



Planning & Development Department

320 E Jefferson Blvd,
Dallas TX 75203
(214) 948-4480

Board of Adjustment:
1500 Marilla Street, 5CN
Dallas Tx 75201
(214) 948-4480

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

OFFICE USE ONLY

Case no. _____

Date _____

Data Relative to Subject Property: _____

Location address: 3015/3025 Knox St; 4544/4528 McKinney Ave Zoning District: PD 193

Lot No.: _____ Block No.: _____ Acreage: _____ Census Tract: _____

Street Frontage (in Ft.): 1) _____ 2) _____ 3) _____ 4) _____ (5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Nabholtz KMCK Partners LP

Applicant: Tommy Mann, Winstead PC Telephone: 214-745-5724

Mailing Address: 2728 N Harwood St, Ste 500 Zip Code: 75201

E-mail Address: tmann@winstead.com

Represented by: _____ Telephone: _____

Mailing Address: _____ Zip Code: _____

E-mail Address: _____

Affirm that an appeal has been made for a ☐ Variance or ☒ Special Exception, of:
PD 193 landscape 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:

Proposed plan addresses existing site constraints

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 Tommy Mann
(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: TJ Mann
(Affiant/ Applicant's signature)

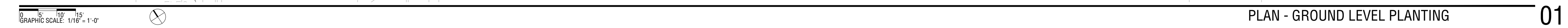


Subscribed and sworn to before me this 11th day of June

Notary Public in and for Dallas County, Texas

Together we are planning and building a better Dallas for all!

4/30/2025



TOTAL REQUIRED FRONT YARD CALCULATION						
LANDSCAPE SITE AREA		GENERAL PLANTING AREA		SPECIAL PLANTING AREA		
LOT AREA	10%		N/A		N/A	
REQUIRED FRONT YARD	60% OF RFY		12% OF RFY		6% OF RFY W/ 1 PLANT/6 SQ.FT.	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED SQ.FT./PLANTS	REQUIRED SQ.FT./PLANTS
LOT AREA: 65,130 SQ.FT.	6,513 SQ.FT.	6,626 SQ.FT.	N/A	N/A	N/A	N/A
REQUIRED FRONT YARD: 5,230 SQ.FT.	3,138 SQ.FT.	4,362 SQ.FT.	627 SQ.FT.	140 SQ.FT.	38 SQ.FT. 1 PLANT / 6 SQ.FT.	1 50 SQ.FT. 1 PLANT / 6 SQ.FT.
TOTAL PLANTING BEING PROVIDED ON PROJECT:		2,284 SQ. FT.				

TREE LOCATION NOTES	IRRIGATION NOTES
TREES CAN BE ADJUSTED BEYOND THE LOCATIONS SHOWN IN THIS PLAN IN THE EVENT OF EXISTING OR PROPOSED UTILITIES OF ANY KIND, TRANSFORMERS, OR GRADE ISSUES CAUSE SUCH LOCATIONS TO BE DETRIMENTAL TO THE TREE'S LONG TERM GROWTH AND WELFARE.	ALL LANDSCAPE AREAS WILL BE IRRIGATED BY A FULLY AUTOMATIC IRRIGATION SYSTEM. A PERMANENT DRAINAGE WILL BE INSTALLED THAT COMPLIES WITH INDUSTRY STANDARDS.

TREE MITIGATION NOTES
ALL EXISTING TREES TO BE MITIGATED IN
ACCORDANCE TO CITY OF DALLAS ARTICLE X
REQUIREMENTS.

SOIL NOTES
ALL TREES WILL BE PLANTED IN SOIL
QUANTITIES THAT ARE IN ACCORDANCE
WITH CITY OF DALLAS PD 193
REQUIREMENTS.

KNOX & MCKINNEY