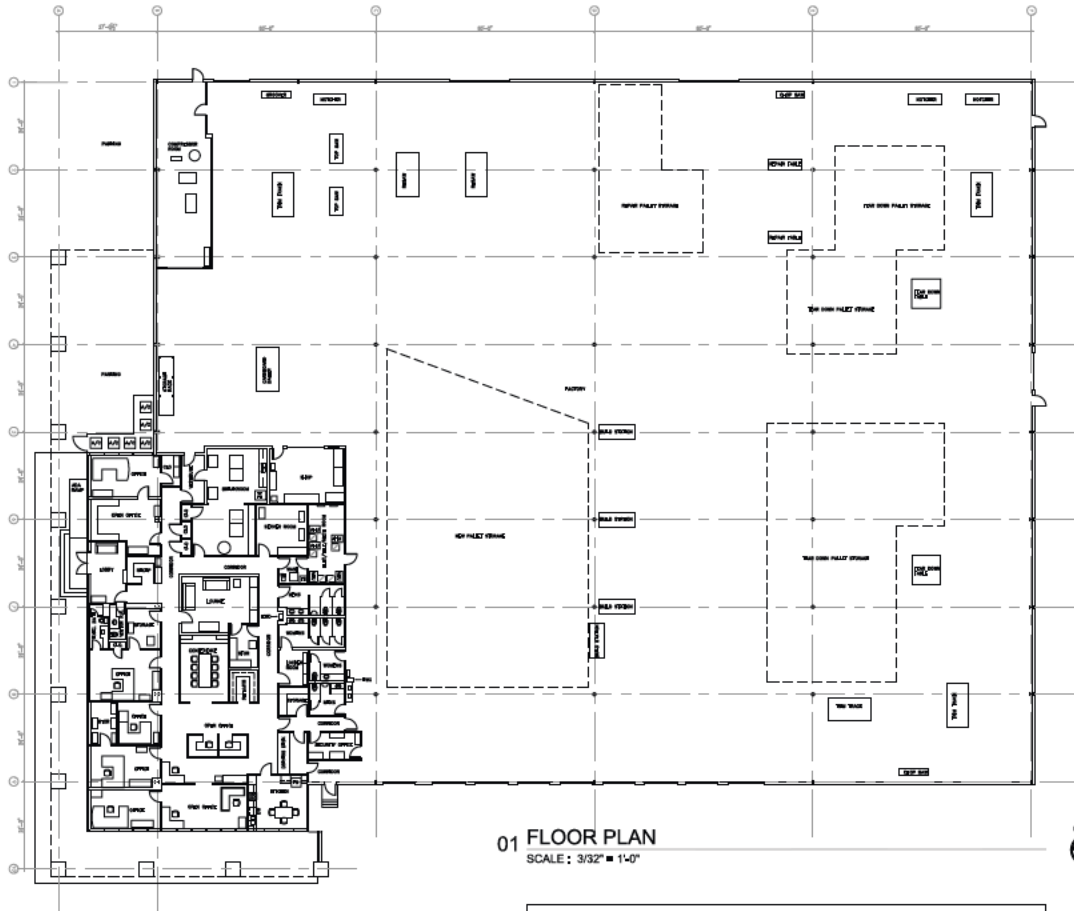
OUTDOOR STORAGE PLAN

A1.0

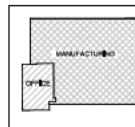


01 OUTDOOR STORAGE PLAN
SCALE: 1/20" = 1'-0"





01 FLOOR PLAN
SCALE: 3/32" = 1'-0"



OFFICE FLOOR AREA ■ 6,955 SF
MANUFACTURING FLOOR AREA ■ 42,038 SF
TOTAL FLOOR AREA ■ 48,993 SF

02 AREA PLAN
NTS

studioMeyer

SPOT-ON SERVICES
410 HILBURN DRIVE
DALLAS, TEXAS 75217

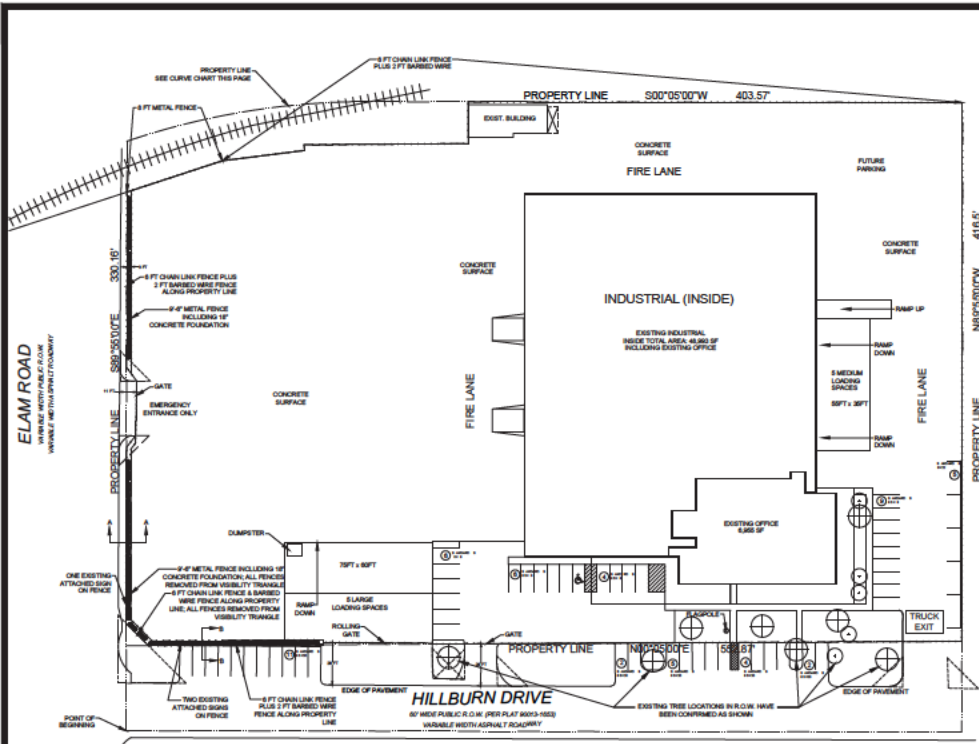


CERTIFICATE OF
OCCUPANCY

BY	DATE	BY	DATE
1	1/1/2024	2	1/1/2024
3	1/1/2024	4	1/1/2024
5	1/1/2024	6	1/1/2024
7	1/1/2024	8	1/1/2024
9	1/1/2024	10	1/1/2024
11	1/1/2024	12	1/1/2024
13	1/1/2024	14	1/1/2024
15	1/1/2024	16	1/1/2024
17	1/1/2024	18	1/1/2024
19	1/1/2024	20	1/1/2024
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97	1/1/2024	98	1/1/2024
99	1/1/2024	100	1/1/2024

FLOOR PLAN

A2.0



VICINITY MAP
NTS
N
E
S
W

PARKING REQUIREMENTS	
INDUSTRIAL (INSIDE):	82 P/S
(48,993 SF @ 1,600 SF)	
OUTSIDE STORAGE:	MAX OF 5 P/S
(55,000 SF @ 11,000 SF)	
REQUIRED SPACES:	87 P/S
ADMINISTRATIVE PARKING REDUCTIONS:	
FOR INDUSTRIAL INSIDE: 82 X 50% =	41 P/S
TOTAL PARKING REQUIRED (87-41):	46 P/S
ON-SITE PARKING PROVIDED:	30 P/S
PARKING IN HILLBURN ROW PROVIDED:	24 P/S
TOTAL PROVIDED	54 P/S

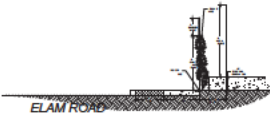
- LANDSCAPE:**
1. AN APPROVED VINE SPECIES TO BE PLANTED 7 FT O.C. TO BE TRAINED TO CLIMB THE CHAIN-LINKED FENCE ALONG ELAM RD AND HILLBURN DRIVE
 2. AN AUTOMATIC DRIP IRRIGATION SYSTEM SHALL BE INSTALLED PER CITY REQUIREMENTS.

PLANT SCHEDULE & LEGEND

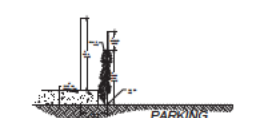
- VINE OPTIONS: 7 FT ON CENTER
- 1. Crape Myrtle (Lanceolata)
 - 2. Dogwood (Flowering)
 - 3. Forsythia (Flowering)
 - 4. Hydrangea (Flowering)
 - 5. Japanese Anemone (Flowering)
 - 6. Lilac (Flowering)
 - 7. Magnolia (Flowering)
 - 8. Nandina (Flowering)
 - 9. Osmanthus (Flowering)
 - 10. Philadelphus (Flowering)
 - 11. Rhododendron (Flowering)
 - 12. Spirea (Flowering)
 - 13. Weigela (Flowering)
 - 14. Yucca (Flowering)
- EXISTING LARGE CONCEPT TREE: (S)



LANDSCAPE SITE PLAN
SCALE: 1" = 30'-0"



1B SECTION A-A'
SCALE: 1" = 5'-0"



1C SECTION B-B'
SCALE: 1" = 5'-0"

2/2 LANDSCAPE SITE PLAN
SCALE: 1" = 30'-0"

410 HILLBURN DRIVE
DALLAS, TX 75217

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04/21/2025