



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: 5336 Rock Cliff Pl, Dallas, TX 75209

Zoning District: R-1A

Lot No.: 3B Block No.: 6/5579 Acreage: 1.68 Census Tract: 73.01

Street Frontage (in Ft.): 1) 32' 2) _____ 3) _____ 4) _____ (5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Dennis Shanahan Revocable Trust

Applicant: Santos T. Martinez (La Sierra Planning Group) Telephone: _____

Mailing Address: 2489 Camino Plata Loop NE Rio Rancho, NM Zip Code: 87144

E-mail Address: _____

Represented by: Santos T. Martinez (La Sierra Planning Group) Telephone: _____

Mailing Address: 2489 Camino Plata Loop NE Rio Rancho, NM Zip Code: 87144

E-mail Address: _____

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

40' variance to the required front yard setback and 2' special exception to required front yard fence height

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:

property is irregularly shaped with 42' of slope across the property

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 Santos Martinez

(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.

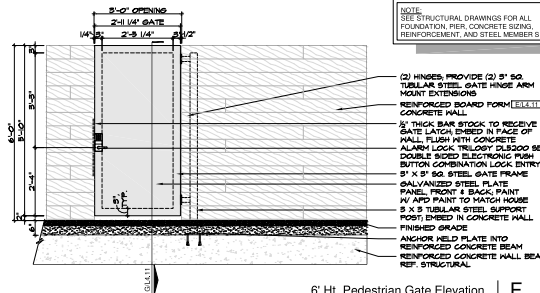
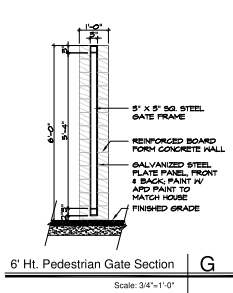
Respectfully submitted: _____
(Affiant/ Applicant's signature)

Subscribed and sworn to before me this 24 day of July 2026

Notary Public in and for Dallas County Texas

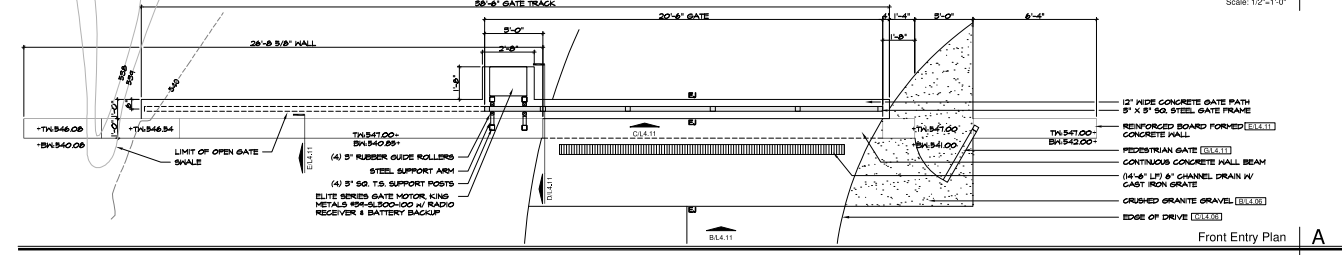
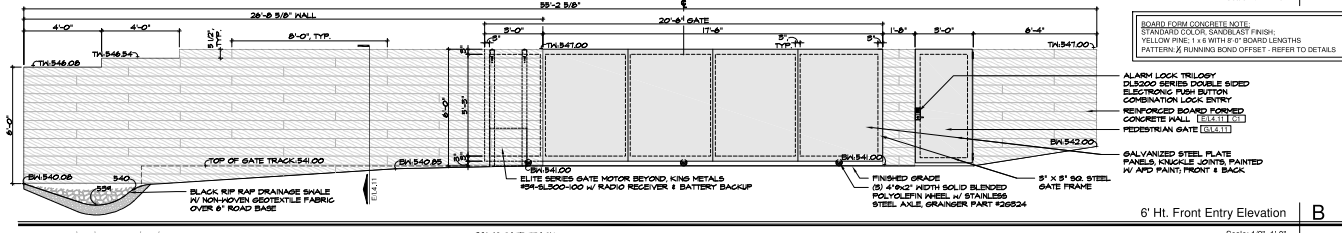
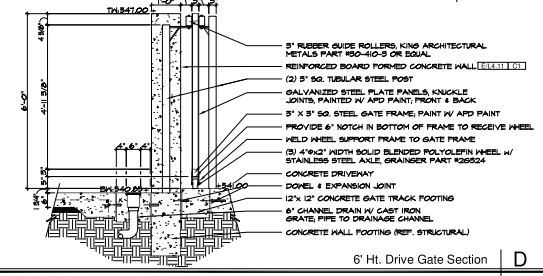
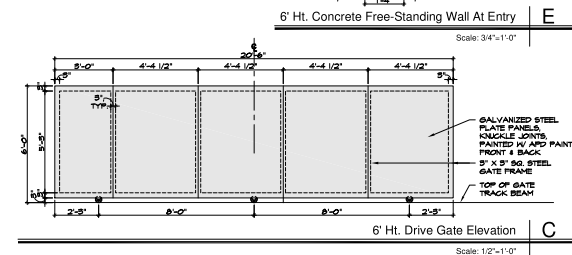
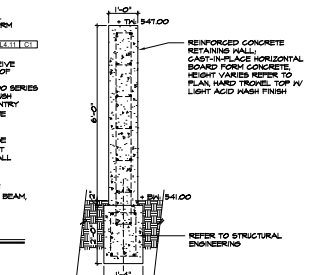
Jelena Foster





NOTE:
SEE STRUCTURAL DRAWINGS FOR ALL
FOUNDATION, PIER, CONCRETE BEAM,
REINFORCEMENT AND STEEL MEMBER SIZING

NOTE:
CONTRACTOR TO VERIFY LOCATION AND STRUCTURAL INTEGRITY OF
CONCRETE BEAMS, THEN CONFIRM VIABILITY OF THE BEAMS WITH
STRUCTURAL ENGINEER BEFORE CONSTRUCTION COMMENCES



2001 N. Lamar St.
Suite 100
Dallas, Texas 75202
214.871.0568 tel
214.871.1357 fax
mesa@mesaeng.com



Shanahan
Residence
5336 Rock Cliff Place
Dallas, Texas 75209
Project No: 22286

Construction Documents
Issue Date: 03.12.2024

Rev	Description	By	Date
1	04/03/2024	SET REVISIONS	
2	05/15/2024	SET REVISIONS	
3	12/18/2024	SET REVISIONS	
4	08/19/2025	SET REVISIONS	
5	10/26/2025	SET REVISIONS	
6	03/26/2026	SET REVISIONS	
7	05/04/2026	SET REVISIONS	

6' HT. DRIVE GATE
DETAILS

6' HT. DRIVE GATE
DETAILS

L4.11