

BOA-26-000067

A notice was added to this record on 2026-08-26.
Condition: Severity: Notice
Total conditions: 2 (Notice: 2)

[View notice](#)

Menu Reports Help

File Date: [08/26/2026](#)

Application Status: [In Review](#)

Assigned To:

Description of Work: [Special exception to Article X Landscape Requirements due to existing utility conflicts](#)

Application Detail: [Detail](#)

Application Name:

Application Type: [Board of Adjustments](#)

Documents:	File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
	1431 Apple Tax Certifi...	BLDG_BDA	Certificate - Tax		application/pdf	Uploaded	08/26/2026
	1431 Apple St_no lien...	BLDG_BDA	Statement - Lien		application/pdf	Uploaded	08/26/2026
	Certified deed.pdf	BLDG_BDA	Certificate - W...		application/pdf	Uploaded	08/26/2026
	Apperson - Affidavit f...	BLDG_BDA	Affidavit - Pro...		application/pdf	Uploaded	08/26/2026
	Apperson Site Zoning M...	BLDG_BDA	Maps - Zoning L...		application/pdf	Uploaded	08/26/2026
	A00.00 SITE PLAN.pdf	BLDG_BDA	Plans - Site Plan		application/pdf	Uploaded	08/26/2026
	The Apperson - Legal D...	BLDG_BDA	Legal Descripti...		application/msword	Uploaded	08/26/2026
	Tax plat map.pdf	BLDG_BDA	Maps - Block		application/pdf	Uploaded	08/26/2026
	Certified plat.pdf	BLDG_BDA	Plat - Certifie...		application/pdf	Uploaded	08/26/2026
	BOA26000067n.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	09/04/2026
	BOA26000067a.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	09/04/2026
	BOA-26-000067_Submissi...	BLDG_BDA	Other Support D...		application/pdf	Uploaded	09/04/2026
	BOA-26-000067_report.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	09/04/2026
	BOA26000067z.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	09/04/2026
	BOA26000067mva.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	09/04/2026
	BOA-26-000067_labels.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	09/04/2026
	Show all						

Address: [1431 APPLE ST, Dallas, TX 75204](#)

Owner Name:

Owner Address:

Parcel No: [00000117748000100](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Lauren Montgomery	JGH Consultants...	Applicant	Mailing_6009 West Par...	Active
	Reid Beucler		Property Owner	Mailing_8235 Douglas ...	Active
	Robert Baldwin		Authorized Agent	Mailing_3904 Elm Stre...	Active

Licensed Professionals Info:	Primary	Registration Number	License Type	Name	Business Name	Business License #
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Total Fee Assessed: [\\$1,505.00](#)

Total Fee Invoiced: [\\$1,505.00](#)

Balance: [\\$0.00](#)

Custom Fields: **Property Details**

Existing Zoning Lot Number Lot Size (Acres)

PD	6A	2.105
Block Number	Lot Size (Sq. Ft)	How many streets abut the property?
1/645	91563.12	3
Land Use	Is the property platted?	Status of Project
Multifamily	Yes	Proposed
Status of Property	Previous Board of Adjustment case filed on this property	Accommodation for someone with disabilities
Vacant Land	No	No
File Date	Seleccione si necesitara un interprete	Case Number
—		—
Are you applying for a fee waiver?	Have the standards for variance and or special exception been discussed?	Has the Notification Sign Acknowledgement Form been discussed?
No	Yes	No
Referred by		
Phil Erwin		

Internal Use Only

Source of Request	Fee Waiver Granted	Number of Parking Spaces
Arborist		—
Lot Acreage		
2.105		

PDox Information

PDox Number

—

Board of Adjustment Request

Type of Request	Request Description	Application Type	Other	Affirm that an appeal has been made for	Application is made to BOA to grant the described appeal	Outcome
Special Exception	Landscape	Landscaping Variance or Special Exception		Article X Landscape Requirements	Existing infrastructure belonging to both Dallas Water Utilities and Oncor	

Street Frontage Information

Street Frontage	Linear Feet (Sq. Ft) (Number)
Front	150
Front	452.85
Front	503

Case Information

[Full Request](#) [Brief Request](#) [Zoning Requirements](#) [Relevant History](#) [BOA History](#) [BOA History Details](#)

Board of Adjustment Meeting

[Hearing Type](#) [Action Date](#) [Time](#) [Room](#) [Panel](#) [Presiding Officer](#) [BOA Administrator](#) [BOA Secretary](#) [BOA Code Specialist](#) [Case Assigned to](#) [Notes](#) [Outcome](#) [Filing Date](#)

GIS Information

[Parcel Number \(Number\)](#) [Service](#) [Layer](#) [Attribute Value](#) [Census Tract Number \(Number\)](#) [Council District](#) [School District](#) [Escarpment](#) [Floodplain](#)

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Intake		Intake Complete	08/31/2026	Accela Administ...
	GIS AOR Review	Elham Elbadawi	Review Complete	09/04/2026	Elham Elbadawi
	Case Assignment		Case Manager...		
	Site Inspection				
	Plans Distribution			08/31/2026	
	Subdivision Review				
	Q Team Review				
	Arborist Review				
	Building Code Review				
	Zoning Review				

JOB 25761
DATE 06/15/2026
SHEET
A00.00