



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: [REDACTED]

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

E-mail Address: [REDACTED]

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: [Signature]
(Affiant/ Applicant's signature)

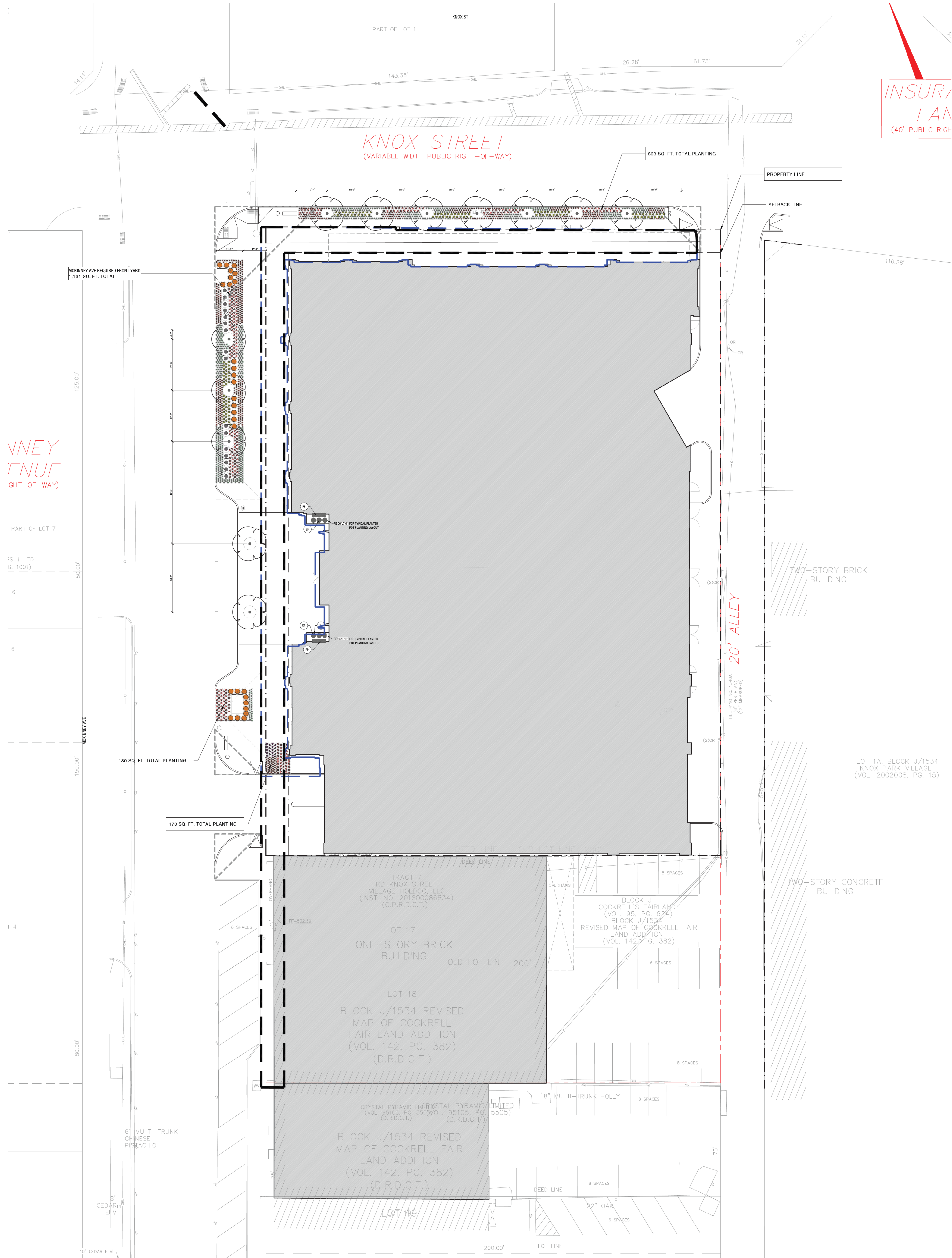
Subscribed and sworn to before me this 11th day of June

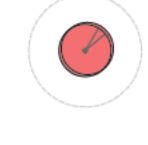
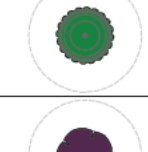
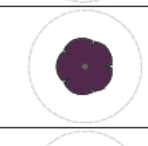
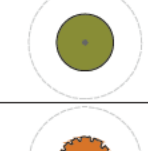
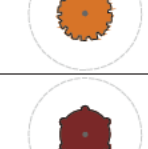
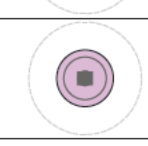
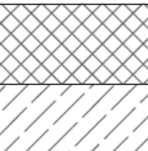


Notary Public in and for Dallas County, Texas [Signature]

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

4/30/2025



SYMBOL	CODE	BOTANICAL / COMMON NAME	CONTAINER	CALIPER	QTY	HEIGHT	SPREAD	REMARKS
TREES								SOURCE ALL TREES FROM SAME SUPPLIER FOR CONSISTENCY. LANDSCAPE ARCHITECT TO REVIEW, APPROVE AND TAG TREES IN FIELD PRIOR TO SHIPMENT. LOCATIONS TO BE STAKED OUT FOR LAYOUT AND APPROVAL BY LANDSCAPE ARCHITECT.
	QS	QUERCUS SHUMARDII SHUMARD OAK	200 GAL	5" MIN	12	20'	8'-12'	
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONTAINER	SPACING	QTY			REMARKS
SHRUBS								FULLY ROOTED IN CONTAINER SIZE, DENSE GROWTH- PRIOR TO PURCHASE, SUBMIT IMAGES AND PRODUCT INFORMATION / DATA FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT AND OWNER. PRODUCT DATE TO INCLUDE NAME OF NURSEY, FARM AND CONTACT INFORMATION.
	BG	BUXUS X 'GREEN VELVET' GREEN VELVET BOXWOOD	3 GAL	18" O.C.	355			
	CY	CAREX DIVULSA BERKELEY SEEDGE BERKELEY SEEDGE	1 GAL	12" O.C.	825			
	CY2	CAREX DIVULSA BERKELEY SEEDGE BERKELEY SEEDGE	3 GAL	12"	3			
	DP	DISTYLIUM X 'PIDDIST'-V CINNAMON GIRL® DISTYLIUM	3 GAL	18" O.C.	182			
	DP2	DISTYLIUM X 'PIDDIST'-V CINNAMON GIRL® DISTYLIUM	7 GAL	30" O.C. OR AS SHOWN	36			
	PT	PACHYSANDRA TERMINALIS JAPANESE PACHYSANDRA	1 GAL	12" O.C.	693			
	SI	SALVIA X 'INDIGO SPIRES' INDIGO SPIRES SAGE	3 GAL	24" O.C.	144			
	TC	TAXUS CUSPIDATA JAPANESE YEW	7 GAL	30" O.C. OR AS SHOWN	16			
GROUND COVERS								RE0647 010FOR PLANTER LAYOUT
	EF	EQUISETUM FLUVIALE HORSETAIL REED GRASS	1 GAL	24" O.C.	27			
	FP	FIGUS PUMILA FIG IVY	1 GAL	12" O.C.	20			ENSURE FULL COVERAGE ALONG WALL, FASCAD

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.				

<u>TREE REQUIREMENTS</u>		
	LOT FRONTAGE / 25	PROVIDED
KNOX STREET	160 FT. LF / 25 = 6 TREES	7 TREES AT LF
MCKINNEY AVENUE	113.5 FT. LF / 25 = 5 TREES	5 TREES AT LF
TOTAL	273.5 FT. LF / 25 = 12 TREES	12 TREES AT LF 12 TREES TOTAL

TREE LOCATION 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.

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.

SOIL NOTES

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

IRRIGATION NOTES

ALL LANDSCAPE AREAS WILL BE IRRIGATED BY A FULLY AUTOMATIC IRRIGATION SYSTEM. A PERMANENT DRAINAGE WILL BE INSTALLED THAT COMPLIES WITH INDUSTRY STANDARDS.

PUBLICLY ACCESSIBLE OPEN SPACE NOTES

PUBLICLY ACCESSIBLE OPEN SPACE INCLUDES: LANDSCAPE AREAS, ORNAMENTAL AND/OR CANOPY TREES, ENHANCED PEDESTRIAN PAVING AREAS, SEATING, AND PLANTING AREAS.

PD 193 LANDSCAPE STANDARDS

1. ALL PLANTING TO BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM AND HAVE PERMANENT DRAINAGE SYSTEM.
2. SIDEWALKS MUST BE 10' WIDE MINIMUM ALONG FAIRMOUNT ST. AND MAPLE AVENUE 10' WIDE MINIMUM AT MCKINNEY AVENUE.
3. THE NUMBER OF STREET TREES DETERMINED BY LOT FRONTAGE DIVIDED BY 25. SPACING TO BE AS UNIFORM AS POSSIBLE AND AT A MAX. OF 60'-0" O.C.
4. TREE PLANTING ZONE TO BE THAT AREA PARALLEL TO BACK OF CURB AND SIDEWALK AND MINIMUM FIVE (5) FEET WIDE.
5. MINIMUM TREE CLEARANCE OVER STREET TO BE 13'-1/2".
6. MINIMUM TREE CLEARANCE OVER SIDEWALK TO BE 8'-1".
7. MINIMUM TREE TRUNK & MINIMUM TREE CANOPY TO BE 13'-1/2".
8. MINIMUM PLANTING ZONE TO BE 5'-0" WIDE.
9. MINIMUM SOIL DEPTH AT STREET TREES TO BE 36".
11. MINIMUM SOIL AREA AT STREET TREES TO BE 80 SF.

ARCHITECT
HKS, INC.
350 N SAINT PAUL ST
SUITE 1800
DALLAS, TX 75201

DESIGN ARCHITECT
PICKARD CHILTON
680 CHAPEL ST
NEW HAVEN, CT 06510

STRUCTURAL ENGINEER
BROCKETTE DAVIS DRYDA
12377 MERIOT DR SUITE 1100
DALLAS, TX 75251

MEP ENGINEER
BLUM ENGINEERING
414 W WATKINS MILL LANE SUITE 200
DALLAS, TX 75231

LANDSCAPE ARCHITECT
CJB
2500 CLINTON DRIVE, SUITE 200
DALLAS, TX 75231

CIVIL ENGINEER
WESTWOOD PROFESSIONAL SERVICES
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231

PARKING CONSULTANT
HWA PARKING LLC
9009 GREAT HILLS BLVD SUITE 150 W
AUSTIN, TX 78759

KNOX & MCKINNEY

OWNERS
TRAMMELL CROW
2100 MCKINNEY AVE SUITE 800
DALLAS, TX 75201

OWNERS
BDT & MSD
4001 MAPLE AVE SUITE 301
DALLAS, TX 75219

INTERIM REVIEW ONLY

Document Incomplete: Not intended for p
construction.

Landscape Architect: James Burnett

Registration No.: 1482

Date: 7/10/2026

The Office of Jam

REVISION		
1	BUILDING PERMIT	07.07.25
3	PROGRESS PRINT	04.29.26

HKS PROJECT NUMBER
25912.000

DATE
10/30/24

ISSUE
**FOUNDATION
PERMIT**

SHEET TITLE
**GROUND LEVEL -
PLANTING PLAN**

SHEET NO.

L6.01