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CITY SECRETARY
DALLAS, TEXAS

City of Dallas
AGENDA

Public Notice
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POSTED CITY SECRETARY DALLAS, TX

BOARD OF ADJUSTMENT (PANEL A)

OCTOBER 22ND, 2024, BRIEFING AT 10:30 A.M. AND THE PUBLIC HEARING AT 1:00 P.M.
Dallas City Hall, Room L1FN AUDITORIUM and Videoconference

Video Conference Link: https://bit.ly/boa1022A
Telephone: (408) 418-9388**, Access Code:** 325527

The City of Dallas will make Reasonable Accommodations/Modifications to programs and/or other related activities to ensure any and all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation to fully participate in the meeting should notify the Board of Adjustment by calling (214) 670-4127 three (3) business days prior to the scheduled meeting. A video stream of the meeting will be available twenty-four (24) hours after adjournment by visiting https://dallastx.new.swagit.com/views/113.

Individuals and interested parties wishing to speak must register with the Board of Adjustment at https://bit.ly/BDA-A-Register **by the close of business Monday, October 21, 2024. In Person speakers can register at the hearing.**

La Ciudad de Dallas llevará a cabo Adecuaciones/Modificaciones Razonables a los programas y/u otras actividades relacionadas para asegurar que todos y cada uno de los residentes tengan acceso a los servicios y recursos para asegurar una reunión equitativa e inclusiva. Cualquier persona que requiera asistencia adicional, servicio y/o interpretación para poder participar de forma íntegra en la reunión debe notificar a Junta de Ajustes llamando al (214) 670-4127 tres (3) días hábiles antes de la reunión programada. Una transmisión en video de la reunión estará disponible dos días hábiles luego de la finalización de la reunión en https://dallastx.new.swagit.com/views/113.

Las personas y las partes interesadas que deseen hacer uso de la palabra deben registrarse en Junta de Ajustes en at https://bit.ly/BDA-A-Register **antes de cierre de oficina el Lunes, 21 de Octubre, 2024. Las personas que deseen hablar en persona se pueden registrar en la Audiencia.**

AGENDA

I. **Call to Order** — David A. Neumann, Chairman

II. **Staff Presentation/Briefing**

III. **Public Hearing** — Board of Adjustment

IV. **Public Testimony**

V. **Miscellaneous Items –**

- Approval of Panel A Minutes, September 17th, 2024

VI. **Case Docket** — Board of Adjustment

- Uncontested Items
- Holdover Items
- Individual Items

VII. **Adjournment**

Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propriedad."

EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code §551.089]

UNCONTESTED CASE(S)

BDA234-115(CJ)	11717 N. Central Expressway **REQUEST:** Application of Allyn Taylor for **(1)** a special exception to the landscaping regulations.	1
BDA234-117(BT)	6218 Walnut Hill Lane **REQUEST:** Application of Darian Kaar for **(1)** a special exception to the fence height regulations, and for **(2)** a special exception to the fence opacity regulations.	2
BDA234-118(CJ)	4336 Lively Lane **REQUEST:** Application of Larry Klinghoffer for a special exception to **(1)** provide an additional electrical meter.	3
BDA234-123(CJ)	10225 Daria Drive **REQUEST:** Application of Jennifer Hiromoto for **(1)** a special exception to the fence height regulations, and for **(2)** a special exception to the fence opacity regulations.	4

HOLDOVER

BDA234-101(CJ)	6801 Tyree Street **REQUEST:** Application of Akber Meghani to appeal the decision of the administrative official.	5
BDA234-101_FR1	6801 Tyree Street **REQUEST:** Application of Akber Meghani requesting a fee reimbursement for fees paid to appeal the decision of the administrative official.	6
BDA234-111(BT)	6529 Victoria Avenue **REQUEST:** Application of Daniel Le to appeal the decision of the administrative official.	7
BDA234-111_FR1	6529 Victoria Avenue **REQUEST:** Application of Daniel Le requesting a fee reimbursement for fees paid to appeal the decision of the administrative official.	8

INDIVIDUAL CASES

None.

BOARD OF ADJUSTMENT

Panel A Minutes

September 17, 2024

DRAFT

6EN Council Chambers
24923176153@dallascityhall.webex.com
David A. Neumann, Chairman

PRESENT: [5]

David A. Neumann, Chairman	
Kathleen Davis	
Rachel Hayden	
Michael Hopkovitz	
Jay Narey	

ABSENT: [0]

Chairman David A. Neumann called the briefing to order at **10:30 A.M.** with a quorum of the Board of Adjustment present.

Chairman David A. Neumann called the hearing to order at **1:00 P.M.** with a quorum of the Board of Adjustment present.

The Chairperson stated that no action of the Board of Adjustment shall set a precedent. Each case must be decided upon its own merits and circumstances, unless otherwise indicated, each use is presumed to be a legal use. Each appeal must necessarily stand upon the facts and testimony presented before the Board of Adjustment at this public hearing, as well as the Board's inspection of the property.

PUBLIC SPEAKERS

The Board of Adjustment provided public testimony opportunities for individuals to comment on manners that were scheduled on the posted meeting agenda.

- Zac Thompson – 4715 University Blvd., Dallas TX 75209
- Amelia Perez – 7811 Morton St., Dallas TX 75209
- Gus Perez – 1811 Morton Street, Dallas TX 75209
- Kemeshia Richardson, 7314 Kenwell St., Dallas TX 75209

MISCELLANEOUS ITEMS

Approval of the Board of Adjustment Panel A, August 20th, 2024, Meeting Minutes.

Motion was made to approve Panel A, August 20th, 2024, Public Hearing Minutes.

Maker:	Michael Hopkovitz				
Second:	Rachel Hayden				
Results:	5-0 unanimously				Motion to approve
		Ayes:	-	5	David A. Neumann, Rachel Hayden, Rachel Hayden, Jay Narey and Michael Hopkovitz
		Against:	-	0	

CONSENT ITEMS

1. 8340 Plainview Drive
BDA234-105(CJ)

BUILDING OFFICIAL'S REPORT: Application of Martha Duran for **(1)** a variance to the side-yard setback regulations; **(2)** a variance to the rear-yard setback regulations; and **(3)** a variance to the maximum allowed lot coverage at 8340 Plainview Drive. This property is more fully described as Block 2/8526, Lot 5, and is zoned A(A), which allows a maximum lot coverage of 10%, and requires a side-yard setback of 20-feet, and requires a rear yard setback of 50-feet.The applicant proposes to construct and/or maintain a single-family residential structure and provide an 8-foot side-yard setback, which will require **(1)** a 12-foot variance to the side-yard setback regulations; to construct and/or maintain a single-family residential structure and provide a 14-foot 8-inch rear yard setback, which will require **(2)** a 35-foot 4-inch variance to the rear-yard setback regulations, and to construct and/or maintain a single-family residential structure with 2,331 square feet of floor area (23% lot coverage), which will require **(3)** a 1,302 square foot variance (13%) to the maximum allowed lot coverage of 1,029 square feet (10%).

LOCATION: 8340 Plainview Drive

APPLICANT: Martha Duran

REQUEST:

(1) A request for a **variance to the side-yard setback regulations**; and
(2) A request for a **variance to the rear-yard setback regulations**; and
(3) A request for a **variance to the lot coverage regulations**.

STANDARDS OF REVIEW FOR A VARIANCE:

Section 51A-3.102(d)(10) of the Dallas Development Code specifies that the board has the power to grant variances from the front yard, **side yard**, **rear yard**, lot width, lot depth, **lot coverage**, floor area for structures accessory to single-family uses, height, minimum sidewalks, off-street parking or off-street loading, or landscape regulations provided that the variance is:

(A) **not contrary to the public interest** when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.

(B) **necessary to permit development of a specific parcel of land** that differs from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and

(C) **not granted to relieve a self-created or personal hardship**, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

ELEMENT II SUBSTITUTE:

Dallas Development Code §51A-3.102(d)(10)(b), formerly known as HB 1475, allows for the BDA to use their discretion and consider Element 2 of the Variance standard to be met, if:

(i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.
(ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.
(iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.
(iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or
(v) the municipality considers the structure to be a nonconforming structure.

STAFF RECOMMENDATION:

1. 1st Request - Variance to the side yard setback regulations

Approval

Rationale: Based upon evidence presented and provided by the applicant, staff concluded that the site is:

A. Not contrary to the public interest as no letters of opposition were received before case reports were finalized and submitted.
B. The subject site is 10,390 sq ft. which is smaller than the minimum lot size for residential use in the A(A) zoning district (130,680 sq ft. or 3 ac). Having a 50-foot rear yard setback and a 20-foot side yard setback further decreases the developable area of the subject site; therefore, the property cannot be developed in a manner commensurate with development upon other parcels of land in the same zoning.
C. Is not a self-created or personal hardship.

2. 2nd Request - Variance to the rear yard setback regulations.

Approval

Rationale: Based upon evidence presented and provided by the applicant, staff concluded that the site is:

A. Not contrary to the public interest as no letters of opposition were received before case reports were finalized and submitted.
B. The subject site is 10,390 sq ft. which is smaller than the minimum lot size for residential use in the A(A) zoning district (130,680 sq ft. or 3 ac). Having a 50-foot rear yard setback and a 20-foot side yard setback further decreases the developable area of the subject site; therefore, the property cannot be developed in a manner commensurate with development upon other parcels of land in the same zoning.
C. Is not a self-created or personal hardship.

3. 3rd Request - Variance to the lot coverage regulations.

Approval

Rationale: Based upon evidence presented and provided by the applicant, staff concluded that the site is:

A. Not contrary to the public interest as no letters of opposition were received before case reports were finalized and submitted.
B. The subject site is 10,390 sq ft. which is smaller than the minimum lot size for residential use in the A(A) zoning district (130,680 sq ft. or 3 ac). Having a 50-foot rear yard setback and a 20-foot side yard setback further decreases the developable area of the subject site; therefore, the property cannot be developed in a manner commensurate with development upon other parcels of land in the same zoning.
C. Is not a self-created or personal hardship.

BACKGROUND INFORMATION:

BDA History:
No BDA history found at 8340 Plainview Drive within the last 5 years.

Square Footage:
This lot contains 10,018.8 of square feet.
This lot is zoned A(A) which has a minimum lot size of 130,680 square feet or 3 acres.

Zoning:

Site:	A (A) (Agriculture Zoning District)
North:	A (A) (Agriculture Zoning District)
South:	IR (Industrial Research District)
East:	A (A) (Agriculture Zoning District)
West:	A (A) (Agriculture Zoning District)

Land Use:
The subject site is currently vacant. The areas to the north, east, and west are developed and being developed with uses permissible in the A(A) zoning district. Areas to the south are zoned with Industrial Research (IR) uses.

GENERAL FACTS/STAFF ANALYSIS:

- The application for the Martha Duran property located at 8340 Plainview Drive focuses on 3 requests relating to the side yard setback regulations, rear yard setback regulations and the lot coverage regulations.

- A request for a variance to the side yard setback regulations of 12-feet is made to construct and/or maintain a single-family residential structure at 8340 Plainview Drive; Zoning District A(A) requires a minimum side yard setback of 20-feet.

- Secondly, a request for a variance to the rear yard setback regulations of 35-feet 4-inches is made to construct and/or maintain a single-family residential structure at 8340 Plainview Drive; Zoning District A(A) requires a minimum rear yard setback of 50-feet.

- Thirdly, a request for a 13 percent variance to the lot coverage regulations is made to construct and/or maintain a single-family residential structure with 2,331 square feet of floor area which is equivalent to 23% of lot coverage; the maximum allowed lot coverage in Zoning District A(A) is 10 percent.

- It is imperative to note that the subject site is a mid-block lot and has single street frontage on Plainview Drive.

- The subject site along with surrounding properties to the north, east and west are zoned with residential and agricultural uses. Areas to the south are zoned with Industrial Research uses.

- The subject site is currently vacant and heavily vegetated.

The applicant has the burden of proof in establishing the following:

- That granting the variance(s) will not be contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
- The variance(s) are necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
- The variance(s) would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

The board may also consider Dallas Development Code **§51A-3.102(d)(10)(b)**, formerly known as **HB 1475** as grounds to determine whether compliance with the ordinance as applied to a structure that is the subject of the appeal would result in unnecessary hardship:

(a) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 (Submission of Rolls to Taxing Units), Tax Code.
(b) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.
(c) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.
(d) compliance would result in the unreasonable encroachment on an adjacent property or easement; or

(e) the municipality considers the structure to be a nonconforming structure.

- Granting the proposed variances below, with a condition that the applicant complies with the submitted site plan, would require the proposal to be constructed as shown on the submitted documents.
    - 12-foot variance to the side yard setback regulations; and
    - 35-foot 4-inch variance to the rear yard setback regulations; and
    - 13 percent variance to the lot coverage regulations.

- 200' Radius Video: BDA234-105 at 8340 Plainview Dr.

Timeline:

July 19, 2024: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

August 9, 2024: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**.

August 12, 2024: The Development Services Department Senior Planner emailed the applicant the following information:

- an attachment that provided the hearing date and panel that will consider the application; the August 23, 2024, deadline to submit additional evidence for staff to factor into their analysis; and September 6, 2024, deadline to submit additional evidence to be incorporated into the board's docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

August 30, 2024: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the September public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

Speakers:

For: No Speakers

Against: No Speakers

Motion # 1

I move that the Board of Adjustment, in Appeal No. BDA 234-105, on application of Martha Duran, **GRANT** the 12-foot variance to the side-yard setback regulations requested by this applicant because our evaluation of the property and testimony shows that the physical character of this property is such that a literal enforcement of the provisions of the Dallas Development Code, as amended, would result in unnecessary hardship to this applicant.

I further move that the following condition be imposed to further the purpose and intent of the Dallas Development Code:

Compliance with the most recent version of all submitted plans are required.

Maker:	Michael Hopkovitz				
Second:	Rachel Hayden				
Results:	5-0 Unanimously				Motion to grant
		Ayes:	-	5	David A. Neumann, Kathleen Davis, Rachel Hayden, Jay Narey and Michael Hopkovitz
		Against:	-	0	

Motion # 2
I move that the Board of Adjustment, in Appeal No. BDA 234-105, on application of Martha Duran, **GRANT** the 35-foot 4-inch variance to the rear-yard setback regulations requested by this applicant because our evaluation of the property and testimony shows that the physical character of this property is such that a literal enforcement of the provisions of the Dallas Development Code, as amended, would result in unnecessary hardship to this applicant.

I further move that the following condition be imposed to further the purpose and intent of the Dallas Development Code:

Compliance with the most recent version of all submitted plans are required.

Maker:	Michael Hopkovitz				
Second:	Rachel Hayden				
Results:	5-0 Unanimously				Motion to grant
		Ayes:	-	5	David A. Neumann, Kathleen Davis, Rachel Hayden, Jay Narey and Michael Hopkovitz
		Against:	-	0	

Motion # 3
I move that the Board of Adjustment, in Appeal No. BDA 234-105, on application of Martha Duran, **GRANT** the 1,302 square foot variance to the lot-coverage regulations requested by this applicant because our evaluation of the property and testimony shows that the physical character of this property is such that a literal enforcement of the provisions of the Dallas Development Code, as amended, would result in unnecessary hardship to this applicant.

I further move that the following condition be imposed to further the purpose and intent of the Dallas Development Code:

Compliance with the most recent version of all submitted plans are required.

Maker:	Michael Hopkovitz				
Second:	Rachel Hayden				

Results:	5-0 Unanimously				Motion to grant
		Ayes:	-	5	David A. Neumann, Kathleen Davis, Rachel Hayden, Jay Narey and Michael Hopkovitz
		Against:	-	0	

2. 10335 Lennox Lane
BDA234-109(CJ)

BUILDING OFFICIAL'S REPORT: Application of Hooman Sedighi for **(1)** a special exception to the fence height regulations at 10335 Lennox Ln. This property is more fully described as Block C/5532, Lot 3, and is zoned R-1ac(A), which limits the height of a fence in the front-yard to 4-feet. The applicant proposes to construct and/or maintain a 6-foot high fence in a required front-yard, which will require **(1)** a 2-foot special exception to the fence height regulations.

LOCATION: 10335 Lennox Lane

APPLICANT: Hooman Sedighi

REQUEST:

(1) A request for a **special exception to the fence height regulations**.

STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO FENCE HEIGHT STANDARD REGULATIONS:

Section 51A-4.602(a)(11) of the Dallas Development Code states that the board may grant a special exception to the fence height regulations when in the opinion of the board, **the special exception will not adversely affect neighboring property.**

STAFF RECOMMENDATION:

Special Exceptions (1):

No staff recommendation is made on this request.

BACKGROUND INFORMATION:

BDA History:

No BDA history found at 10335 Lennox Lane in the last 5 years.

Square Footage:

- This lot contains 41,469.12 of square feet.
- This lot is zoned R-1ac (A) which has a minimum lot size of 43,560 square feet or 1 acre.

Zoning:

Site: R-1ac (A) (Single Family District)
North: R-1ac (A) (Single Family District)
East: R-1ac (A) (Single Family District)
South: R-1ac (A) (Single Family District)

West: R-1ac (A) (Single Family District)

Land Use:

The subject site and all surrounding properties are developed with single-family uses.

GENERAL FACTS/STAFF ANALYSIS:

- The application of Hooman Sedighi for property located at 10335 Lennox Lane focuses on 1 request relating to the fence height standards.
- The applicant proposes to maintain a 6-foot high fence in a required front yard, which will require a 2-foot special exception to the fence height regulations.
- The submitted site plan and elevations show the applicant is proposing to maintain a 6-foot high fence in the required front yard along Lennox Lane.
- The subject site along with properties to the north, south, east, and west are all developed with single-family homes.
- The subject site is a mid-block lot with single street frontage along Lennox Lane.
- The proposed fence is material is open wrought iron.
- Based upon staff's analysis of the surrounding properties, there are homes along Lennox Lane with fences and gates in the required front yard and/or some form of vegetation serving as a screening mechanism.
- Per staff's review of the subject site, it has been confirmed that the fence is proposed and not existing.
- The Dallas Development Code states that in all residential districts except multifamily districts, a fence may not exceed four feet above grade when located in the required front yard.
- The applicant has the burden of proof in establishing that the special exception to the fence regulations relating to height will not adversely affect the neighboring properties.
- Granting the special exceptions to the fence standard regulations relating to height with a condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.
- 200' Radius Video: BDA234-109 at 10335 Lennox Ln.

Timeline:

July 25, 2024: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

August 9, 2024: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**

August 12, 2024: The Development Services Department Senior Planner emailed the applicant the following information:

- an attachment that provided the hearing date and panel that will consider the application; the August 23, 2024, deadline to submit

additional evidence for staff to factor into their analysis; and September 6, 2024, deadline to submit additional evidence to be incorporated into the board's docket materials.

- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

August 30, 2024: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the September public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

Speakers:

For: No Speakers

Against: No Speakers

Motion
I move that the Board of Adjustment **GRANT** the following applications listed on the uncontested docket because it appears, from our evaluation of the property and all relevant evidence that the applications satisfy all the requirements of the Dallas Development Code and are consistent with the general purpose and intent of the Code, as applicable to wit:

BDA 234-109 – Application of Hooman Sedighi for a special exception to fence height regulations in the Dallas Development Code is granted subject to the following condition:

Compliance with height and fence location requirements illustrated in the most recent version of all submitted plans are required.

Maker:	Michael Hopkovitz					
Second:	Rachel Hayden					
Results:	5-0 Unanimously					Motion to grant
		Ayes:	-		5	David A. Neumann, Rachel Hayden, Kathleen Davis, Jay Narey and Michael Hopkovitz
		Against:	-		0	

3. 1710 Morrell Avenue
BDA234-110(CJ)
This item was moved to Individual Cases

BUILDING OFFICIAL'S REPORT: Application of Reinhart Hanson Jr. for **(1)** a special exception to the tree conservation regulations at 1710 Morrell Avenue. This property is more fully described as Block 5898 TR 9 and Block 3/5896 Lot 2A and is zoned CR and MF-2(A), which requires mandatory

landscaping and tree mitigation. The applicant proposes to construct and/or maintain a Multifamily development and obtain a reduction of overall tree mitigation for the site, which will require **(1)** a special exception to the tree conservation regulation.

LOCATION: 1710 Morrell Avenue

APPLICANT: Reinhart Hanson Jr.

REQUEST:

(2) A request for a special exception to the tree conservation regulations.

DEVELOPMENT STANDARD FOR A SPECIAL EXCEPTION TO TREE CONSERVATION REGULATIONS:

SEC. 51A-10.134. REPLACEMENT OF REMOVED OR SERIOUSLY INJURED TREES.

(c) Requirements.

(1) Quantity.

(A) Except as provided in this section, the minimum total caliper of replacement trees must equal or exceed the total classified diameter inches of the protected trees removed or seriously injured as listed below.

(B) Tree classification for mitigation:

(i) Historic trees: 3:1
(ii) Significant: 1.5:1
(iii) Class 1: 1:1
(iv) Class 2: 0.7:1
(v) Class 3: 0.4:1

LEGAL STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO THE TREE CONSERVATION REGULATIONS:

Section 51A-10.110 of the Dallas Development Code states the board may grant a special exception to the requirements of this article upon making a special finding from the evidence presented that **strict compliance** with the requirements of this article **will unreasonably burden the use of the property**; the **special exception will not adversely affect neighboring property**; and **the requirements are not imposed by a site-specific landscape plan or tree mitigation plan** approved by the city plan commission or city council. In determining whether to grant a special exception under **Subsection (b)**, the board shall consider the following factors:

- The extent to which there is residential adjacency.
- The topography of the site.
- The extent to which landscaping exists for which no credit is given under this article.
- The ability to plant replacement trees safely on the property.
- The extent to which alternative methods of replacement will compensate for a reduction of tree mitigation or extended time for tree replacement. (Ord. Nos. 22053; 25155; 30929)

STAFF RECOMMENDATION:

Special Exception (1):

No staff recommendation is made on this request.

BACKGROUND INFORMATION:

BDA History:

No BDA history found at 1710 Morrell Avenue in the last 5 years.

Square Footage:

- This lot contains 220,849.2 of square feet.
- This lot is zoned MF-2(A) (Multifamily) / CR (Community Retail) which has no minimum lot size.

Zoning:

Site:	MF-2(A) (Multifamily) / CR (Community Retail) Zoning District
North:	Planned Development (PD) 1015
East:	R-7.5(A) Zoning District
South:	MF-2(A) (Multifamily) Zoning District
West:	CR (Community Retail) Zoning District

Land Use:

The subject site and surrounding properties to the east and south are developed with residential uses. Surrounding properties to the west are developed with commercial uses and properties to the north are developed with uses permissible in Planned Development No. 1015.

GENERAL FACTS/STAFF ANALYSIS:

- The application of Reinhart Hanson Jr., for the property located at 1710 Morrell Avenue focuses on one request relating to the tree conservation regulations.
- The applicant proposes to construct and/or maintain a Multifamily development and obtain a reduction of overall tree mitigation for the subject site, which will require a special exception to the tree conservation regulations as stated in Article X.
- The reduction requested is based on the cost of the preservation of one significant pecan tree (Tree #8833) on the subject site; the amount of remediation of this tree is stated to be in approximation of $94,000. In short, the applicant is asking that their, above the norm, tree preservation efforts to preserve the significant pecan tree be taken into consideration in tree mitigation.
- It is imperative to note that the project is fully permitted under permit #2212131027 and is currently in compliance with tree conservation requirements for mitigation.
- A multifamily structure is currently under development at the subject site.
- The subject site has street frontage on South Corinth Street Road, Morrell Avenue and Hutchins Road.
- The arborist division has no objection to the request.
- The Dallas Development Code states that the minimum total caliper of replacement trees must equal or exceed the total classified diameter inches of the protected trees removed or seriously injured as listed in SEC. 51A-10.134 (c)(1)(B).

- The applicant has the burden of proof in establishing that the special exception to the tree conservation regulations will not adversely affect the neighboring properties and that the requirements are not imposed by a site-specific landscape plan or tree mitigation plan approved by the city plan commission or city council.
- Granting the special exceptions to the tree conservation regulations with a condition that the applicant complies with the submitted site plan/tree mitigation or landscape plan, would require the proposal to be constructed as shown on the submitted documents.

- (200' Radius Video): BDA234-110 at 1710 Morrell Ave.

Timeline:

August 6, 2024: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

August 9, 2024: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**

August 12, 2024: The Development Services Department Senior Planner emailed the applicant the following information:

an attachment that provided the hearing date and panel that will consider the application; the August 23, 2024, deadline to submit additional evidence for staff to factor into their analysis; and September 6, 2024, deadline to submit additional evidence to be incorporated into the board's docket materials.

- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

August 30, 2024: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the September public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

September 3, 2024: The Chief Arborist provided staff with Arborist Report.

Speakers:

For: Hanson Reinhart, 1710 Morrell Ave., Dallas TX 75203

Against: No Speakers

Motion

I move that the Board of Adjustment, in Appeal No. BDA 234-110, on application of Reinhart Hanson Jr., **GRANT** the request of this applicant for a special exception to the tree conservation regulations contained in Article X of the Dallas Development Code, as amended, for a reduction of required tree replacement of 482 diameter inches of protected trees after planting on the property, because our evaluation of the property and testimony shows that (1) strict compliance with the requirements of

this article will unreasonably burden the use of the property; (2) the special exception will not adversely affect neighboring properties, and (3) the requirements are not imposed by a site-specific landscape plan approved by the city plan commission or city council.

I further move that the following condition be imposed to further the purpose and intent of the Dallas Development Code:

Compliance with the most recent version of all submitted plans are required.

Maker:	Jay Narey					
Second:	Rachel Hayden					
Results:	5-0 Unanimously					Motion to grant
		Ayes:	-		5	David A. Neumann, Rachel Hayden, Kathleen Davis, Jay Narey and Michael Hopkovitz
		Against:	-		0	

HOLDOVER CASES

4. 6801 Tyree Street
BDA234-101(CJ)

BUILDING OFFICIAL'S REPORT: Application of Akber Meghani to appeal the decision of the administrative official at 6801 Tyree St. This property is more fully described as Block C/2595, Lot 18, and is zoned PD-67, which requires compliance with Planned Development No. 67 land use and development standards. The applicant proposes to appeal the decision of an administrative official in the revocation of a building project and the associated master permit for the construction of a new duplex.

LOCATION: 6801 Tyree St.

APPLICANT: Akber Meghani

REQUEST:

A request is made to appeal the decision of an administrative official in the revocation of a building project 2211181039 and the associated master permit 2211181139 for the construction of a new duplex.

STANDARD FOR APPEAL FROM DECISION OF AN ADMINISTRATIVE OFFICIAL:

Dallas Development Code Sections 51A-3.102(d)(1) and 51A-4.703(a)(2) state that any aggrieved person may appeal a decision of an administrative official when that decision concerns issues within the jurisdiction of the Board of Adjustment.

The Board of Adjustment may hear and decide an appeal that alleges error in a decision made by an administrative official. Tex. Local Gov't Code Section 211.009(a)(1).

Administrative official means that person within a city department having the final decision-making authority within the department relative to the zoning enforcement issue. Dallas Development Code Section 51A-4.703(a)(2).

BDA History:

No BDA History found at 6801 Tyree Street in the last 5 years.

Zoning:

Site:	Planned Development (PD) 67 Zoning District
North:	Planned Development (PD) 67 Zoning District
South:	Planned Development (PD) 67 Zoning District
East:	Planned Development (PD) 67 Zoning District
West:	Planned Development (PD) 67 Zoning District

Land Use:

The subject site and surrounding properties are developed with a single-family residential use.

GENERAL FACTS/STAFF ANALYSIS:

- The board shall have all the powers of the administrative official on the action appealed. The board may in whole or in part affirm, reverse, or amend the decision of the official.

Timeline:

June 25, 2024: The applicant was sent a denial letter for building permit number 2211181039 and master permit 2211181139 which were incorrectly issued by Development Servies Department and invalid.

June 27, 2024: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

July 3, 2024: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**.

July 17, 2024: The Development Services Department Senior Planner emailed the applicant the following information:

- an attachment that provided the hearing date and panel that will consider the application; the August 9, 2024, deadline to submit additional evidence for staff to factor into their analysis; and July 26, 2024, deadline to submit additional evidence to be incorporated into the board's docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

July 29, 2024: The Board of Adjustment staff review team meeting was held regarding this

request and other requests scheduled for the August public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner and Transportation Engineer

August 20, 2024: Panel A, at its regular scheduled hearing on August 20, 2024 voted to hold this matter under advisement until September hearings.

August 30, 2024: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the September public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

Speakers:
Representing the Applicant: Dallas Cothrum, 2201 Main Street, Dallas TX 75201

Representing the City: Justin Roy, City Attorney Office, 1500 Marilla Street 7DN
Jason Pool, Planning & Development, 320 E. Jefferson Blvd

Motion
I move that the Board of Adjustment in Appeal No. BDA 234-101, **HOLD THIS MATTER** under advisement until **October 22, 2024**.

Maker:	David Neumann				
Second:	Kathleen Davis				
Results:	5-0 Unanimously				Motion to hold
		Ayes:	-	5	David A. Neumann, Rachel Hayden, Nicholas Brooks, Jay Narey and Michael Hopkovitz
		Against:	-	0	

5. 6801-6803 Tyree Street
BDA234-101_FR1(CJ)

BUILDING OFFICIAL'S REPORT: Application of Akber Meghani to appeal the decision of the administrative official at 6801 Tyree St. This property is more fully described as Block C/2595, Lot 18, and is zoned PD-67, which requires compliance with Planned Development No. 67 land use and development standards.

LOCATION: 6801 Tyree St.

APPLICANT: Akber Meghani

REQUESTS:

The applicant is requesting a fee reimbursement for fees paid for the application submitted to appeal the decision of the administrative official at 6801 Tyree Street which will appear before Panel A on

September 17, 2024.

STANDARD FOR A FEE WAIVER OR REIMBURSEMENT:

Section 51A-1.105(b)(6) of the Dallas Development Code specifies the board of adjustment may waive the filing fee if the board finds that **payment of the fee would result in substantial financial hardship to the applicant**. The applicant may either pay the fee and request reimbursement at the hearing on the matter or request that the issue of financial hardship be placed on the board's miscellaneous docket for predetermination. If the issue is placed on the miscellaneous docket, the applicant may not apply to the merits of the request for a waiver have been determined by the board. In making this determination, the board may require the production of financial documents.

STAFF RECOMMENDATION:

No staff recommendation is made on this request.

Speakers:

For: No Speakers

Against: No Speakers

Motion
I move that the Board of Adjustment in Appeal No. BDA 234-101_FR1, **HOLD THIS MATTER** under advisement until **October 22, 2024**.

Maker:	David Neumann				
Second:	Kathleen Davis				
Results:	5-0 Unanimously				Motion to hold
		Ayes:	-	5	David A. Neumann, Rachel Hayden, Nicholas Brooks, Jay Narey and Michael Hopkovitz
		Against:	-	0	

INDIVIDUAL CASES

6. 5601 Ursula Lane
BDA234-108(BT)

BUILDING OFFICIAL'S REPORT: Application of Jeff Boyum for **(1)** a variance to the front-yard setback regulations at **5601 URSULA LN**. This property is more fully described as Block B/5507, Lot 12 and is zoned R-1/2ac(A), which requires a front-yard setback of 40-feet along Ursula Ln. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 38-foot front-yard setback along Ursula Ln. measured to the step/landing, which will require **(1)** a 2-foot variance to the front-yard setback regulations.

LOCATION: 5601 Ursula Ln.

APPLICANT: Jeff Boyum

REQUEST:

(3) A request for a variance to the front-yard setback regulations.

STANDARDS OF REVIEW FOR A VARIANCE:

Section 51A-3.102(d)(10) of the Dallas Development Code specifies that the board has the power to grant variances from the **front yard**, side yard, rear yard, lot width, lot depth, lot coverage, floor area for structures accessory to single-family uses, height, minimum sidewalks, off-street parking or off-street loading, or landscape regulations provided that the variance is:

(D) **not contrary to the public interest** when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.

(E) necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such a **restrictive area, shape, or slope,** that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and

(F) **not granted to relieve a self-created or personal hardship**, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

ELEMENT II SUBSTITUTE:

Dallas Development Code §51A-3.102(d)(10)(b), formerly known as HB 1475, allows for the BDA to use their discretion and consider Element 2 of the Variance standard to be met, if:

(i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.

(ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.

(iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.

(iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or

(v) the municipality considers the structure to be a nonconforming structure.

STAFF RECOMMENDATION:

Variance:

Denial

Rationale: Based upon evidence presented and provided by the applicant, staff concluded that the site is:

A. Not contrary to the public interest as no letters of opposition were received.

B. Lot is **not** restrictive in area, shape, or slope; it is a corner lot with two platted setbacks; however, it can be developed in a manner commensurate with development upon other parcels of land in the same zoning.
C. Not self-created nor is it a personal hardship.

BACKGROUND INFORMATION:

Zoning:

Site:	R-1/2ac(A) (Single Family District)
North:	R-1/2ac(A) (Single Family District)
East:	R-1/2ac(A) (Single Family District)
South:	R-1/2ac(A) (Single Family District)
West:	R-1ac(A) (Single Family District)

Land Use:

The subject site and all surrounding properties are developed with single family uses.

Lot Square Footage:

This lot size is 26,400 sq. ft. (0.606 of an acre)
This lot is zoned R-1/2ac(A) which requires a minimum lot size of 21,780 sq. ft. (0.5 of an acre)

BDA History:

No BDA history

GENERAL FACTS/STAFF ANALYSIS:

- The application of Jeff Boyum for the property located at 5601 Ursula Ln. focuses on 1 request relating to a variance to the front-yard setback regulations.
- The applicant is requesting a variance to the front-yard setback regulations. The applicant is proposing to construct and maintain a residential structure and provide a 38-foot front yard setback at Ursula Ln., which will require a 2-foot variance to the front-yard setback regulations.
- The subject site along with surroundings properties are all developed with single-family homes.
- It is imperative to note that the subject site is a corner lot, having one 40-foot platted front-yard setback along Ursula Ln. Netherland Dr. has a 20-foot platted side-yard setback.
- Per staff's review of the subject site, it has been confirmed that the single-family structure of the property is under construction as part of permit #2306141085.
- The applicant has the burden of proof in establishing the following:

1) That granting the variance to the front yard setback will not be contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.

2) The variance is necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and

3) The variance would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

- Granting the variance to the front yard setback regulations with a condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.

- 200' Radius Video: BDA234-108 at 5601 Ursula Ln

Timeline:

July 24, 2024: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

August 9, 2024: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**.

August 21, 2024: The Development Services Department Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the August 23, 2024, deadline to submit additional evidence for staff to factor into their analysis; and September 6, 2024, deadline to submit additional evidence to be incorporated into the board's docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

August 30, 2024: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the September public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner and Transportation Engineer

Speakers:

For: Jeffrey Boyum, 2525 Manana Dr., Dallas TX 75220

Against: No Speakers

Motion

I move that the Board of Adjustment, in Appeal No. BDA 234-108, on application of Jeff Boyum, **DENY** the variance to the front-yard setback regulations requested by this applicant **without prejudice**, because our evaluation of the property and the testimony shows that the physical

character of this property is such that a literal enforcement of the provisions of the Dallas Development Code, as amended, would NOT result in unnecessary hardship to this applicant.

Maker:	Kathleen Davis				
Second:	Rachel Hayden				
Results:	5-0 Unanimously				Motion to deny
		Ayes:	-	5	David A. Neumann, Kathjleen Davis, Rachel Hayden, Jay Narey and Michael Hopkovitz
		Against:	-	0	

7. 6529 Victoria Avenue
BDA234-111(BT)

BUILDING OFFICIAL'S REPORT: Application of Daniel Le to **(1)** appeal the decision of the administrative official at **6529 VICTORIA AVE**. This property is more fully described as Block P/2606, Lot 18, and is zoned PD-67 (Tract 3), which allows a person who is aggrieved by the decision of an administrative official and is the owner of real property within 200 feet of the subject site related to a specific application, address, or project, may appeal to the board. The applicant proposes to **(1)** appeal the decision of an administrative official in the issuance of a building permit and associated master permit.

LOCATION: 6529 Victoria Ave.

APPLICANT: Daniel Le

REQUEST:

(4) A request is made to appeal the decision of the administrative official in building permit 2301031121 and 2301041101 for structure exceeding maximum allowed height, exceeding maximum allowed lot coverage and non-compliant roof types.

STANDARD FOR APPEAL FROM DECISION OF AN ADMINISTRATIVE OFFICIAL:

Section Dallas Development Code Sections 51A-3.102(d)(1) and 51A-4.703(a)(2) state that any aggrieved person may appeal a decision of an administrative official when that decision concerns issues within the jurisdiction of the Board of Adjustment.

The Board of Adjustment may hear and decide an appeal that alleges error in a decision made by an administrative official. Tex. Local Gov't Code Section 211.009(a)(1).

Administrative official means that person within a city department having the final decision-making authority within the department relative to the zoning enforcement issue. Dallas Development Code Section 51A-4.703(a)(2).

BACKGROUND INFORMATION:

Zoning:

Site: PD-67 (Tract 3)

North: PD-67 (Tract 3)
East: PD-67 (Tract 3) and PD-67 (Tract 4)
South: PD-67 (Tract 3) and CR
West: PD-67 (Tract 3) and CR

Land Use:

The subject site is developed with a duplex use and surrounding properties to the north, and east are developed with single-family and duplex uses. Surrounding properties to the south and west are developed with single-family, duplex and non-residential uses.

BDA History:

No BDA history found within the last 5 years

GENERAL FACTS/STAFF ANALYSIS:

- Ashra Ortiz, represented by Pascual Mojica applied for a duplex permit (6529 and 6531 Victoria Ave.) on January 03, 2023
- Permit #2301031121 (Master Permit #2301041101) was approved on January 04,2023.
- Various green tags received with the last being issued on June 28, 2024.
- Project placed on hold on July 26, 2024.
- Letter via email to revoke permit #2301031121 and permit #2301041101 provided to applicant on August 7, 2024.
- The board shall have all the powers of the administrative official on the action appealed. The board may in whole or in part affirm, reverse, or amend the decision of the official.

Timeline:

August 7, 2024: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

August 9, 2024: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **B**.

August 21, 2024: The Development Services Department Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the August 23, 2024, deadline to submit additional evidence for staff to factor into their analysis; and September 6, 2024, deadline to submit additional evidence to be incorporated into the board's docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

August 30, 2024: The Board of Adjustment staff review team meeting was held regarding this

request and other requests scheduled for the September public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

Speakers:

For: Daniel Le, 6529 Victoria Ave., Dallas TX 75209
Misty Ventura, 9406 Biscayne Blvd., Dallas TX 75218

Representing the City of Dallas: Justin Roy, City Attorney Office, 1500 Marilla Street 7DN
Jason Pool, Planning & Development, 320 E. Jefferson Blvd

Board member Jay Narey leaves at 6 pm

Motion

I move that the Board of Adjustment in Appeal No. BDA 234-111, **HOLD THIS MATTER** under advisement until **October 22, 2024**.

Maker:	David Neumann				
Second:	Kathleen Davis				
Results:	4-0 Unanimously				Motion to hold
		Ayes:	-	4	David A. Neumann, Rachel Hayden, Kathleen Davis and Michael Hopkovitz
		Against:	-	0	

8. 6529 Victoria Avenue

BDA234-111_FR1(BT)

BUILDING OFFICIAL'S REPORT: BDA234-111(BT) Application of Daniel Le to **(1)** appeal the decision of the administrative official at **6529 VICTORIA AVE**. This property is more fully described as Block P/2606, Lot 18, and is zoned PD-67 (Tract 3), which allows a person who is aggrieved by the decision of an administrative official and is the owner of real property within 200 feet of the subject site related to a specific application, address, or project, may appeal to the board. The applicant proposes to **(1)** appeal the decision of an administrative official in the issuance of a building permit and associated master permit.

LOCATION: 6529 Victoria Ave.

APPLICANT: Daniel Le

REQUEST:

The applicant is requesting a fee reimbursement for the application submitted to appeal the decision of the administrative official at 6529 Victoria Ave. which will appear before Panel B on September 18, 2024.

STANDARD FOR A FEE WAIVER OR REIMBURSEMENT:

Section 51A-1.105(b)(6) of the Dallas Development Code specifies the board of adjustment may

waive the filing fee if the board finds that **payment of the fee would result in substantial financial hardship to the applicant**. The applicant may either pay the fee and request reimbursement at the hearing on the matter or request that the issue of financial hardship be placed on the board's miscellaneous docket for predetermination. If the issue is placed on the miscellaneous docket, the applicant may not apply to the merits of the request for a waiver have been determined by the board. In making this determination, the board may require the production of financial documents.

STAFF RECOMMENDATION:

The staff does not make a recommendation on fee waiver requests since the standard is whether the board finds that payment of the fee would result in substantial financial hardship to the applicant.

Speakers:

For: None

Against: None

Motion
I move that the Board of Adjustment in Appeal No. BDA 234-111_FR1, **HOLD THIS MATTER** under advisement until **October 22, 2024**.

Maker:	David Neumann				
Second:	Kathleen Davis				
Results:	4-0 Unanimously				Motion to hold
		Ayes:	-	4	David A. Neumann, Rachel Hayden, Kathleen Davis and Michael Hopkovitz
		Against:	-	0	

Recess at 2:25 pm – 2:40 pm

Recess at 2:52 pm – 3:10 pm

ADJOURNMENT

After all business of the Board of Adjustment had been considered, Chairman moved to adjourn the meeting at 6:15 p.m.

Required Signature:
Mary Williams, Board Secretary
Planning & Development Department

Date

Required Signature: Date

Dr. Kameka Miller-Hoskins, Board Coordinator
Planning & Development Department

Required Signature: Date

David A. Neumann, Chairman
Board of Adjustment

FILE NUMBER: BDA234-115(CJ)

BUILDING OFFICIAL'S REPORT: Application of Allyn Taylor for (1) a special exception to the landscaping regulations at 11717 N Central Expressway. This property is more fully described as Block A/7742, Lot 5, and is zoned MU-1, which requires mandatory landscaping. The applicant proposes to construct and/or maintain a nonresidential structure and provide an alternate landscape plan, which will require (1) a special exception to the landscape regulations.

LOCATION: 11717 N Central Expressway

APPLICANT: Allyn Taylor

REQUEST:

(1) A request for a special exception to the landscape regulations.

DEVELOPMENT STANDARD FOR A SPECIAL EXCEPTION TO LANDSCAPE REGULATIONS:

SEC. 51A-10.125. MANDATORY LANDSCAPING REQUIREMENTS.

(b) Other uses. Lots containing a use other than single family or duplex must comply with the following requirements:

(1) Street buffer zone.

(A) Urban streetscape.

(B) Right-of-way.

(C) Required planting.

(D) Buffer zone reduction

(3) Interior zone.

(A) Surface parking lots in industrial districts.

(B) Surface parking lots.

(4) Additional provisions.

(B) Site trees.

SEC. 51A-10.126. LANDSCAPE DESIGN OPTIONS.

(b) Design options.

STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO THE LANDSCAPE REGULATIONS:

Section 51A-10.110 of the Dallas Development Code states the board may grant a special exception to the requirements of this article upon making a special finding from the evidence presented that **strict compliance** with the requirements of this article **will unreasonably burden the use of the property**; the **special exception will not adversely affect neighboring property**; and **the requirements are not imposed by a site-specific landscape plan** approved by the city plan commission or city council. In determining whether to grant a special exception under Subsection (a), the board shall consider the following factors:

- The extent to which there is residential adjacency.
- The topography of the site.
- The extent to which landscaping exists for which no credit is given under this article.
- The extent to which other existing or proposed amenities will compensate for the reduction of landscaping.

STAFF RECOMMENDATION:

Special Exceptions (1):

No staff recommendation is made on this request.

BACKGROUND INFORMATION:

BDA History:

No BDA history found at 11717 N Central Expressway in the last 5 years.

Square Footage:

- This lot contains 36028.476 of square feet.
- This lot is zoned Mixed Use (MU-1) which has no minimum lot size.

Zoning:

Site:	Mixed Use (MU-1) Zoning District
North:	Mixed Use (MU-3) Zoning District
East:	Mixed Use (MU-3) Zoning District
South:	Community Retail (CR) Zoning District
West:	Mixed Use (MU-1) Zoning District

Land Use:

The subject site and surrounding properties to the north, east and west are developed with mixed uses (MU-1 & MU-3). Surrounding properties to the south are developed with uses permissible in the Community Retail (CR) district.

GENERAL FACTS/STAFF ANALYSIS:

- The application of Allyn Taylor, for the property located at 11717 N. Central Expressway focuses on one request relating to the landscape regulations.

- The applicant proposes to construct and maintain a nonresidential structure and provide an alternate landscape plan which will require a (1) special exception to the landscape regulations.
- The applicant is seeking a special exception to the landscaping requirements of Article X. Specifically, the applicant requests an exception to Sec. 51A-10.125(b)(1), Street buffer zone; Sec. 51A-10.125(b)(3), Interior zone; and Sec. 51A-10.126, Landscape design options, while maintaining some existing landscaping conditions.
- The proposed alternate landscape plan complies with Article X site tree requirements. Seven existing small trees will remain on the north and along the western perimeter of the lot with 3 new medium and 4 small trees, and other plant materials, added to the plan.
- It is imperative to note that the subject site has single street frontage on North Central Expressway.
- The subject site is a mid-block lot currently developed with a nonresidential structure.
- Appropriate new landscaping is proposed for available open space areas where they are made available near surface parking areas.
- The arborist division has no objection to the proposed alternate landscape plan for the property because we believe that strict compliance with the requirements of Article X will unreasonably burden the use of the property and the design will not adversely affect neighboring property.
- The Dallas Development Code states that all lots containing a use other than single-family or duplex must comply with the provisions set forth SEC. 51A-10.125. Mandatory Landscape Requirements and SEC. 51A-10.126. Landscape Design Options
- The applicant has the burden of proof in establishing that the special exception to the landscape regulations will not adversely affect the neighboring properties.
- Granting the special exceptions to the landscape regulations with a condition that the applicant complies with the submitted site plan/landscape plan, would require the proposal to be constructed as shown on the submitted documents.
- (200' Radius Video): BDA234-115 at 11717 N. Central Expressway

Timeline:

August 22, 2024: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

September 9, 2024: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**.

September 12, 2024: The Development Services Department Senior Planner emailed the applicant the following information:

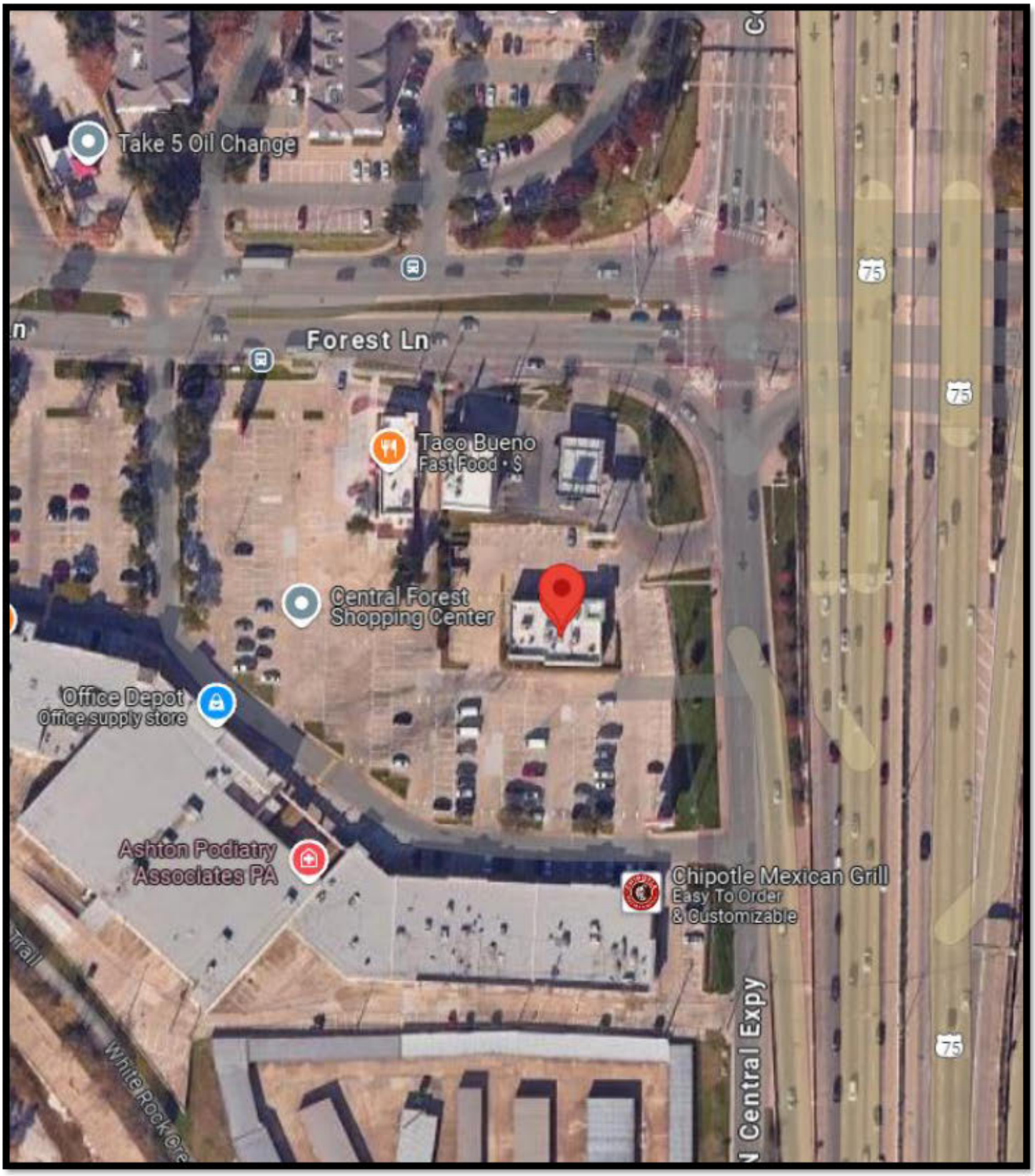
- an attachment that provided the hearing date and panel that will consider the application; the September 27, 2024, deadline to submit additional evidence for staff to factor into their analysis;

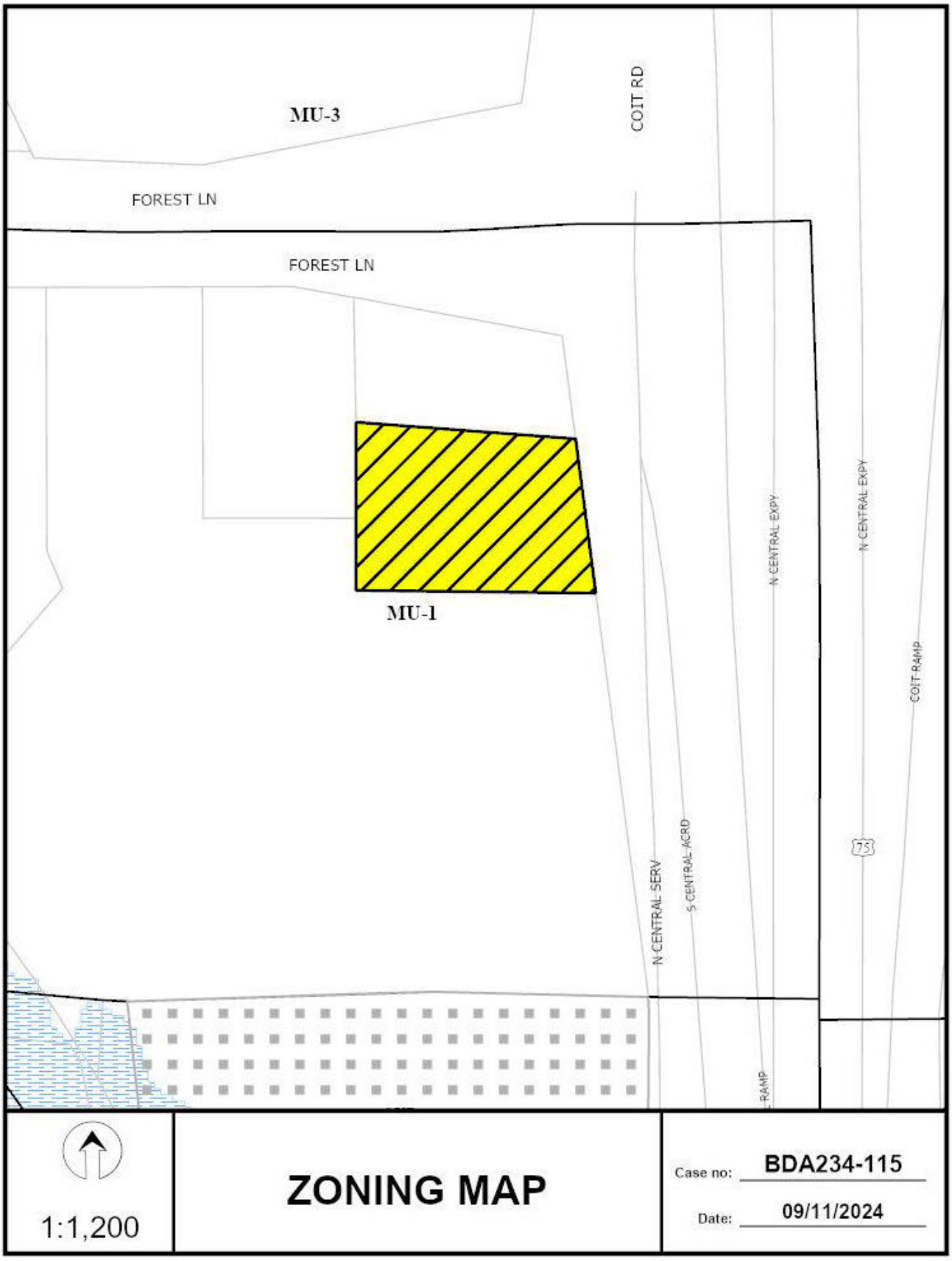
and October 11, 2024, deadline to submit additional evidence to be incorporated into the board's docket materials.

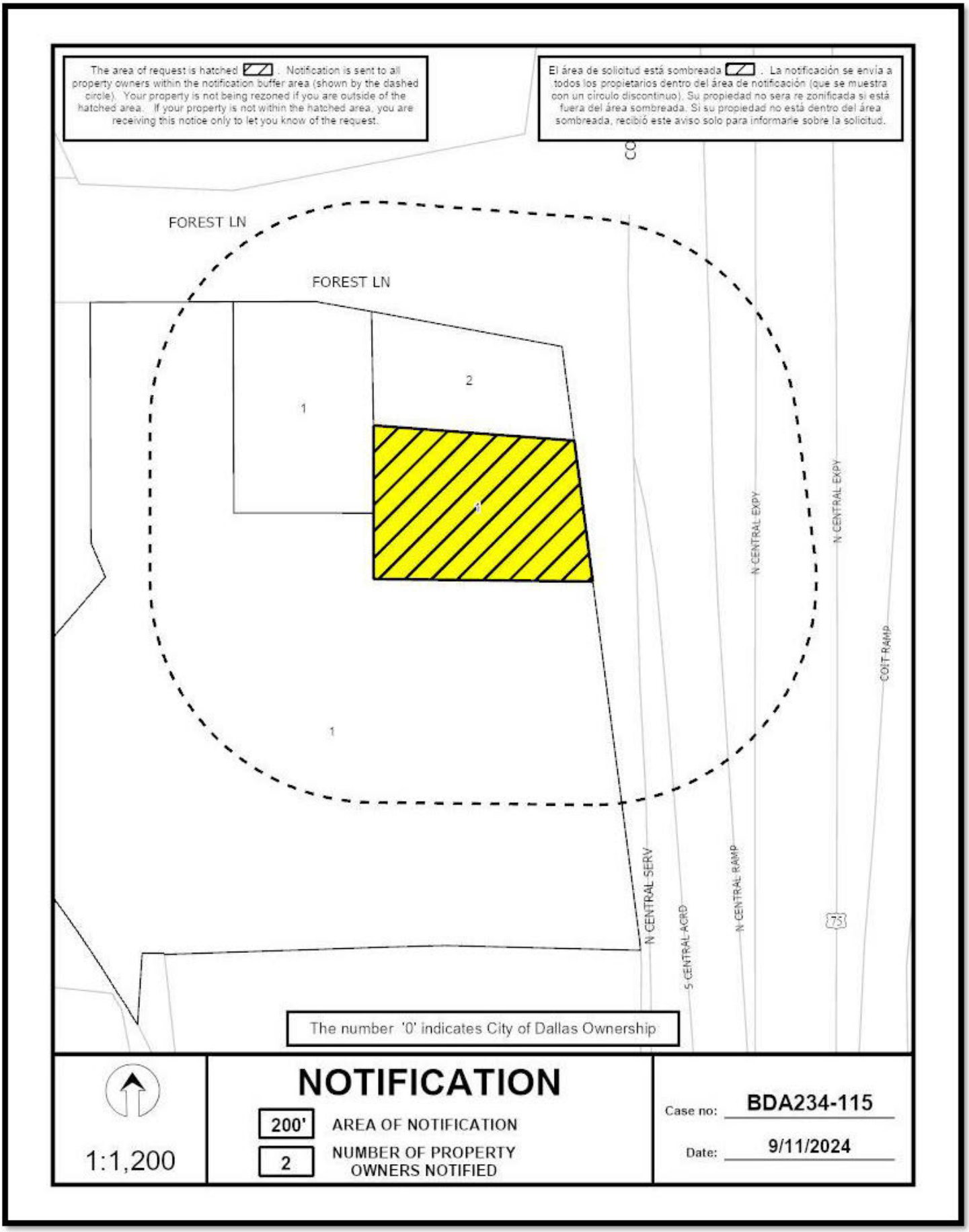
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

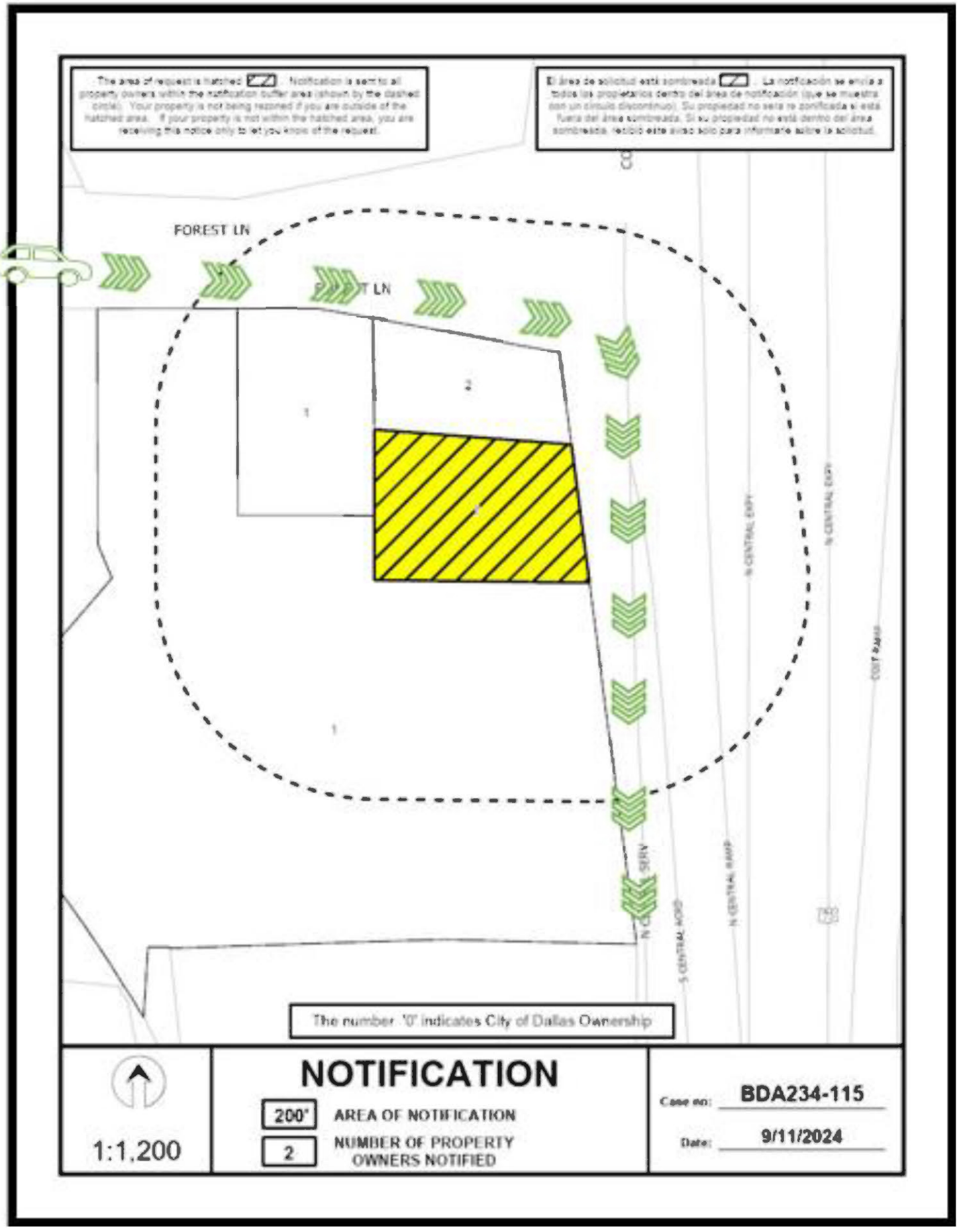
October 3, 2024: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the October public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

October 4, 2024: Chief Arborist provided comment stating no objection.


Take 5 Oil Change
Forest Ln
75
Taco Bueno
Fast Food · $
Central Forest
Shopping Center
Office Depot
Office supply store
Ashton Podiatry
Associates PA
Chipotle Mexican Grill
Easy To Order
& Customizable
N Central Expy


MU-3
COIT RD
FOREST LN
FOREST LN
MU-1
N CENTRAL EXPY
N CENTRAL EXPY
COIT RAMP
N CENTRAL SERV
S CENTRAL ACRD
75
RAMP
1:1,200
ZONING MAP
Case no: BDA234-115
Date: 09/11/2024


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
FOREST LN
FOREST LN
1
2
1
1
N CENTRAL EXPY
N CENTRAL EXPY
COIT RAMP
N CENTRAL SERV
S CENTRAL ACRD
N CENTRAL RAMP
75
The number '0' indicates City of Dallas Ownership
1:1,200
NOTIFICATION
200'
AREA OF NOTIFICATION
2
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: BDA234-115
Date: 9/11/2024


The area of request is hatched. Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
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FOREST LN
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
2
NUMBER OF PROPERTY OWNERS NOTIFIED
1:1,200
Case no: BDA234-115
Date: 9/11/2024

09/11/2024

Notification List of Property Owners

BDA234-115

2 Property Owners Notified

Label #	*Address*		*Owner*
1	11613	N CENTRAL EXPY	NEW CENTRAL FOREST S C LTD
2	7950	FOREST LN	SHADCO INC



1:1,200

NOTIFICATION

200' AREA OF NOTIFICATION

2 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: BDA234-115

Date: 9/11/2024

NOTICE OF PUBLIC HEARING

BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL A)

NOTICE IS HEREBY GIVEN that the **BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL A)** will hold a hearing as follows:

DATE: **TUESDAY, OCTOBER 22ND, 2024**

BRIEFING: **10:30 a.m.** via **Videoconference and** in **L1FN Auditorium**, Dallas City Hall, 1500 Marilla Street https://bit.ly/boa1022A

HEARING: **1:00 p.m.** via **Videoconference and** in **L1FN Auditorium,** Dallas City Hall, 1500 Marilla Street https://bit.ly/boa1022A

The purpose of the hearing is to consider the following appeal(s) now pending before the Board of Adjustment:

BDA234-115(CJ) Application of Allyn Taylor for **(1)** a special exception to the landscaping regulations at **11717 N CENTRAL EXPRESSWAY**. This property is more fully described as Block A/7742, Lot 5, and is zoned MU-1, which requires mandatory landscaping. The applicant proposes to construct and/or maintain a nonresidential structure and provide an alternate landscape plan, which will require **(1)** a special exception to the landscape regulations.

You have received this notice because you own property within 200 feet of the above property. You may be interested in attending the Board of Adjustment hearing to express your support for or opposition to the application. You may also contact the Board of Adjustment by email to BDAreply@dallas.gov. Letters will be accepted until 9:00 am the day of the hearing. If you are unable to attend the hearing. If you choose to respond, it is important that you let the Board know your reasons for being in favor of or in opposition to the application. The Board members are very interested in your opinion.

Note: Any materials (such as plans, elevations, etc.) included within this notice may be subject to change.

The Board of Adjustment hearing will be held by videoconference and at 6ES at City Hall. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure **by joining the meeting virtually**, must register online at https://bit.ly/BDA-A-Register **by the close of business Monday, October 21st, 2024. All virtual speakers will be required to show their video in order to address the board. In Person speakers can register at the hearing.** Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; and bit.ly/cityofdallastv or YouTube.com/CityofDallasCityHall

Speakers at the meeting are allowed a maximum of five (5) minutes to address the Board.

Additional information regarding the application may be obtained by calling Cambria Jordan, Senior Planner at (214) 948-4476, or Mary Williams, Board Secretary at (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

Board of Adjustment
Planning and Development Department
1500 Marilla Street 5CN, Dallas TX 75201

PLEASE SEND REPLIES TO:
BDAreply@dallas.gov
Letters will be received until 9:00 am the day of the hearing.

PLEASE REGISTER AT:
https://bit.ly/BDA-A-Register



APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 234 115

FOR OFFICE USE ONLY

RECEIVED
AUG 2 2 REC'D
BY:

Data Relative to Subject Property: Date:

Location address: 11717 N Central Expressway Zoning District: MU -1

Lot No.: 5 Block No.: A/7742 Acreage: .8271 Census Tract:

Street Frontage (in Feet): 1) ~~85 ft~~ 126' 2) 3) 4) 5)

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): NEW CENTRAL FOREST S C LTD

Applicant: POLLO CAMPERO OF TEXAS, LLC Allyn Taylor Telephone: 214-683-5332

Mailing Address: 12404 PARK CENTRAL DRIVE, STE 250N Zip Code: 75251

E-mail Address: laura.bottorff@somoscmi.com

Represented by: Bohler Engineering TX, LLC Telephone: 469-458-7300

Mailing Address: 2600 Network Blvd. Suite 310 Zip Code: 75034

E-mail Address: tproduction@bohlereng.net

Affirm that an appeal has been made for a Variance __, or Special Exception X, of 10' landscaping buffer

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:
Location of landscape buffer per Dallas Article X requirements can not be met without significant improvements outside the scope of the redevelopment.

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 Allyn Taylor
(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: Allyn Taylor
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 12 day of August 2024

Notary Public in and for Dallas County, Texas

FABIOLA YVETTE SUAREZ
Notary Public, State of Texas
Comm. Expires 02-11-2026
Notary ID 129077531

MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT

Date of Hearing _____

Appeal was--Granted OR Denied

Remarks _____

Chairman

Building Official's Report

I hereby certify that Allyn Taylor

did submit a request for (1) a special exception to the landscaping regulations

at 11717 N Central Expwy

BDA234-115. Application of Allyn Taylor for (1) a special exception to the landscaping regulations at 11717 N CENTRAL EXPY. This property is more fully described as Block A/7742, Lot 5, and is zoned MU-1, which requires mandatory landscaping. The applicant proposes to construct and/or maintain a nonresidential structure and provide an alternate landscape plan, which will require (1) a special exception to the landscape regulations.

Sincerely,

Andrew Espinoza, CBO, MCP, CFM, CCEA

CITY OF DALLAS

AFFIDAVIT

Appeal number: BDA 234-115

I, New Central Forest s/c, Ltd., Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 11717 N. Central Expy Dallas, TX 75243
(Address of property as stated on application)

Authorize: Allyn Taylor
(Applicant's name as stated on application)

To pursue an appeal to the City of Dallas Zoning Board of Adjustment for the following request(s)

_____Variance (specify below)

__X__Special Exception (specify below)

_____Other Appeal (specify below)

Specify: _____

Greg Miller, President of GP
Print name of property owner or registered agent

Signature of property owner or registered agent

Date August 12, 2024

Before me, the undersigned, on this day personally appeared
Greg Miller

Who on his/her oath certifies that the above statements are true and correct to his/her best knowledge. Subscribed and sworn to before me this 12th day of August, 2024

Valerie J. Hubler
Notary Public for Dallas County, Texas

Commission expires on 1-9-25

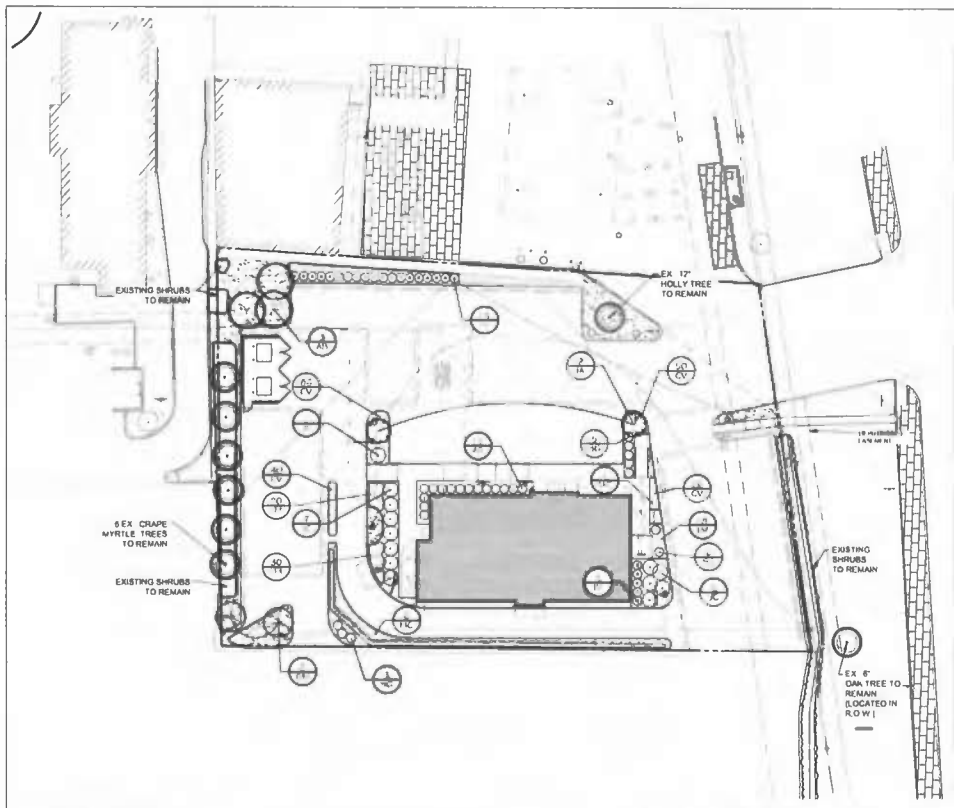
VALORIE J. HUBLER
My Notary ID # 12204713
Expires January 9, 2025

Zoning Map



11717 N Central Expressway

Zoning: MU-1



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	AB	3	Acer buergerianum Trident Maple	10' 12" HT
	CM	2	Cercis canadensis var. 'Mexicana' Mexican Redbud	10' 12" HT
	IA	2	Ilex X attenuata 'Savannah' Savannah Holly TREE FORM	10' 12" HT
SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
	AG	15	Abelia grandiflora Glossy Abelia	24" HT
	IV	24	Ilex vomitoria 'nana' Dwarf Yaupon	3 GAL
	MC	7	Muhlenbergia capillaris 'Regal Mist' Regal Mist Muhly Grass	3 GAL
	SG	40	Salvia greggii 'Furman's Red' Furman's Red Texas Sage	3 GAL
GROUND COVERS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
	JC	13	Juniperus conferta 'Blue Pacific' Blue Pacific Juniper	5 GAL
	CV	282	Callyptocarpus vialis Horsehem	1 GAL
	LM	68	Liriope muscari Liriope	1 GAL
	DA	MAR of	Ornamental Aggregate 3" depth over weed fabric, submit for owner approval prior to bid installation	
	BG	1,265 sf	Cynodon dactylon 'Tifway 419' 'Tifway 419' Bermuda Grass	Sod

ARTICLE X - LANDSCAPE AND TREE CONSERVATION REGULATIONS

TOTAL SITE AREA — 24,883 SF (0.57 Ac)
LANDSCAPE AREA — 3,800 SF (0.09 Ac) (15.87% OF LOT AREA)

STREET BUFFER ZONE

N. CENTRAL EXPRESSWAY TREES REQUIRED — 4 TREES (1 PER 40 LF / 156 LF = 4)
N. CENTRAL EXPRESSWAY TREES PROVIDED — 5 SMALL TREES & 1 EXISTING [illegible] (PENDING APPROVAL OF TXDOT)

INTERIOR ZONE

PARKING LOT TREES REQUIRED — 7 TREES (1 PER SINGLE ROW END PLANTING)
PARKING LOT TREES PROVIDED — 7 TREES
PARKING LOT TREES MIN SIZE — 3" CALIPER, PROVIDED (AND 3.5" CALIPER PROVIDED)
ALL PARKING SPACES WITHIN 70' OF TREE

SITE TREES

SITE TREES REQUIRED — 7 SITE TREES ((1) 2" CAL TREE = 4 CALIPER INCHES REQUIRED; 4 SMALL TREES = 4 CALIPER INCHES; 4 + 4 = 8 CALIPER INCHES REQUIRED)
SITE TREES PROVIDED — 7 EXISTING SITE TREES TO BE PRESERVED (1 - 24" CAL TREE, 6 - 4" CAL TREES = 30 CALIPER INCHES PROVIDED)

LANDSCAPE DESIGN OPTIONS POINTS

POINTS REQUIRED — 15 (24,883 SF LOT AREA)
POINTS PROVIDED — 18

- 10 POINTS: LOW IMPACT DEVELOPMENT (LOW-WATER GRASS USED FOR ALL TURF AREAS, WATER WISE PLANT MATERIALS & PLANTING BEDS)
- 8 POINTS: BUILDING FACADE - STANDARD DESIGN

* PARKING LOT AND STREET TREE PLACEMENT RESTRICTED BY PROPERTY LINE, UNDERGROUND UTILITIES, AND ISLAND DIMENSIONS PER MINIMUM SPACING REQUIRED IN 51A-10.104

GENERAL LANDSCAPE NOTES

1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN) BEFORE STARTING WORK. THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/- 0.1' OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
2. THE LANDSCAPE CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
3. CONTRACTOR SHALL ENSURE THAT THE GRADE IN TREE AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 3" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 1" LOWER THAN THE TOP OF WALL.
4. INSTALL 3 OUNCE WOVEN NEEDLE-PUNCHED POLYPROPYLENE FABRIC UNDER ALL MULCHED AREAS AND INDIVIDUAL TREE RINGS.
5. INSTALL SHREDDED HARDWOOD MULCH TOPDRESSING IN ALL PLANTING BEDS (3" DEPTH) AND ALL TREE RINGS (3" DEPTH). DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE. REF. LP2 FOR MULCH SPECIFICATION.
6. HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD).
7. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E. MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
8. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
9. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED. IF ANY OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE DESIGNER IN WRITING (VIA PROPER CHANNELS).
10. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S REPRESENTATIVE.
11. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE BECOME SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY REASON TO MAXIMIZE WATER CONSERVATION.
12. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
13. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
    A. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
    B. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
    C. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2" INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
14. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
15. THERE ARE NO EXISTING TREES ON-SITE/ADJACENT TO SITE.

LANDSCAPE NOTES

1. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND ELECTRO-MECHANICAL OR ELECTRONIC CLOCK TIMER BASED CONTROLLERS AND BACKFLOW PREVENTION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
2. THE CONTRACTOR SHALL VERIFY ANY AND ALL DIRECTIONS WITHIN THE CITY OF DALLAS PRIOR TO THE START OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDROMULCH AND/OR SEEDING OR WATERING BLANKETS AND MATS, THEN ALTERNATIVE RESTRICTIONS ARE PERMITTED AS A TEMPORARY ALTERNATIVE, OR GRASSING SHALL BE INSTALLED.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS ON ALL NEWLY PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "ROOT-RITE" OR "DEEP ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED PARALLEL TO AND ALONG THE LENGTH OF ADJACENT HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS, UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE WOOD BARRIERS OR ALTERNATIVE DOWN-IN-LAYOUT, HILL ROOTBALL.

WOOD MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" (THREE) LAYER OF 1-1/2" SHREDDED WOOD MULCH OVER LANDSCAPE AREAS. IN ALL PLANTING AREAS, CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. AREAS UNDER NO PERVIOUS GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

AGGREGATE MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THREE LAYER OF ORNAMENTAL AGGREGATE OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCH TO OWNER AND/OR ARCHITECT AND OBTAIN FORMAL APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO LANDSCAPE MULCH SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT THAT IS NOT APPROVED BY THE OWNER AND/OR ARCHITECT. ALL MULCHES SHALL COMPLY WITH ALL APPLICABLE CODES AND REQUIREMENTS OF THE GENERAL GRADING AND PLANTING NOTES AND SPECIFICATIONS.

EVERGREEN DESIGN GROUP

NORTH

Scale 1" = 20'

NOTE: PRINTED DRAWING SIZE MAY VARY. CHANGES FROM ORIGINAL VALUE TO SCALE AND BAR SCALE ARE ABOVE.

OWNER	DEVELOPER	SURVEYOR
NEW CENTRAL EXPRESS, LTD. 9451 BELTLINE RD STE 900 DALLAS, TX 75254 CONTACT: HENRY MILLER ATTN: GREG MILLER	[illegible] DEVELOPMENT, LLC 1234 PARK CENTRAL DR STE 2004 DALLAS, TX 75201 CONTACT: LAURA BOTTERF PHONE: (214) 953-0218	[illegible] 2000 N. [illegible] BLVD STE 110 [illegible], TX 75034 CONTACT: [illegible] PHONE: (469) 498-7166 [illegible]

ANY TRAFFIC CONTROL PLAN (TCP) MUST BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS FOR REVIEW AND APPROVAL BY TRAFFIC SAFETY COORDINATORS PRIOR TO START OF CONSTRUCTION. NO LANE CLOSURE ON [illegible] OR ANY PUBLIC STREET OR ALLEY IS PERMITTED WITHOUT FIRST OBTAINING THE APPROPRIATE PERMIT(S). CLOSURE OF ANY TRAFFIC LANE MUST BE RESTRICTED TO THE HOURS OF 9:00 A.M. TO 3:00 P.M. WORKDAYS (HOURS MAY VARY IN SCHOOL ZONES). CONTRACTOR MUST CALL (214) 948-4790 TO REQUEST APPROVAL OF TCP AND TO OBTAIN A PERMIT OF WORK PERMIT.

ALL EXISTING AND PROPOSED SIDEWALKS AND RAMPS WITHIN THE LIMITS OF WORK SHALL COMPLY WITH THE ACCESSIBILITY STANDARDS (TAS) AND AMERICANS WITH DISABILITIES ACT (ADA).

BENCHMARKS & CONTROL POINTS

[illegible]

[illegible]

ELEVATION = [illegible]

[illegible]

ELEVATION = 529.77

REVISIONS

REV NO.	DATE	DESCRIPTION	BY

[illegible]

BOHLER ENGINEERING TEXAS, LLP (TBPE FIRM # 10964)
SUNDEEP MATHAS HALDERI, P.E.
ADDRESS: 2800 NETWORK BLVD, SUITE 310, FRISCO, TX 75034
EMAIL: MHALDERI@BOHLERENG.COM
PHONE: 469.458.7300

PLAT NO.	BLDG PERMIT NO.	DEV ENGINEERING TRACKING NOS.	
S178197 391		WW24 188	DP24 059

LANDSCAPE PLANTING

POLLO CAMPERO - STORE #209

11717 NORTH CENTRAL EXPRESSWAY

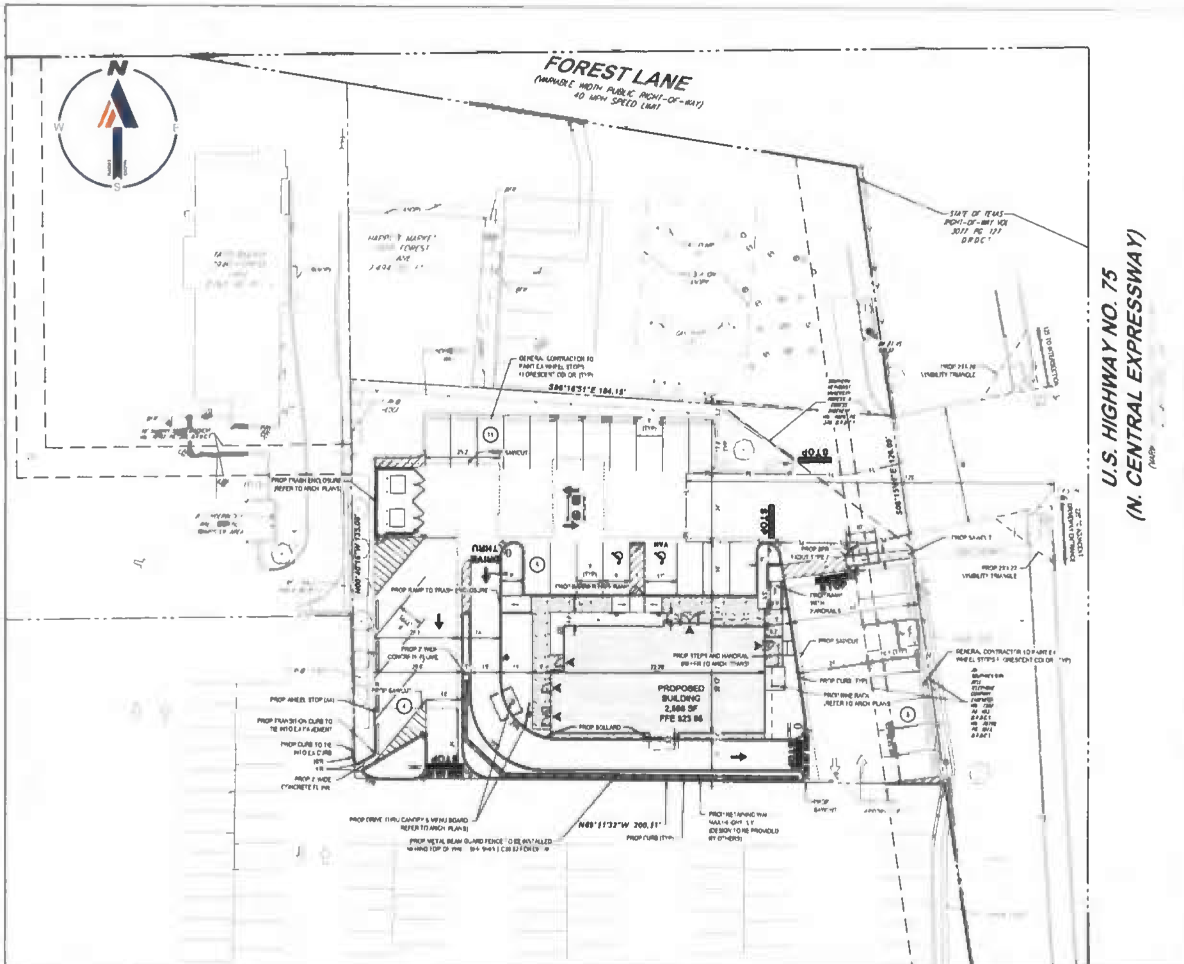
DEVELOPMENT SERVICES

CITY OF DALLAS, DALLAS COUNTY, TEXAS

REVIEW BY	DRAWN BY	DATE	FILE	NUMBER	SHEET
		01/16/2024	DP24	059	LP-1

CONTRACT INFORMATION

CONTRACT NO: N/A — DATE: [illegible]
CONTRACTOR: N/A





SITE DATA

SITE NOTES:

BENCHMARKS & CONTROL POINTS

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

REVISIONS

REV NO	DATE	DESCRIPTION	BY

BOHLER //

PLAT NO	BLDG PERMIT NO	DEV ENGINEERING TRACKING NOS	
S18192 397		WW24 188	DP24 050

DIMENSION CONTROL PLAN

POLLO CAMPERO - STORE #209

11717 NORTH CENTRAL EXPRESSWAY

DEVELOPMENT SERVICES

CITY OF DALLAS, DALLAS COUNTY, TEXAS

REVIEW BY	DRAWN BY	DATE	FILE	NUMBER	SHEET
JJB	PAK	07/16/2024	DP24	050	C05 01

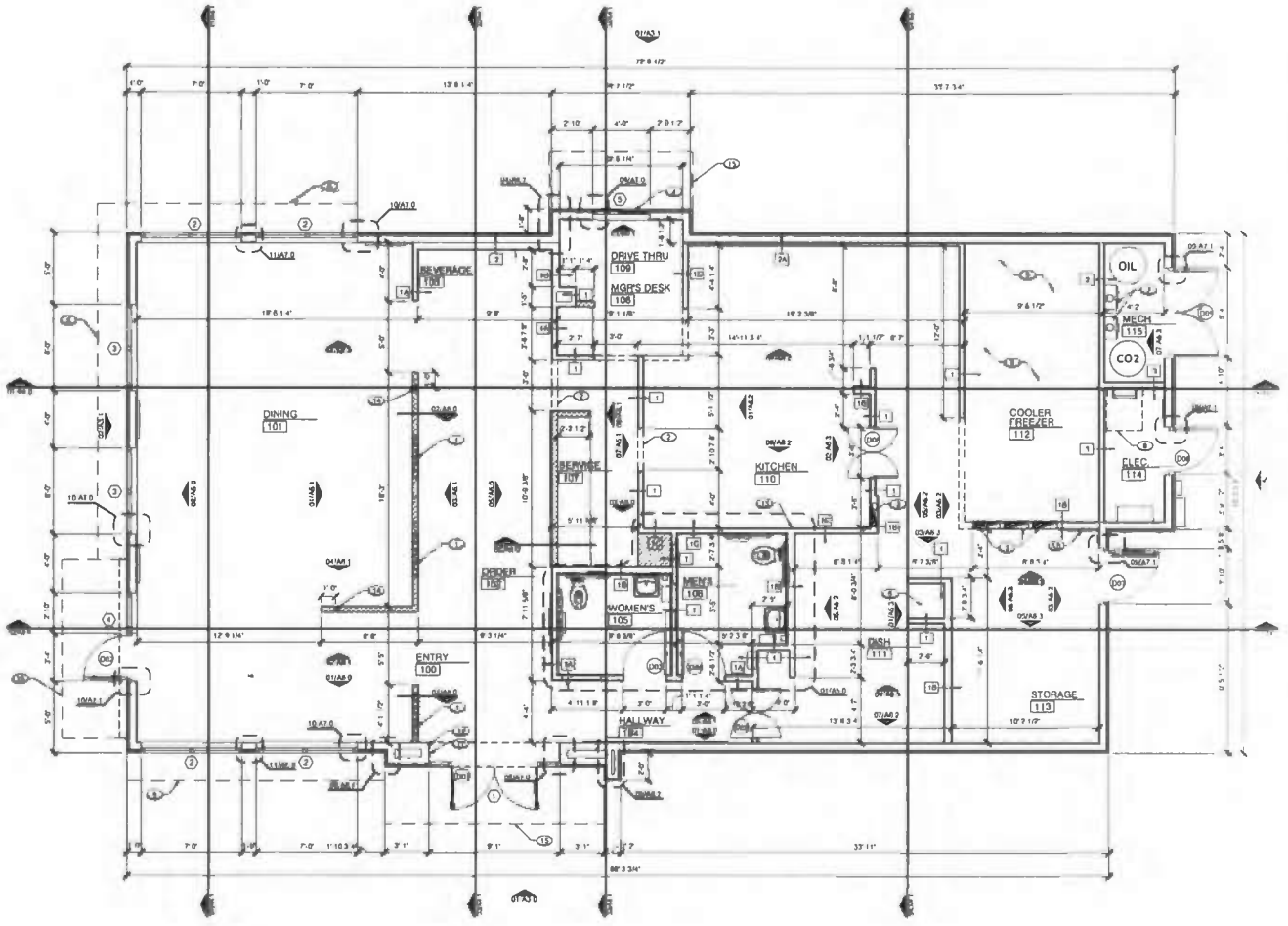
7/16/24

GENERAL FLOOR PLAN NOTES

1. INTERIOR PARTITIONS ARE DIMENSIONED TO THE FACE OF GYP BD, EXTERIOR WALL DIMENSIONS ARE TO FACE OF CMU OR SHEATHING, CELL PATH GRIDS OR THE EDGE OF SLAB AS NOTED
2. DIMENSIONS TAKE PRECEDENT OVER SCALE ON THE CONSTRUCTION DOCUMENTS. NOTIFY THE ARCHITECT OF DISCREPANCIES BETWEEN DRAWING CONDITIONS AND FIELD CONDITIONS
3. PROVIDE BLOCKING FOR ALL WALL MOUNTED EQUIPMENT AND ACCESSORIES. PROVIDE FIRE RESISTANT BLOCKING WHEN REQUIRED BY CODE
4. ALL PARTITIONS WITH SINKS AND / OR WET EQUIPMENT, ALL WALLS IN TOILET ROOMS, AND ALL WALLS IN KITCHEN AREA ARE TO HAVE A 5/8" GYP BD SHEATHING TO MINIMUM 1'-0" FROM THE FLOOR. THE BALANCE OF WALL SHEATHING IN WET AREAS IS TO BE 5/8" TYPE 'X' WATER RESISTANT GYPSUM BOARD UNLESS NOTED OTHERWISE
5. REFER TO COVER SHEET FOR SYMBOLS AND ABBREVIATIONS
6. MINIMUM DIMENSIONS FROM ANY CORNER OR WALL TO FRAMING STRUCTURE OR DOOR JAMB OPENING SHALL BE 4" UNLESS NOTED OTHERWISE
7. ALL PARTITION FRAMING NOT BRACED TO PERIMETER WALLS ARE TO BE SECURED OR DIAGONALLY BRACED AT MINIMUM 4'-0" O.C. REFER TO PARTITION TYPES AND RELATED DETAILS
8. APPROVED FIRE EXTINGUISHERS ARE TO BE PROVIDED AND INSTALLED AS REQUIRED BY LOCAL AUTHORITY

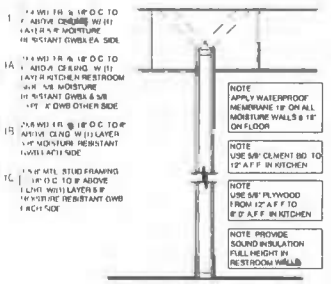
X KEYNOTES

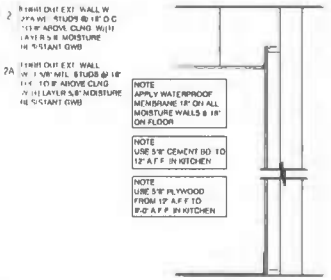
1. 1'-6" WORK SEAT WALL SUPPLIED BY VENDOR AND INSTALLED BY GENERAL CONTRACTOR
2. SOFFIT CEILING ABOVE REFER TO SHEET A2.3 FOR ADDITIONAL INFORMATION
3. RECESSED ELECTRICAL PANELS REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. VERIFY DEPTH OF WALL BY ELECTRICAL ENGINEER
4. GLAZING PANEL THROUGH SERVICE WINDOW. REFER TO WINDOW SCHEDULE
5. WALK IN COOLER/ FREEZER G.C. TO COORDINATE INSTALLATION WITH KITCHEN VENDOR. REFER TO KITCHEN DRAWINGS FOR ADDITIONAL INFORMATION
6. MOP SINK
7. STAINLESS STEEL WALL MOUNTED SHELVING
8. ATTIC ACCESS SHIP LADDER AND HATCH ABOVE
9. LINE OF NO CANOPY ABOVE, PROVIDED BY SIGNAGE VENDOR
10. 3/4" PLYWOOD PLYFORM BACKING BOARD
11. 2" RACEWAY
12. SLAB TO BE POURED MAXIMUM DEFORMANTS LOAD
13. FIRE RESISTANT CONSTRUCTION STAINLESS STEEL CLADDING OVER 5/8" TYPE 'X' WR GYP BOARD STUD FRAMING EXTERIOR PLASTER REFER ALSO TO WALL SECTIONS
14. OPEN IN LOW WALL REF. DETAIL 03/A8.0
15. LINE OF CANOPY ABOVE

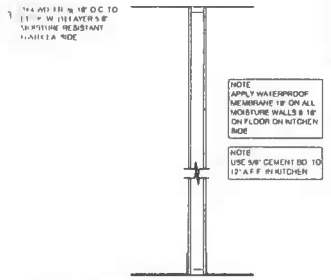


01 Floor Plan
SCALE 1/4" = 1'-0"

NORTH







02 Wall Types
NTS

ARCHITECT
CIVITARESE MORGAN
3341 REGENCY BLVD SUITE 130-321
IRVING, TEXAS 75063
TEL 214 813 0880 FAX 469 730 3341

SEAL
REGISTERED ARCHITECT
STATE OF TEXAS

06-05-2024

ARCHITECTURAL PANELS NO

Pollo CAMPERO

STORE #R209

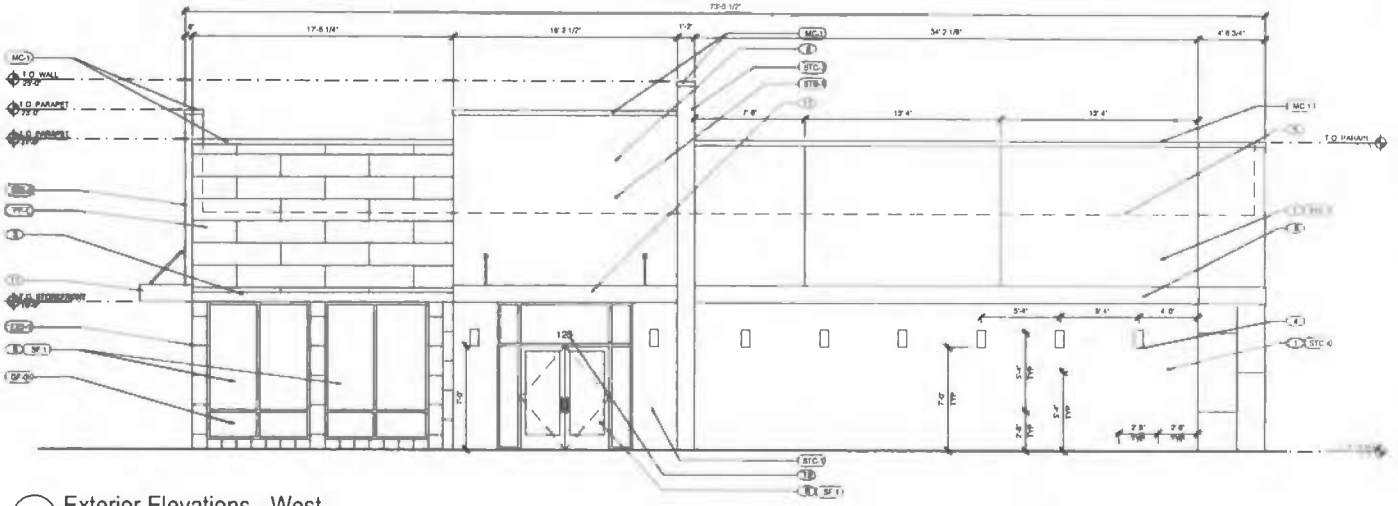
11717 N CENTRAL EXPRESSWAY
DALLAS, TEXAS 75243

NO	REVISIONS	DATE

TENANT REVIEW ISSUE DATE
LANDLORD REVIEW ISSUE DATE
PLANS FINAL DATE
BID ISSUE DATE
CONSTRUCTION ISSUE DATE

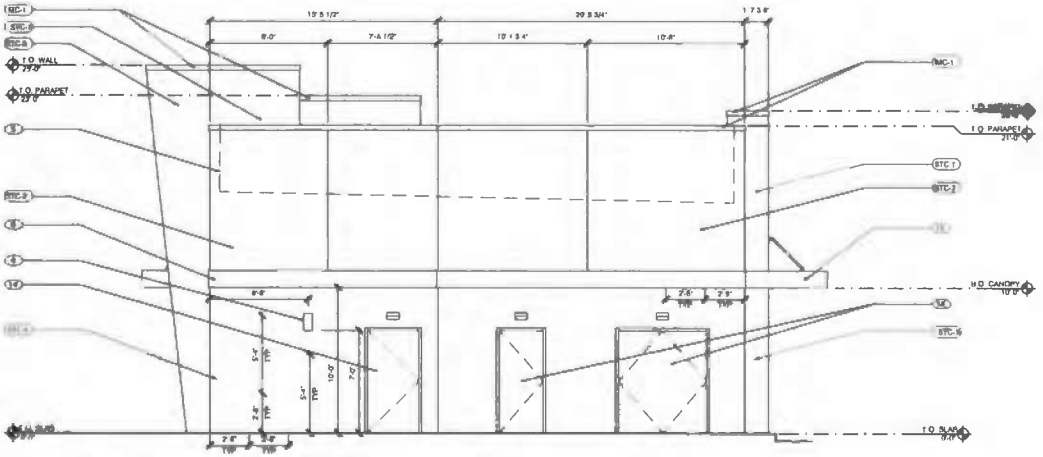
DRAWING TITLE
FLOOR PLAN

DRAWING NUMBER
A2.0



01 Exterior Elevations - West

SCALE 1/4" = 1'-0"



02 Exterior Elevation - South

SCALE 1/4" = 1'-0"

KEYNOTES

	STD FLAGPOLE SYSTEM
	APPROXIMATE LOCATION FOR SIGNAGE BY SIGNAGE VENDOR UNDER SEPARATE PERMIT
	MTL CANOPY BY SIGNAGE VENDOR
	RECESSED WALL MOUNTED LIGHT FIXTURE - REF. ELEC. DRAWINGS FOR SPEC
	INC. OF ROOF DECK BEYOND
	ALUMINUM BAND, REF. DETAIL PANEL B
	DOWNSPOUT / NATURAL REF. DETAIL 04/A5.0
	STOREFRONT FRAMING SYSTEM, REF. WINDOW SCHEDULE ON SHEET A7.0
	CONTROL JOINT
	METAL TRIM DIRECTOR, REF. WINDOW SCHEDULE ON SHEET A7.0
	MTL CANOPY
	LOCATION OF BUILDING NUMBER
	LOCATION OF KNOX BOX PER LOCATION WITH FIRE MARSHALL
	DOOR REF. DOOR SCHEDULE ON SHEET A7.1

EXTERIOR FINISHES

##	DESCRIPTION
	STUCCO
	MANUFACTURER STO CORP PRODUCT / FINISH STUCCO POWERWALL OR EQ COLOR (2) COATS STO64BTSW STO TO MATCH EP-1 KNOCKOUT ORANGE
	MANUFACTURER STO CORP PRODUCT / FINISH STUCCO POWERWALL OR EQ COLOR (2) COATS STO64BTSW STO TO MATCH EP-2 FAIRFAX BROWN
	MANUFACTURER STO CORP PRODUCT / FINISH STUCCO POWERWALL OR EQ COLOR (2) COATS STO64BTSW STO TO MATCH EP-3, HIGH STRUNG
	MANUFACTURER STO CORP PRODUCT / FINISH STUCCO POWERWALL OR EQ COLOR (2) COATS STO64BTSW STO TO MATCH EP-4 MALABAR
	EXTERIOR PAINT
	MANUFACTURER SHERWIN WILLIAMS PRODUCT SHERWIN WILLIAMS PROMAR 200 COLOR / FINISH SW 6883 KNOCKOUT ORANGE EGGSHELL NOTES PRIME AND 2 FINISH COATS
EP-2	MANUFACTURER SHERWIN WILLIAMS PRODUCT SHERWIN WILLIAMS PROMAR 200 COLOR / FINISH SW 2846 FAIRFAX BROWN NOTES PRIME AND 2 FINISH COATS
	MANUFACTURER SHERWIN WILLIAMS PRODUCT SHERWIN WILLIAMS PROMAR 200 COLOR / FINISH SW 6705 HIGH STRUNG NOTES PRIME AND 2 FINISH COATS
	MANUFACTURER SHERWIN WILLIAMS PRODUCT SHERWIN WILLIAMS PROMAR 200 COLOR / FINISH SW 9110 MALABAR NOTES PRIME AND 2 FINISH COATS
	MANUFACTURER SHERWIN WILLIAMS PRODUCT SHERWIN WILLIAMS PROMAR 200 COLOR / FINISH SW 6258 TRICORN BLACK NOTES PRIME AND 2 FINISH COATS
	MANUFACTURER SHERWIN WILLIAMS PRODUCT SHERWIN WILLIAMS PROMAR 200 COLOR / FINISH SW 9733 RAMOVAR SILVER NOTES PRIME AND 2 FINISH COATS
	TILE
	MANUFACTURER CROSSVILLE PRODUCT PORCELAIN TILE, 12" x 24" SERIES COLOR COLOR BLOX COTTON SHEETS FINISH POLYBLEND, HAYSTACK #380
	COPING
	PRODUCT MTL COPING COLOR / FINISH ANODIC CLEAR FINISH (METALLIC)
	METAL PANELING
	PRODUCT / FINISH METAL PANELING COLOR POLISHED ALUMINUM
	ALUMINUM COMPOSITE PANELS
	MANUFACTURER PRODUCT / FINISH CEMENT ARCHITECTURAL PANELING VINTAGE WOOD SERIES COLOR BARK PATTERN HORIZONTAL OFFSET
	STOREFRONT
	PRODUCT FINISH CLEAR ANODIZED ALUMINUM, KAWNEER OR EQ
	GLASS FILM
	MANUFACTURER 3M FASARA GLASS FINISHES PRISM DOT PRODUCT LUNA 8 SH2PCL8 COLOR WHITE APPLY ON INTERIOR SIDE OF GLASS CLASS A ASTM E84 FIRE CLASSIFICATION
	CAST STONE
	MANUFACTURER HANDSTONE PRODUCT APE STONE WALL CAP WCS11 SIZE 4" H x 12" W x 24" L COLOR / FINISH SEQUOIA STONE FINISH 1303

ARCHITECT

CIVITARESE MORGAN

3341 REGENCY BLVD SUITE 130-321
IRVING TEXAS 75063

TEL 214-813-0880 FAX 469 730 3341

SEAL

REGISTERED ARCHITECT STATE OF TEXAS

06-05-2024

ARCHITECTURAL PROJECT NO

Pollo CAMPERO

STORE #R209

11717 N CENTRAL EXPRESSWAY
DALLAS, TEXAS 75243

NO	REVISION	DATE

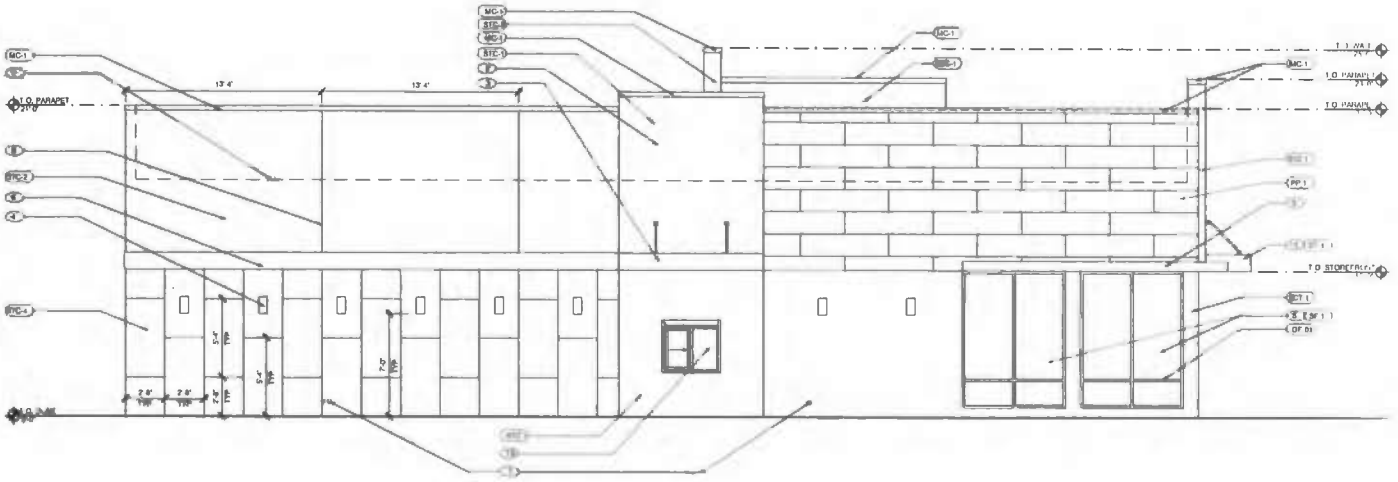
PLANNING REVIEW	06.05.24
LANDLORD REVIEW	06.05.24
PERMIT ISSUE DATE	06.05.24
BID ISSUE	06.05.24
CONSTRUCTION DATE	XX.XX.24

DRAWING TITLE

EXTERIOR ELEVATIONS

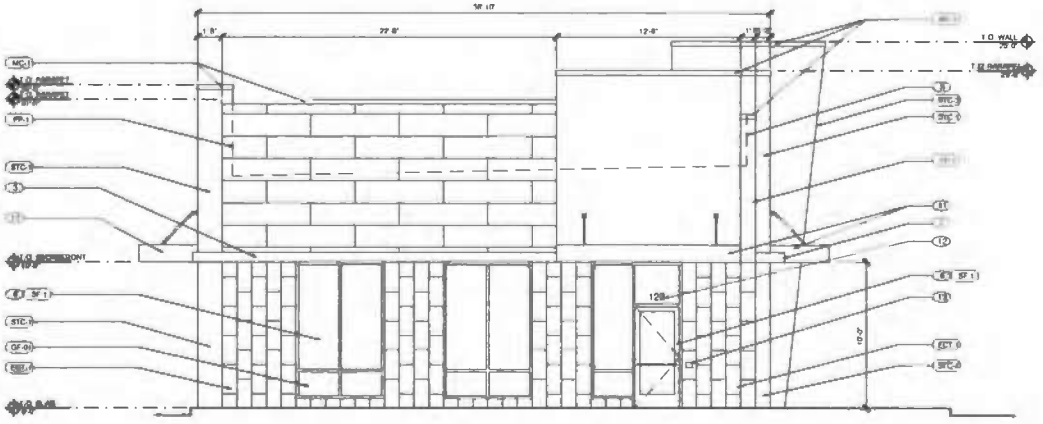
DRAWING NUMBER

A3.0



01 Exterior Elevation - East

SCALE: 1/4" = 1'-0"



02 Exterior Elevation - North

SCALE: 1/8" = 1'-0"

KEYNOTES

	APPROXIMATE LOCATION FOR SIGNAGE BY SIGNAGE VENDOR UNDER A SEPARATE PERMIT
	EXTERIOR WALL MOUNTED LIGHT FIXTURE. REF. ELEC. DRAWINGS FOR SPECS.
	STOREFRONT FRAMING SYSTEM. REF. WINDOW SCHEDULE ON SHEET A7.0
	STUCCO CONTROL JOINT
	DRIVE THRU WINDOW. REF. WINDOW SCHEDULE ON SHEET A7.0
	MTL CANOPY
	LOCATION OF BUILDING SIGNAGE
	LOCATION OF KNOX BOX. VERIFY LOCATION WITH FIRE MARSHAL
	DOOR REF. DOOR SCHEDULE ON SHEET A7.1

EXTERIOR FINISHES

#	DESCRIPTION
	STUCCO
	MANUFACTURER STO CORP PRODUCT / FINISH: STUCCO POWERWALL OR EQ COLOR: (2) COATS STO6481SW STO TO MATCH EP-1, KNOCKOUT ORANGE
	MANUFACTURER STO CORP PRODUCT / FINISH: STUCCO POWERWALL OR EQ COLOR: (2) COATS STO6481SW STO TO MATCH EP-2, FAIRFAX BROWN
	MANUFACTURER STO CORP PRODUCT / FINISH: STUCCO POWERWALL OR EQ COLOR: (2) COATS STO6481SW STO TO MATCH EP-3, HIGH STRUNG
	MANUFACTURER STO CORP PRODUCT / FINISH: STUCCO POWERWALL OR EQ COLOR: (2) COATS STO6481SW STO TO MATCH EP-4, MALAHAR
	EXTERIOR PAINT
	MANUFACTURER SHERWIN WILLIAMS PRODUCT: SHERWIN WILLIAMS PROMAR 200 COLOR FINISH: SW 6885 KNOCKOUT ORANGE, EGGSHELL NOTES: PRIME AND 2 FINISH COATS
EP-2	MANUFACTURER SHERWIN WILLIAMS PRODUCT: SHERWIN WILLIAMS PROMAR 200 COLOR FINISH: SW 2864 FAIRFAX BROWN NOTES: PRIME AND 2 FINISH COATS
	MANUFACTURER SHERWIN WILLIAMS PRODUCT: SHERWIN WILLIAMS PROMAR 200 COLOR FINISH: SW 6705 HIGH STRUNG NOTES: PRIME AND 2 FINISH COATS
	MANUFACTURER SHERWIN WILLIAMS PRODUCT: SHERWIN WILLIAMS PROMAR 200 COLOR FINISH: SW 6110 MALAHAR NOTES: PRIME AND 2 FINISH COATS
	MANUFACTURER SHERWIN WILLIAMS PRODUCT: SHERWIN WILLIAMS PROMAR 200 COLOR FINISH: SW 6258 TRICORN BLACK NOTES: PRIME AND 2 FINISH COATS
	MANUFACTURER SHERWIN WILLIAMS PRODUCT: SHERWIN WILLIAMS PROMAR 200 COLOR FINISH: SW 6233 SAMOVAR SILVER NOTES: PRIME AND 2 FINISH COATS
	TILE
	MANUFACTURER: CROSSVILLE PRODUCT: PORCELAIN TILE, 13" x 24" SERIES: COLOR BLOX, COTTON SHEETS GROUT: POLYBLEND, HAYSTACK #380
	COPING
	PRODUCT: MTL COPING COLOR / FINISH: ANODIC CLEAR FINISH (METALLIC)
	METAL PANELING
	PRODUCT / FINISH: METAL PANELING COLOR: POLISHED ALUMINUM
	ALUMINUM COMPOSITE PANELS
	MANUF.: NICHIHA PRODUCT / FINISH: CEMENT ARCHITECTURAL PANELING VINTAGE WOOD SERIES COLOR: BARK PATTERN: HORIZONTAL OFFSET
	STOREFRONT
	PRODUCT / FINISH: CLEAR ANODIZED ALUMINUM, KAWNEER OR EQ
	GLASS FILM
	MANUFACTURER: 3M FASARA GLASS FINISHES PRISMDOT PRODUCT: LUNA B SH2POL5 COLOR: WHITE - APPLY ON INTERIOR SIDE OF GLASS CLASS A ASTM E84 FIRE CLASSIFICATION
	CAST STONE
	MANUFACTURER: HANDALSTONE PRODUCT: CAST STONE WALL CAP, WC511 SIZE: 4" H x 12" W x 24" L COLOR / FINISH: SEQUOIA, STONE FINISH, 1303

ARCHITECT

CIVITARESE MORGAN

3341 REGENT BLVD SUITE 130-321
IRVING, TEXAS 75063

TEL: 214-617-0000 FAX: 469.730.1341

SEAL

REGISTERED ARCHITECT
STATE OF TEXAS

06-05-2024

ARCHITECTURAL PROJECT NO: 23-6

Pollo CAMPERO

STORE #R209

11717 N CENTRAL EXPRESSWAY
DALLAS, TEXAS 75243

NO	REVISION	DATE
1		
2		
3		
4		
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PLANNING RELEASE DATE: 06.06.24
LANDLORD RELEASE DATE: 06.07.24
PERMIT ISSUE DATE: 06.28.24
BID ISSUE DATE: 10.04.24
CONSTRUCTION DATE: 03.03.25

DRAWING TITLE

EXTERIOR ELEVATIONS

DRAWING NUMBER

A3.1

FILE NUMBER: BDA234-117 (BT)

BUILDING OFFICIAL'S REPORT: Application of Darian Kaar for **(1)** a special exception to the fence height regulations, and for **(2)** a special exception to the fence opacity regulations at **6218 WALNUT HILL LANE**. This property is more fully described as Block B/5479, Lot 2, and is zoned R-10(A), which limits the height of a fence in the front yard to 4-feet and prohibits a fence panel having less than 50 percent open surface area located less than 5 feet from the front lot line. The applicant proposes to construct and/or maintain a 6-foot high fence in a required front yard, which will require **(1)** a 2-foot special exception to the fence height regulations, and to construct and/or maintain a fence having less than 50 percent open surface area located less than 5 feet from the front lot line which will require **(2)** a special exception to the fence opacity regulations.

LOCATION: 6218 Walnut Hill Ln.

APPLICANT: Darian Kaar

REQUEST:

(1) A request for a special exception to the fence height regulations; and
(2) A request for a special exception to the fence standard regulations regarding opacity

STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO FENCE HEIGHT, FENCE OPACITY AND FENCE MATERIAL STANDARD REGULATIONS:

Section 51A-4.602(a)(11) of the Dallas Development Code states that the board may grant a special exception to the fence regulations when in the opinion of the board, **the special exception will not adversely affect neighboring property.**

STAFF RECOMMENDATION:

Special Exceptions (2):

No staff recommendation is made on this request.

BACKGROUND INFORMATION:

Zoning:

Site:	R-10(A)
North:	R-10(A)
East:	R-10(A)
South:	R-10(A)
West:	R-10(A)

Land Use:

The subject site and all surrounding properties are developed with single-family uses.

BDA History:

No BDA history found within the last 5 years

GENERAL FACTS/STAFF ANALYSIS:

- The application of Darian Kaar for the property located at 6218 Walnut Hill Ln. focuses on 2 requests relating to the fence height, and fence opacity regulations.
- The first request is for a special exception to the fence height regulations. The applicant is proposing to construct and maintain a 6-foot high fence and gate in a required front-yard, which will require a 2-foot special exception to the fence height regulations.
- Lastly, the applicant is proposing to construct and maintain a fence in a required front yard with a fence panel having less than 50 percent open surface area located less than 5-feet from the front lot line, which requires a special exception to the fence opacity regulations.
- The subject site along with surroundings properties to the north, south, east and west are all developed with single-family homes.
- As illustrated on the submitted site plan and elevations, the applicant is proposing to construct a 6-foot high fence and gate, located near the front property line.
- Based upon staff's analysis of the surrounding properties, the proposed fence is similar to many new construction single family homes along Walnut Hill Ln.
- The Dallas Development Code states that in all residential districts except multifamily districts, a fence may not exceed four feet above grade when located in the required front yard.
- The applicant has the burden of proof in establishing that the special exception(s) to the fence regulations relating to height and opacity will not adversely affect the neighboring properties.
- Granting the special exceptions to the fence standards relating to height and opacity regulations with a condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.
- 200' Radius Video: **BDA234-117 at 6218 Walnut Hill Ln**

Timeline:

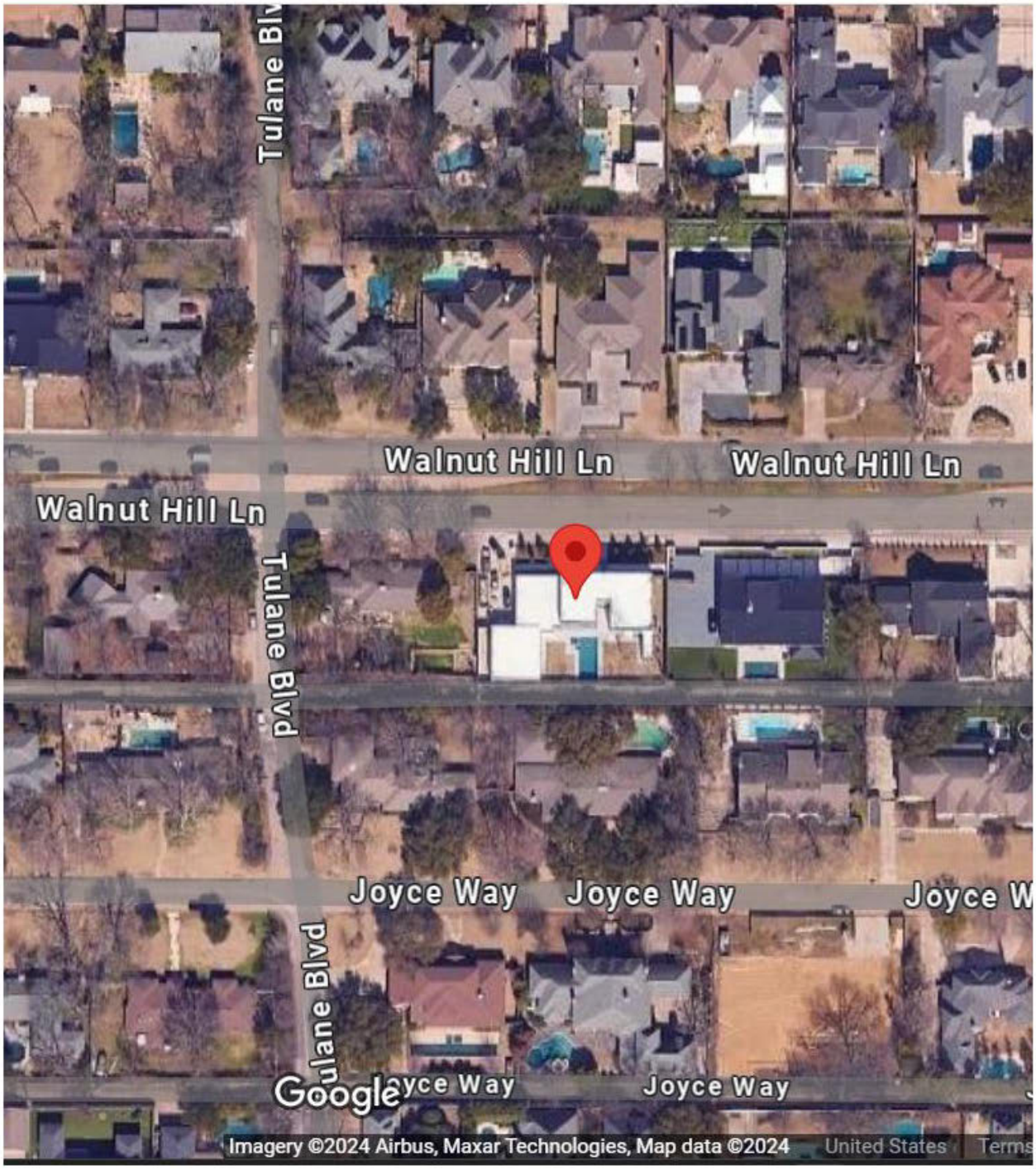
August 23, 2024: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

September 9, 2024: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**.

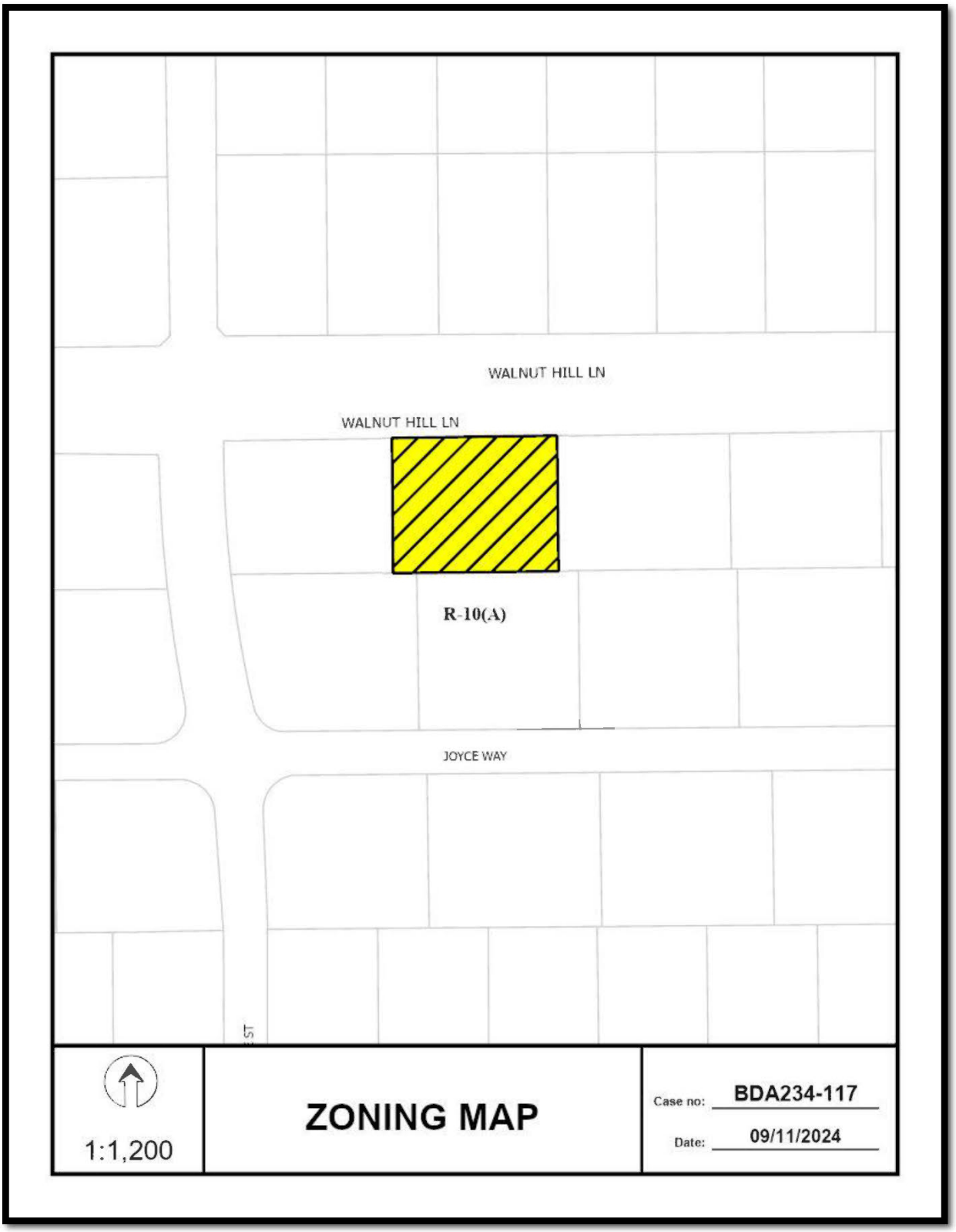
September 17, 2024: The Development Services Department Senior Planner emailed the applicant the following information:

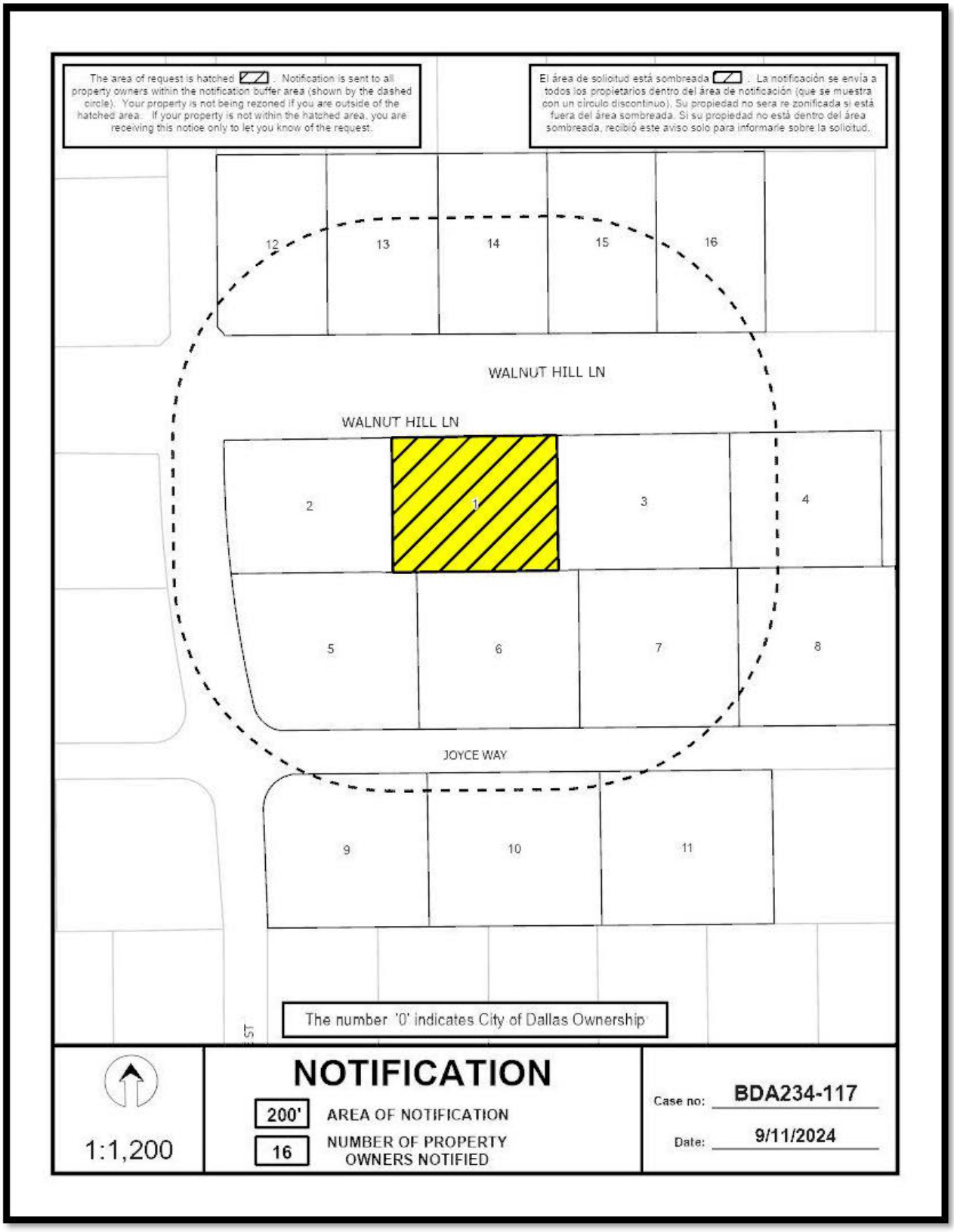
- an attachment that provided the public hearing date and panel that will consider the application; the September 27, 2024, deadline to submit additional evidence for staff to factor into their analysis; and October 11, 2024, deadline to submit additional evidence to be incorporated into the board's docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

October 3, 2024: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the October public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner and Transportation Engineer.



1:1,200	**AERIAL MAP**	Case no: BDA234-117 Date: 09/11/2024


WALNUT HILL LN
WALNUT HILL LN
R-10(A)
JOYCE WAY
1:1,200
ZONING MAP
Case no: BDA234-117
Date: 09/11/2024


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
12
13
14
15
16
WALNUT HILL LN
WALNUT HILL LN
2
1
3
4
5
6
7
8
JOYCE WAY
9
10
11
The number '0' indicates City of Dallas Ownership
1:1,200
NOTIFICATION
200'
AREA OF NOTIFICATION
16
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: BDA234-117
Date: 9/11/2024

09/11/2024

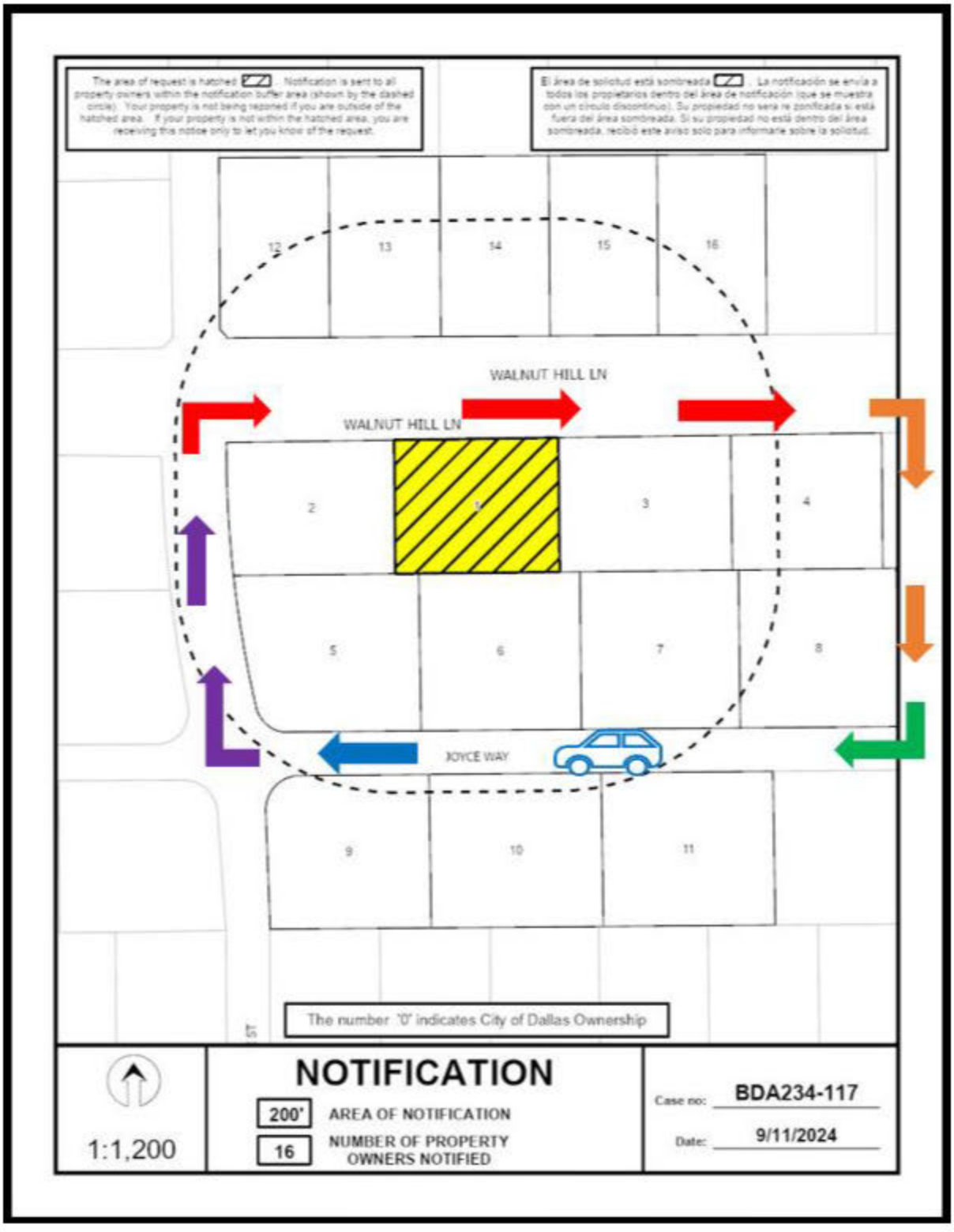
Notification List of Property Owners

BDA234-117

16 Property Owners Notified

Label #	*Address*		*Owner*
1	6218	WALNUT HILL LN	DALLAS NEW HOME BUILDERS LLC
2	6206	WALNUT HILL LN	SANTANA JESSE J & MARIA B
3	6230	WALNUT HILL LN	MEHTA JAPAN & NUPUR
4	6242	WALNUT HILL LN	ELEVATE DEVELOPMENT SERIES LLC
5	6207	JOYCE WAY	RYAN DANA LYNN &
6	6219	JOYCE WAY	LIVELY FAMILY TRUST
7	6231	JOYCE WAY	OCONNELL DANIEL J SR &
8	6243	JOYCE WAY	HATTENDORF LIVING TRUST
9	6206	JOYCE WAY	SAMSON DUKE &
10	6218	JOYCE WAY	KNOWLES MARK B & MELINDA
11	6230	JOYCE WAY	SMALLWOOD CARL JEFFREY &
12	6207	WALNUT HILL LN	RIAZ AHSAN
13	6215	WALNUT HILL LN	TEWOLDE SENAY
14	6223	WALNUT HILL LN	GUIDO CARMEN CARL & JANET
15	6231	WALNUT HILL LN	BASKARAN SANJAY &
16	6239	WALNUT HILL LN	NYLUND JON

200’ Radius Route Map



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 234-117 OFFICE USE ONLY

RECEIVED AUG 23 2024 BY:

Date: FOR OFFICE USE ONLY

Data Relative to Subject Property:

Location address: 6218 Walnut Hill Ln Zoning District:

Lot No.: 2 Block No.: B/5479 Acreage: 0.49 Census Tract:

Street Frontage (in Feet): 1) 150' 2) — 3) — 4) — 5) —

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Dallas New Home Builders LLC

Applicant: Darian Kaar Telephone: 310-497-8092

Mailing Address: 301 Silveron, #4211, Flower Mound Zip Code: 75028

E-mail Address: dkd.dd@yahoo.com

Represented by: Darian Kaar Telephone: 310-497-8092

Mailing Address: 301 Silveron, #4211, Flower Mound Zip Code: 75028

E-mail Address: dkd.dd@yahoo.com

Affirm that an appeal has been made for a Variance __, or Special Exception ✓, of fence height at 6' and material

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: We completed the project with no intention of having a front fence however because every new house built on the same stretch has a fence every prospective buyer requesting the same.

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 Darian Kaar

(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 15th day of August, 2024

_____

Notary Public in ~~and for Dallas~~ Tarrant County, Texas

SANDRA L BOPP
Notary Public
STATE OF TEXAS
My Comm. Exp. 07-25-26
Notary ID # 13165643-9

MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT

Date of Hearing _____

Appeal was--Granted OR Denied

Remarks _____

Chairman

Building Official's Report

I hereby certify that Darian Kaar

did submit a request for (1) a special exception to the fence height regulations, and for (2) a special exception to the fence opacity regulations

at 6218 Walnut Hill

BDA234-117. Application of Darian Kaar for (1) a special exception to the fence height regulations, and for (2) a special exception to the fence opacity standard regulations at 6218 WALNUT HILL LN. This property is more fully described as Block B/5479, Lot 2, and is zoned R-10(A), which limits the height of a fence in the front yard to 4-feet and prohibits a fence panel having less than 50 percent open surface area located less than 5 feet from the front lot line. The applicant proposes to construct and/or maintian a 6-foot high fence ir a required front yard, which will require (1) a 2-foot special exception to the fence height regulations, and to construct and/or maintain a fence having less than 50 percent open surface area located less than 5 feet from the front lot line which will require (2) a special exception to the fence opacity regulations.

Sincerely,

Andrew Espinoza, CBO, MCP, CFM, CCEA

CITY OF DALLAS

AFFIDAVIT

Appeal number: BDA 234-117

I, Dallas New Home Builders LLC, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 6218 Walnut Hill Ln. Dallas TX 75225
(Address of property as stated on application)

Authorize: Darian Kaar
(Applicant's name as stated on application)

To pursue an appeal to the City of Dallas Zoning Board of Adjustment for the following request(s)

_____Variance (specify below)

__✓__Special Exception (specify below)

_____Other Appeal (specify below)

Specify: Fence height at 6' and material

Darian Kaar
Print name of property owner or registered agent

Signature of property owner or registered agent

Date August 15th, 2024

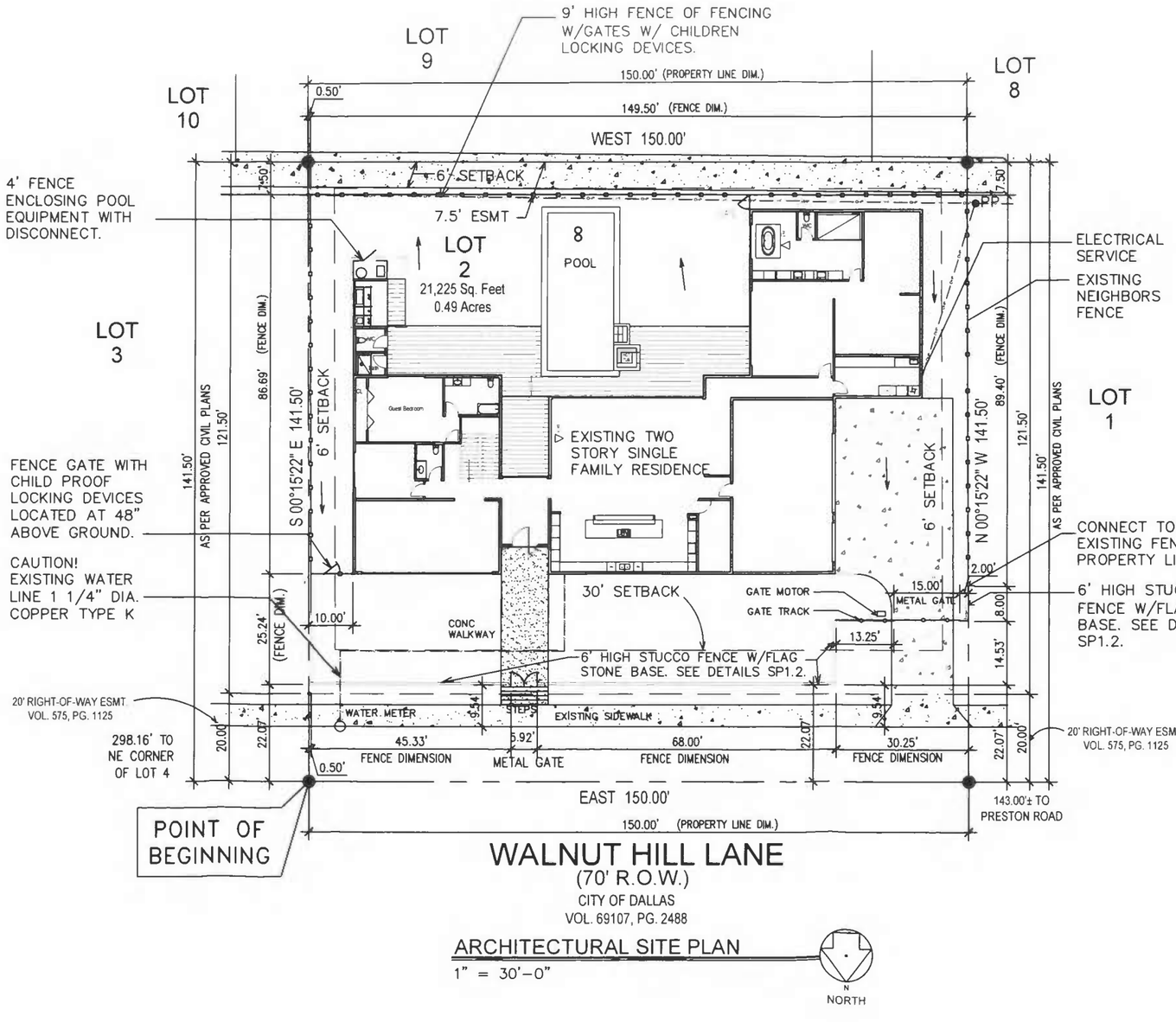
Before me, the undersigned, on this day personally appeared
Darian Kaar

Who on his/her oath certifies that the above statements are true and correct to his/her best knowledge. Subscribed and sworn to before me this 15th day of August, 2024

SANDRA L BOPP
Notary Public
STATE OF TEXAS
My Comm. Exp. 07-25-26
Notary ID # 13165843-9

Notary Public for ~~Dallas~~ Tarrant County, Texas

Commission expires on
07-25-2026



SITE DATA TABLE	
TOTAL SITE AREA	21225 SQ.FT.
SITE ZONING	R-10A
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
FRONT YARD SETBACK	30 FEET
SIDE BUILDING SETBACK	6 FEET
REAR BUILDING SETBACK	6 FEET
EXISTING IMPERVIOUS AREA	0 SQ.FT (0%)
PROPOSED IMPERVIOUS AREA	8200 SQ.FT. (38.6%)

LEGEND

- LOT BOUNDARY
- SETBACK LINE
- PROPOSED CONCRETE PAVEMENT
- 4" CONCRETE FLATWORK WITH BROOM FINISH
- ASPHALT
- POWER POLE
- OVERHEAD POWER LINE
- CLEAN OUT
- GAS METER
- NEW 6' HIGH STUCCO FENCE
- NEW 6' HIGH PREFABRICATED FENCE COMPOSITE PLANK WITH ALUMINUM POSTS
- NEW 9' HIGH FENCE COMPOSITE PLANK WITH ALUMINUM POSTS

NOTES

1. PLEASE CONTACT DIG-TEST TO VERIFY ALL UNDERGROUND UTILITIES 48 HOURS PRIOR TO COMMENSING ANY CONSTRUCTION ACTIVITIES.
2. CIVIL DRAWINGS SUPERCEDE THE ARCHITECTURAL SITE PLAN DIMENSIONS AND NOTES.
3. ALL CONCRETE WALKS MUST BE 48" CLEAR, MAINTAIN 5% SLOPE MAX. AND CROSS SLOPE OF 1.5% MAX.
4. PLEASE ENSURE ALL TREES ARE MAINTAINED CLEAR OVER SIDEWALKS A MIN. OF 6'-8" CLEAR HEIGHT.

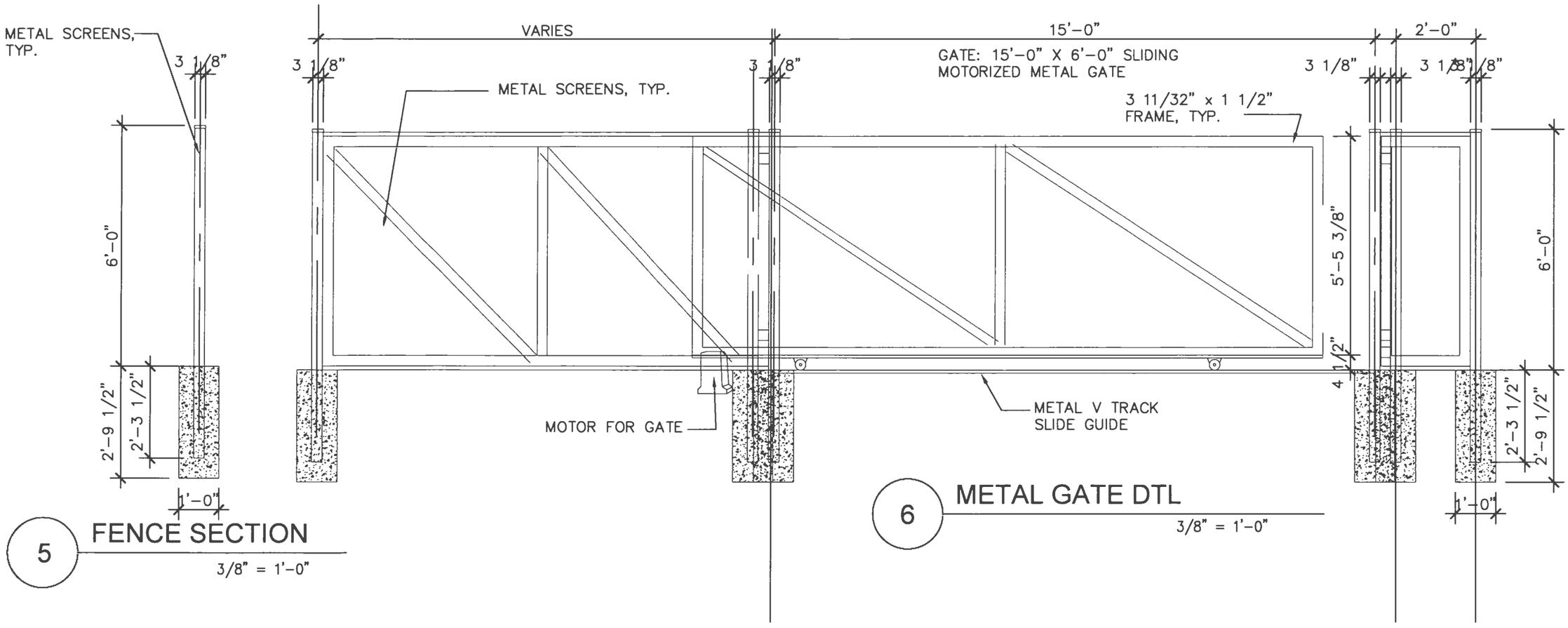
DISTINCTIVE DEVELOPMENTS
LLC
5005 W. Royal Lane
Suite 129
Irving, Texas 75063
Office: 469-565-2600

Distinctive Developments, LLC
6218 Walnut Hill Lane
Dallas, TX 75230

ARCHITECTURAL SITE PLAN

DATE: 08.20.2022

SP1.0
11x17



5 FENCE SECTION
3/8" = 1'-0"

6 METAL GATE DTL
3/8" = 1'-0"

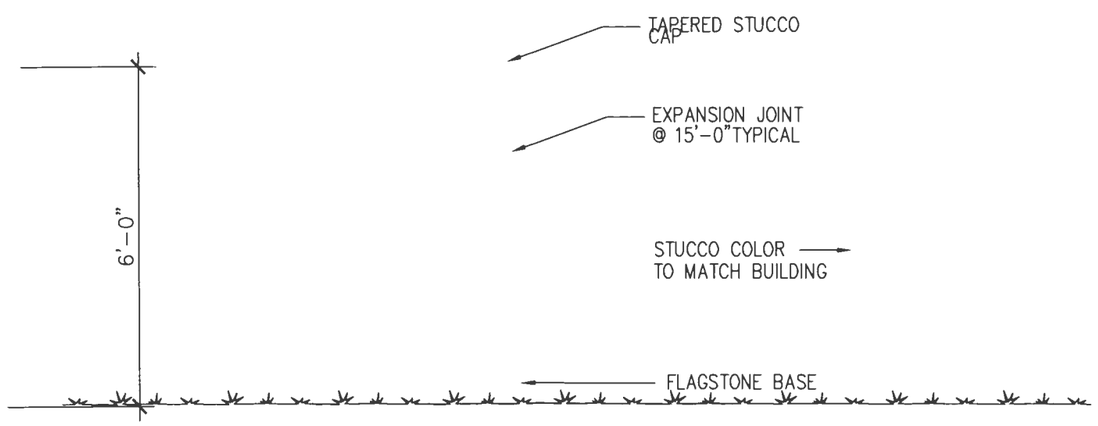
DISTINCTIVE DEVELOPMENTS LLC
5005 W. Royal Lane
Suite 129
Irving, Texas 75063
Office: 469-565-2600

Distinctive Developments, LLC
6218 Walnut Hill Lane
Dallas, TX 75230

SITE DETAILS

DATE: 08.20.2022

SP1.1



10 FRONT FENCE PARTIAL ELEVATION

3/8" = 1'-0"

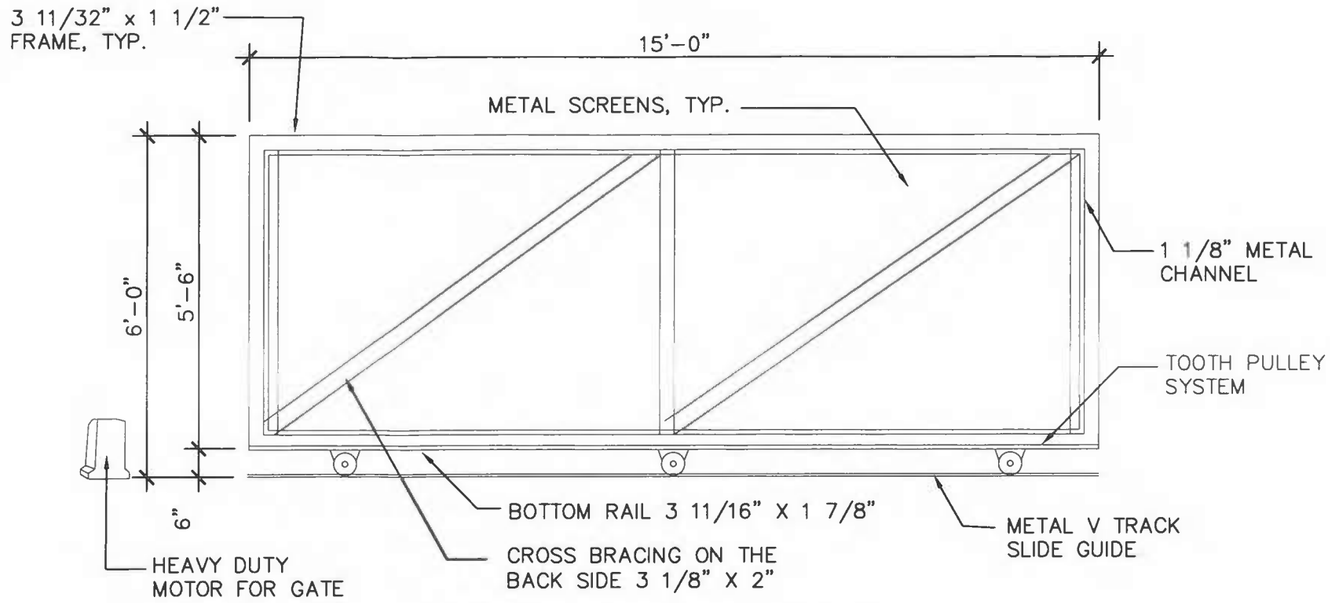
DISTINCTIVE DEVELOPMENTS LLC
5005 W. Royal Lane
Suite 129
Irving, Texas 75063
Office 469-565-2600

Distinctive Developments, LLC
6218 Walnut Hill Lane
Dallas, TX 75230

SITE DETAILS

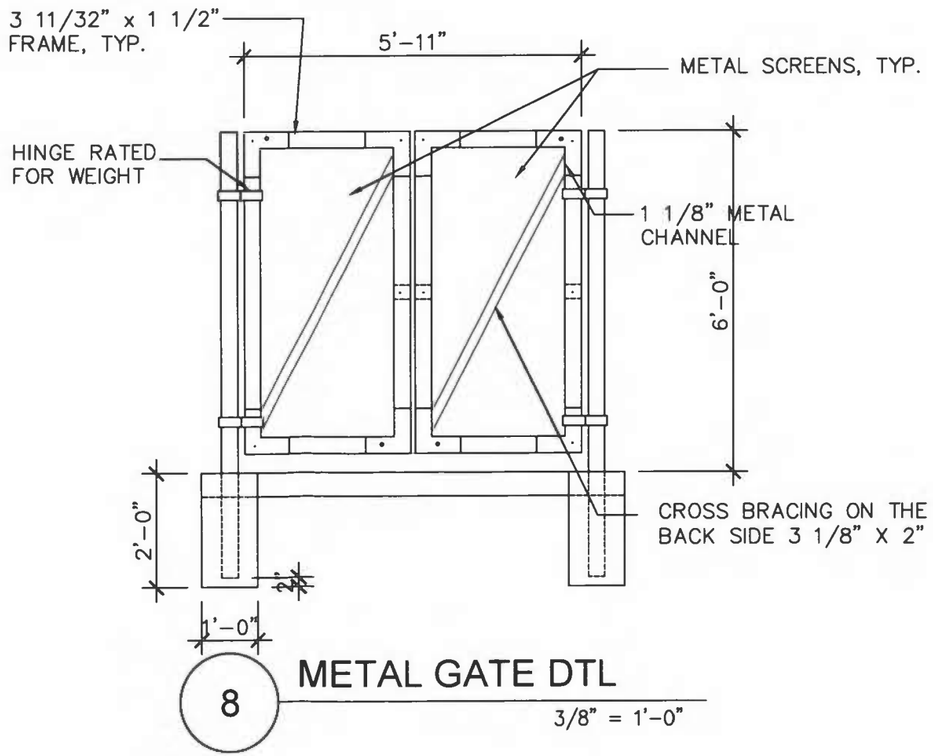
DATE 08.20.2022

SP1.4



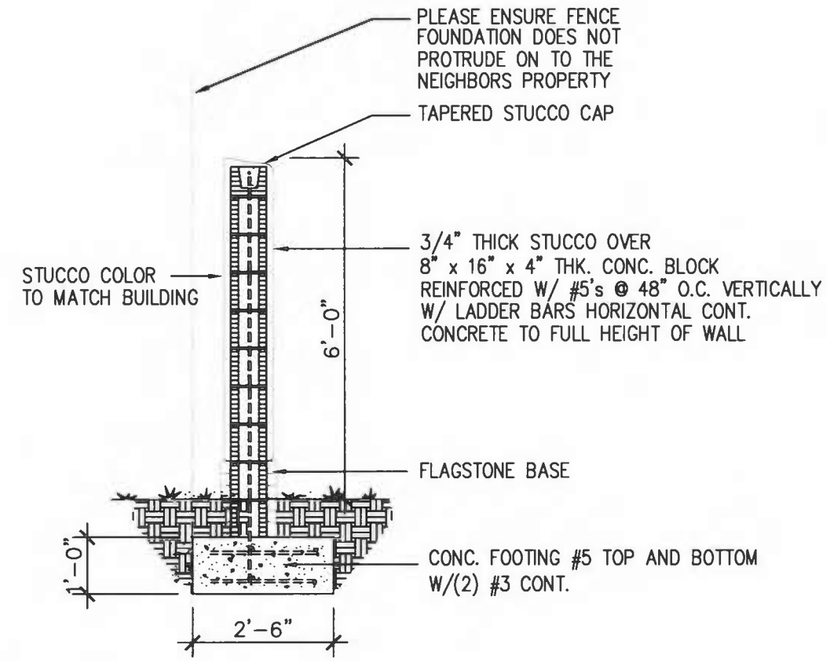
7 METAL GATE DTL

3/8" = 1'-0"



8 METAL GATE DTL

3/8" = 1'-0"



9 FENCE DETAIL

3/8" = 1'-0"

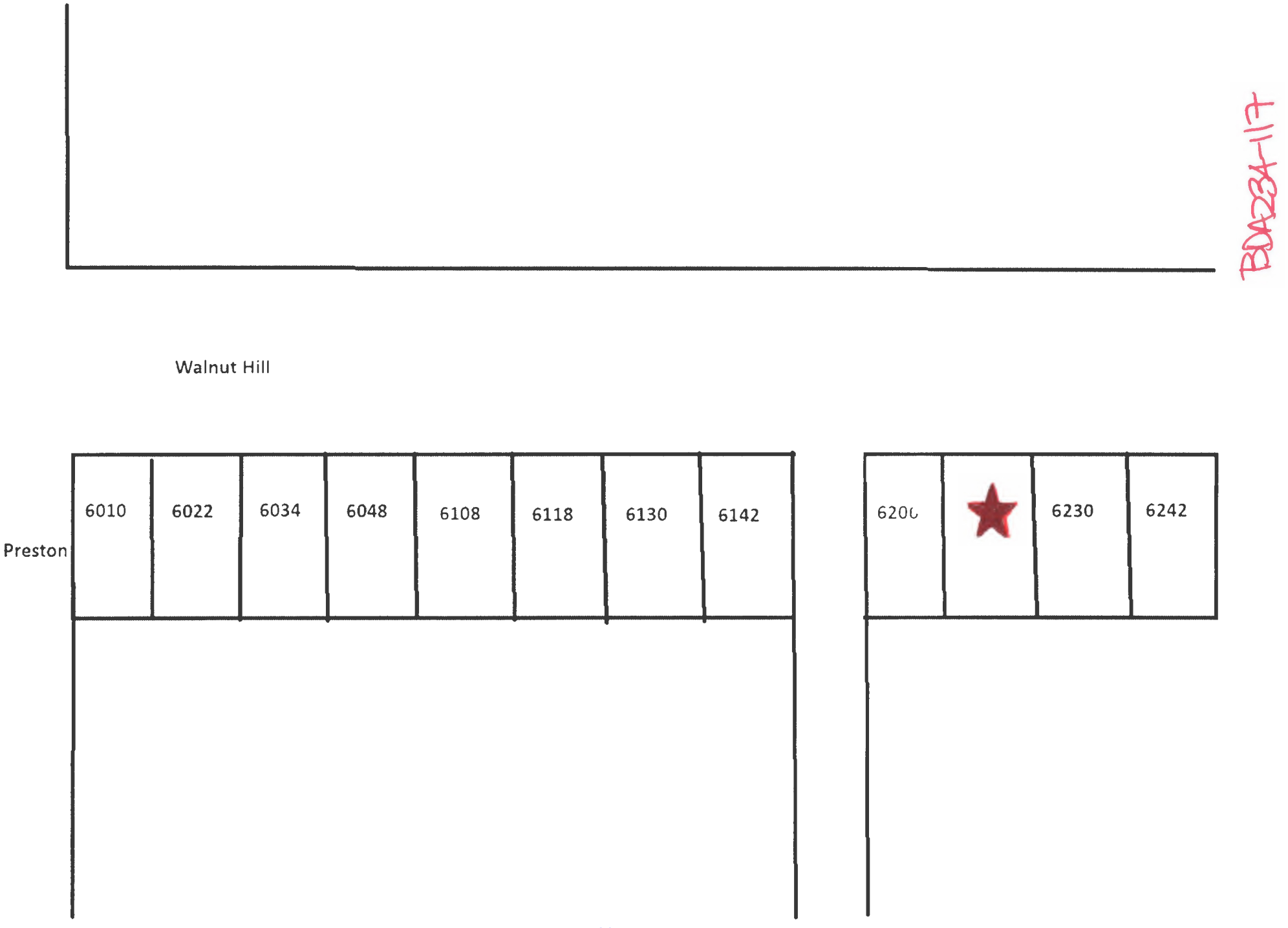
DISTINCTIVE
DEVELOPMENTS
LLC
5005 W. Royal Lane
Suite 129
Irving, Texas 75063
Office: 469-565-2600

Distinctive Developments, LLC
6218 Walnut Hill Lane
Dallas, TX 75230

SITE
DETAILS

DATE: 08.20.2022

SP1.2


Walnut Hill
Preston
6010
6022
6034
6048
6108
6118
6130
6142
6200
6230
6242

	Address	Height	material	Note
1	6010 Walnut Hill Ln	6' / 9'	Wood / Hedge	
2	6034 Walnut Hill Ln	6.2'	Stucco	
3	6048 Walnut Hill Ln	7'	Stucco	
4	6108 Walnut Hill Ln	6.3'	Stucco	
5	6118 Walnut Hill Ln	6.1'	stucco	
6	6142 Walnut Hill Ln	6.3'	Wood	
7	6230 Walnut Hill Ln	6.2'	Stucco	
8	6242 Walnut Hill Ln	6.2'	Stucco	
	Average	**6.3'/ 9'**	**Stucco, Wood / Hedge**	

BDA234-117

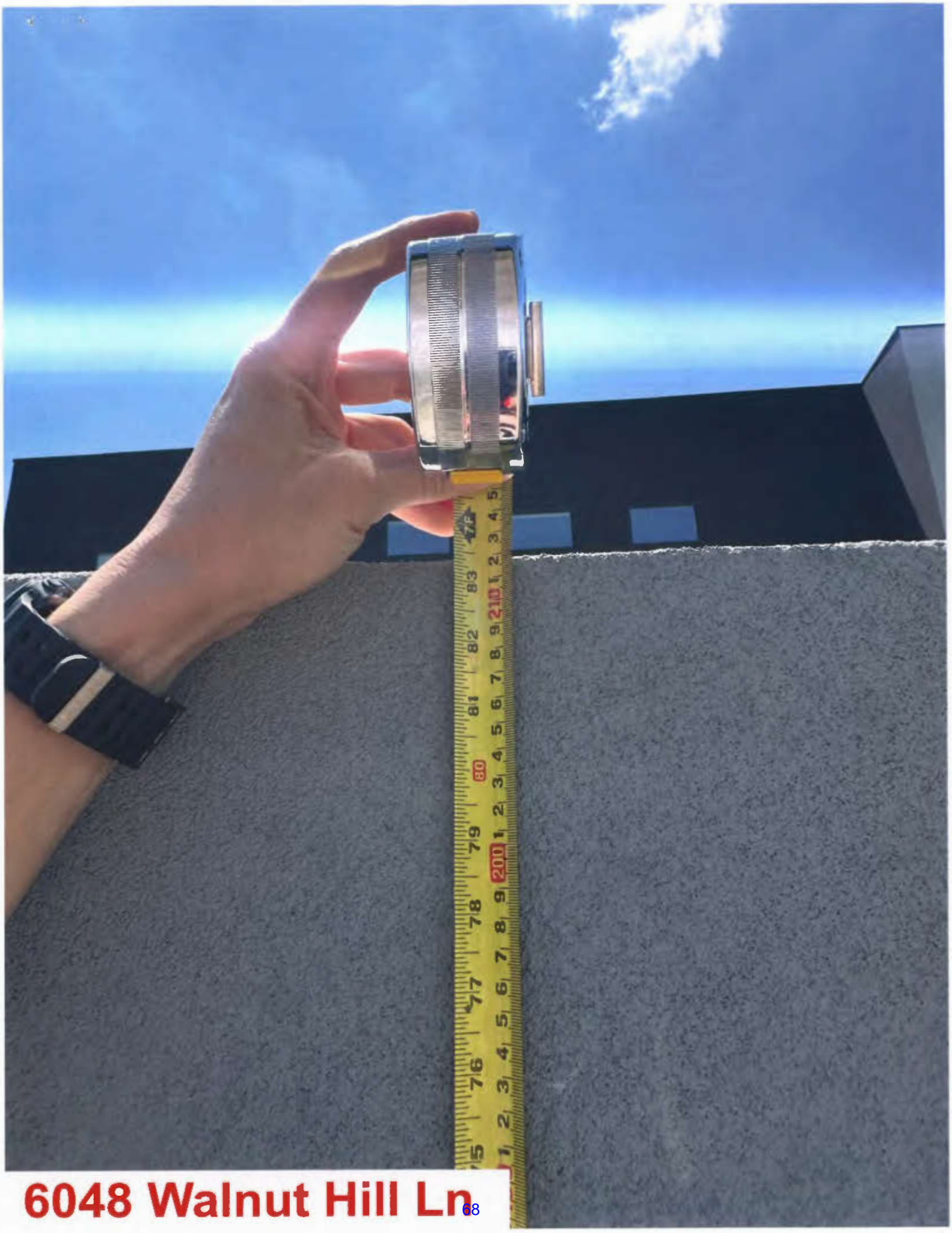


6034 Walnut Hill Ln



6034 Walnut Hill Ln


6048
WALNUT HILL
LANE



6048 Walnut Hill Ln


6108
WALNUT HILL
LANE



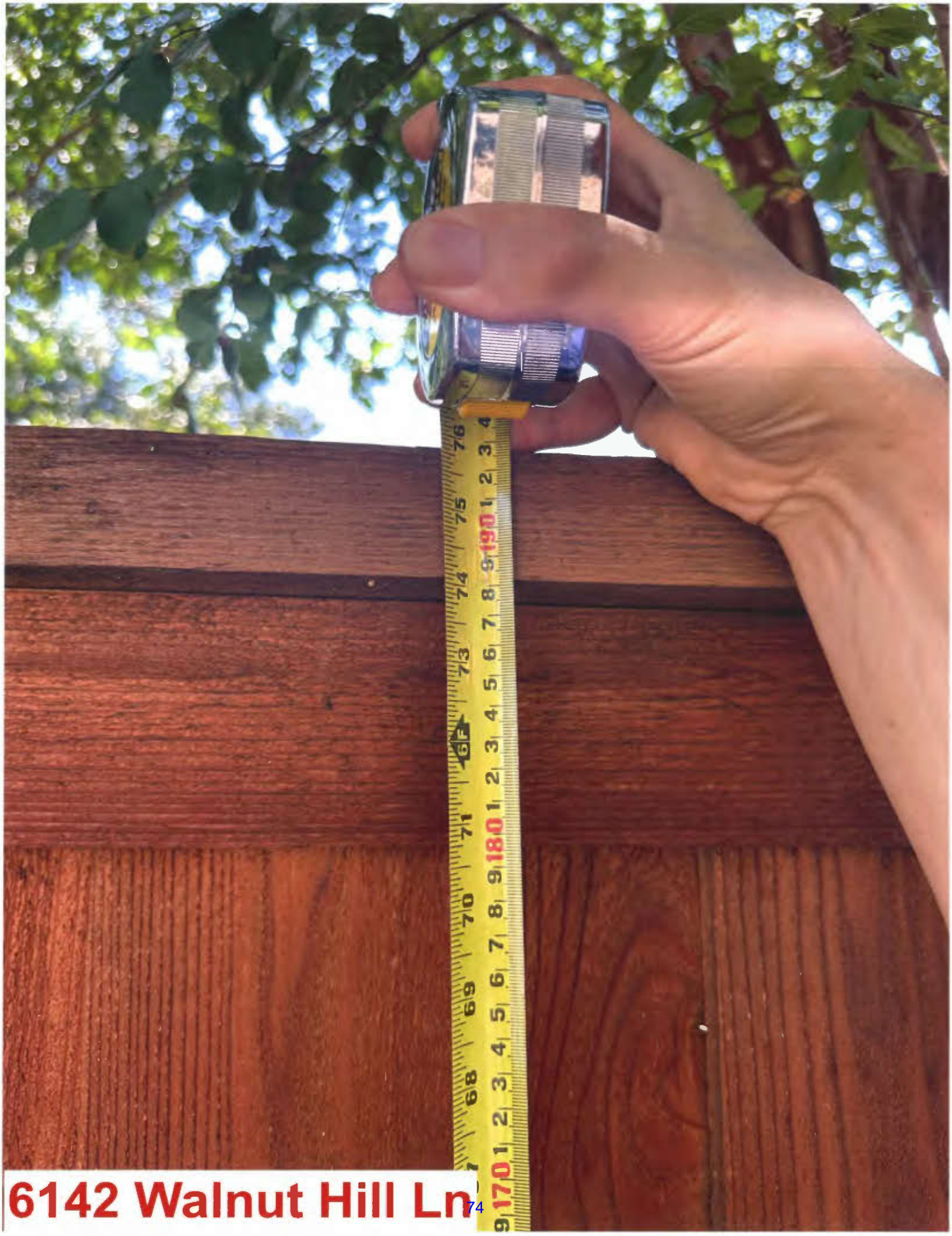
6108 Walnut Hill Ln


6118
WALNUT HILL
LANE

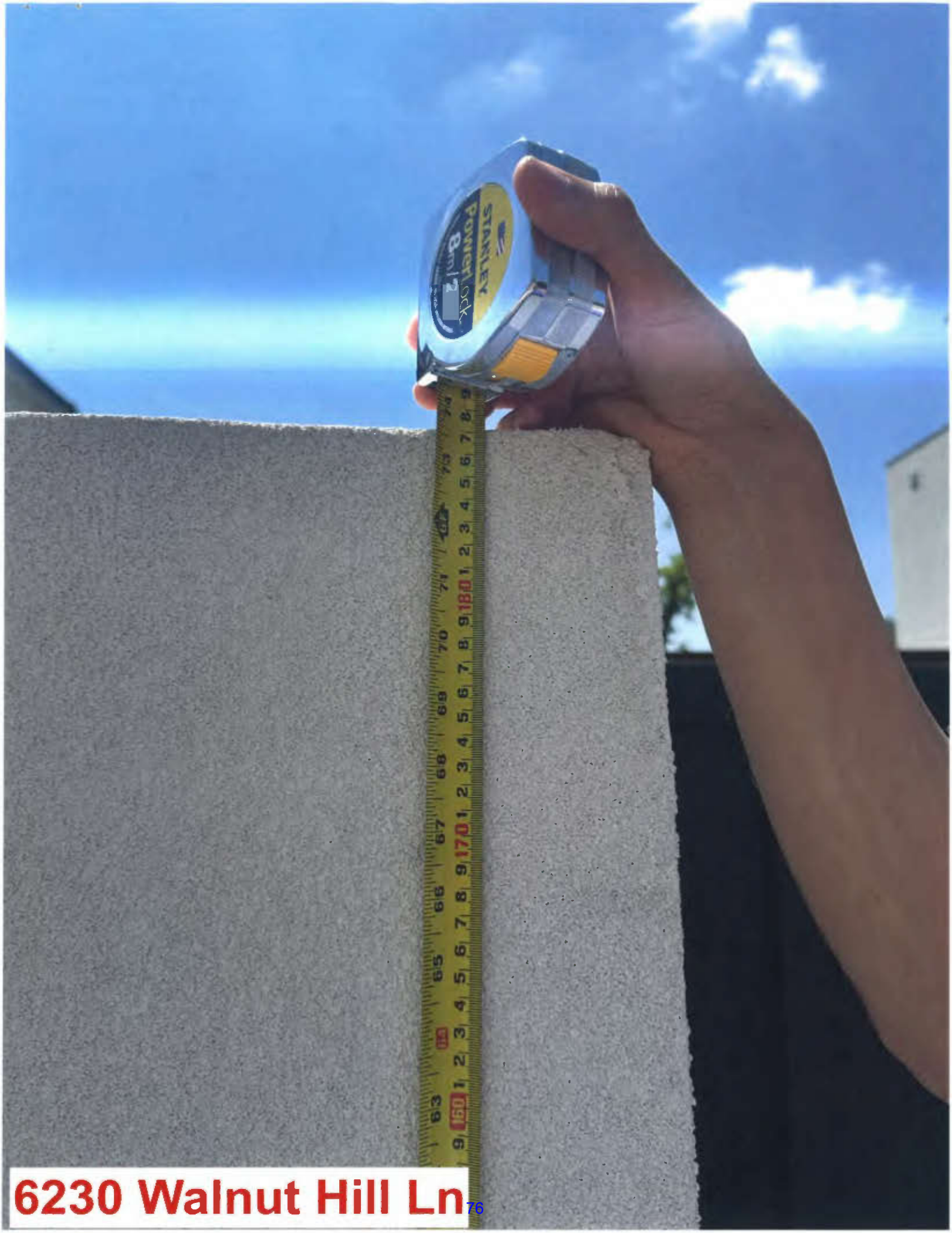

6118 Walnut Hill Ln



6142 Walnut Hill Ln


6142 Walnut Hill Ln


6230
WALNUT HILL LN


STANLEY
POWERLOCK
6230 Walnut Hill Ln


6242 Walnut Hill Ln

6242 Walnut Hill Ln


6010 Walnut Hill Ln


6010 Walnut Hill Ln


6010 Walnut Hill Ln


6010 Walnut Hill Ln

FILE NUMBER: BDA234-118(CJ)

BUILDING OFFICIAL'S REPORT: Application of Larry Klinghoffer for a special exception to **(1)** provide an additional electrical meter at 4336 Lively Lane. This property is more fully described as Block B/5549, Lot 9, and is zoned R-10(A), which requires that a single-family dwelling use in a single family district may be supplied by not more than one electrical utility service, and metered by not more than one electrical meter. The applicant proposes to construct and/or maintain an accessory structure to a single-family dwelling in a single family district and have more than one electrical utility service, or more than one electrical meter, which will require **(1)** a special exception to the single-family zoning use regulations.

LOCATION: 4336 Lively Lane

APPLICANT: Larry Klinghoffer

REQUEST:

(1) A special exception to the single-family zoning use regulations for an electrical utility service or electrical meter.

STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO THE SINGLE-FAMILY USE REGULATIONS TO AUTHORIZE MORE THAN ONE ELECTRICAL UTILITY SERVICE OR ELECTRICAL METER ON A LOT:

Section 51A-4.112(f)(8)(A) of the Dallas Development Code states that The board may grant a special exception to authorize more than one electrical utility service and more than one electrical meter on a lot in this district when, in the opinion of the board, the special exception will:

- not be contrary to the public interest; and
- not adversely affect neighboring properties; and
- not be used to conduct a use not permitted in this district.

STAFF RECOMMENDATION:

Special Exception (1):

No staff recommendation is made on this request.

BACKGROUND INFORMATION:

BDA History:

- No BDA history found at 4336 Lively Lane in the last 5 years.

Square Footage:

- This lot contains 28618.92 of square feet.
- This lot is zoned R-10 (A) which has a minimum lot size of 10,000 square feet.

Zoning:

Site:	R-10 (A) (Single Family District)
North:	R-10 (A) (Single Family District)
East:	R-10 (A) (Single Family District)
South:	R-10 (A) (Single Family District)
West:	R-10 (A) (Single Family District)

Land Use:

The subject site and surrounding properties to the north, south, east and west are developed with single-family uses.

GENERAL FACTS/STAFF ANALYSIS:

- The application for Larry Klinghoffer property located at 4336 Lively Lane focuses on 1 request relating to single-family use regulations.
- The applicant proposes to construct and/or maintain an accessory structure to a single-family dwelling and have more than one electrical utility service or more than one electrical meter, which will require a special exception to the single-family zoning use regulations.
- The subject site along with properties to the north, south, east, and west are all developed with single-family homes.
- The subject site is a mid-block lot with single street frontage on Lively Lane.
- According to the applicant, the requested electrical utility service or electrical meter is required for the new accessory structures HVAC system; the new structure is currently under review as permit #2409161151.
- The applicant has the burden of proof in establishing that the special exception to the single-family use regulations regarding electrical services will not be contrary to the public interest, not adversely affect the neighboring properties and not be used to conduct a use not permitted in the district.
- Granting the special exceptions to the single-family use regulations relating to electrical services with a condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.
- 200' Radius Video: BDA234-118 at 4336 Lively Ln.

Timeline:

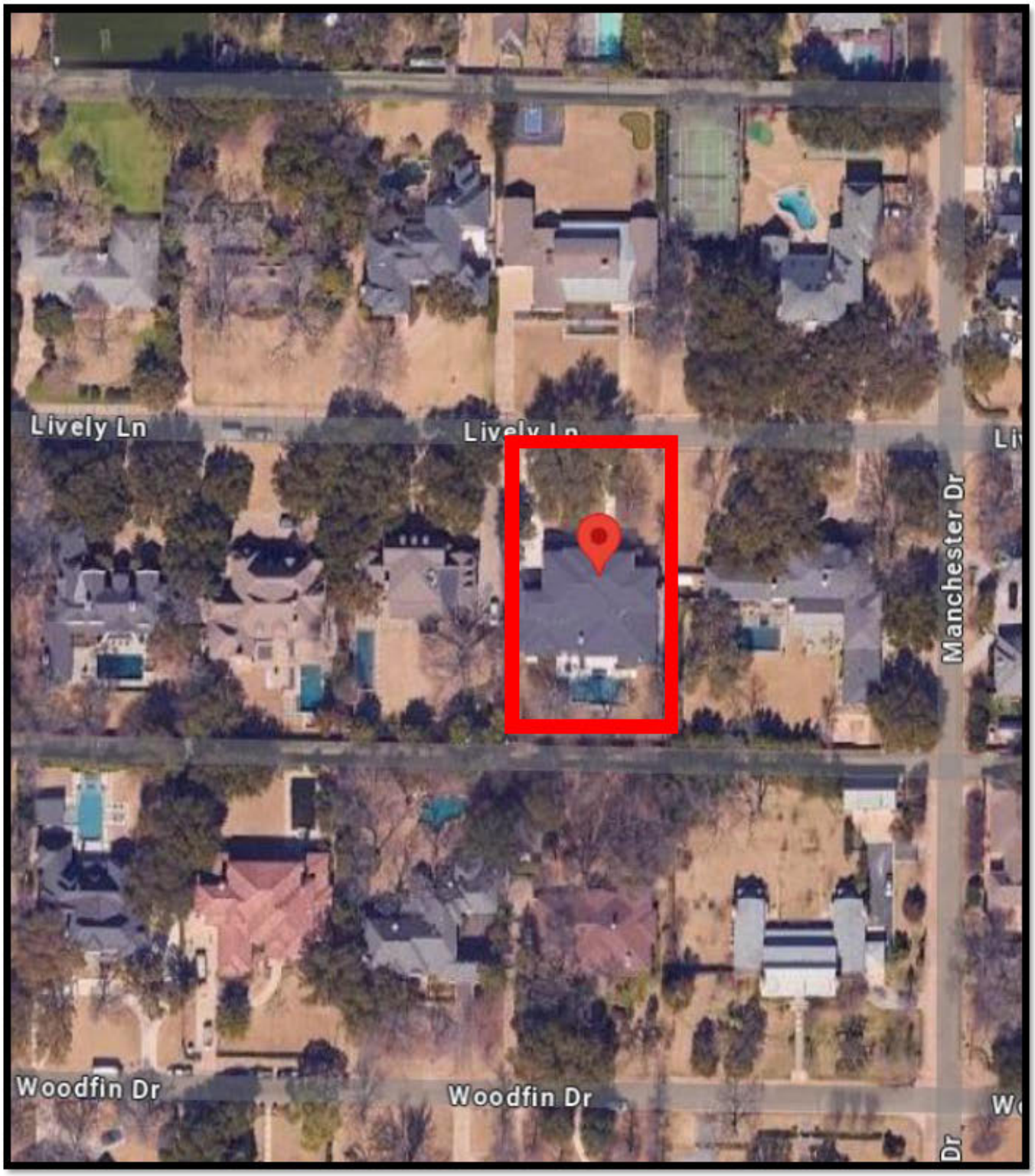
August 26, 2024: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

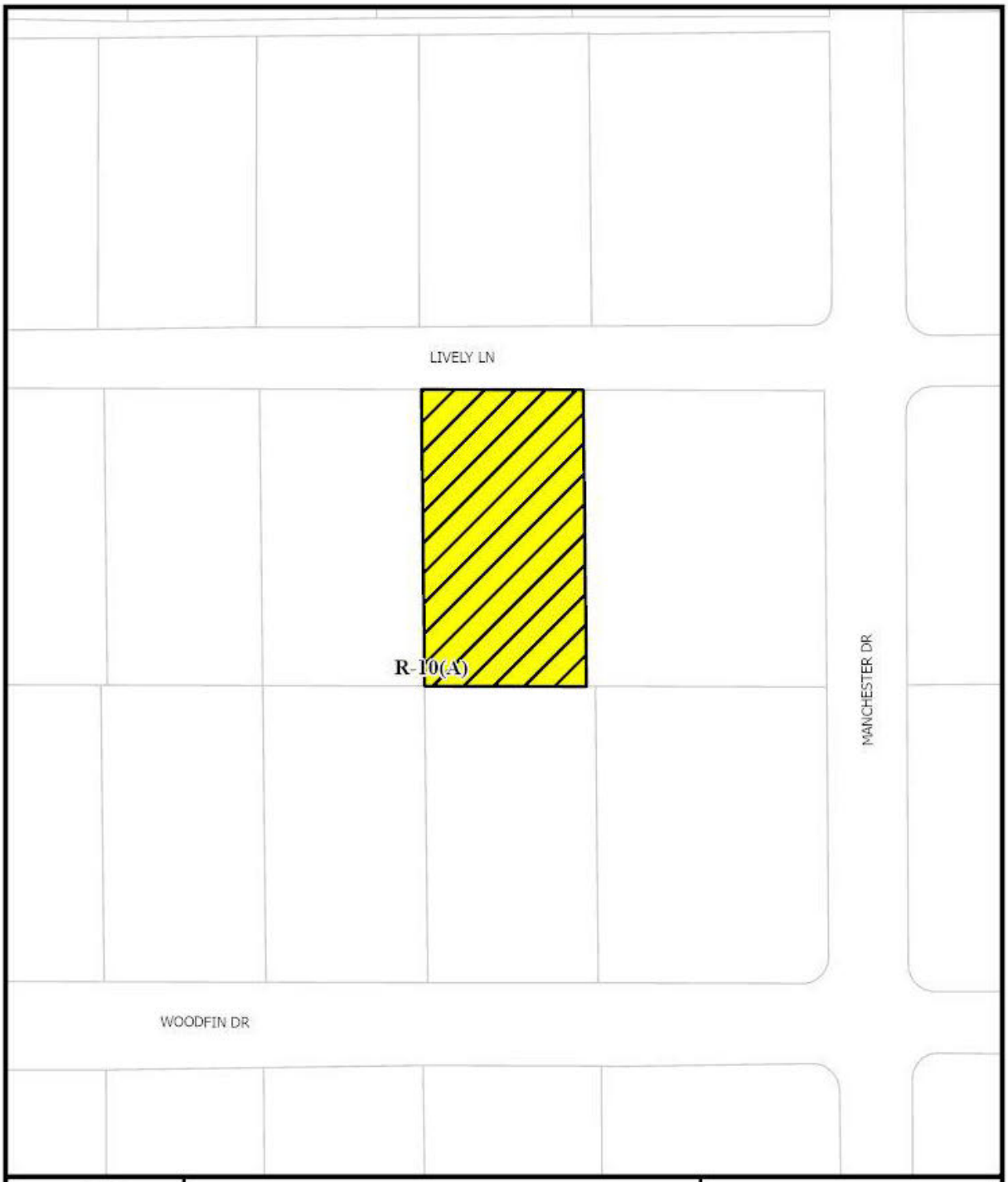
September 9, 2024: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**.

September 12, 2024: The Development Services Department Senior Planner emailed the applicant the following information:

- an attachment that provided the hearing date and panel that will consider the application; the September 27, 2024, deadline to submit additional evidence for staff to factor into their analysis ;and October 11, 2024, deadline to submit additional evidence to be incorporated into the board's docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

October 3, 2024: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the October public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.


Lively Ln
Lively Ln
Manchester Dr
Woodfin Dr
Woodfin Dr

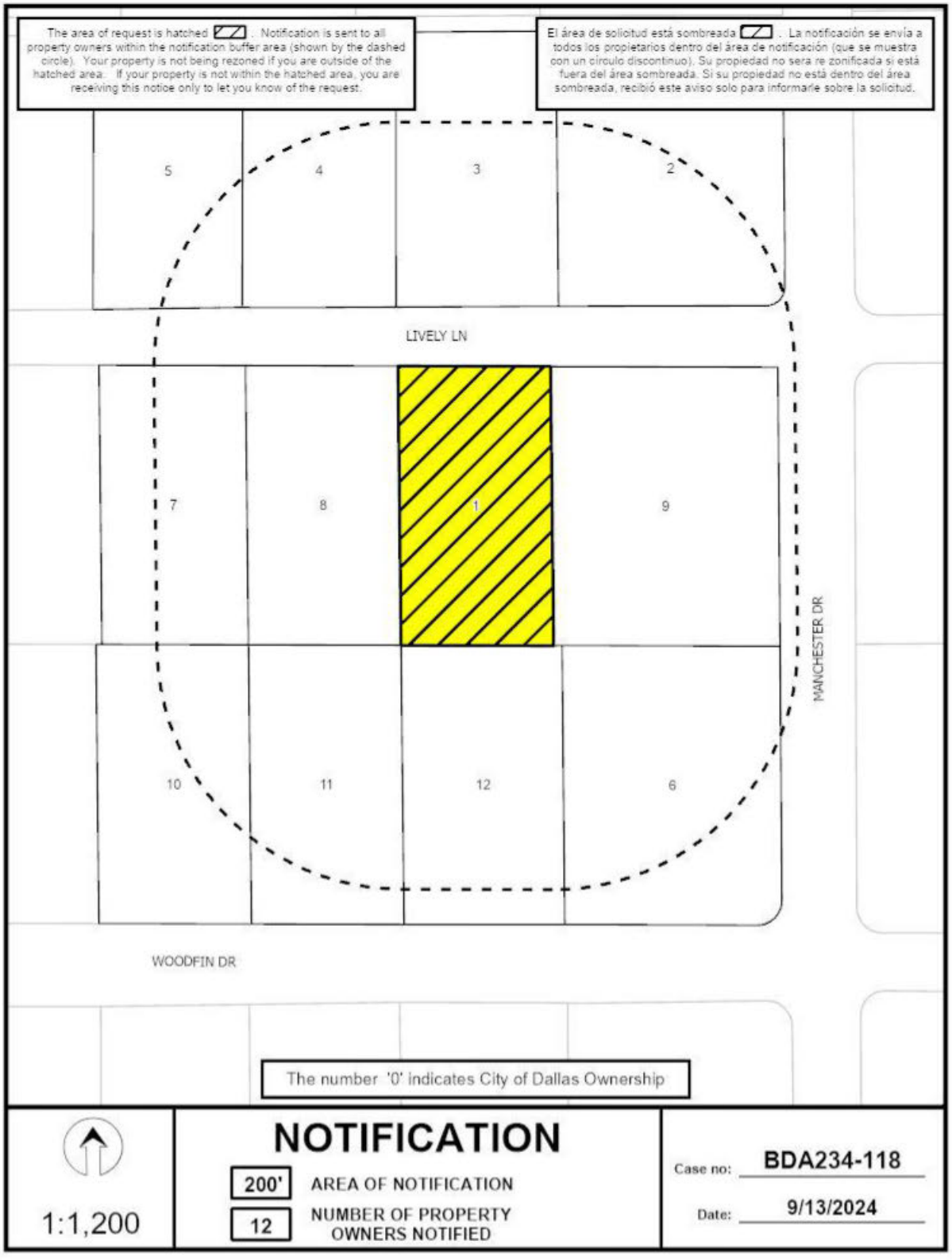


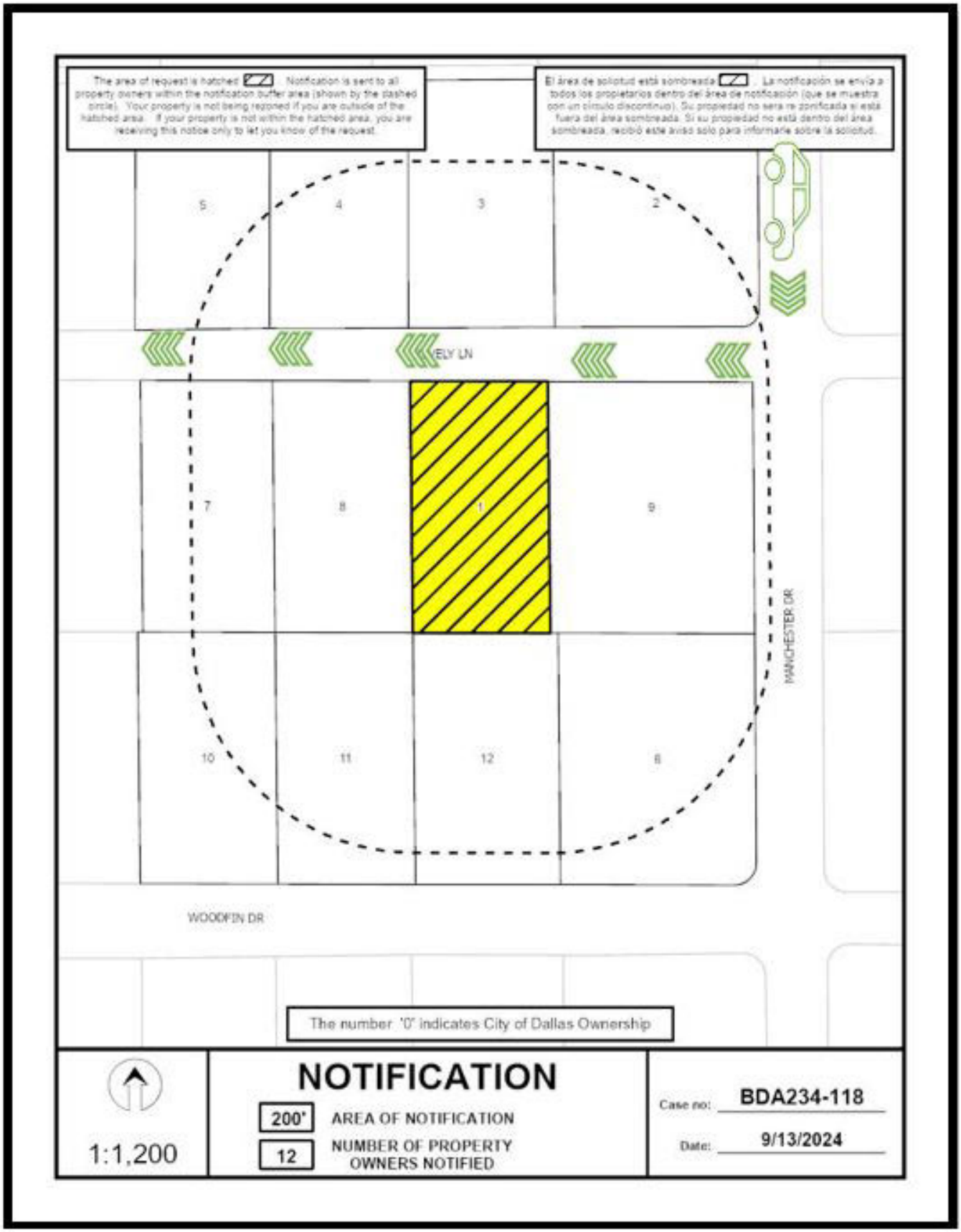
1:1,200

ZONING MAP

Case no: BDA234-118

Date: 09/13/2024


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
5
4
3
2
LIVELY LN
7
8
1
9
MANCHESTER DR
10
11
12
6
WOODFIN DR
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
12
NUMBER OF PROPERTY OWNERS NOTIFIED
1:1,200
Case no: BDA234-118
Date: 9/13/2024


The area of request is hatched. Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada. La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
5
4
3
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ELY LN
7
8
1
9
MANCHESTER DR
10
11
12
6
WOODFIN DR
The number '0' indicates City of Dallas Ownership
1:1,200
NOTIFICATION
200'
AREA OF NOTIFICATION
12
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: BDA234-118
Date: 9/13/2024

09/13/2024

Notification List of Property Owners

BDA234-118

12 Property Owners Notified

Label #	Address		Owner
1	4336	LIVELY LN	PALATIAL ESTATE PROPERTIES LLC
2	4351	LIVELY LN	HAGGAR MARIAN
3	4335	LIVELY LN	MANN ANNE A &
4	4325	LIVELY LN	HUSS MICHAEL G &
5	4315	LIVELY LN	DE LA MATA TOMAS
6	4353	WOODFIN DR	HEMINGWAY D SCOTT &
7	4316	LIVELY LN	OLIVE CHRISTOPHER D & KAREN
8	4322	LIVELY LN	KING FRANK PAUL A &
9	4350	LIVELY LN	WENSINGER JOHN A &
10	4319	WOODFIN DR	PICKENS WILLIAM C JR
11	4327	WOODFIN DR	PODOLSKY DANIEL & CAROL
12	4339	WOODFIN DR	FERNANDEZ CHARLES A &

1:1,200

NOTIFICATION

200' AREA OF NOTIFICATION

12 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: BDA234-118

Date: 9/13/2024

NOTICE OF PUBLIC HEARING

BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL A)

NOTICE IS HEREBY GIVEN that the **BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL A)** will hold a hearing as follows:

DATE: **TUESDAY, OCTOBER 22ND, 2024**

BRIEFING: **10:30 a.m.** via **Videoconference and** in **L1FN Auditorium**, Dallas City Hall, 1500 Marilla Street https://bit.ly/boa1022A

HEARING: **1:00 p.m.** via **Videoconference and** in **L1FN Auditorium,** Dallas City Hall, 1500 Marilla Street https://bit.ly/boa1022A

The purpose of the hearing is to consider the following appeal(s) now pending before the Board of Adjustment.

BDA234-118(CJ) Application of Larry Klinghoffer for a special exception to **(1)** provide an additional electrical meter at **4336 LIVELY LANE**. This property is more fully described as Block B/5549, Lot 9, and is zoned R-10(A), which requires that a single-family dwelling use in a single family district may be supplied by not more than one electrical utility service, and metered by not more than one electrical meter. The applicant proposes to construct and/or maintain an accessory structure to a single-family dwelling in a single family district and have more than one electrical utility service, or more than one electrical meter, which will require **(1)** a special exception to the single-family zoning use regulations.

You have received this notice because you own property within 200 feet of the above property. You may be interested in attending the Board of Adjustment hearing to express your support for or opposition to the application. You may also contact the Board of Adjustment by email to BDAreply@dallas.gov. Letters will be accepted until 9:00 am the day of the hearing. If you are unable to attend the hearing. If you choose to respond, it is important that you let the Board know your reasons for being in favor of or in opposition to the application. The Board members are very interested in your opinion.

Note: Any materials (such as plans, elevations, etc.) included within this notice may be subject to change.

The Board of Adjustment hearing will be held by videoconference and at 6ES at City Hall. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure **by joining the meeting virtually**, must register online at https://bit.ly/BDA-A-Register **by the close of business Monday, October 21st, 2024. All virtual speakers will be required to show their video in order to address the board. In Person speakers can register at the hearing.** Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; and bit.ly/cityofdallastv or YouTube.com/CityofDallasCityHall

Speakers at the meeting are allowed a maximum of five (5) minutes to address the Board.

Additional information regarding the application may be obtained by calling Cambria Jordan, Senior Planner at (214) 948-4476, or Mary Williams, Board Secretary at (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

Board of Adjustment
Planning and Development Department
1500 Marilla Street 5CN, Dallas TX 75201

PLEASE SEND REPLIES TO:
BDAreply@dallas.gov
Letters will be received until 9:00 am the day of the hearing.

PLEASE REGISTER AT:
https://bit.ly/BDA-A-Register



APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

RECEIVED
AUG 26 2024
BY:

Case No.: BDA 234-118 FOR OFFICE USE ONLY

Date: FOR OFFICE USE ONLY

Data Relative to Subject Property:

Location address: 4336 LIVELY LN. DALLAS TX Zoning District: R 10A RESIDENTIAL

Lot No.: A Block No.: B/5447 Acreage: .0657 Census Tract:

Street Frontage (in Feet): 1) 129' 2) 3) 4) 5)

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): MATHEW & KAREN MILLS

LARRY KLINGHOFFER

Applicant: PALATIAL PROPERTIES LLC Telephone: 214-906-5673

Mailing Address: 3930 GASPAR DRIVE, DALLAS TX Zip Code: 75220

E-mail Address: LK6438@AOL.COM

Represented by: LARRY KLINGHOFFER Telephone: 214 906-5673

Mailing Address: 3930 GASPAR DR. DALLAS TX Zip Code: 75220

E-mail Address: LK6438@AOL.COM

Affirm that an appeal has been made for a Variance __, or Special Exception √ of SECOND ELECTRIC METER

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:

2ND. METER REQUIRED FOR HVAC SERVICE TO NEW STRUCTURE. ORIGINAL HOME METER IS 200 AMP. NOT ABLE TO SERVICE NEW STRUCTURE REQUIRED AMPERAGE

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 LARRY KLINGHOFFER
(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: Larry Klinghoffer
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 26 day of August 2024

Amanda Tax Tzunun
Notary Public in and for Dallas County, Texas

AMANDA TAX TZUNUN
Notary Public, State Of Texas
Comm. Exp. 04-21-2026
Notary ID# 133718583

MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT

Date of Hearing _____

Appeal was--Granted OR Denied

Remarks _____

Chairman _____

Building Official's Report

I hereby certify that Larry Klinghoffer

did submit a request (1) provide an additional electrical meter

at 4336 Lively Ln.

BDA234-118. Application of Larry Klinghoffer for a special exception to (1) provide an additional electrical meter at 4336 LIVELY LN. This property is more fully described as Block B/5549, Lot 9, and is zoned R-10(A), which requires that a single-family dwelling use in a single family district may be supplied by not more than one electrical utility service, and metered by not more than one electrical meter. The applicant proposes to construct and/or maintain an accessory structure to a single-family dwelling in a single family district and have more than one electrical utility service, or more than one electrical meter, which will require (1) a special exception to the single-family zoning use regulations

Sincerely,

Andrew Espinoza, CBO, MCP, CFM, CCEA

CITY OF DALLAS

AFFIDAVIT

Appeal number: BDA 234-118

I, MATTHEW S. MILLS AND/OR KAREN MILLS, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 4336 LIVELY LANE, DALLAS, TEXAS 75220
(Address of property as stated on application)

Authorize: PALATIAL PROPERTIES LLC (LARRY KLINGHOFFER)
(Applicant's name as stated on application)

To pursue an appeal to the City of Dallas Zoning Board of Adjustment for the following request(s)

_____Variance (specify below)

__X__Special Exception (specify below)

_____Other Appeal (specify below)

Specify: 2ND. ELECTRIC METER FOR OWNER WORKOUT/CABANA STRUCTURE

MATTHEW S. MILLS AND/OR KAREN MILLS Karen Mills
Print name of property owner or registered agent Signature of property owner or registered agent

Date 08-02-24

Before me, the undersigned, on this day personally appeared Karen Mills

Who on his/her oath certifies that the above statements are true and correct to his/her best knowledge. Subscribed and sworn to before me this August 2 day of August, 2024

SHERRYL A. SCHMITZ
My Notary ID # 12219384
Expires February 2, 2025

Notary Public for Dallas County, Texas

Commission expires on 2/2/25



1:2,400

Case ID:

Printed: 8/5/2024

Site Plan

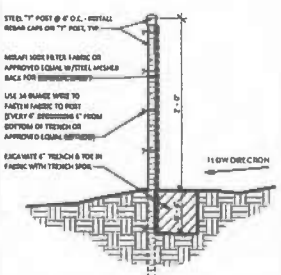
NOTES: SITE PLAN

1. VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY WORK. COORDINATE UTILITY ROUTING WITH APPLICABLE UTILITY COMPANY. ALL UTILITIES TO BE UNDERGROUND.
2. SURFACE DRAINAGE SHALL BE DIRECTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6 INCHES WITHIN THE FIRST 10 FEET
3. REFER TO FOUNDATION PLAN FOR FOUNDATION DRAIN LOCATION AND SLOPE.
4. FLAG ALL TREES FOR OWNER PRIOR TO TRIMMING OR REMOVAL.
5. PROTECT REMAINING TREES WITH APPROVED BARRIERS DURING CONSTRUCTION
6. GENERAL CONTRACTOR SHALL REVIEW AND COMPLY WITH ALL ZONING AND SUBDIVISION CONDITIONS.
7. FINISHED GRADING SHALL BE A MINIMUM OF 6" BELOW FOUNDATION REFERENCE ADOPTED BY.
8. CONTRACTOR TO TRIM OR REMOVE ANY TREES ADJACENT TO BUILDING FOUNDATION AS REQUIRED, VERIFY WITH OWNER PRIOR TO REMOVAL.

NOTES: EROSION CONTROL

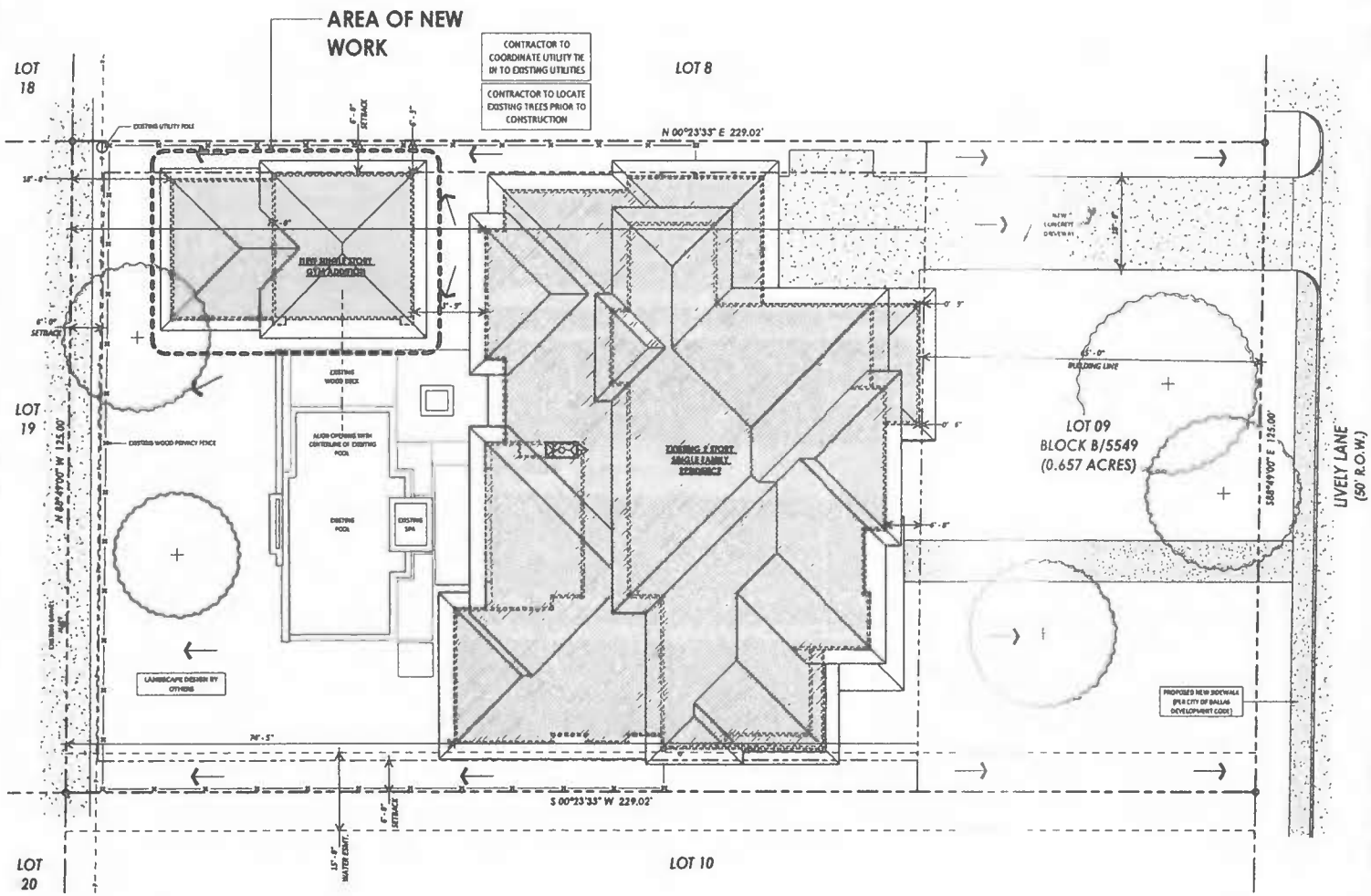
1. CONTRACTOR TO INSTALL EROSION CONTROL FENCING DURING CONSTRUCTION AS REQUIRED BY THE CITY OF DALLAS
2. SILT IN NOT SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFULNESS, SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
3. CONTRACTOR TO REMOVE NET FENCE UPON COMPLETION OF PROJECT. DAMAGED AREAS TO BE REPAIRED INCLUDING RE-GRADING AND RE-SEEDING AS NECESSARY
4. ALL EROSION CONTROL DEVICES AND REQUIREMENTS TO BE IN ACCORDANCE WITH NCTCOG SWMP EROSION CONTROL MANUAL AND PLANS AND SPECIFICATIONS.

TYPICAL SILT FENCE DETAIL:



NOTES: SITE GRADING

1. CONTRACTOR SHALL PROVIDE PROPER SITE GRADING THAT DIRECTS SURFACE WATER AWAY FROM BUILDING FOUNDATIONS, WALLS AND ADJACENT PROPERTIES.
2. GRADING AND LANDSCAPING SHOULD BE PLANNED WITH A SURFACE GRADE OF AT LEAST 4% AROUND AND AWAY FROM THE ENTIRE STRUCTURE. REFER TO DALLAS DEVELOPMENT CODE FOR SITE DRAINAGE REQUIREMENT.
3. PROPOSED SITE DRAINAGE INDICATED ON SITE PLAN WITH FLOW ARROWS



1 SITE PLAN
1" = 10'-0"

BWSMITH

SEAL:

REGISTERED ARCHITECT STATE OF TEXAS

2024.03.07

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED, REPRODUCED OR SOLD IN ANY WAY WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT

PROJECT INFO:

Owners:
Matt and Karen Mills
972-839-2378

Architect:
BWSmith Designs
Brandon Smith
brandon@bwsmithdesigns.com
bwsmithdesigns.com
469 363 2821

Contractor:
Larry Klingfeller
Palatial Properties
lk6438@aol.com

Structural Engineer:
LJR Engineering
2115 Testwood Ln # 450, Plano, TX 75075
972 984 7461

MILLS ADDITION
4336 LIVELY AVE
DALLAS, TEXAS

No	Date	Revisions

Project No: 21015.01
Stage: For Construction
Date: 2024.03.07
Scale: As indicated

DRAWING TITLE
SITE PLAN

DRAWING NO
A0.2

Floor Plan

NOTES: FLOOR PLAN

1. DESIGNER DOES NOT ASSUME ANY LIABILITY OF ANY ERRORS OR OMISSIONS ON THESE PLANS. ALL INFORMATION MUST BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

2. IT SHALL BE THE RESPONSIBILITY OF THE BUILDER AND/OR INDIVIDUAL CONTRACTORS TO SEE THAT ALL ITEMS MEET OR EXCEED CODE REQUIREMENTS.

3. BUILDING SHALL VERIFY ALL DIMENSIONS, INTERIOR & EXTERIOR FINISHES, CONSTRUCTION & FRAMING METHODS PRIOR TO CONSTRUCTION

4. ALL MATERIALS & WORKMANSHIP INVOLVED IN THE CONSTRUCTION OF THIS PROJECT ARE TO CONFORM WITH ALL LOCAL, STATE, NATIONAL, & INTERNATIONAL BUILDING CODES AS DESCRIBED IN THE INTERNATIONAL ONE & TWO FAMILY DWELLING CODE

5. DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD, U.N.O. ALL DIMENSIONS LABELED "CLEAR" ARE TO FACE OF FINISH MATERIAL.

6. ALL INTERIOR GYPSUM BOARD TO BE 1/2" MINIMUM. USE WATER-RESISTANT GYPSUM BOARD AT ALL WET WALL LOCATIONS.

7. ALL TUB & SHOWER UNITS TO HAVE ANTI-SCALDING DEVICES INSTALLED

8. GARAGE DOORS TO BE CERTIFIED BY MANUFACTURER FOR 130 MPH.

9. INSTALL HVAC AND WATER HEATER IN ATTIC UNLESS NOTED OTHERWISE. PROVIDE FLOOR JOIST LOADING SUPPORT UNDER FLOORED AREA WHERE WATER HEATER WILL BE ACCORDANCE WITH THE 2015 I.R.C. PROVIDE A 30" WIDE (MIN.) WALKWAY TO HVAC UNIT. RETURN AIR BOOTS, CHASE, & SUPPLY DUCT LOCATIONS TO BE VERIFIED BY OWNER/ARCHITECT WITH HVAC CONTRACTOR PRIOR TO START OF CONSTRUCTION

10. HEAVY DUTY PULL DOWN STAIRS TO BE FIRE RATED. COVER BOTTOM WITH 1/2" PLYWOOD

11. ALL ANGLED WALLS TO BE 45° UNLESS NOTED OTHERWISE.

12. SEE SHEET A0.1 FOR DOOR AND WINDOW SCHEDULE.

13. MILLWORK SUBCONTRACTOR TO PROVIDE MILLWORK SHOP DRAWINGS TO THE BUILDER FOR APPROVAL PRIOR TO COMMENCING FABRICATION.

LIVING AREAS

TOTAL CONDITIONED SPACE:	1,230 SF
MECH / STORAGE :	30 SF
COVERED PORCH:	0 SF
TOTAL AREA UNDER ROOF:	1,260 SF

NOTES: ROOF PLAN

1. COORDINATE INSTALLATION OF NEW ROOFING WITH OTHER TRADES. REPORT ANY CONFLICTS WITH ITEMS INSTALLED BY OTHER TRADES TO DESIGNER.

2. ALL ROOF CURBS FOR NEW ROOFTOP EXHAUST FANS, HVAC UNITS, AND CONDENSING UNITS SHALL HAVE CURB HEIGHTS THAT WILL ALLOW FOR A MINIMUM OF 8" BASE FLASHING HEIGHTS FOR THE ROOF SYSTEM.

3. ALL PLUMBING VENTS SHALL EXTEND ABOVE THE FINISHED SURFACE OF THE ROOF SYSTEM AS REQUIRED TO PROVIDE FOR A MINIMUM OF 8" BASE FLASHING.

4. PROVIDE 36" WIDE WALK PADS @ SERVICE SIDE OF ALL MECH. EQUIPMENT & PROVIDE 30" WIDE WALK PADS AROUND ALL ROOF HATCHES & AT LADDERS.

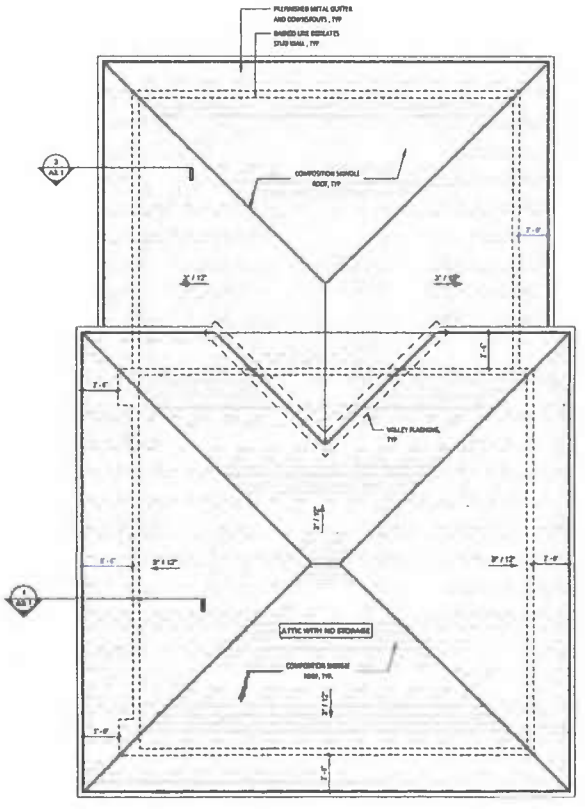
5. ALL EXPOSED METAL FLASHING/ TRIM PIECES TO BE PRE-FINISHED 24 GA. STL. U.N.O., PROVIDE PRE-FINISHED OR FIELD PAINT FLASHING ONLY AS NOTED.

6. GUTTERS - ALL GUTTERS TO BE PRE-FINISHED 24 GA. STL. PROVIDE PRE-FINISHED GALV STL. SEMI PLATE BRACKETS AND 14GAX1" GALV. STL. SPACERS @ 36" O.C. MAX. - STAGGER W/ EACH OTHER @ 18" O.C., PROVIDE PRE-FORMED GUTTER E.J.'S PER SMACNA FIG. 1-7, TYP. @ 30'-0" MAX. PROVIDE L.S. SCREENS @ ALL GUTTERS PER SMACNA FIG 1-24.

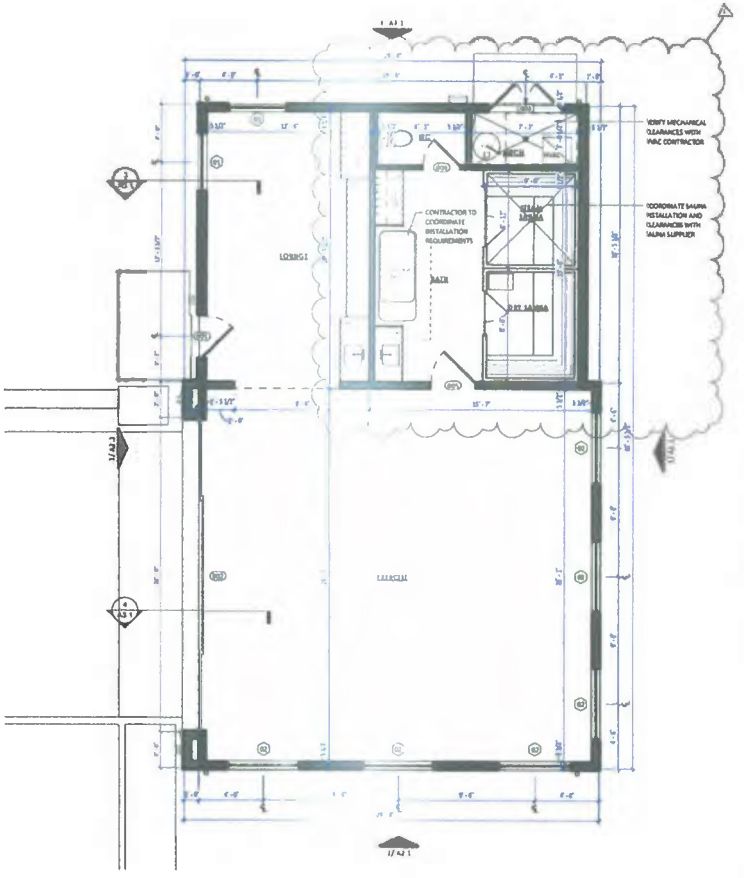
7. ALL DOWNSPOUTS TO BE PRE-FINISHED 24 GA. GALV. STL., PER SMACNA FIG 1-26B. DOWNSPOUTS ARE 4"X8" U.N.O., LOCATED AS NOTED ON ROOF PLAN. USE 1.25X.62" GALV STL. HANGERS @ 48" O.C. MAX. PER SMACNA FIG 1-29B.

8. TAPERED INSULATION TO BE 1/4" PER FOOT MIN. SLOPE TO DRAIN. ROOF PLAN SHOWS TAPERED CRICKETS AS REQUIRED FOR DRAINAGE REPRESENTATION ONLY. CONTRACTOR TO VERIFY CRICKETS AS REQUIRED TO SLOPE PRIOR TO ARRANGING CRICKETS

9. PROVIDE TAPERED CRICKETS @ 1/4" PER FOOT MIN. SLOPE @ HIGH SIDE OF ALL MECHANICAL UNITS AND ROOF PENETRATIONS, TO DRAIN WATER AROUND AND MAINTAIN POSITIVE ROOF DRAINAGE.



2 ROOF PLAN
1/4" = 1'-0"



1 FLOOR PLAN
1/4" = 1'-0"

BWSMITH DESIGNS

SEAL:

REGISTERED ARCHITECT STATE OF TEXAS

PROJECT INFO:

Owners:
Matt and Karen Mills
972-439-7376

Architect:
BWSmith Designs
Brandon Smith
brandon@bwsmithdesigns.com
bwsmithdesigns.com
469 383 2691

Contractor:
Larry Kingsteller
Palatial Properties
lk8438@aol.com

Structural Engineer:
LJA Engineering
2115 Testwood Ln # 450, Plano, TX 75075
972.864 7161

MILLS ADDITION

4336 LIVELY AVE
DALLAS, TEXAS

No	Date	Revisions
1	[illegible]	PLAN REVISIONS

Project No: 21015.01
Stage: For Construction
Date: 2024.03.07
Scale: As indicated

DRAWING TITLE:
FLOOR / ROOF PLANS

DRAWING NO:
A1.1

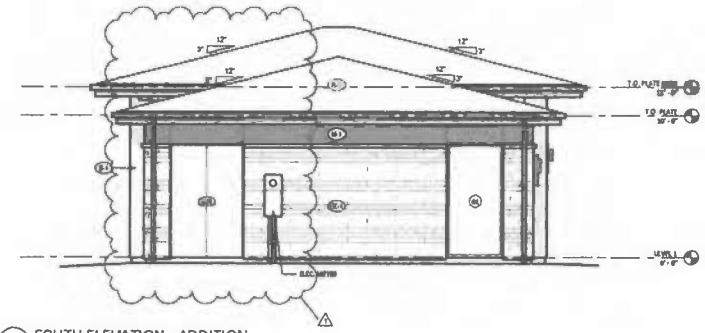
4/26/2024 7:57:37 AM

Elevations

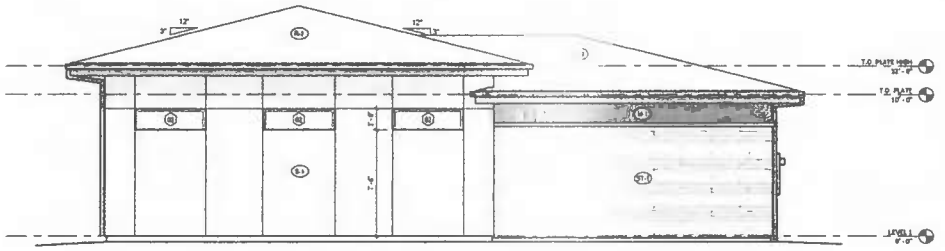
EXTERIOR FINISH LEGEND

MATERIAL SYMBOL	TYPE	NOTES
M-1	METAL PANEL	AS-LI ARCHITECTURAL METAL PANEL OR EQUAL COORDINATE COLOR WITH WINDOW CLADDING (OWNER TO VERIFY COLOR)
ST-1	STONE VENEER	STONE VENEER (OWNER TO VERIFY COLOR)
S-1	STUCCO VENEER	THREE COAT STUCCO SYSTEM W/ ACRYLIC FINISH COAT (OWNER TO VERIFY TEXTURE AND COLOR)
R-1	ROOFING	COMPOSITION SHINGLE ROOFING (OWNER TO VERIFY PROFILE AND COLOR)

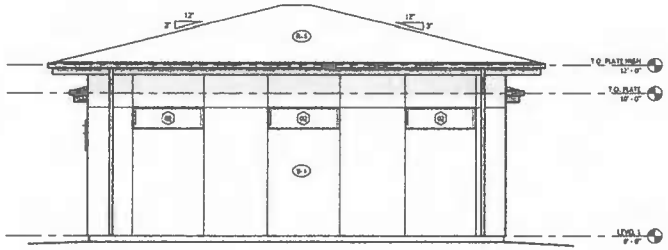
NOTE: MATERIAL CALCULATIONS ARE ESTIMATES BASED ON 3D MODELING. CONTRACTOR TO VERIFY MATERIAL TAKE-OFFS PRIOR TO ORDERING MATERIALS.



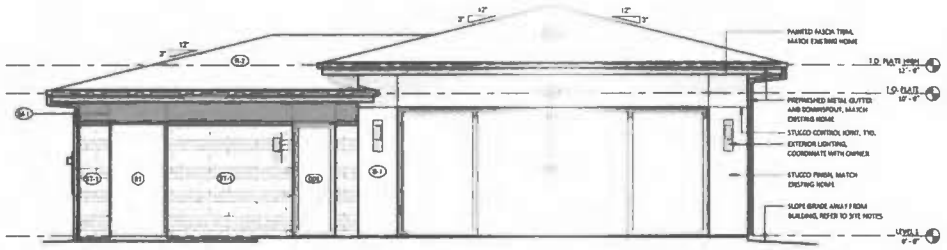
4 SOUTH ELEVATION - ADDITION
1/4" = 1'-0"



3 EAST ELEVATION - ADDITION
1/4" = 1'-0"



2 NORTH ELEVATION - ADDITION
1/4" = 1'-0"



1 WEST ELEVATION - ADDITION
1/4" = 1'-0"

3WSMITH design

SEAL:

2024.03.07

PROJECT INFO:

Owners:
Matt and Karen Mills
972-638-2378

Architect:
SWSmith Designs
Brandon Smith
brandon@swsmithdesigns.com
swsmithdesigns.com
469 383 2821

Contractor:
Larry Kingfoller
Palatial Properties
lk4436@att.com

Structural Engineer:
LR Engineering
2115 Teakwood Ln # 450, Plano, TX 75075
972.954.2161

MILLS ADDITION
4336 LIVELY AVE
DALLAS, TEXAS

No	Date	Revisions
1	2024.03.29	PLAN REVISIONS

Project No: 21015.01
Stage: For Construction
Date: 2024.03.07
Scale: As indicated

DRAWING TITLE:
EXTERIOR ELEVATIONS

DRAWING NO:
A2.1

4/29/2024 7:27:04 AM

FILE NUMBER: BDA234-123(CJ)

BUILDING OFFICIAL'S REPORT: Application of Jennifer Hiromoto for **(1)** a special exception to the fence height regulations, and for **(2)** a special exception to the fence opacity regulations at 10225 Daria Drive. This property is more fully described as Block A/5514, Lot 15, and is zoned R-1ac(A), which limits the height of a fence in the front yard to 4-feet and requires a fence panel with a surface area that is less than 50 percent open may not be located less than 5-feet from the front lot line. The applicant proposes to construct and/or maintain an 8-foot-high fence in a required front-yard on Meaders Lane, which will require **(1)** a 4-foot special exception to the fence height regulations, and to construct and/or maintain a fence in a required front-yard with a fence panel having less than 50 percent open surface area located less than 5-feet from the front lot line, which will require **(2)** a special exception to the fence opacity regulations.

LOCATION: 10225 Daria Drive

APPLICANT: Jennifer Hiromoto

REQUEST:

(1) A request for a special exception to the fence height regulations; and
(2) A special exception to the fence standards regulations regarding opacity.

STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO FENCE HEIGHT & OPACITY STANDARD REGULATIONS:

Section 51A-4.602(a)(11) of the Dallas Development Code states that the board may grant a special exception to the fence standard regulations when in the opinion of the board, **the special exception will not adversely affect neighboring property.**

STAFF RECOMMENDATION:

Special Exceptions (2):

No staff recommendation is made on these requests.

BACKGROUND INFORMATION:

BDA History:

- No BDA history found at 10225 Daria Drive in the last 5 years.

Square Footage:

- This lot contains 33,366.96 of square feet.

- This lot is zoned R-1ac(A) which has a minimum lot size of 1 acre or 43,560 square feet.

Zoning:

Site:	R-1ac (A) (Single Family District)
North:	R-1ac (A) (Single Family District)
East:	R-1ac (A) (Single Family District)
South:	R-1ac (A) (Single Family District)
West:	R-10 (A) (Single Family District)

Land Use:

The subject site and surrounding properties to the north, south, east and west are developed with single-family uses.

GENERAL FACTS/STAFF ANALYSIS:

- The application for Jennifer Hiromoto property located at 10225 Daria Drive focuses on 2 requests relating to fence height and opacity regulations.
- The applicant proposes to construct and maintain an 8-foot fence in a required front yard, which will require a 4-foot special exception to the fence height regulations on Meaders Lane.
- Secondly, the applicant is requesting a special exception to the fence standards regulations regarding opacity; the proposed fence material is aluminum with metal posts.
- The subject site along with properties to the north, south, east, and west are all developed with uses permissible in residential zoning districts.
- It is imperative to note that the subject site is a corner lot with double street frontage on Daria Drive and Meaders Lane.
- The street frontage along Daria Drive and Meaders Lane act as two front yards due to block-face continuity.
- Based upon staff's analysis of the surrounding properties, there are a few homes along Meaders Lane with fences and gates in the required front yard and/or some form of vegetation serving as a screening mechanism.
- It has been confirmed that the proposed fence on Meaders Drive will replace the existing fence and be placed in a similar location.
- The Dallas Development Code states that in all residential districts except multifamily districts, a fence may not exceed four feet above grade when located in the required front yard. The Dallas Development Code also states that no fence panel having less than 50 percent open surface area may be located less than 5-feet from the lot line.

- The applicant has the burden of proof in establishing that the special exception(s) to the fence regulations relating to height and opacity will not adversely affect the neighboring properties.
- Granting the special exceptions to the fence standards relating to height and opacity regulations with a condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.
- 200' Radius Video: BDA234-123 at 10225 Daria Dr.

Timeline:

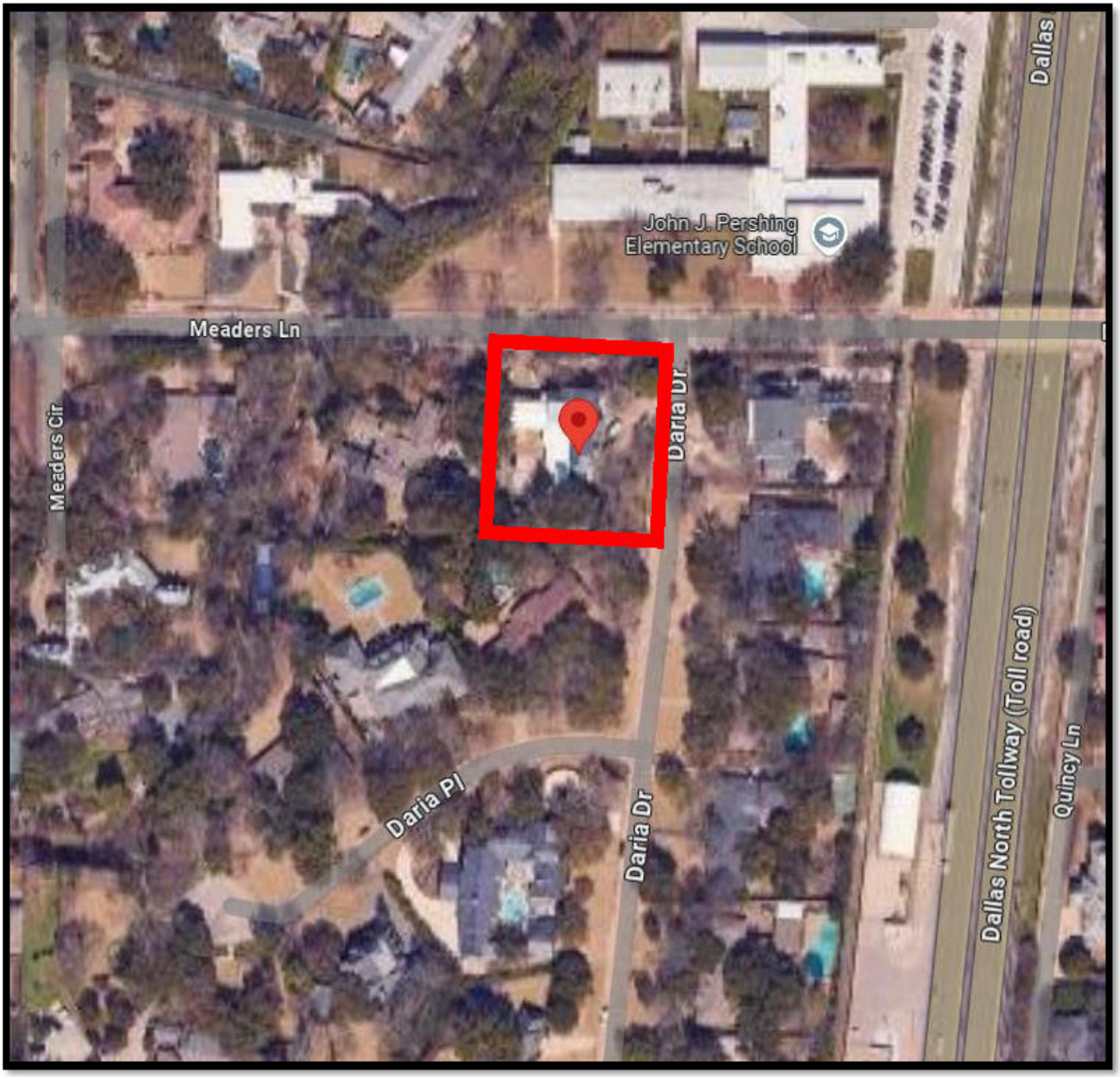
August 26, 2024: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

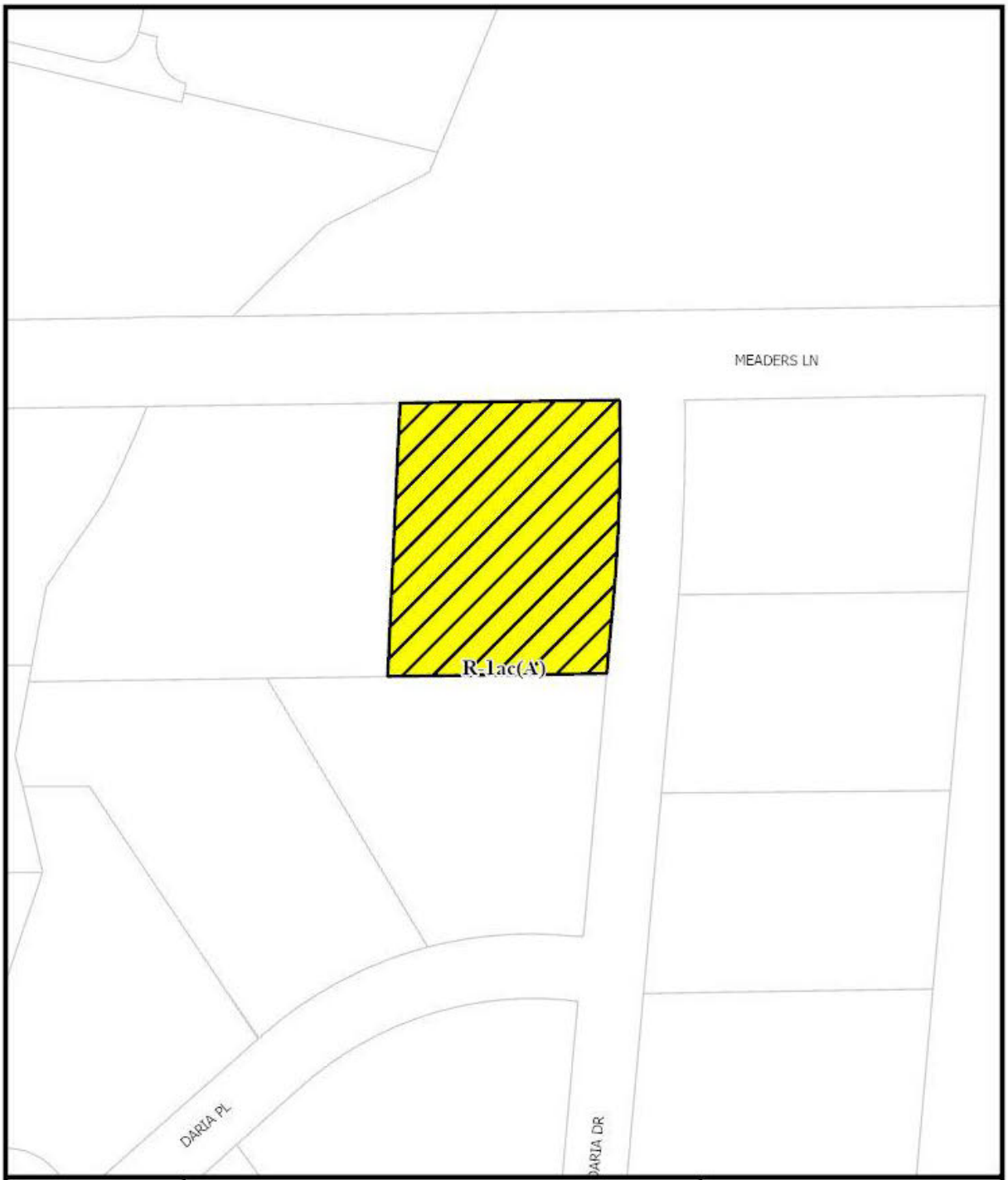
September 9, 2024: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**.

September 12, 2024: The Development Services Department Senior Planner emailed the applicant the following information:

- an attachment that provided the hearing date and panel that will consider the application; the September 27, 2024, deadline to submit additional evidence for staff to factor into their analysis ;and October 11, 2024, deadline to submit additional evidence to be incorporated into the board's docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

October 3, 2024: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the October public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.


John J. Pershing
Elementary School
Meaders Ln
Meaders Cir
Daria Dr
Daria Pl
Daria Dr
Dallas North Tollway (Toll road)
Quincy Ln
Dallas

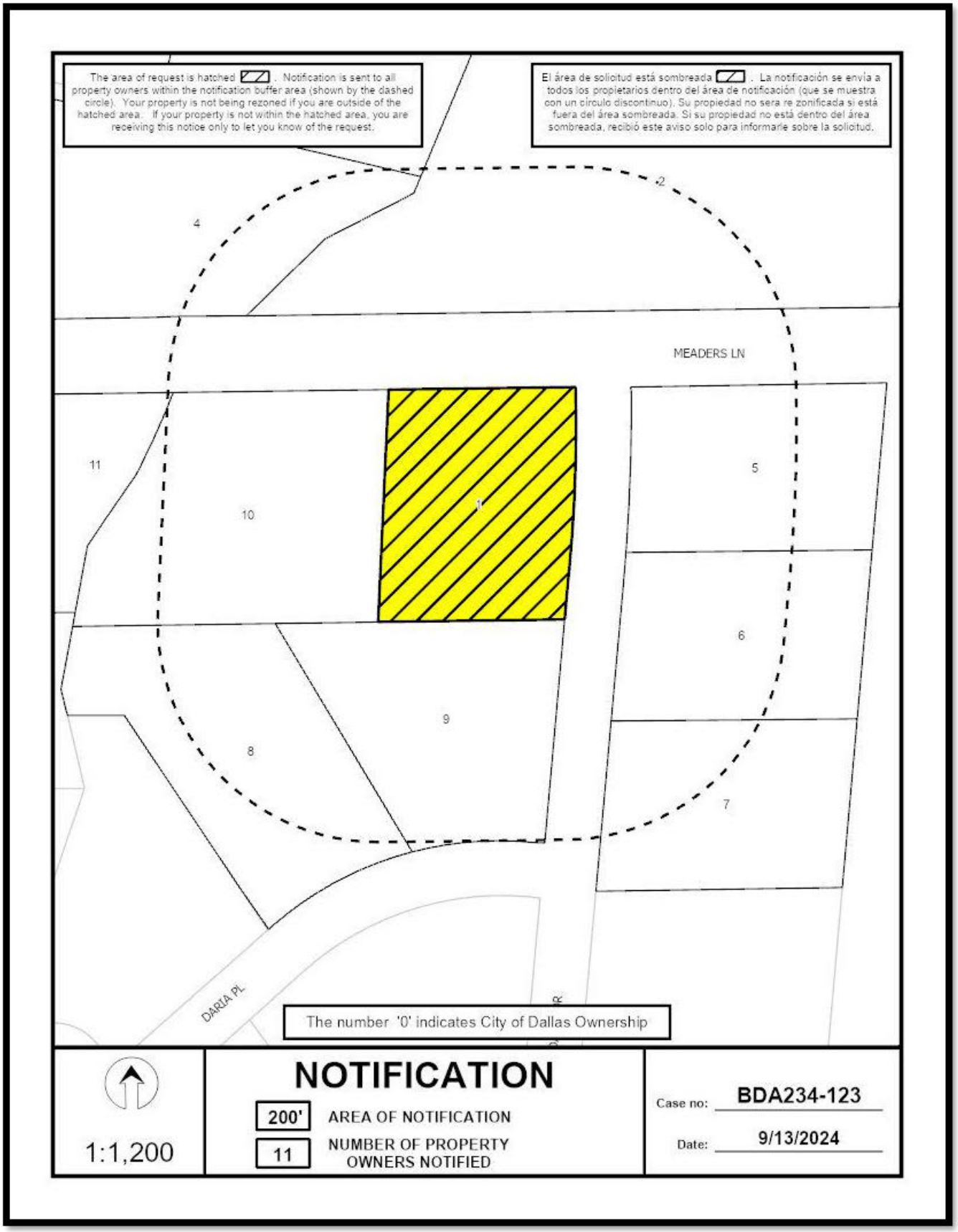


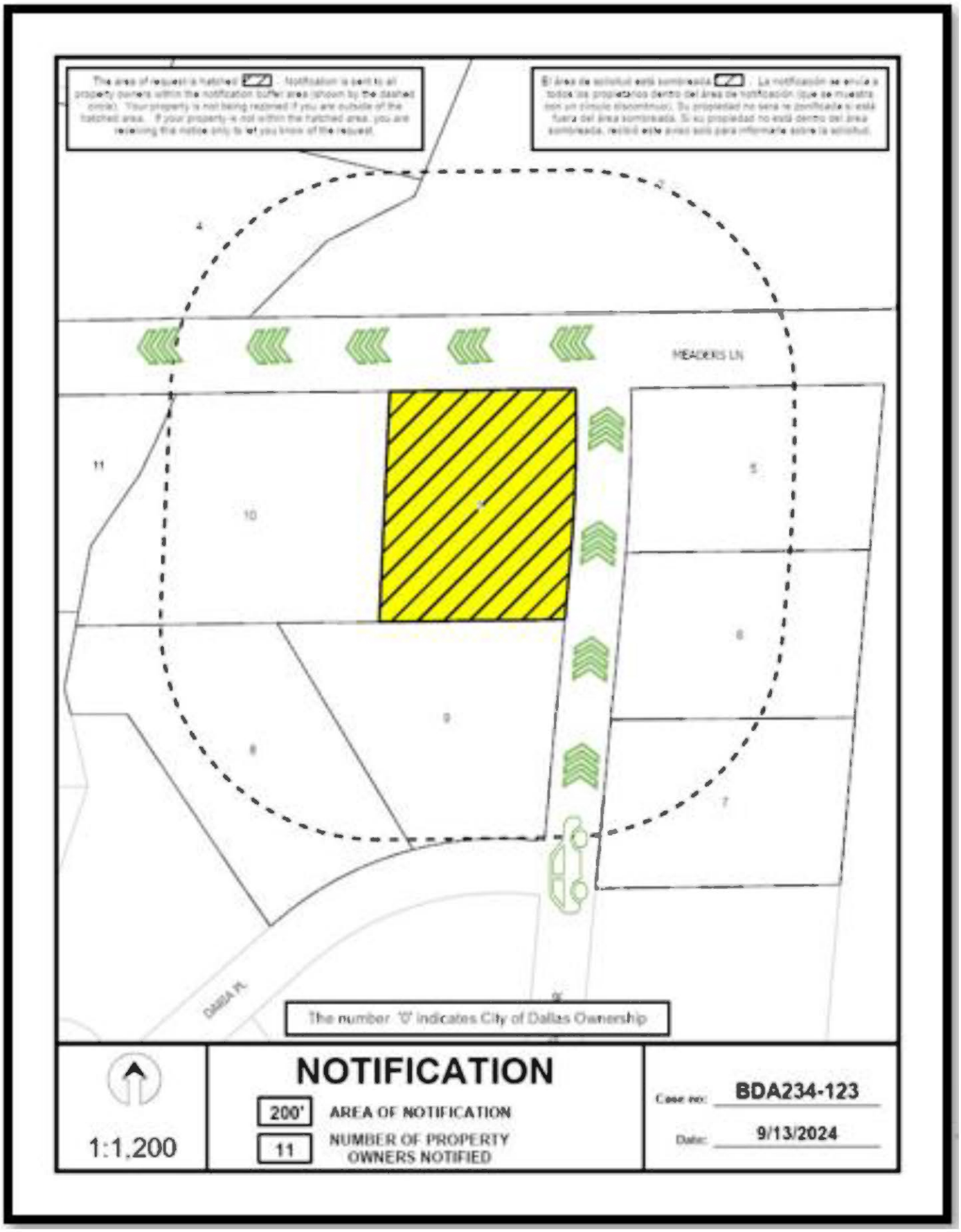
1:1,200

ZONING MAP

Case no: BDA234-123

Date: 09/13/2024


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
MEADERS LN
DARIA PL
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
11
NUMBER OF PROPERTY OWNERS NOTIFIED
1:1,200
Case no: BDA234-123
Date: 9/13/2024


The area of request is hatched. Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada. La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
MEADOWS LN
DAISIA PL
The number '9' indicates City of Dallas Ownership
1:1,200
NOTIFICATION
200'
AREA OF NOTIFICATION
11
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: BDA234-123
Date: 9/13/2024

09/13/2024

Notification List of Property Owners

BDA234-123

11 Property Owners Notified

Label #	Address		Owner
1	10225	DARIA DR	JOHNSON RANDALL L
2	5715	MEADERS LN	Dallas ISD
3	5636	YOLANDA CIR	MEYERS MICHAEL B & ESTHER W
4	5629	MEADERS LN	BRYANT JOHN & KRISTY
5	10232	DARIA DR	LANGFORD BENJAMIN &
6	10222	DARIA DR	BELL ALAN D & ROSALYN B
7	10212	DARIA DR	SMITH MICHAEL G & MARY M
8	10181	DARIA PL	KHATRI MUSHTAK D &
9	10215	DARIA DR	KLEIN MINNETTE
10	5688	MEADERS LN	CAIN DAVID H II
11	5678	MEADERS CIR	ST CLAIRE FRANK A &



1:1,200

NOTIFICATION

200' AREA OF NOTIFICATION

11 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: BDA234-123

Date: 9/13/2024

NOTICE OF PUBLIC HEARING

BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL A)

NOTICE IS HEREBY GIVEN that the **BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL A)** will hold a hearing as follows:

DATE: **TUESDAY, OCTOBER 22ND, 2024**

BRIEFING: **10:30 a.m.** via **Videoconference and** in **L1FN Auditorium**, Dallas City Hall, 1500 Marilla Street https://bit.ly/boa1022A

HEARING: **1:00 p.m.** via **Videoconference and** in **L1FN Auditorium,** Dallas City Hall, 1500 Marilla Street https://bit.ly/boa1022A

The purpose of the hearing is to consider the following appeal(s) now pending before the Board of Adjustment.

BDA234-123(CJ) Application of Jennifer Hiromoto for **(1)** a special exception to the fence height regulations, and for **(2)** a special exception to the fence opacity regulations at **10225 DARIA DRIVE**. This property is more fully described as Block A/5514, Lot 15, and is zoned R-1ac(A), which limits the height of a fence in the front yard to 4-feet and requires a fence panel with a surface area that is less than 50 percent open may not be located less than 5-feet from the front lot line. The applicant proposes to construct and/or maintain an 8-foot-high fence in a required front-yard on Meaders Lane, which will require **(1)** a 4-foot special exception to the fence height regulations, and to construct and/or maintain a fence in a required front-yard with a fence panel having less than 50 percent open surface area located less than 5-feet from the front lot line, which will require **(2)** a special exception to the fence opacity regulations.

You have received this notice because you own property within 200 feet of the above property. You may be interested in attending the Board of Adjustment hearing to express your support for or opposition to the application. You may also contact the Board of Adjustment by email to BDAreply@dallas.gov. Letters will be accepted until 9:00 am the day of the hearing. If you are unable to attend the hearing. If you choose to respond, it is important that you let the Board know your reasons for being in favor of or in opposition to the application. The Board members are very interested in your opinion.

Note: Any materials (such as plans, elevations, etc.) included within this notice may be subject to change.

The Board of Adjustment hearing will be held by videoconference and at 6ES at City Hall. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure **by joining the meeting virtually**, must register online at https://bit.ly/BDA-A-Register **by the close of business Monday, October 21st, 2024. All virtual speakers will be required to show their video in order to address the board. In Person speakers can register at the hearing.** Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; and bit.ly/cityofdallastv or YouTube.com/CityofDallasCityHall

Speakers at the meeting are allowed a maximum of five (5) minutes to address the Board.

Additional information regarding the application may be obtained by calling Cambria Jordan, Senior Planner at (214) 948-4476, or Mary Williams, Board Secretary at (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

Board of Adjustment
Planning and Development Department
1500 Marilla Street 5CN, Dallas TX 75201

PLEASE SEND REPLIES TO:
BDAreply@dallas.gov
Letters will be received until 9:00 am the day of the hearing.

PLEASE REGISTER AT:
https://bit.ly/BDA-A-Register

Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: [redacted] 234-123 FOR OFFICE USE ONLY

Data Relative to Subject Property: Date: FOR OFFICE USE ONLY

RECEIVED AUG 26 REC'D BY:

Location address: 10225 Daria Drive Zoning District: R1-ac(A)

Lot No.: 15 Block No.: A/5514 Acreage: 0.766 Census Tract: 48113007605

Street Frontage (in Feet): 1) 177 2) 172 3) 4) 5)

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Randall L. Johnson

Applicant: Jennifer Hiromoto Telephone: 469-275-2414

Mailing Address: P.O. Box 38586, Dallas TX Zip Code: 75238

E-mail Address: jennifer@buzzurbanplanning.com

Represented by: Jennifer Hiromoto Telephone: 469-275-2414

Mailing Address: P.O. Box 38586, Dallas TX Zip Code: 75238

E-mail Address: jennifer@buzzurbanplanning.com

Affirm that an appeal has been made for a Variance __, or Special Exception X, of

Fence height and openness to allow an 8' tall fence in the Meaders Lane front yard

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:

The property has an existing solid brick and wood fence taller than 4' along Meaders Lane. The proposed 8' fencing will be compatible with other fences along Meaders Lane that are taller than 4' and the existing private street fencing.

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 Jennifer Hiromoto

(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 27th day of August, 2024

Christina Ann Ramirez

Notary Public in and for Dallas County, Texas

CHRISTINA ANN RAMIREZ
Notary ID #131760183
My Commission Expires
June 15, 2027

MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT

Date of Hearing _____

Appeal was--Granted OR Denied

Remarks _____

Chairman _____

Building Official's Report

I hereby certify that Jennifer Hiromoto

did submit a request for (1) a special exception to the fence height regulations, and for (2) a special exception to the fence standards regulations

at 10225 Daria Dr

BDA234-123. Application of Jennifer Hiromoto for (1) a special exception to the fence height regulations, and for (2) a special exception to the fence standards regulations at 10225 DARIA DR. This property is more fully described as Blcok A/5514, Lot 15, and is zoned R-1ac(A), which limits the height of a fence in the front yard to 4-feet and requires a fence panel with a surface area that is less than 50 percent open may not be located less than 5-feet from the front lot line. The applicant proposes to construct and/or maintain an 8-foot-high fence in a required front-yard on Meaders Ln., which will require (1) a 4-foot special exception to the fence height regulations, and to construct and/or maintain a fence in a required front-yard with a fence panel having less than 50 percent open surface area located less than 5-feet from the front lot line, which will require (2) a special exception to the fence standard regulations.

Sincerely,

Andrew Espinoza, CBO, MCP, CFM, CCEA

CITY OF DALLAS

AFFIDAVIT

Appeal number: BDA 234-123

I, Randall L. Johnson, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 10225 Daria Drive
(Address of property as stated on application)

Authorize: Jennifer Hiromoto
(Applicant's name as stated on application)

To pursue an appeal to the City of Dallas Zoning Board of Adjustment for the following request(s)

_____Variance (specify below)

__X__Special Exception (specify below)

_____Other Appeal (specify below)

Specify: Fence height and openness

RANDALL L JOHNSON
Print name of property owner or registered agent

Randall L Johnson
Signature of property owner or registered agent

Date 8/16/24

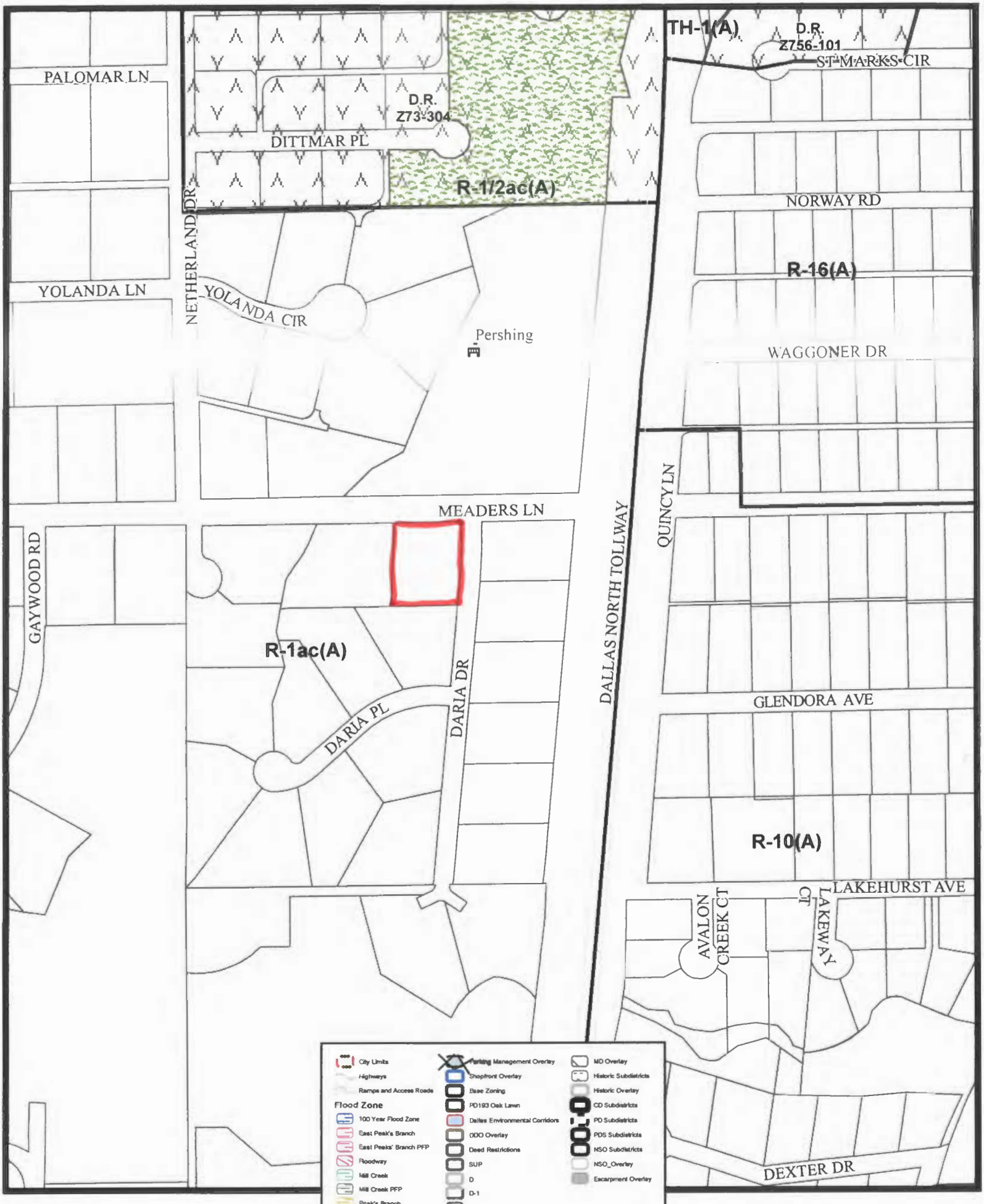
Before me, the undersigned, on this day personally appeared
Randall L Johnson

Who on his/her oath certifies that the above statements are true and correct to his/her best knowledge. Subscribed and sworn to before me this 16 day of August, 2024

SHANNON N. ESPINOZA
Notary Public, State of Texas
Comm. Expires 05-23-2026
Notary ID 129795195

Notary Public for Dallas County, Texas

Commission expires on 5/23/26

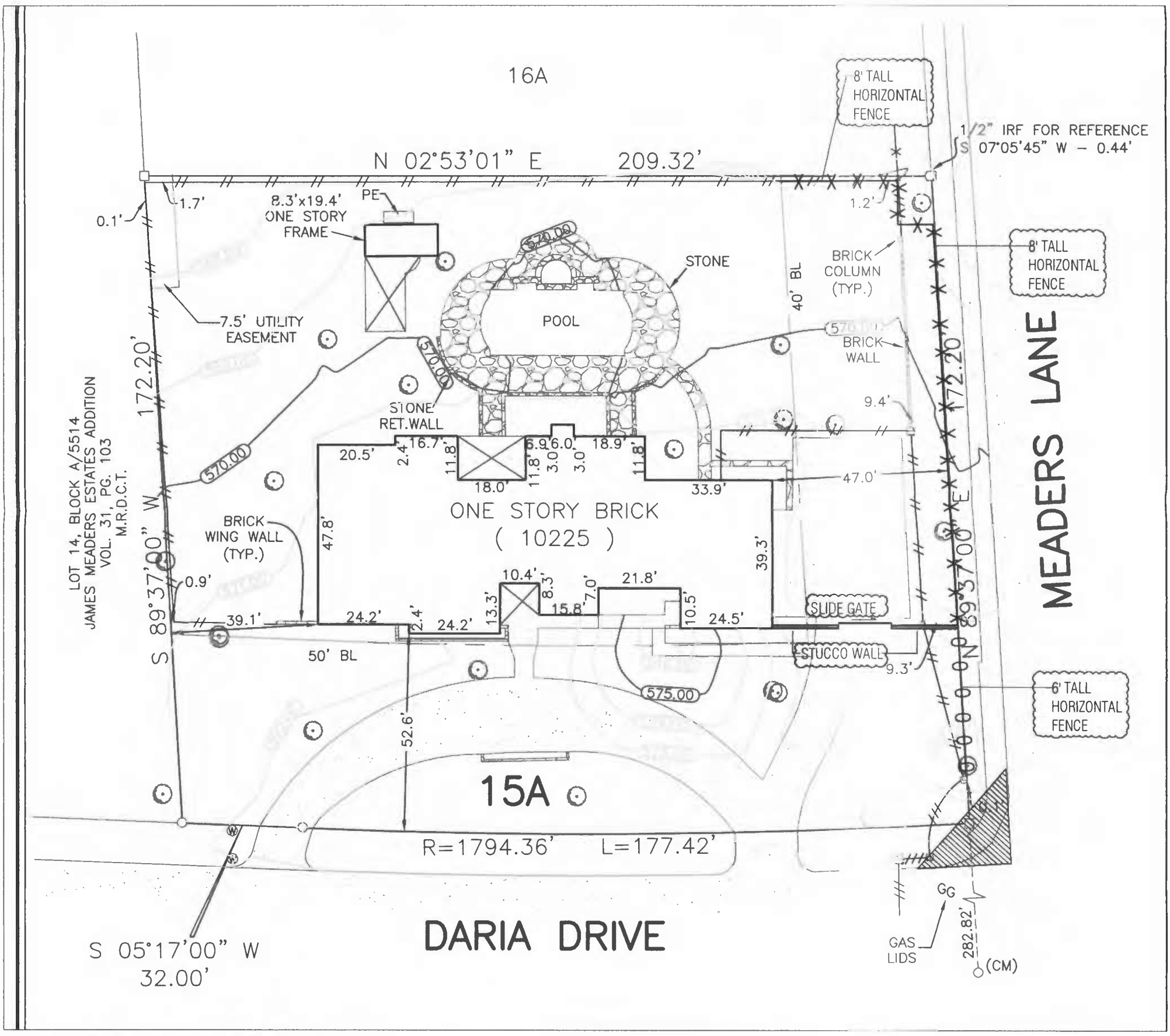


1:3,600

111

Case ID:

Printed: 8/12/2024



SITE PLAN SCALE 1:30

FILE NUMBER: BDA234-101(CJ)

BUILDING OFFICIAL'S REPORT: Application of Akber Meghani to appeal the decision of the administrative official at 6801 Tyree St. This property is more fully described as Block C/2595, Lot 18, and is zoned PD-67, which requires compliance with Planned Development No. 67 land use and development standards. The applicant proposes to appeal the decision of an administrative official in the revocation of a building project and the associated master permit for the construction of a new duplex.

LOCATION: 6801 Tyree St.

APPLICANT: Akber Meghani

REQUEST:

A request is made to appeal the decision of an administrative official in the revocation of a building project 2211181039 and the associated master permit 2211181139 for the construction of a new duplex.

STANDARD FOR APPEAL FROM DECISION OF AN ADMINISTRATIVE OFFICIAL:

Section Dallas Development Code Sections 51A-3.102(d)(1) and 51A-4.703(a)(2) state that any aggrieved person may appeal a decision of an administrative official when that decision concerns issues within the jurisdiction of the Board of Adjustment.

Section 51A –3.102 of the Dallas Development code states the Board of Adjustment has the following powers and duties: " reverse an order, requirement, decision, or determination of an administrative official involving the interpretation or enforcement of the zoning ordinance; to hear and decide, appeals from decisions of administrative officials made in the enforcement of a zoning ordinance of the city. (For this purpose of the section administrative official means that person within a city department having the final decision-making authority within the department relative to the zoning enforcement issue.); to interpret the zoning district map when uncertainty exists because the actual physical features differ from those indicated on the zoning district map and when the rules set forth in the zoning district boundary regulations do not apply."

Additionally, **Section 51A-4.703** states that "the board shall decide an appeal of a decision of an administrative official at the next meeting for which notice can be provided following the hearing and not later than the 60th day after the appeal date is filed. The board shall have all the powers of the administrative official on the action appealed from. The board may in whole or in part affirm, reverse, or amend the decision of the official. The board may impose reasonable conditions in its order to be complied with by the applicant in order to further the purpose and intent of this chapter."

The Board of Adjustment may hear and decide an appeal that alleges error in a decision made by an administrative official. Tex. Local Gov't Code Section 211.009(a)(1).

BDA History:

No BDA History found at 6801 Tyree Street in the last 5 years.

Zoning:

Site:	Planned Development (PD) 67 Zoning District
North:	Planned Development (PD) 67 Zoning District
South:	Planned Development (PD) 67 Zoning District
East:	Planned Development (PD) 67 Zoning District
West:	Planned Development (PD) 67 Zoning District

Land Use:

The subject site and surrounding properties are developed with a single-family residential use.

GENERAL FACTS/STAFF ANALYSIS:

- The board shall have all the powers of the administrative official on the action appealed. The board may in whole or in part affirm, reverse, or amend the decision of the official.

Timeline:

June 25, 2024: The applicant was sent a denial letter for building permit number 2211181039 and master permit 2211181139 which were incorrectly issued by Development Servies Department and invalid.

June 27, 2024: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

July 3, 2024: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**.

July 17, 2024: The Development Services Department Senior Planner emailed the applicant the following information:

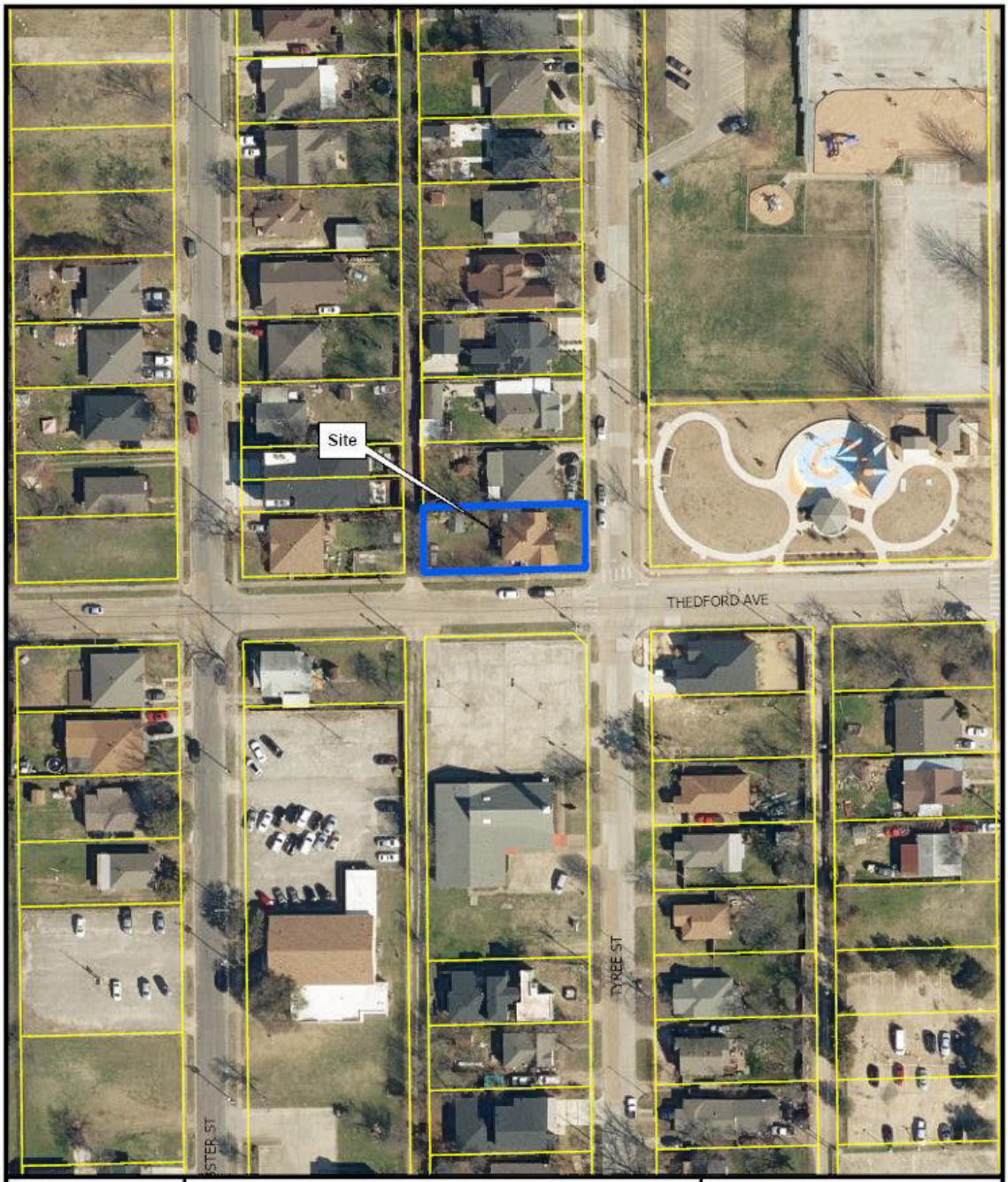
- an attachment that provided the hearing date and panel that will consider the application; the August 9, 2024, deadline to submit additional evidence for staff to factor into their analysis; and July 26, 2024, deadline to submit additional evidence to be incorporated into the board's docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and

- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

July 29, 2024: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the August public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner and Transportation Engineer

August 20, 2024: Panel A, at its regular scheduled hearing on August 20, 2024 voted to hold this matter under advisement until September hearings.

August 30, 2024: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the September public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

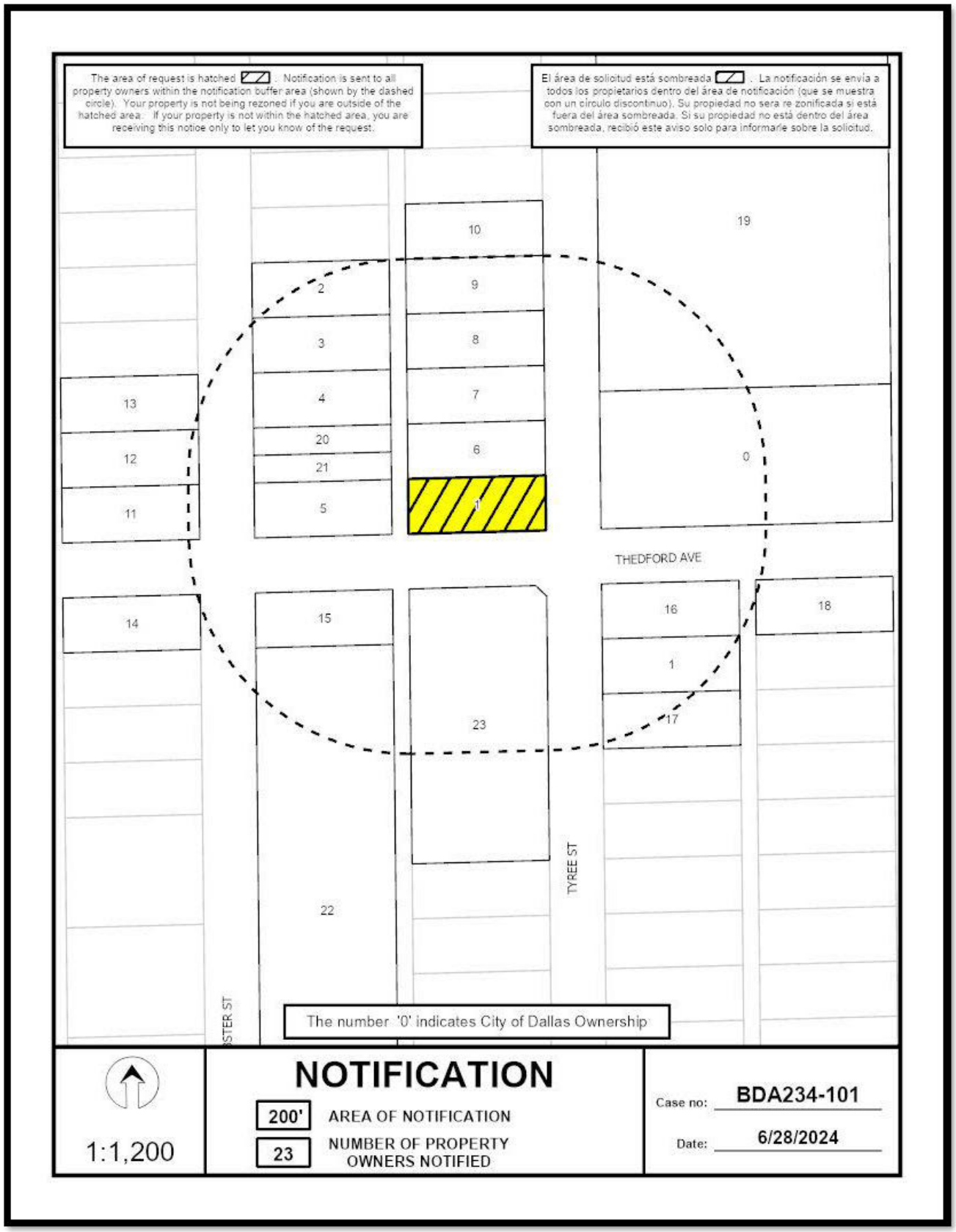


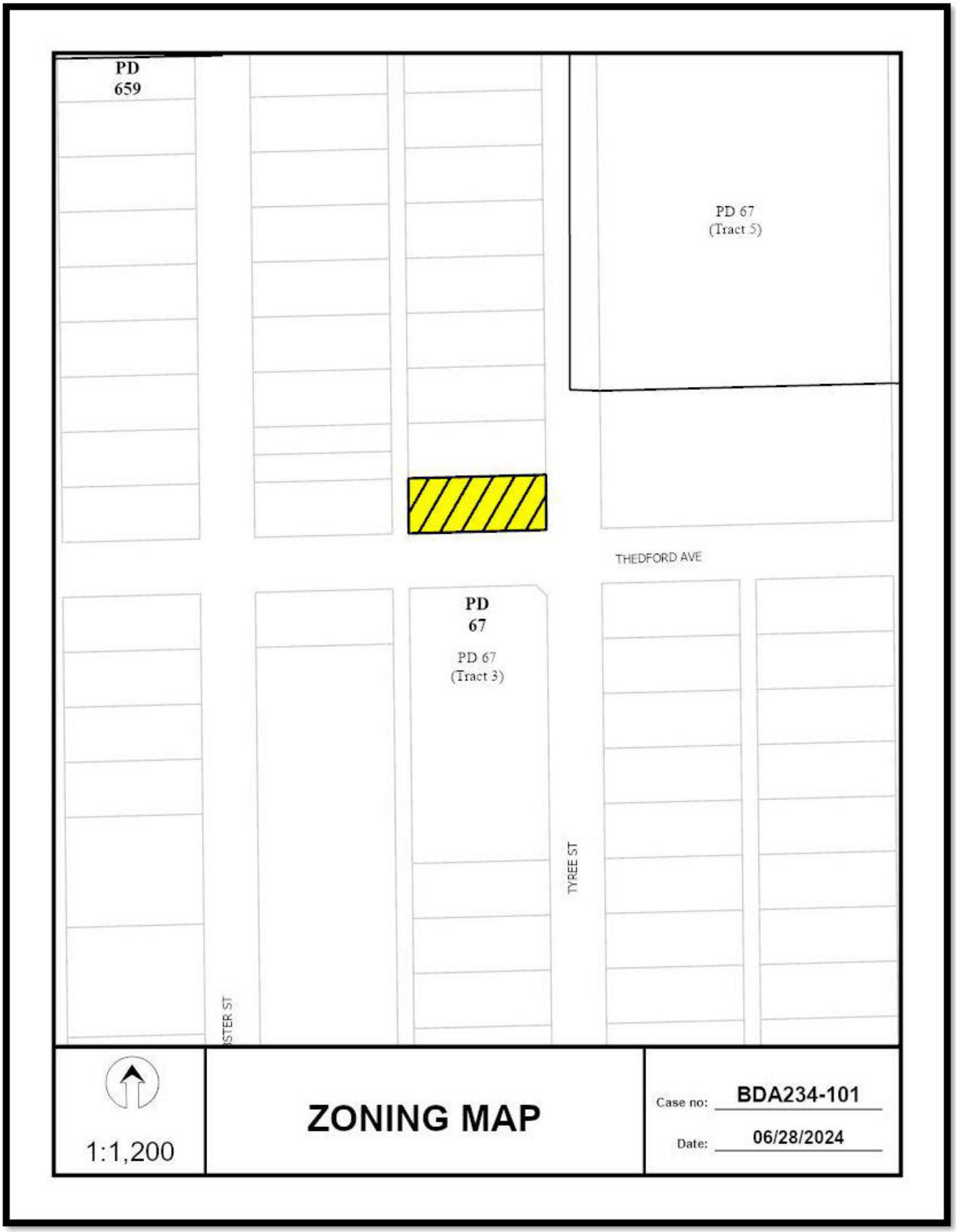
1:1,200

AERIAL MAP

Case no: BDA234-101

Date: 06/28/2024


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
10
19
2
9
3
8
4
7
13
20
6
12
21
0
11
5
1
THEDFORD AVE
14
15
16
18
1
23
17
TYREE ST
22
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
23
NUMBER OF PROPERTY OWNERS NOTIFIED
1:1,200
Case no: BDA234-101
Date: 6/28/2024


PD
659
PD 67
(Tract 5)
THEDFORD AVE
PD
67
PD 67
(Tract 3)
TYREE ST
STER ST
1:1,200
ZONING MAP
Case no: BDA234-101
Date: 06/28/2024

/
06/28/2024

Notification List of Property Owners

BDA234-101

23 Property Owners Notified

Label #	Address		Owner
1	6803	TYREE ST	4901 4903 NEWMORE LLP
2	6818	WEBSTER ST	CRUZ JOSE & MARIA SARA
3	6812	WEBSTER ST	J C LEASING LLP
4	6810	WEBSTER ST	BUSTAMANTE VICENTE
5	6802	WEBSTER ST	ATAO MARIA &
6	6805	TYREE ST	LY NHON VAN
7	6811	TYREE ST	LOPEZ JOSE
8	6815	TYREE ST	ZERFAS RENE
9	6817	TYREE ST	MORENO GENARO &
10	6823	TYREE ST	LCD 6823 TYREE LLC
11	6801	WEBSTER ST	MONTELUPO LLC
12	6807	WEBSTER ST	Taxpayer at
13	6811	WEBSTER ST	ALLEN LEE & STEPHANIE
14	6735	WEBSTER ST	YANKOVICH JORDAN
15	6734	WEBSTER ST	DERIS INTERESTS LLC
16	6734	TYREE ST	LOPEZ ERICK
17	6724	TYREE ST	NEGRETE FELIPE DE JESUS
18	6735	VICTORIA AVE	SAN IGNACIO PROPERTY
19	6911	VICTORIA AVE	Dallas ISD
20	6806	WEBSTER ST	HAYES JASON & PATRICK MURRAY
21	6804	WEBSTER ST	FILLEY KYLE
22	6710	WEBSTER ST	BETHANY BAPTIST CHURCH
23	6725	TYREE ST	NORTHPARK CHRISTIAN METH

NOTICE OF ADMINISTRATIVE OFFICIAL APPEAL

BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL A)

NOTICE IS HEREBY GIVEN that the **BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL A)** will hold a hearing as follows:

DATE:	**TUESDAY, OCTOBER 22, 2024**
BRIEFING:	**10:30 A.M.** in **L1FN Auditorium**, Dallas City Hall, 1500 Marilla Street https://bit.ly/boa1022A
HEARING:	**1:00 P.M.** in **L1FN Auditorium,** Dallas City Hall, 1500 Marilla Street https://bit.ly/boa1022A

The purpose of the hearing is to consider the following appeal now pending before the Board of Adjustment. **This case was held under advisement on September 17, 2024.**

BDA234-101(CJ) Application of Akber Meghani to appeal the decision of the administrative official at **6801 TYREE ST**. This property is more fully described as Block C/2595, Lot 18, and is zoned PD-67, which requires compliance with Planned Development No. 67 land use and development standards. The applicant proposes to appeal the decision of an administrative official in the revocation of a master building permit for the construction of a new duplex.

You have received this notice because you own property within 200 feet of the above property. You may be interested in attending the Administrative Official Appeal during the public hearing of the Board of Adjustment to hear both the applicant's and the administrative official's cases and testimony. Although the Administrative Official Appeal item is not an open hearing, you may speak during the public testimony portion of the Board of Adjustment's Public Hearing at 1:00pm. Additionally, you may submit letters expressing your opinion on the subject of the appeal at BDAreply@dallas.gov.

Note: Any materials (such as plans, elevations, etc.) included within this notice may be subject to change.

Additional information regarding the application may be obtained by calling Cambria Jordan, Senior Planner at (214) 948-4476, or Mary Williams, Board Secretary at (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

Board of Adjustment
Planning and Development Department
1500 Marilla Street 5CN, Dallas TX 75201

PLEASE SEND REPLIES TO:
BDAreply@dallas.gov
Letters will be received until 9:00 am the day of the hearing.

Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

fee waiver

FOR OFFICE USE ONLY

234-101

RECEIVED
JAN 2 7 REC'D
BY:

Data Relative to Subject Property: 6801 TYREE STREET Date: 01/27/24

Location address: 6801 TYREE STREET DALLAS Zoning District: PD67 DALLAS

Lot No.: 18 Block No.: C/2595 Acreage: .12 Census Tract:

Street Frontage (in Feet): 1) 50 2) 3) 4) 5)

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): 4901-4903 NEWMORE LLP

Applicant: AKBER MEGHANI Telephone: 2143953622

Mailing Address: 5329 NORTHMOOR DR DALLAS Zip Code: 75229

E-mail Address: AKBER@GRANDDEVELOPMENT.NET

Represented by: AKBER MEGHANI Telephone: 214-395-3622

Mailing Address: 5329 NORTHMOOR DR DALLAS Zip Code: 75229

E-mail Address: AKBER@GRANDDEVELOPMENT.NET

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

AO APPEAL - SEE Revocation Letter

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:

WE HAVE BEEN ISSUED BUILDING PERMIT AND LOT IS ZONED DUPLEX PD 67A AND THEN ZONE CHANGE TO SINGLE FAMILY WE HAVE ALREADY STARTED BUILDING AND WE HAVE DONE FRAMING AND NOW DRYWALL STAGE

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 Akber Meghani

(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: Akber Meghani

(Affiant/Applicant's signature)

Subscribed and sworn to before me this 11 day of June, 2024

Chelsea Parker

Notary Public in and for Dallas County, Texas

CHELSEA PARKER
Notary Public, State of Texas
Comm. Expires 05-11-2028
Notary ID 126404274

MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT

Date of Hearing _____

Appeal was--Granted OR Denied

Remarks _____

Chairman _____

Building Official's Report

I hereby certify that AKBER MEGHANI

did submit a request to appeal the decision of the administrative official

at 6801-6803 Tyree

BDA234-101(CJ). Application of AKBER MEGHANI to appeal the decision of the administrative official at 6801 TYREE ST. This property is more fully described as Block C/2595, Lot 18, and is zoned PD-67, which requires compliance with Planned Development No. 67 land use and development standards. The applicant proposes to appeal the decision of an administrative official in the revocation of building project 2211181039 and associated master permit 2211181139 for the construction of a new duplex.

Sincerely,

Andrew Espinoza, CBO, MCP, CFM, CCEA

CITY OF DALLAS

June 25, 2024

Mr. Akber Meghani
5329 Northmoor Dr.
Dallas, TX 75229
akbermeghani@gmail.com

Via Email

RE: Project/Permit # 2211181039 and 2211181139

This letter serves as official notification that project 2211181039 and master permit 2211181139, for the construction of a new duplex at 6801 Tyree, Dallas, Texas 75209, were issued in error by the Development Services Department (DSD) are hereby revoked for the following reasons:

- Illegal Land Use per Exhibit 67A of Planned Development No. 67.
- Structure exceeds the maximum allowed height for the district per Dallas Development Code § 51P-67.107(c)(1).
- Non-compliant roof type per the design standards for Planned Development No. 67 per Dallas Development Code § 51P-67.107(c)(3).

Next Steps:

Please reach out to Development Services to discuss any of the following options:

- **Option 1 – Board of Adjustment Administrative Official Appeal:** The Board of Adjustment is charged with the duty to hear and decide appeals from decisions of administrative officials made in the enforcement of the zoning ordinance of the city as listed in 51A-3.102(d)(1) & 51A-4.703(a)(2).
- **Option 2 – Submit New Permit:** Submit new plans and permit for a structure compliant with all Planned Development No. 67 standards and conditions.

Please note, these options are provided as a means toward potential compliance and are not intended to constitute legal advice. Please do not hesitate to reach out to Jason Pool, Development Services Administrator, should you have any questions or require additional information.

Should the property owner choose not to take any of the above actions, this matter will be referred to the City's Department of Code Compliance for enforcement.

BDA234-104

CITY OF DALLAS

This decision is final unless appealed to the Board of Adjustment in accordance with Section 51A-4.703(a)(2) of the Dallas City Code within 20 days after written notice of the above action.

Thank you for your prompt attention to this matter.



Jason Pool
Development Services Administrator
Land Development Division
214-948-4392
Jason.Pool@Dallas.gov

c: Andrew Espinoza, Director/Building Official
M. Samuell Eskander, Assistant Director
Vernon Young, Assistant Director
Michael Herron, Zoning Inspections Supervisor
Jill Haning, Assistant City Attorney
Christopher Christian, Director
Jeremy Reed, Assistant Director
Alfred Beecham, Manager
Stormy Gonzalez, Manager
Charlotta Riley, Assistant City Attorney

Permit # 2211181039

City of Dallas

Issue Date: 12/20/2022

Sustainable Contruction and Development | **Building Inspection Division | 214/948-4480 | www.dallascityhall.com**

Address:	**6801 TYREE ST 75209**
Land Use Description:	TWO FAMILY DWELLING
Work Description:	NEW DUPLEX
Value Of Work:	$0.00

Owner Or Tenant:	akber meghani 5329 dallas TX 75229 (214) 395-3622 akbermeghani@gmail.com
Applicant:	akber meghani
Contractor:	4901-4903 NEWMORE LLP
Business Address:	5329 NORTHMOOR DR, DALLAS, TX 75229
Telephone:	214/395-3622 Fax:

Lot:	18	Block:	C/259	Zoning:	PD-67	PDD:	67	SUP:	
Historic Dist:		Consv Dist:	Chapter 51	Pro Park:	4	Req Park:	4	Park Agrmt:	N
Dwlg Units:	2	Stories:	2	New Area:	5746	Lot Area:	6250	Total Area:	5746
Type Const:	VB	Sprinkler:	None	Occ Code:	R3	Occ Load:			

Inches Of Removed Trees:

ALL WORK SUBJECT TO FIELD INSPECTOR APPROVAL Parking is for entire project.

This document is issued on the basis of information furnished in the application and is subject to the provisions of all governing ordinances, which must be complied with, whether or not herein specified. BDA234-101

THIS DOCUMENT SHALL BE POSTED AT WORK SITE AND IS SUBJECT TO CANCELLATION UPON NOTICE.

SHIPPED DATE: 12-8-95 RECEIVED DATE: 3-26-96

CITY OF DALLAS PLAT BOOKS

ANNEXED OCTOBER 25, 1929 ORD. NO.

SURVEY C.B. COLE ABST. 320

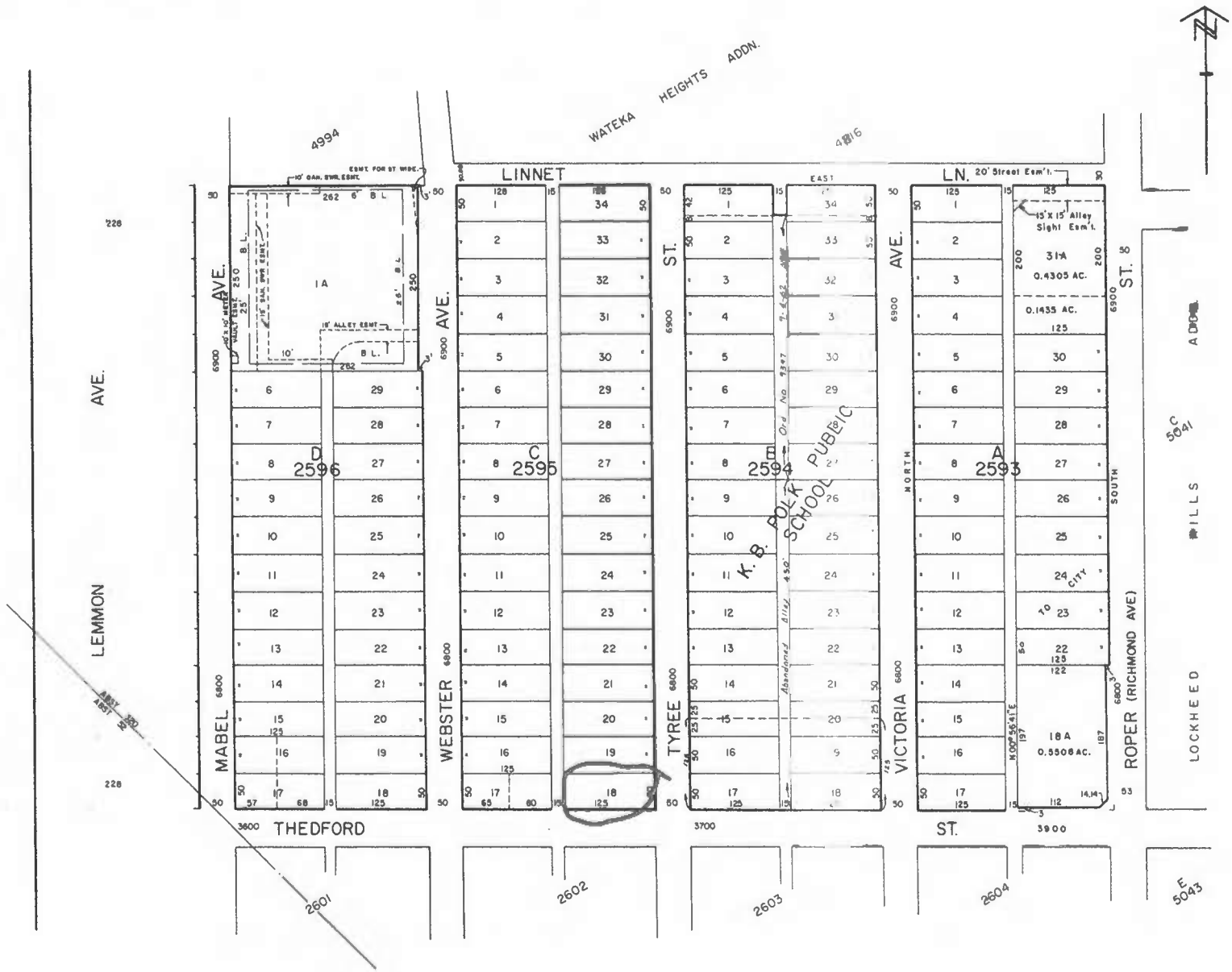
ADDITION WEBSTER & WOOD'S NORTHPARK

SCALE 100 FT. EQUALS 1 INCH

BLOCKS A 2593, B 2594, C 2595, D 2596

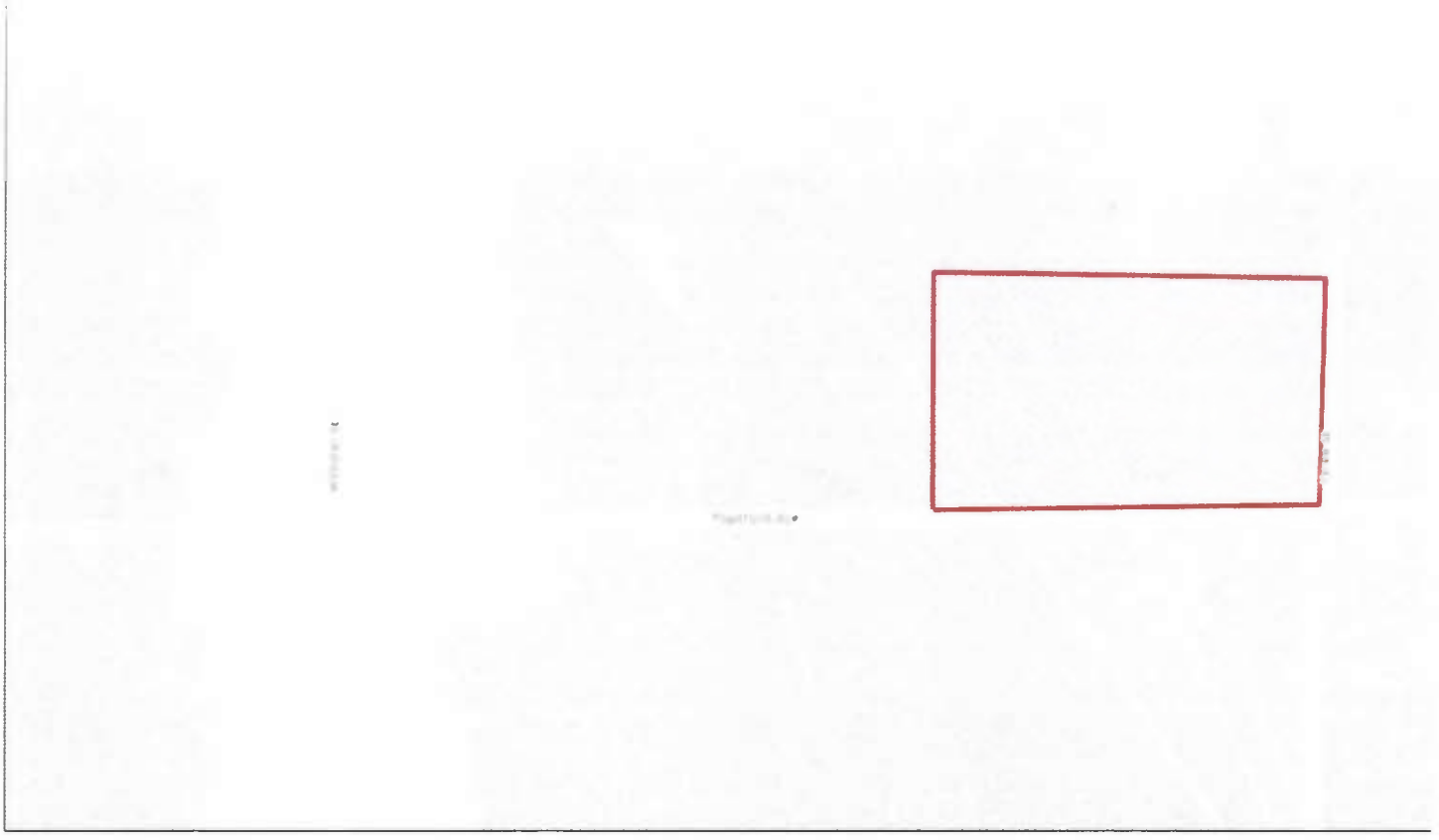
SCHOOL DISTRICT DALLAS

FILED: JUNE 5, 1890
FILED: 9-30-85 BLK A/2593 LOT 18A POLK PARK (CITY PARK)
FILED: 5-23-88 BLK O/2596 LOT 1A LEMMON AVE POTTERY
FILED: 2-2-93 Northpark Missionary Baptist Church LOT 31A, BLK. A/2593



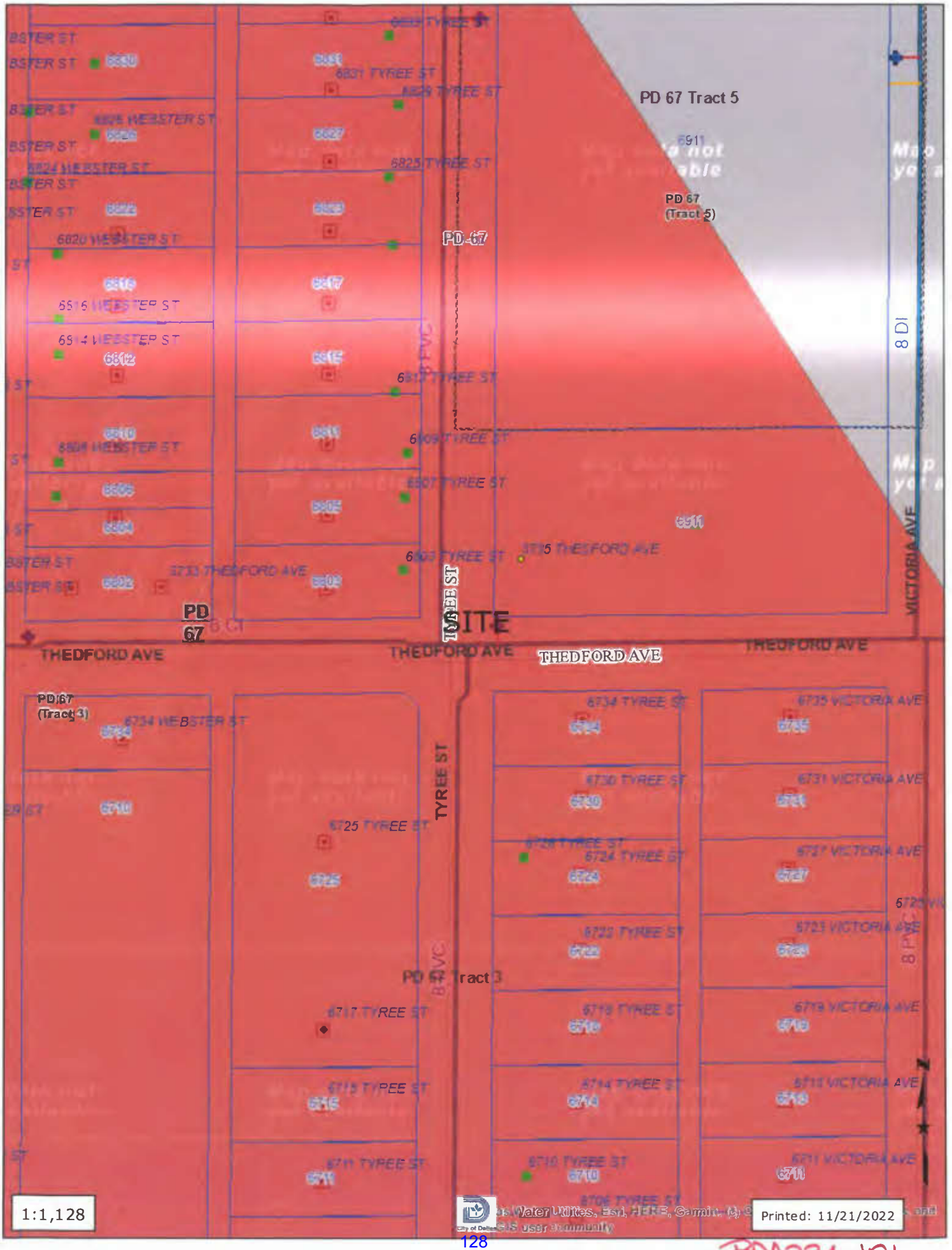
BDA234-101

ArcGIS Web Map



6/11/2024, 12:35:03 PM

BDA234-101


PD 67 Tract 5
PD 67
(Tract 5)
PD 67
SITE
PD 67
(Tract 3)
PD 67 Tract 3
TYREE ST
VICTORIA AVE
THEDFORD AVE
6911
6825 TYREE ST
6827 TYREE ST
6829 TYREE ST
6831 TYREE ST
6807 TYREE ST
6809 TYREE ST
6803 TYREE ST
6733 THEDFORD AVE
6735 THEDFORD AVE
6734 WEBSTER ST
6725 TYREE ST
6717 TYREE ST
6715 TYREE ST
6711 TYREE ST
6734 TYREE ST
6730 TYREE ST
6728 TYREE ST
6724 TYREE ST
6722 TYREE ST
6718 TYREE ST
6714 TYREE ST
6710 TYREE ST
6706 TYREE ST
6735 VICTORIA AVE
6731 VICTORIA AVE
6727 VICTORIA AVE
6723 VICTORIA AVE
6719 VICTORIA AVE
6715 VICTORIA AVE
6711 VICTORIA AVE
8 PVC
8 DI
1:1,128
Printed: 11/21/2022
Dallas Water Utilities, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

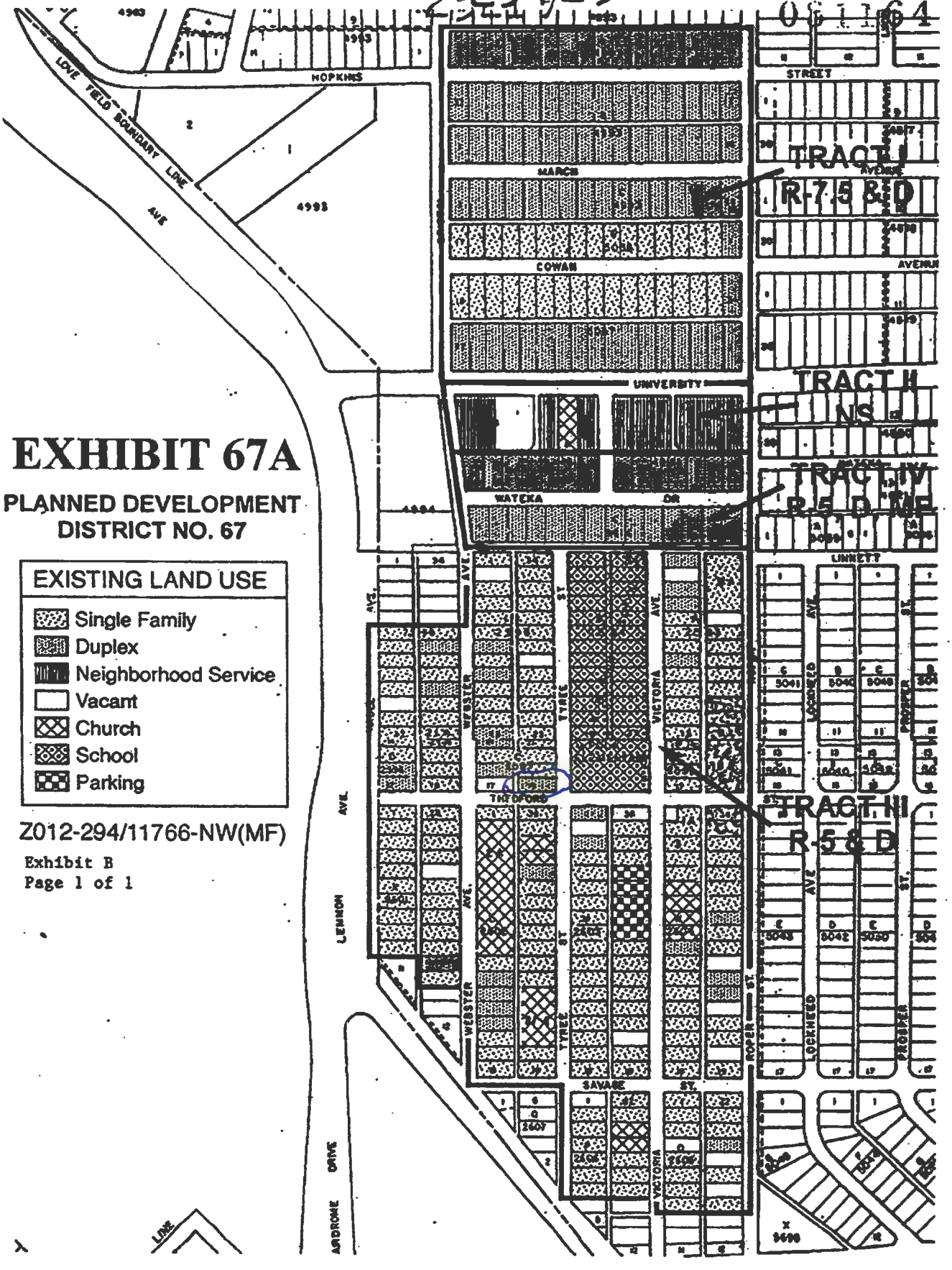
BDA234-101

032856

25423

EXHIBIT 67A

PLANNED DEVELOPMENT DISTRICT NO. 67



EXISTING LAND USE

- Single Family
- Duplex
- Neighborhood Service
- Vacant
- Church
- School
- Parking

Z012-294/11766-NW(MF)

Exhibit B
Page 1 of 1

BDA234-101


BDA234-106
ZIP
UNITS


BDA234-101


STOP WORK ORDER
6801 Tyree
City of Dallas
214-671-8811

PD 67 (TRACT 3)
F - 25'
S - 5'
R - 10'
HT - 36'
LOT - 60%
P - 4

MINIMUM 2 MEDIUM OR LARGE TREES REQUIRED

SUBJECT TO FIELD INSPECTOR'S APPROVAL

THESE PLANS HAVE BEEN REVIEWED BY THE BUILDING INSPECTION DIVISION AND ARE APPROVED FOR THE START OF CONSTRUCTION. ANY DEVIATION FROM THESE PLANS SHALL BE APPROVED BY THE BUILDING OFFICIAL.
ZO DATE 12/20/2022
BY Loree Myers
BU DATE: 12/20/2022
BY Loree Myers
THIS APPROVAL DOES NOT PERMIT THE VIOLATION OF ANY CITY ORDINANCE OR STATE LAW

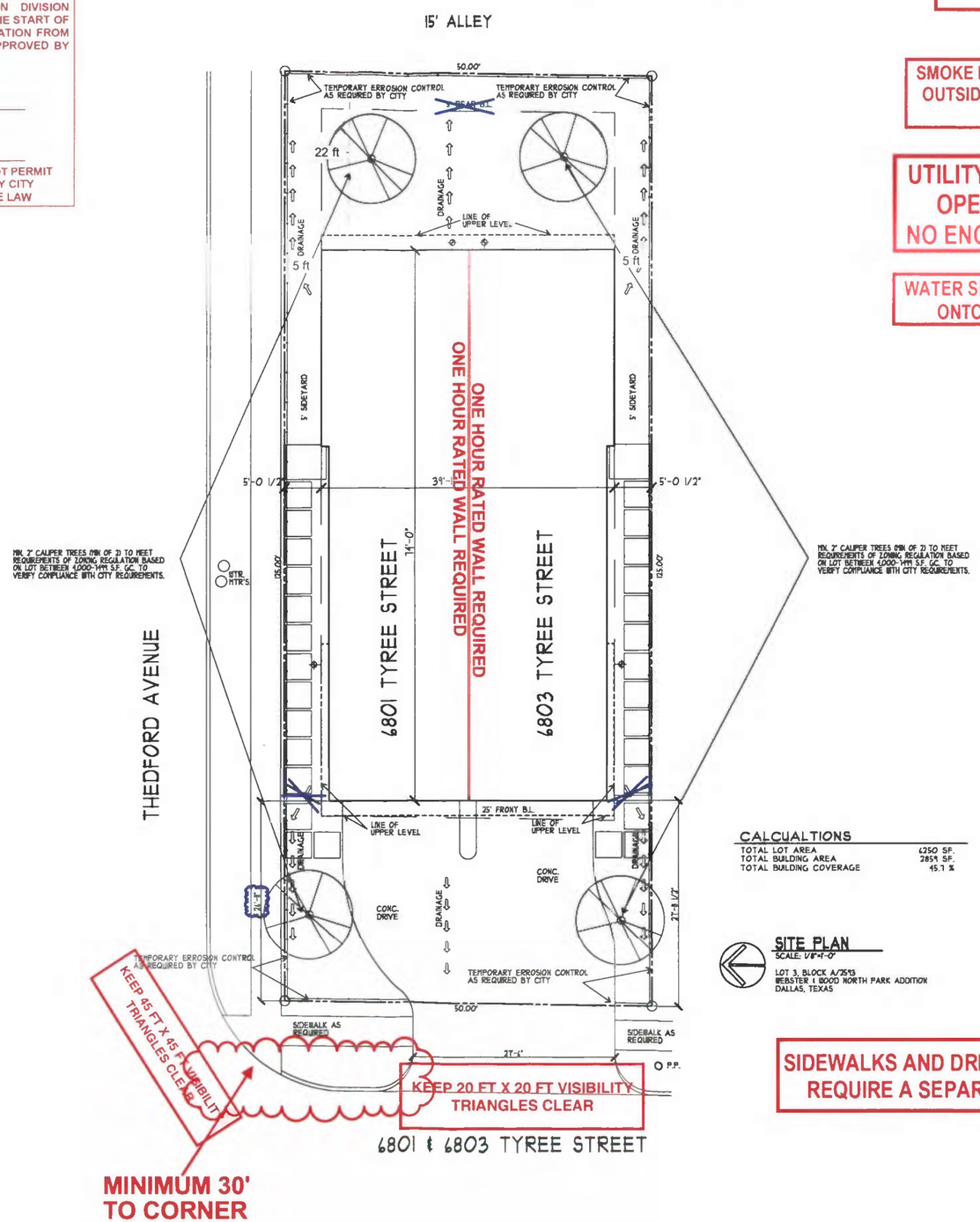
A PERMIT IS BEING ISSUED FOR WATER/WASTEWATER UTILITIES. YOU ARE RESPONSIBLE TO VERIFY THAT UTILITIES ARE AVAILABLE FOR THIS PROPERTY. IF UTILITIES ARE NOT AVAILABLE FOR THIS SITE, THE CITY OF DALLAS IS NOT RESPONSIBLE.

NOTICE
CHECK FOR PRIVATE DEED RESTRICTIONS FILE AT COUNTY OFFICE

SMOKE DETECTORS REQUIRED IMMEDIATELY OUTSIDE ALL SLEEPING AREAS AND AT ALL FLOOR LEVELS

UTILITY EASEMENT MUST REMAIN OPEN AND UNOBSTRUCTED.
NO ENCROACHMENTS PERMITTED

WATER SHALL NOT BE REDIRECTED TO DRAIN ONTO ADJOINING PRIVATE PROPERTY



CALCUALTIONS

TOTAL LOT AREA	6250 SF.
TOTAL BUILDING AREA	2859 SF.
TOTAL BUILDING COVERAGE	45.7 %

SITE PLAN
SCALE: 1/8"=1'-0"

LOT 3, BLOCK A/2593
WEBSTER & WOOD NORTH PARK ADDITION
DALLAS, TEXAS

SIDEWALKS AND DRIVE APPROACH REQUIRE A SEPARATE PERMIT

City of Dallas
APPROVED
Building Inspection
9/29/22

SHEET NO. OF 1
221074
10-13-22
REVISIONS

A DUPLEX FOR
6801 & 6803 TYREE STREET
DALLAS, TEXAS

ROSSON DESIGN LLC

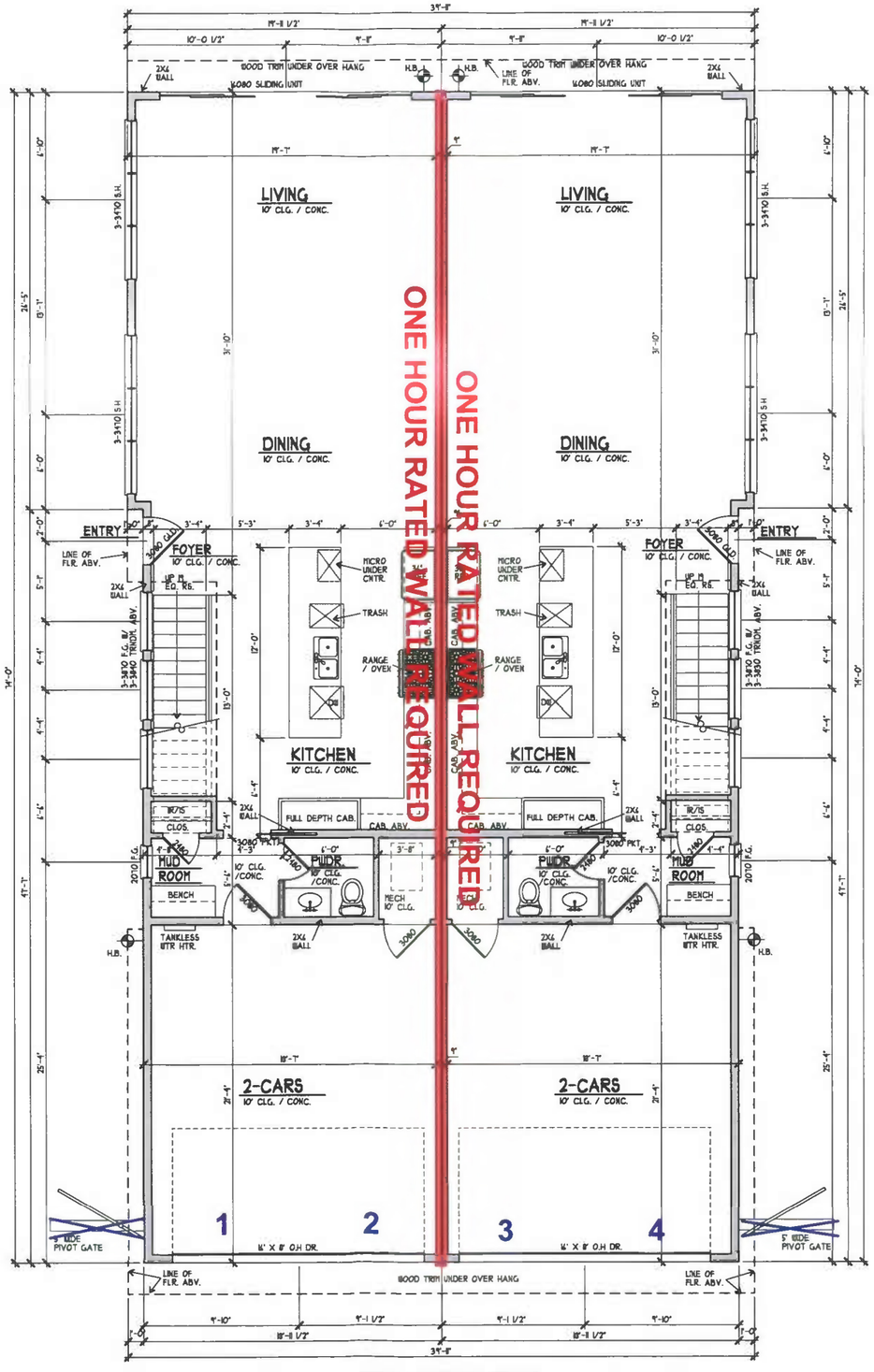
972-492-4384

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BDA234-101

SUBJECT TO FIELD INSPECTOR'S APPROVAL



NOTE:
2 x 6 STUDS @ ALL EXTERIOR AND PLUMBING WALLS TYP.

LOWER LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"

6801 TYREE STREET

AREAS	SQ. FT.
LOWER LEVEL	997
UPPER LEVEL	1415
TOTAL (A.C.)	2412
AUTOS	401
MECHANICAL	54
TOTAL COVERED	2873

6803 TYREE STREET

AREAS	SQ. FT.
LOWER LEVEL	997
UPPER LEVEL	1415
TOTAL (A.C.)	2412
AUTOS	401
MECHANICAL	54
TOTAL COVERED	2873

City of Dallas
APPROVED
Building Inspection
2022

SHEET NO. 2
OF 7

221014

10-13-22

REVISIONS

A DUPLEX FOR
6801 & 6803 TYREE STREET
DALLAS, TEXAS

ROSSON DESIGN

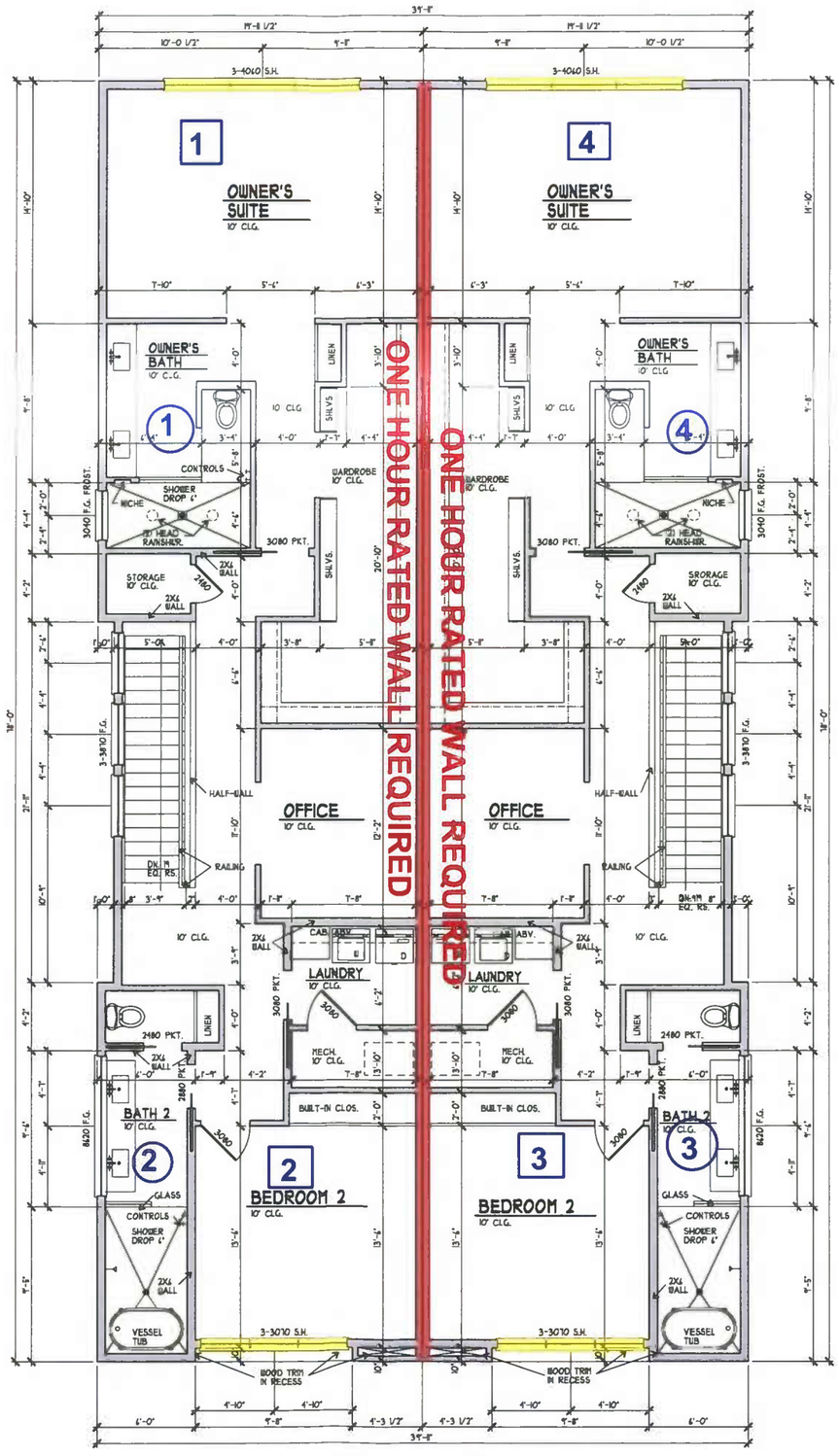
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BDA234-101

SUBJECT TO FIELD INSPECTOR'S APPROVAL



NOTE:
2 x 6 STUDS @ ALL EXTERIOR A/C AND PLUMBING WALLS TYP.

UPPER LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"

City of Dallas
APPROVED
Building Inspection
12/20/22

SHEET NO. 3
OF 7

221074

10-13-22

REVISIONS

A DUPLEX FOR
6801 & 6803 TYREE STREET
DALLAS, TEXAS

ROSSON DESIGN
972-492-4384

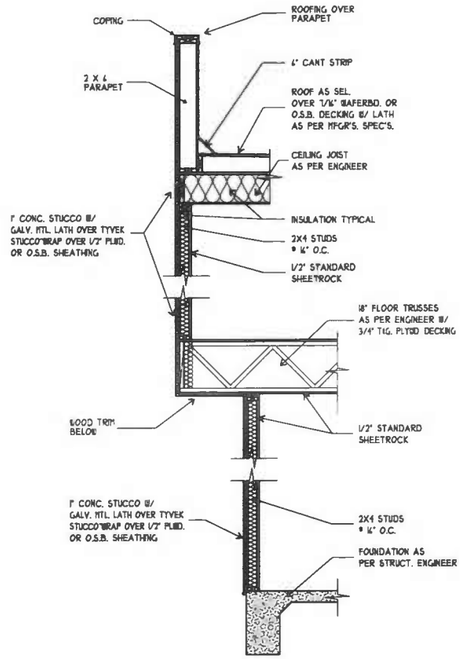
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BDA234-101

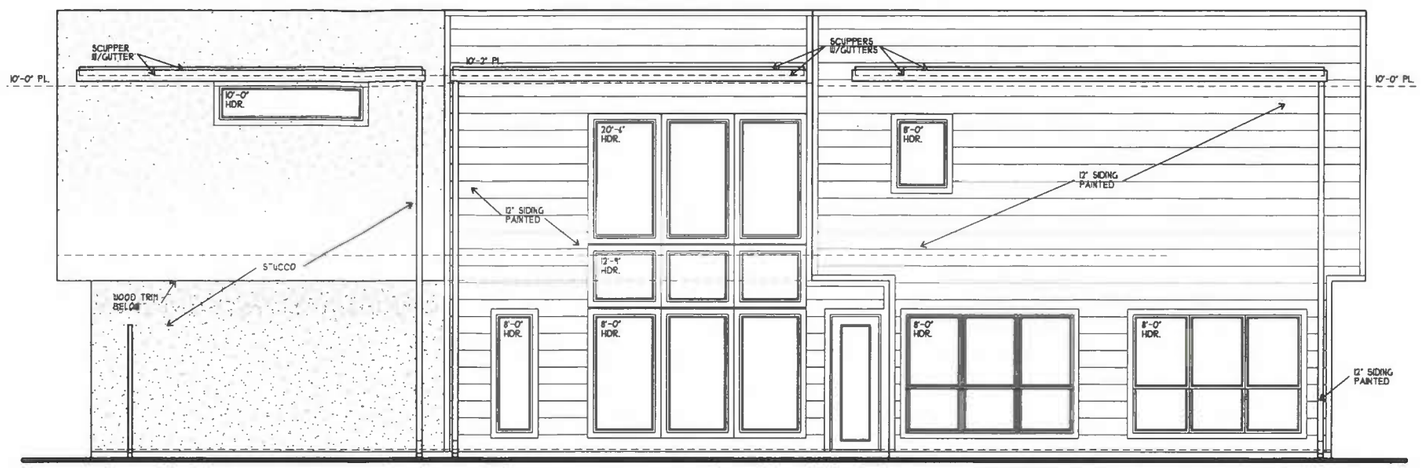
26' 6" GRADE TO TOP
36' MAX HEIGHT

SUBJECT TO FIELD INSPECTOR'S APPROVAL



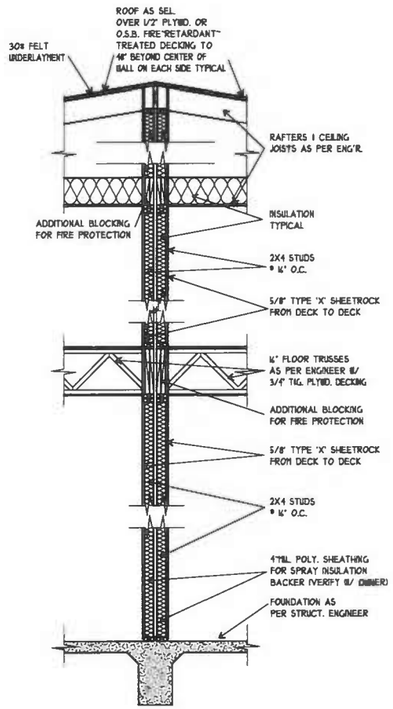
EXTERIOR WALL SECTION "A"

SCALE: 1/2" = 1'-0"



RIGHT SIDE ELEVATION

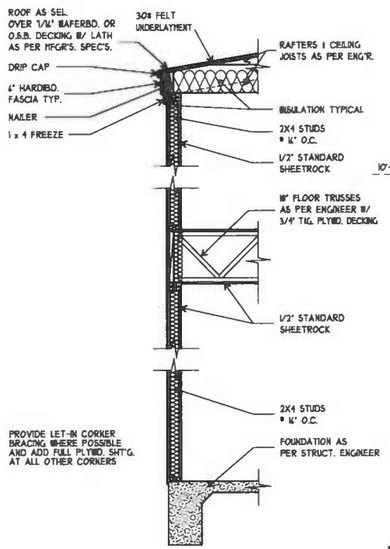
SCALE: 1/4"=1'-0"



PARTY WALL SECTION

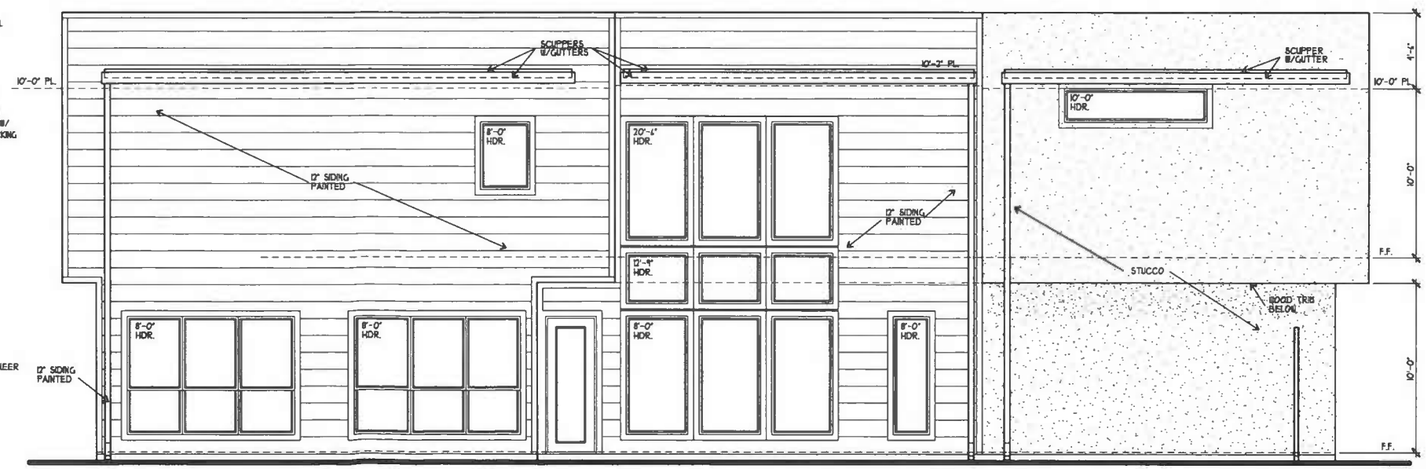
SCALE: 1/2" = 1'-0"

DWELLINGS SHALL BE SEPERATED FROM EACH OTHER BY WALL AND FLOOR ASSEMBLIES HAVING NOT LESS THAN A 1-HOUR FIRE RESISTANCE RATING WHERE TESTED IN ACCORDANCE WITH ASTM E84 OR UL263.



EXTERIOR WALL SECTION "B"

SCALE: 1/2" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"

City of Dallas
APPROVED
Building Inspection

SHEET NO. 5
OF 7

221074

10-13-22

REVISIONS

A DUPLEX FOR
6801 & 6803 TYREE STREET
DALLAS, TEXAS

ROSSON DESIGN
972-492-4384

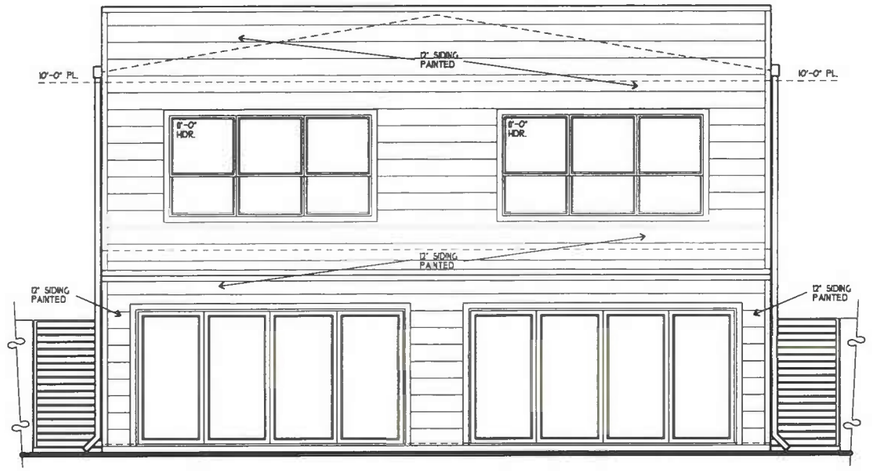
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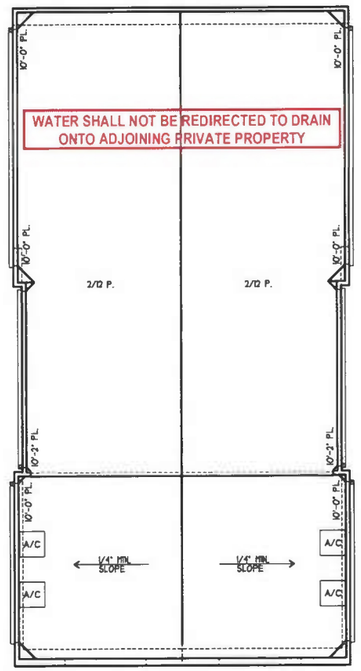
BDA234-101

26' 6" GRADE TO TOP
36' MAX HEIGHT

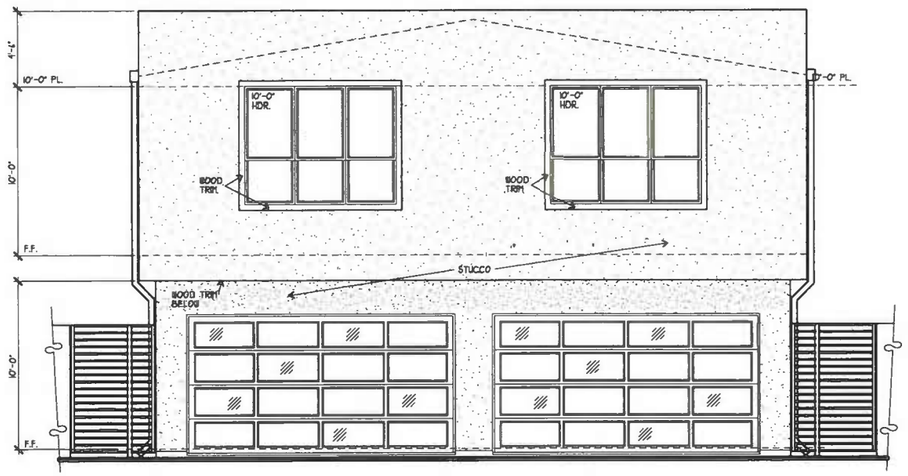
SUBJECT TO FIELD INSPECTOR'S APPROVAL



REAR ELEVATION
SCALE: 1/4"=1'-0"



ROOF PLAN
SCALE: 1/8"=1'-0"



FRONT ELEVATION
SCALE: 1/4"=1'-0"

City of Dallas
APPROVED
Building Inspection
27DEC22

SHEET NO. 4
OF 7

221014

10-13-22

REVISIONS

A DUPLEX FOR
6801 & 6803 TYREE STREET
DALLAS, TEXAS

ROSSON DESIGN LLC

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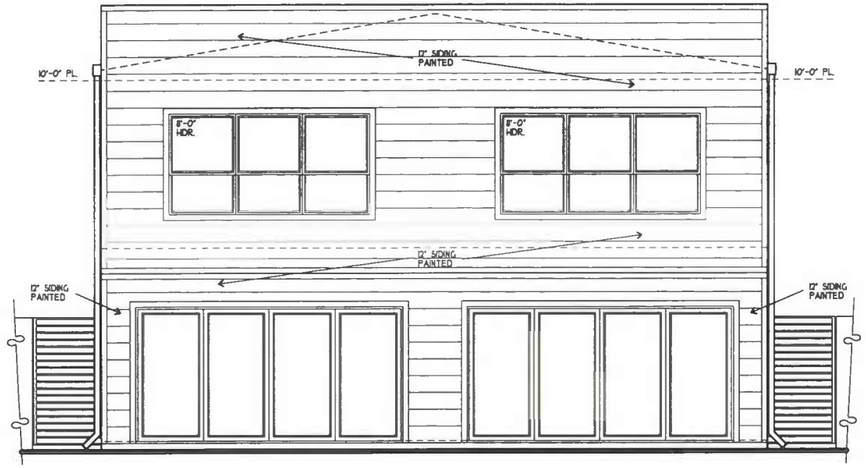
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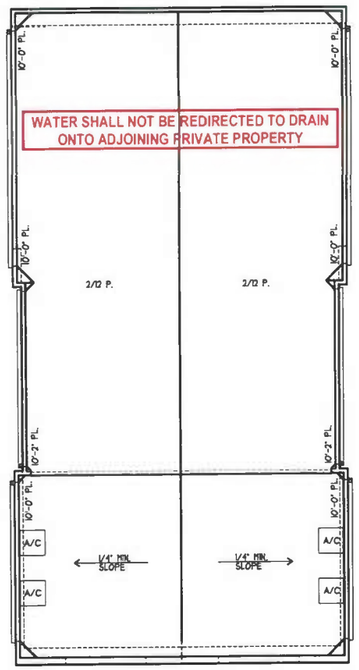
BDA234-101

26' 6" GRADE TO TOP
36' MAX HEIGHT

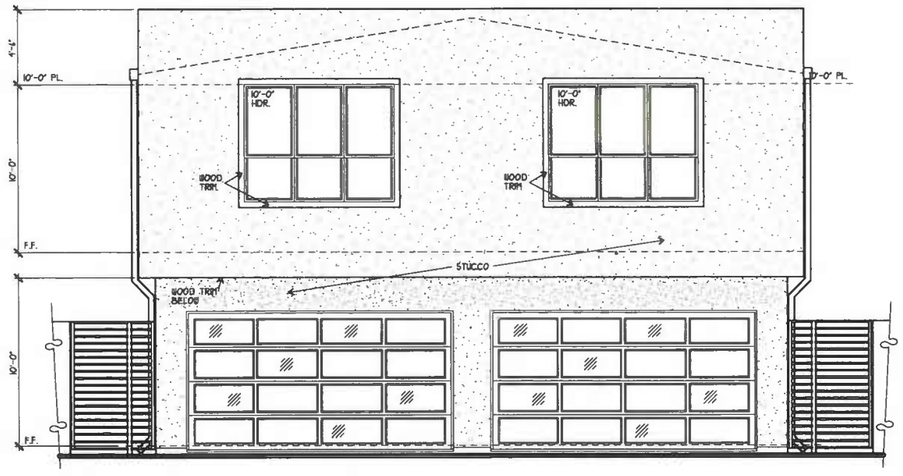
SUBJECT TO FIELD INSPECTOR'S APPROVAL



REAR ELEVATION
SCALE: 1/4"=1'-0"



ROOF PLAN
SCALE: 1/16"=1'-0"



FRONT ELEVATION
SCALE: 1/4"=1'-0"

BDA234-101

City of Dallas
APPROVED
Building Inspection
7/20/22

SHEET NO. 4
OF 7
221074
10-13-22
REVISIONS

A DUPLEX FOR
6801 & 6803 TYREE STREET
DALLAS, TEXAS

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Masterplan

Land Use Consultants

11 October 2024

Panel A, Dallas Board of Adjustment
1500 Marilla St.
Dallas, TX 75201

Dear Chairman Neumann and Board of Adjustment Members:

Introduction

Since the hearing was held under advisement, Masterplan has had numerous conversations with the City Attorney. While counsel has been professional and courteous, they are unwilling to accept the compromise we offered.

This case was held under advisement to determine the possibility of a compromise. To that end, my client has evaluated remedying the non-conforming aspects of their situation. They have sought the advice of their structural engineer, contractor, lender, and other industry professionals in this matter.

The structure is too far along in construction to modify without compromising its structural integrity—not to mention the additional cost to comply. **In simplest terms, to comply with all provisions would require a demolition of the existing structure and construction of a new single-family residence. This would create a greater economic loss than simply defaulting on the loan and giving the property back to the bank.**

Non-Conformities and Explanations

The applicant has reviewed the three areas where they are non-conforming in great detail. The following constitutes an overview of what can and cannot be done.

Height and Roof Pitch

Non-Conformity: The structure exceeds the height and fails to have the appropriate roof pitch.

Explanation: The applicant plans to conform to the height and roof pitch. This will require significant and expensive remediation to the roof structure as well as creating additional delay. The height and roof pitch will be modified through demolition to meet the code requirements. The applicant is willing to do this as a gesture of good faith.

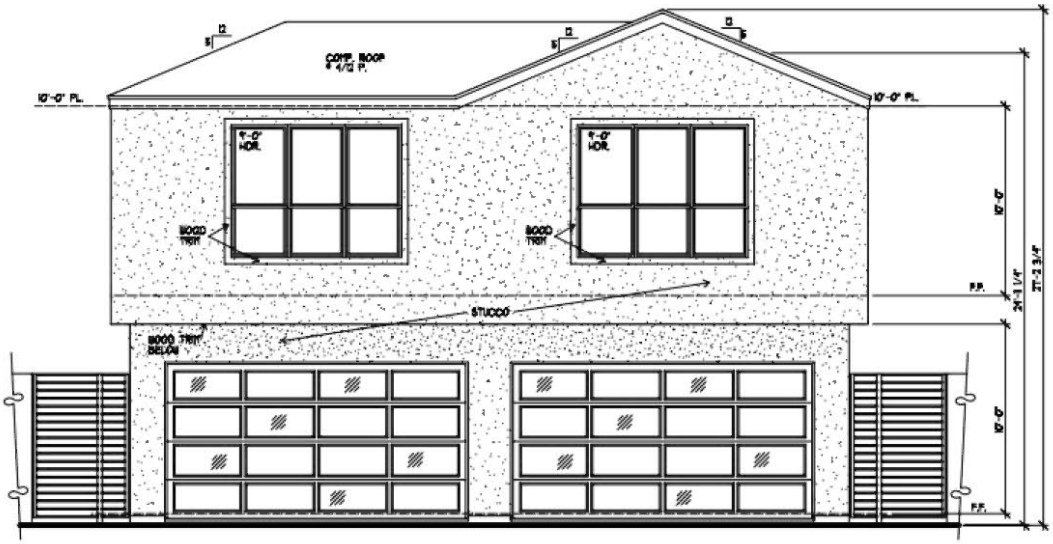
The $88,000 additional cost constitutes a stiff penalty for an error made by the city. Hopefully, it also demonstrates the willingness of the applicant to find a reasonable compromise.

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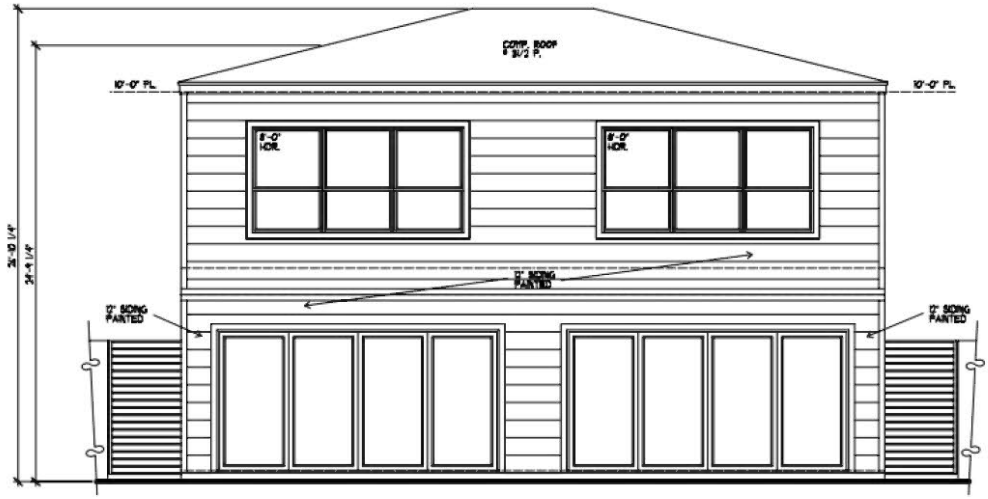
Unfortunately, the applicant's best-case scenario for this transaction at this point is a small loss on his investment. This, however, seems a better solution than defaulting on the loan and the structure sitting unfinished until someone buys it (unlikely) or either the lender or city moves to demolish the structure.

In any event, the applicant does not make a profit on his endeavor. He does retain his good standing as a lender. It's unfortunate that the city's error creates a burden that punishes him.

A rendering of the new structure is provided along with the expected budget to make the modification. The revised PD has no architectural controls in terms of style beyond meeting the height and pitch.



FRONT ELEVATION



REAR ELEVATION

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QUOTE

Blue Lake Roofing & Remodeling, LLC
5609 Wichita St.
Fort Worth , TX 76119
(817) 439-9296

Administrative Assistant
Gerardo Leal
(817) 715-0732
Gerardo@bluelakeroofing.com

Akber Meghani
Job #6310 - 6801 Tyree St
6801 Tyree St
Dallas, TX 75209

Estimate #	E-2272
Date	10/8/2024

Item	Description	Qty	Price	Amount
Demo Cost	This is for the demolition	1.00	$9,500.00	$9,500.00
New Lumber	This is for the wood and decking of the entire roof	1.00	$22,300.00	$22,300.00
New Gutters	new gutters system	1.00	$9,800.00	$9,800.00
ROOFING	This is for the materials of the shingles and the axsecorios and labor	1.00	$29,530.00	$29,530.00
General Conditionn and Cleaning	dumpsters and clening	1.00	$17,500.00	$17,500.00

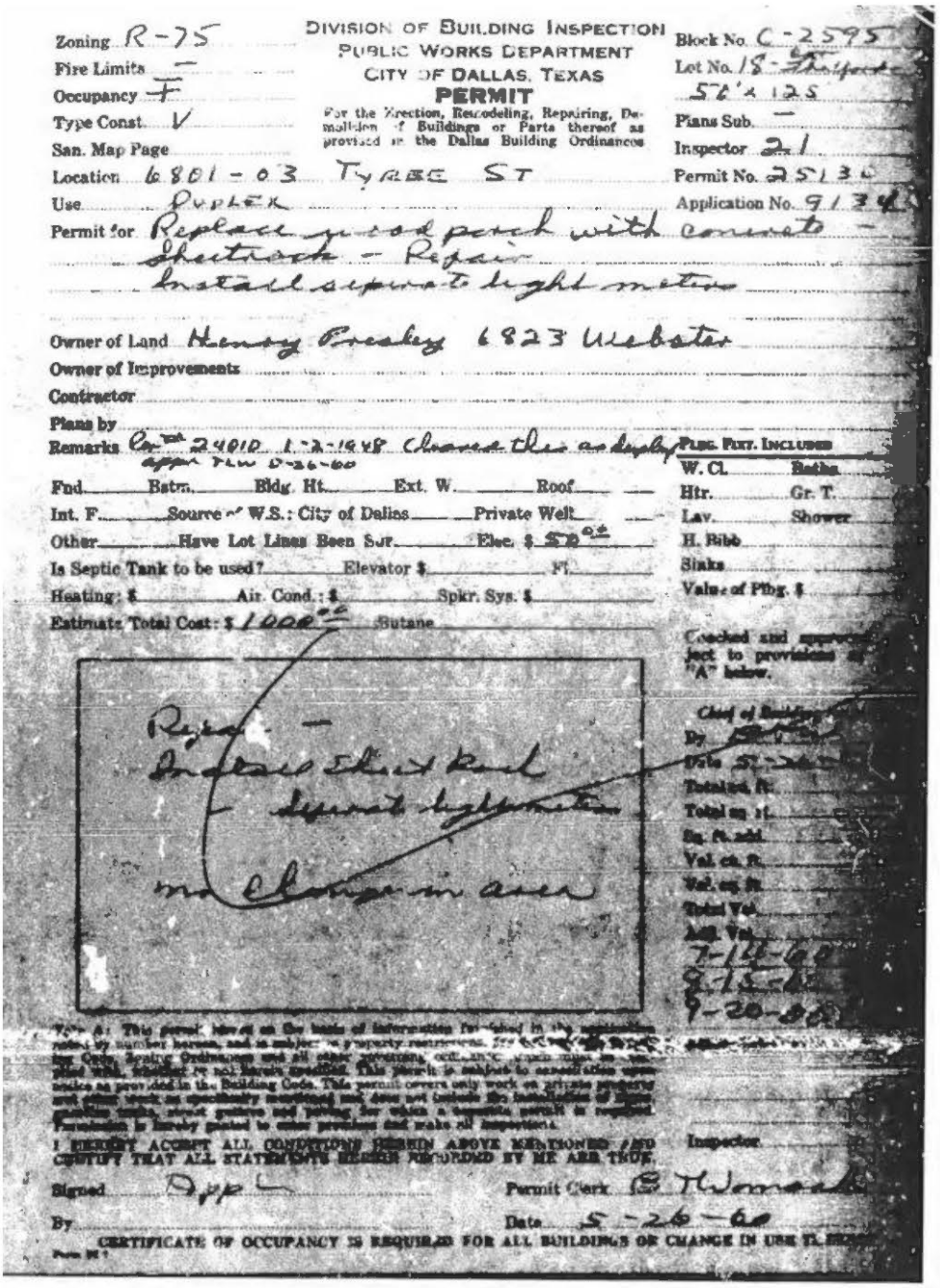
Sub Total	$88,630.00
Total	$88,630.00

Use

Non-Conformity: The structure shall be used as a duplex.

Explanation: The applicant cannot meet this condition.

The original zoning on the site was duplex, and there are two water meters on the property (see original permit on page four and photos of two water meters on page five).



DIVISION OF BUILDING INSPECTION
PUBLIC WORKS DEPARTMENT
CITY OF DALLAS, TEXAS

PERMIT

For the Erection, Remodeling, Repairing, Demolition of Buildings or Parts thereof as provided in the Dallas Building Ordinances

Zoning R-7.5
Fire Limits —
Occupancy F
Type Const. V
San. Map Page
Location 6801-03 Tyree St
Use Duplex
Permit for Replace wood porch with concrete - sheetrock - Repair - Install separate light meter

Block No. C-2595
Lot No. 18 - Thirford 50'x125
Plans Sub. —
Inspector 2-1
Permit No. 25130
Application No. 9134

Owner of Land Henry Brooks 6823 Webster
Owner of Improvements
Contractor
Plans by
Remarks Corr. 24010 1-2-1948 Changed this on duplicate appr. Plan 5-26-60

Fnd. Bstm. Bldg. Ht. Ext. W. Roof
Int. F. Source of W.S.: City of Dallas Private Well
Other Have Lot Lines Been Sur. Elec. $ 5.00
Is Septic Tank to be used? Elevator $ Ft.
Heating: $ Air. Cond.: $ Sprk. Sys. $
Estimate Total Cost: $ 1000.00 Butane

Plbg. Fixt. Included
W. Cl. Baths
Htr. Gr. T.
Lav. Shower
H. Bibb
Sinks
Value of Plbg. $

Checked and approved subject to provisions of "A" below.

Chief of Building
By
Date 5-26-60
Total sq. ft.
Total sq. ft.
Sq. ft. add.
Val. on ft.
Val. sq. ft.
Total Val.
Add. Val.
7-14-60
9-15-60
9-20-60

Repair -
Replace Sheet Rock
Repair Lightmeter
No Change in area

Note A: This permit, issued on the basis of information furnished in the application noted by number hereon, and as subject to property restrictions, fire limits, building code, zoning ordinances and all other applicable ordinances, conveys no rights or privileges not therein specified. This permit is subject to cancellation upon notice as provided in the Building Code. This permit covers only work on private property and other work as specifically mentioned and does not include the installation of signs, sidewalks, street gutters and paving, for which a separate permit is required. Permission is hereby granted to enter premises and make all inspections.

I HEREBY ACCEPT ALL CONDITIONS HEREIN ABOVE MENTIONED AND CERTIFY THAT ALL STATEMENTS HEREIN RECORDED BY ME ARE TRUE.

Signed
By
Inspector
Permit Clerk E. T. Womack
Date 5-26-60

CERTIFICATE OF OCCUPANCY IS REQUIRED FOR ALL BUILDINGS OR CHANGE IN USE TO

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To reiterate, the site was previously zoned duplex, and there are duplexes in the notice area. In fact, the applicant built duplexes using the same plans at the following addresses:

- 6804 Webster Street (2020)
- 3631 Thedford Avenue (2023)
- 6728 Tyree (2023)
- 6739 Tyree (2023)

The building cannot be converted into a duplex at this stage of construction, due to modification of critical structural elements. For instance, the required firewall separating the units is a structural element. The building also has two garages. From a practical standpoint, it does not make sense.

More importantly, the lender states, “Any attempt to alter the structure to accommodate a single-family home . . . would be a violation of the loan documents and result in immediate event of default.”

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To whom it may concern,

Harmony Bank approved and began funding a loan for 4901-4903 Newmore, LLP (Akber Meghani) to construct a duplex located at 6803 Tyree Street, Dallas, Texas 75209. Any attempt to alter the structure to accommodate a single-family home, without prior written consent of Harmony Bank, would be a violation of the loan documents and result an immediate event of default.

Thank you,

As such, the applicant cannot consider modifying to a duplex. Had the error been caught earlier in the construction process, it might have been possible. Now, however, the lender will not provide additional funds to continue construction.

The structure being required to be a single-family home will result in my client defaulting on the property and leaving the unfinished structure on the site. As I said in the hearing, this could last for a protracted amount of time.

Making a decision on this before winter is of paramount importance due to degradation of the wooden structure.

Land use pattern in the immediate area: There is no predominant land use in the immediate area. The largest land use by far is institutional with a public school across the street to the east. Immediately across the street to the south is a religious institution's parking lot and church. Further to the south there is another religious institution on the east side. Across the street on the west side there is a non-conforming parking lot that serves this church. The area also has several duplexes.



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Lot Coverage

Non-Conformity: Structure exceeds the total amount of coverage in the new ordinance but is near the requirements of the original PD.

Explanation: The applicant cannot accommodate this requirement.

The PD previously allowed for a maximum coverage of 45%. The structure currently has a coverage of 45.7%. Based on the size of the lot, the .7% overage equates to 46.5 square feet.

The exterior walls as well as the interior firewall dividing the units are structural elements. Modification not only compromises the integrity of the building, but also voids any warranties. As such, making such a change to "carve off" a small amount of the rear is not practical.

The structural engineer advises against modification to the structure. "In my professional opinion, removing the perimeter grade beam could inherently affect the structural integrity of the engineered foundation and could consequently make these home unsafe to in inhabited in the future."

More worrisome, however, is the fact that such a change would require partial demolition of the foundation. This would have a cascading impact:

- It would void the warranty on the foundation.
- This would violate the terms of the loan, and the lender likely would call the note.
- The builder would no longer be able to provide the ten-year warranty for the buyer

Additional Items

I have called and written Gus and Mimi Perez, and they have not responded.

Following the hearing, where additional information was offered through testimony, I wanted to provide a timeline of the events. I firmly believe that the City of Dallas knew there was a significant issue with permits issued in error for some time. This additional time exacerbated the damage the applicant suffered, making his potential losses greater.

Further, they knew they had been using the wrong ordinance. As such, I believe there's a good case to be made (as Misty Ventura pointed out in another board case) that vested rights were therefore granted to my client.

The city had numerous opportunities over the course of two years to correct the permit BEFORE construction started on the site. There were 502 days between when the permit was issued and a stop work order (red tag) was issued. (By way of comparison, US forces were in combat in World War I for 532 days. Surely if a world war can be won in 500 days, the city could properly issue a permit.)

We've included a timeline on page ten for your convenience, as well as the following table that summarizes the previous versus current regulations, and where our site stands.

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Previous vs Current Regulations			
	Previous	Current	6801 Tyree Site
Lot Coverage	45%	Tracts I, III, and IV - 40% for single-story, single family, and duplex. 35% for multiple story structures.	45.7%
Height	30’	Tracts I, III, and IV - 25’, and no portion of the structure can be greater than 30’ from grade.	Plans to Comply
Roof	N/A	90% of the roof of the main structure must be hip and gable when greater than 20’ from grade. If less than 20’ from grade, then hip and gable not required.	Plans to Comply

Final Thoughts: City of Dallas Housing Shortage

According to the city of Dallas, there is “a housing shortage of approximately 20,000 rental units.” The Child Poverty Action Lab believes there is a shortage of 33,7000 rental units. Incredibly, Dallas has increased its housing supply by only 5% since 2017.

PRODUCTION GOALS AND INCOME BANDS TO BE SERVED

Dallas has a housing shortage of approximately 20,000 units. This shortage is driven by the cost of land and land development, labor and materials shortages, federal, state and local constraints, as well as, the single-family rental market which prevents equilibrium in the homeownership market. It is difficult to convert rental homes to homeownership because of the perception of the neighborhood, the condition of the housing stock once it's been in the rental market for a period of time and because income-producing property in a tight market will not be released by landlords until returns are diminished. This shortage is consistent with the overall national trend following

According to a study by the Child Poverty Action Lab, Dallas faces a shortage of 33,700 affordable rental units. Without action, this crisis is expected to grow as more people move to North Texas.

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Summary

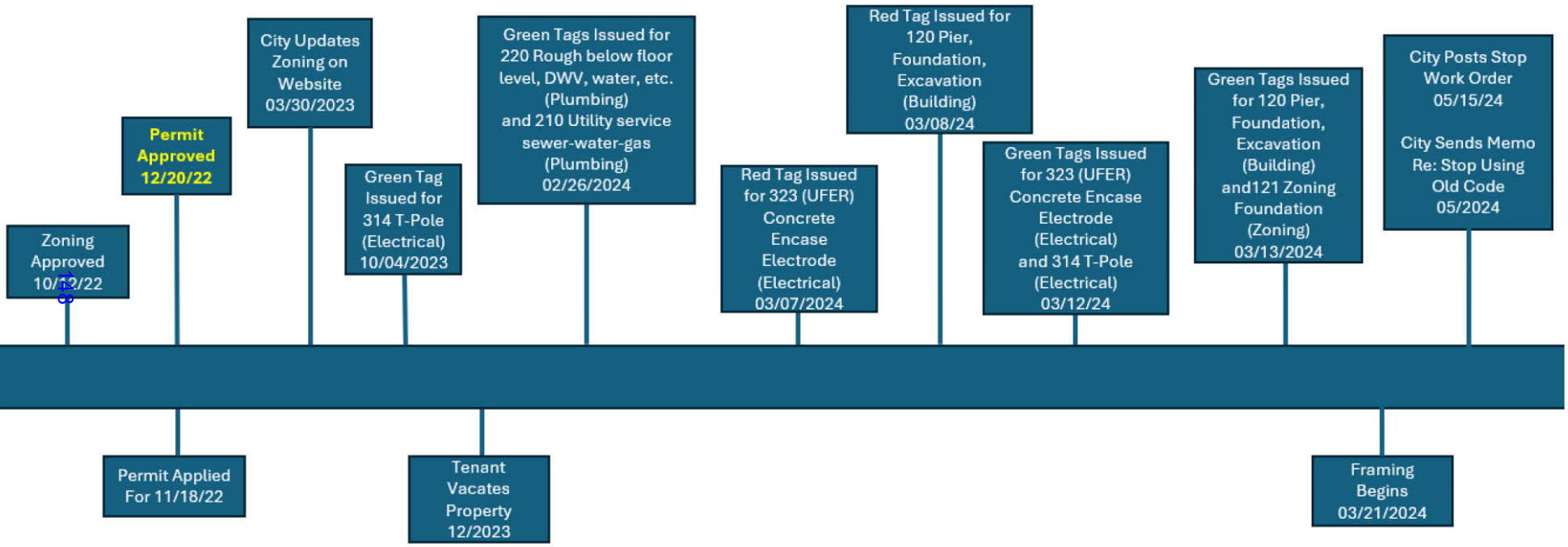
The applicant requests the decision of the Building Official be overturned to permit the completion of construction. He has agreed to lower the height of the structure, and design the roof pitch, to comply with the current regulations as a measure of good faith.

Sincerely,



Dallas Cothrum, Ph. D.

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Zoning Approved 10/[illegible]/22
Permit Approved 12/20/22
City Updates Zoning on Website 03/30/2023
Green Tag Issued for 314 T-Pole (Electrical) 10/04/2023
Green Tags Issued for 220 Rough below floor level, DWV, water, etc. (Plumbing) and 210 Utility service sewer-water-gas (Plumbing) 02/26/2024
Red Tag Issued for 323 (UFER) Concrete Encase Electrode (Electrical) 03/07/2024
Red Tag Issued for 120 Pier, Foundation, Excavation (Building) 03/08/24
Green Tags Issued for 323 (UFER) Concrete Encase Electrode (Electrical) and 314 T-Pole (Electrical) 03/12/24
Green Tags Issued for 120 Pier, Foundation, Excavation (Building) and121 Zoning Foundation (Zoning) 03/13/2024
City Posts Stop Work Order 05/15/24
City Sends Memo Re: Stop Using Old Code 05/2024
Permit Applied For 11/18/22
Tenant Vacates Property 12/2023
Framing Begins 03/21/2024

October 11, 2024

Via Email to BDA Secretary
Board of Adjustment, Panel A
320 E. Jefferson Blvd., Rm. 210
Dallas, Texas 75203

Re: BDA 234-101: Appeal of Administrative Official Decision

Dear Board Members:

This is the administrative official's supplemental response to Akber Meghani's (the "Applicant") appeal of the administrative official's decision that permits numbered 2211181039 and 221118119 were issued in error and are invalid for a partially built duplex at 6801 Tyree Street, Dallas, Texas 75209 (the "Property").

The hearing on this matter began on September 17, 2024, and the parties both presented evidence and made arguments. The Board held over the matter and the continuation of the hearing is scheduled for October 22, 2024. The following responds to some of the arguments the Applicant made at the September 17, 2024, hearing:

A. The City disclaimed that its online ordinances may not be the most recent versions of the Code.

Regarding the issue of the City Attorney's Office and its website with links to the planned development ordinances, the City clearly disclaimed that:

> This electronic version of Chapter 51P of the Dallas City Code is provided to the public as a convenience only. Best efforts have been used to ensure that this version is accurate and complete. Note, however, that this is not the official version and should not be relied upon as a substitute for the official version. No action should be taken without reference to the official version. The official version may be obtained by contacting the Office of the Dallas City Secretary. The formatting and pagination of this electronic version may vary from the official version.
>
> Although updates are made on a regular basis, this electronic version may not contain the most recent regulations..

Reliance on the online publication of the City's ordinances should not replace a certified copy of the ordinance from the City Secretary's Office.

B. Applicant is charged with knowledge of the City's codes.

Applicant argued that he is a small builder with multiple builds in multiple jurisdictions and is not responsible for knowing these "things." Applicant also argued that he is a small builder

that cannot employ someone to help him know all the laws because it is cost prohibitive. The point Applicant's representative made is that it was not incumbent on Applicant to learn the new zoning that passed on October 12, 2022. Instead, the responsibility is solely on the City's staff. This argument was made despite the Applicant's representative indicating that the Applicant knew there was new zoning but believed the City would be the party to tell him whether his plans were correct. Applicant's arguments are misguided.

It is black letter law that "[p]ersons residing in, or having dealings with, a city are presumed to know its ordinances," and "persons living within the limits of an incorporated city are charged with notice of its ordinances." *Murphy v. City of Galveston*, No. 3:12-CV-00167, 2021 WL 1220104, at *6 (S.D. Tex. Mar. 31, 2021), *aff'd sub nom. Beach v. City of Galveston, Texas*, No. 21-40321, 2022 WL 996432 (5th Cir. Apr. 4, 2022); *see also Bd. of Adjustment of San Antonio v. Nelson*, 577 S.W.2d 783, 786 (Tex. Civ. App.—San Antonio 1979, writ ref'd n.r.e.). Stated another way, ignorance of the law is no excuse. *Cherokee Water Co. v. Forderhause*, 727 S.W.2d 605, 615 (Tex.App.-Texarkana 1987), *rev'd on other grounds*, 741 S.W.2d 377 (Tex.1987); *see also Goss v. Bobby D. Assocs*., 94 S.W.3d 65, 69 (Tex. App. – Tyler 2002, no pet.) Applicant has no facts to support his position that the building official's decision to invalidate the Applicant's permit was incorrect so instead Applicant argues that either the building official or the Board should nullify the City's laws. Texas law does not allow for the Board to take such action.

Further, the building official stamped a warning on the approved plan and specification when issuing a building permit that the issuance of the permit does "not permit the violation of any city ordinance or state law." For example, the Dallas City Code provides:

> (c) Validity of Permit. The issuance or granting of a permit or approval of plans, specifications, and computations shall not be construed to be a permit for, or an approval of, any violation of any provision of the codes or of any other city ordinance. *Any permit presuming to give authority to violate or cancel any provision of the codes or any other city ordinance shall not be valid*. The issuance of a permit based on plans, specifications, computations, and other data shall not prevent the building official from later requiring the correction of errors in plans, specifications, computations, and other data or from preventing building operations being carried on when in violation of the codes or of any other city ordinance.

Dallas, Tex., Code ch. 52, § 302.4 (emphasis added).

Therefore, a mere acquiescence on the part of the building official to an applicant's building plans should be of no consequence because no building official has power to unilaterally vary the mandatory requirements of the City's zoning ordinance. The Board should not have that power either.

D. The City provides its permitting service subject to its laws.

Applicant argues that when he submitted his application for a permit he was a customer of the City and the City failed him and other customers who intended to develop property in PD 67. Applicant also argues the City is the party that has the expertise and should know the law. Simply, the Applicant asserts he waited for the "City to tell him if [his plans] were right or wrong."

As outlined above, any decision of the building official is subject to the laws of Texas and the City. But there is a further point to be made, which is that the permitting process is an interactive process whereby the applicant and the City participate in order to develop the City in compliance with the City's laws. Although Development Services (now known as Planning and Development) missed the applicant's errors when it issued the permit, Applicant needed to do his part to understand and comply with the laws of the City. In October 2022, Applicant knew there was a change in zoning for his property (because he participated in that process) but chose not to seek any additional knowledge as to clarify or determine what impact the new zoning had on his property. Despite Applicant's assertions, the City cannot be solely responsible because that is not the intention of the process of licensing and permitting. Applicant is a licensed general contractor of the City and is part of a process that relies on general contractors to learn the City's laws to the best of his ability. Unfortunately, the City and Applicant failed in their respective roles in the process.

E. The last use of the property was single family.

At some point in the 1960's Applicant has evidence that the original structure on the property was a duplex. However, the last use of the property as indicated by a 1989 permit application was single family home. *See* Exhibit G.

F. Conclusion

The administrative official correctly determined that the Permits were issued in error. Applicant should refine his development plans for the lot so that the structure is compliant with the single-family use requirement. Further, Applicant should comply with PD 67's requirements for the height of the structure, roof structure, and lot coverage.

Very truly yours,

Justin H. Roy
Assistant City Attorney
214-671-1593
justin.roy@dallas.gov

DEPARTMENT OF PUBLIC WORKS
BUILDING INSPECTION
APPLICATION

CITY OF DALLAS

TYPE OF APPLICATION: BU

APPLICANT TO COMPLETE ALL PERTINENT ITEMS WITHIN HEAVY LINES. PLEASE PRINT OR TYPE.

DATE	USE OF PROPERTY	ADDRESS OF PROPOSED WORK (INCLUDE SUITE NUMBER IF APPLICABLE)
7-21-89	~~Duplex 1121 Holly~~	[redacted] 6803 Tyree ST

DESCRIPTION OF PROPOSED WORK: ~~The Proposed work is to cut a hole and Two wide and cut doors there or leave one on each way.~~ Convt. Duplex To SFD Int. Wk. Only

OWNER OR TENANT	ADDRESS	TOTAL VALUE OF WORK
The Estate of Henry Hooks	6480 Hazel Ave Richmond Co	$350.00

CONTRACTOR	BUSINESS ADDRESS	COMPANY NUMBER
Louis Fuller	6737 Kenwell St.	

I HAVE CAREFULLY READ THE COMPLETED APPLICATION AND KNOW THE SAME IS TRUE AND CORRECT AND HEREBY AGREE THAT IF A PERMIT IS ISSUED ALL PROVISIONS OF THE CITY ORDINANCES AND STATE LAWS WILL BE COMPLIED WITH, WHETHER HEREIN SPECIFIED OR NOT. I AGREE TO COMPLY WITH ALL PROPERTY RESTRICTIONS. I AM THE OWNER OF THE ABOVE PROPERTY OR HIS DULY AUTHORIZED AGENT. PERMISSION IS HEREBY GRANTED TO ENTER PREMISES AND MAKE ALL INSPECTIONS.

APPLICANT'S NAME (PLEASE PRINT): Jeanette Fuller — SOC. SEC. NO.: [redacted]

APPLICANT'S SIGNATURE: Jeanette Fuller — PHONE: 351-4239

MAIL PERMIT TO: 6737 Kenwell St. Dallas ZIP: 75209 — NOTIFY WHEN READY ☐

BELOW FOR OFFICE USE ONLY 1151

BLOCK	LOT	DISTRICT	ZONING	FEE CODE	TYPE CONST	OCC	USE CODE	ACT CODE	OWN CODE	STORIES	PERMIT FEE
C/2596	18	2/A	PD 67	1	VN	R-3		B	A		40 00

BUILDING AREA	PRO PARA	REQ PARK	LOT AREA	DEPT	CENSUS TRACT	BED RMS	BATHS	LIV UNITS	TYPE HTG	SPRINKLER	PLAN CHECK FEE
				P							

OPERATING NAME (DBA)	FIRE DET SYS	EXP DATE	EXITS	REST RMS	STAT CODE	PREV CODE	LICENSE	BALANCE DUE

REMARKS: 20% SER CHARGE FOR P.D.

_____ SUBJ. TO FLD. INSPTR'S APPROV.

VALIDATION

ROUTE TO	✓	CHKD	DATE	COMMENTS
PRE-INSPECTION				
ZONING				
BUILDING				
ELECTRICAL				
MECHANICAL				
PLUMBING				
TRAFFIC				
WATER				
HEALTH				
FIRE MARSHAL				
MAPS AND PLATS				
		JVLD	7/21/89	

DEPARTMENT OF PUBLIC WORKS 320 E. JEFFERSON DALLAS, TEXAS 75203 948-4300

PWK-02575

Exhibit G

FILE NUMBER: BDA234-101_FR1

BUILDING OFFICIAL'S REPORT: Application of Akber Meghani to appeal the decision of the administrative official at 6801 Tyree St. This property is more fully described as Block C/2595, Lot 18, and is zoned PD-67, which requires compliance with Planned Development No. 67 land use and development standards.

LOCATION: 6801 Tyree St.

APPLICANT: Akber Meghani

REQUESTS:

The applicant is requesting a fee reimbursement for fees paid for the application submitted to appeal the decision of the administrative official at 6801 Tyree Street which will appear before Panel A on September 17, 2024.

STANDARD FOR A FEE WAIVER OR REIMBURSEMENT:

Section 51A-1.105(b)(6) of the Dallas Development Code specifies the board of adjustment may waive the filing fee if the board finds that **payment of the fee would result in substantial financial hardship to the applicant**. The applicant may either pay the fee and request reimbursement at the hearing on the matter or request that the issue of financial hardship be placed on the board's miscellaneous docket for predetermination. If the issue is placed on the miscellaneous docket, the applicant may not apply to the merits of the request for a waiver have been determined by the board. In making this determination, the board may require the production of financial documents.

STAFF RECOMMENDATION:

No staff recommendation is made on this request.

FILE NUMBER: BDA234-111 (BT)

BUILDING OFFICIAL'S REPORT: Application of Daniel Le to **(1)** appeal the decision of the administrative official at **6529 VICTORIA AVE**. This property is more fully described as Block P/2606, Lot 18, and is zoned PD-67 (Tract 3), which requires compliance with Planned Development No. 67 land use and development standards. The applicant proposes to **(1)** appeal the decision of an administrative official in the revocation of a building project and the associated master permit for the construction of a new duplex.

LOCATION: 6529 Victoria Ave.

APPLICANT: Daniel Le

REQUEST:

(1) A request is made to appeal the decision of the administrative official in building permit 2301031121 and 2301041101 for structure exceeding maximum allowed height, exceeding maximum allowed lot coverage, and non-compliant roof types.

STANDARD FOR APPEAL FROM DECISION OF AN ADMINISTRATIVE OFFICIAL:

Section Dallas Development Code Sections 51A-3.102(d)(1) and 51A-4.703(a)(2) state that any aggrieved person may appeal a decision of an administrative official when that decision concerns issues within the jurisdiction of the Board of Adjustment.

Section 51A –3.102 of the Dallas Development code states the Board of Adjustment has the following powers and duties: " reverse an order, requirement, decision, or determination of an administrative official involving the interpretation or enforcement of the zoning ordinance; to hear and decide, appeals from decisions of administrative officials made in the enforcement of a zoning ordinance of the city. (For this purpose of the section administrative official means that person within a city department having the final decision-making authority within the department relative to the zoning enforcement issue.); to interpret the zoning district map when uncertainty exists because the actual physical features differ from those indicated on the zoning district map and when the rules set forth in the zoning district boundary regulations do not apply."

Additionally, **Section 51A-4.703** states that "the board shall decide an appeal of a decision of an administrative official at the next meeting for which notice can be provided following the hearing and not later than the 60th day after the appeal date is filed. The board shall have all the powers of the administrative official on the action appealed from. The board may in whole or in part affirm, reverse, or amend the decision of the official. The board may impose reasonable conditions in its order to be complied with by the applicant in order to further the purpose and intent of this chapter."

The Board of Adjustment may hear and decide an appeal that alleges error in a decision made by an administrative official. Tex. Local Gov't Code Section 211.009(a)(1).

BACKGROUND INFORMATION:

Zoning:

Site:	PD-67 (Tract 3)
North:	PD-67 (Tract 3)
East:	PD-67 (Tract 3) and PD-67 (Tract 4)
South:	PD-67 (Tract 3) and CR
West:	PD-67 (Tract 3) and CR

Land Use:

The subject site is developed with a duplex use and surrounding properties to the north, and east are developed with single-family and duplex uses. Surrounding properties to the south and west are developed with single-family, duplex and non-residential uses.

BDA History:

No BDA history found within the last 5 years

GENERAL FACTS/STAFF ANALYSIS:

- Ashra Ortiz, represented by Pascual Mojica applied for a duplex permit (6529 and 6531 Victoria Ave.) on January 03, 2023
- Permit #2301031121 (Master Permit #2301041101) was approved on January 04,2023.
- Various green tags received with the last being issued on June 28, 2024.
- Project placed on hold on July 26, 2024.
- Letter via email to revoke permit #2301031121 and permit #2301041101 provided to applicant on August 7, 2024.
- The board shall have all the powers of the administrative official on the action appealed. The board may in whole or in part affirm, reverse, or amend the decision of the official.

Timeline:

August 7, 2024: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

August 9, 2024: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **B**.

August 21, 2024: The Development Services Department Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the August 23, 2024, deadline to submit additional evidence for staff to factor into their analysis;

and September 6, 2024, deadline to submit additional evidence to be incorporated into the board's docket materials.

- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

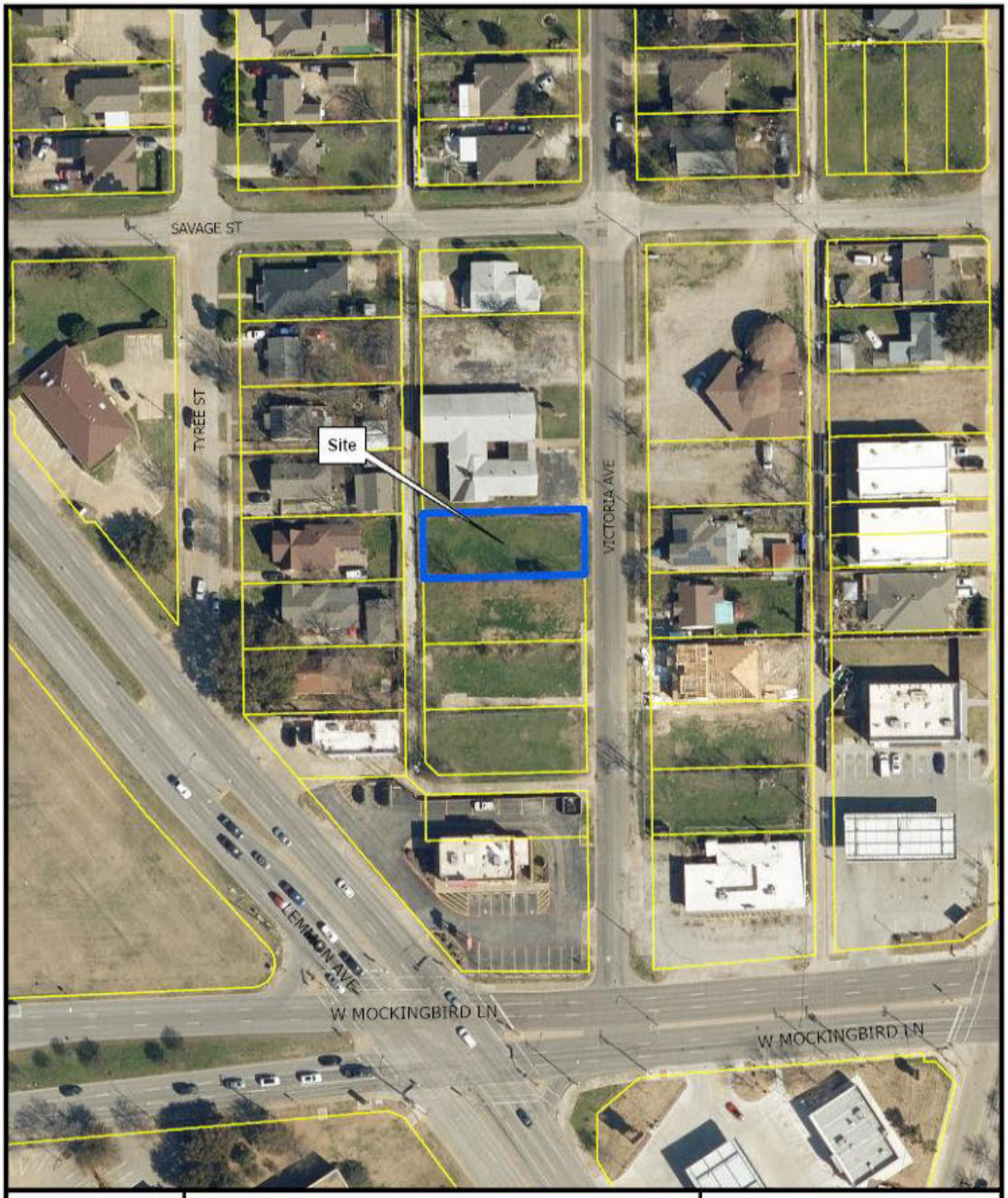
August 30, 2024: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the September public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

September 17, 2024: The Board of Adjustment Panel **A**, at its public hearing held on Tuesday, September 17, 2024, moved to **HOLD** this matter under advisement until **October 22, 2024.**

September 17, 2024: The Development Services Department Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the September 27, 2024, deadline to submit additional evidence for staff to factor into their analysis; and October 11, 2024, deadline to submit additional evidence to be incorporated into the board's docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

October 3, 2024: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the October public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner and Transportation Engineer.

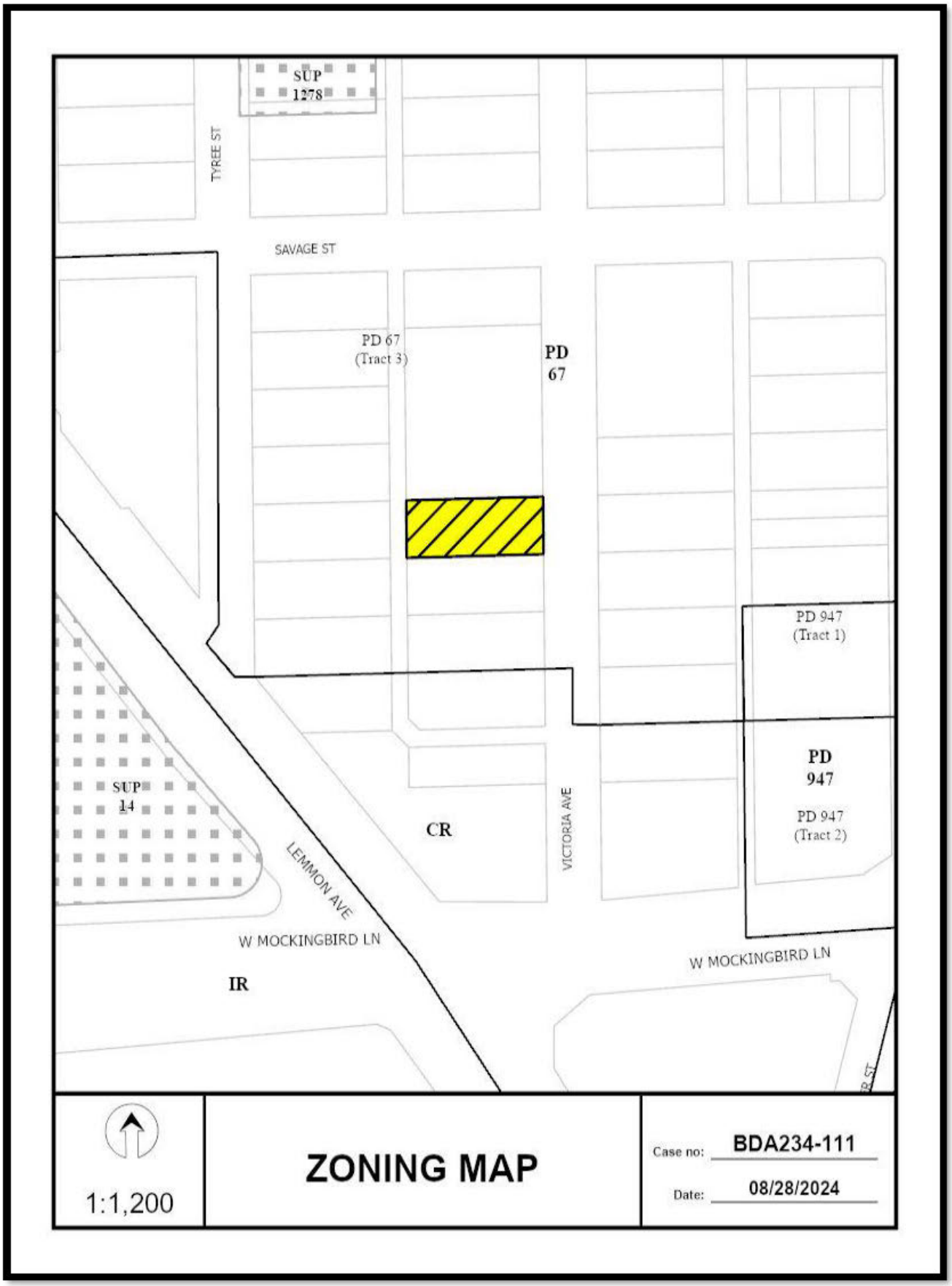


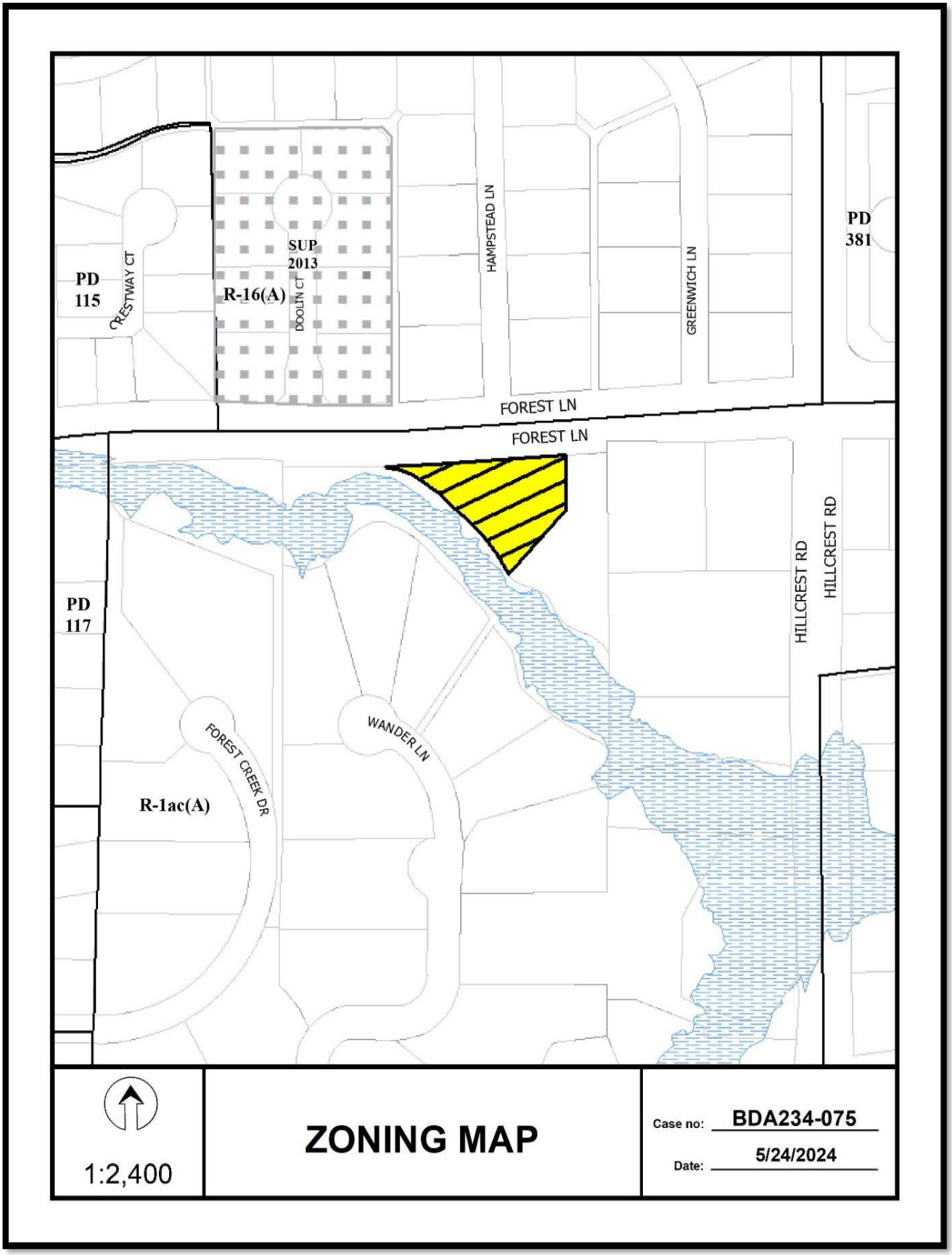
1:1,200

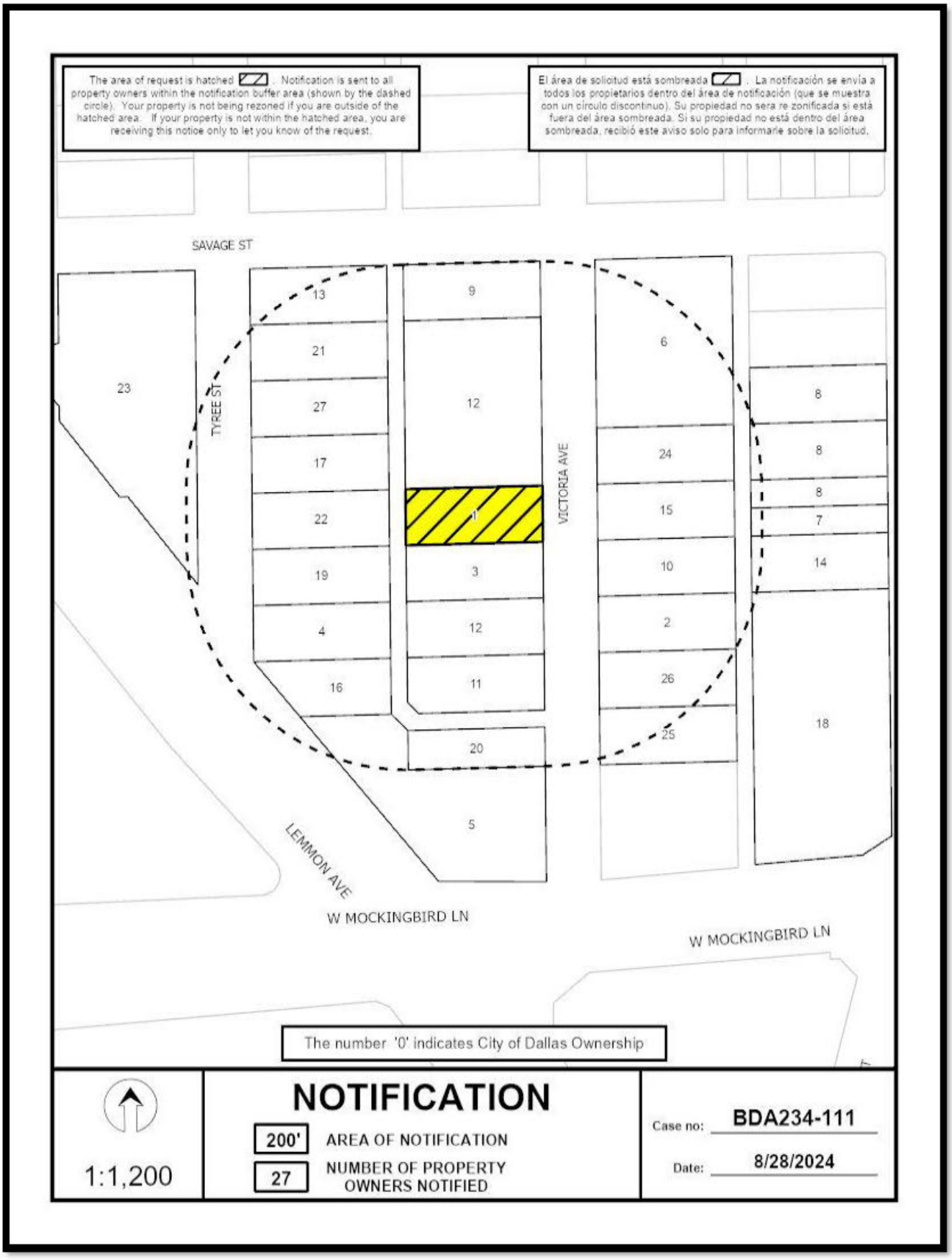
AERIAL MAP

Case no: BDA234-111

Date: 08/28/2024


SUP
1278
TYREE ST
SAVAGE ST
PD 67
(Tract 3)
PD
67
PD 947
(Tract 1)
PD
947
PD 947
(Tract 2)
SUP
14
CR
VICTORIA AVE
LEMMON AVE
W MOCKINGBIRD LN
W MOCKINGBIRD LN
IR
1:1,200
ZONING MAP
Case no: BDA234-111
Date: 08/28/2024


PD
115
CRESTWAY CT
R-16(A)
SUP
2013
DOOLIN CT
HAMPSTEAD LN
GREENWICH LN
PD
381
FOREST LN
FOREST LN
PD
117
HILLCREST RD
HILLCREST RD
FOREST CREEK DR
WANDER LN
R-1ac(A)
1:2,400
ZONING MAP
Case no: BDA234-075
Date: 5/24/2024


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
SAVAGE ST
TYREE ST
VICTORIA AVE
LEMMON AVE
W MOCKINGBIRD LN
W MOCKINGBIRD LN
23
13
21
27
17
22
19
4
16
9
12
1
3
12
11
20
5
6
24
15
10
2
26
25
8
8
8
7
14
18
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
27
NUMBER OF PROPERTY OWNERS NOTIFIED
1:1,200
Case no: BDA234-111
Date: 8/28/2024

08/28/2024

Notification List of Property Owners

BDA234-111

27 Property Owners Notified

Label #	*Address*		*Owner*
1	6529	VICTORIA AVE	TRUTH ENTERPRISES LLC THE
2	6520	VICTORIA AVE	TRINIDAD PABLO
3	6527	VICTORIA AVE	FARLEY LASHANNA R
4	6504	TYREE ST	N & D PREMIER REALTY INC
5	6502	LEMMON AVE	POP HOLDINGS LP
6	6540	VICTORIA AVE	Taxpayer at
7	6527	ROPER ST	HINOJOSA ARNOLD
8	6529	ROPER ST	DOMANETTI DALLAS DUPLEX LLC
9	6545	VICTORIA AVE	TANG LY & VINH TRUONG
10	6524	VICTORIA AVE	BONILLA JUAN PABLO
11	6517	VICTORIA AVE	Taxpayer at
12	6521	VICTORIA AVE	GREATER NORTH PARK
13	6528	TYREE ST	STEWART BEVERLY A
14	6525	ROPER ST	NGUYEN LOC TRONG
15	6528	VICTORIA AVE	TRAN SANG QUANG & HUONG
16	6522	LEMMON AVE	N & D PREMIER REALTY
17	6516	TYREE ST	CABRERA EMMA
18	4415	W MOCKINGBIRD LN	Taxpayer at
19	6508	TYREE ST	CABRERA MARIA LUISA
20	6511	VICTORIA AVE	CHURCHS FRIED CHICKEN INC
21	6524	TYREE ST	RODRIGUEZ JOSE ANGEL
22	6512	TYREE ST	GROGGS TEREICE LANEL
23	6606	LEMMON AVE	FIEDLER LLOYD
24	6532	VICTORIA AVE	GREATER NORTH PARK CHURCH OF GOD IN CHRIST
25	6512	VICTORIA AVE	4407 CORPORATION
26	6516	VICTORIA AVE	Taxpayer at

08/28/2024

Label #	*Address*		*Owner*
27	6520	TYREE ST	KNOX BENJAMIN

1:1,200	**NOTIFICATION** 200' AREA OF NOTIFICATION 27 NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: BDA234-111 Date: 8/28/2024

Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

fee waiver

Case No.: BDA 234-111

Data Relative to Subject Property: 6529 VICTORIA AVE Date: 8-7-24

Location address: 6529 VICTORIA AVE Zoning District: PD 67

Lot No.: 18 Block No.: P/2606 Acreage: 0.14 Census Tract:

Street Frontage (in Feet): 1) 50 2) 3) 4) 5)

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): 6529 VICTORIA LLC

Applicant: Daniel Le Telephone: 339-674-8008

Mailing Address: 108 N BERNICE DRIVE, GARLAND Zip Code: 75042

E-mail Address: DANNY@FBOCAPITAL.com

Represented by: SELF DBA Daniel Le Telephone: 339-674-8008

Mailing Address: 108 N BERNICE DRIVE, GARLAND Zip Code: 75042

E-mail Address: DANNY@FBOCAPITAL.COM

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

AO APPEAL. SEE REFERRAL FORM

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:

WE HAVE BEEN ISSUED A BUILDING PERMIT. ZONING WAS PD 67 TRACT 3/D(A) BUT CHANGED TO SINGLE FAMILY. WE HAVE ALREADY FRAMED.

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 Daniel Le

(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)

Tran Tran
My Commission Expires
3/21/2028
Notary ID134819482

Subscribed and sworn to before me this 28 day of July, 2024

_____

Notary Public in and for Dallas County, Texas

MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT

Date of Hearing _____

Appeal was--Granted OR Denied

Remarks _____

Chairman _____

Building Official's Report

I hereby certify that DANIEL LE

did submit a request to appeal the decision of the administrative official

at 6529 Victoria

BDA234-111(BT) Application of Daniel Le to appeal the decision of the administrative official at 6529 VICTORIA AVE. This property is more fully described as Block P/2606, Lot 18 and is zoned PD-67 (tract III), which requires compliance with Planned Development No. 67 land use and development standards. The applicant proposes to appeal the decision of an administrative official in the revocation of building project and associated master permit for the construction of a new duplex.

*This application is attached to a fee waiver request; case report and docket will address this request.

Sincerely,

Andrew Espinoza, CBO, MCP, CFM, CCEA

Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

REFERRAL FORM FOR BOARD OF ADJUSTMENT

APPLICANT Daniel Le OWNER Daniel Le

ADDRESS [illegible] STATE TX

LOT 18 BLOCK P/2606 ZONING PD 67

Variance	Special Exception
☐ Yard setback	☐ Fence height and standards
☐ Lot width	☐ Visibility triangle obstructions
☐ Lot Depth	☐ Parking demand
☑ Lot Coverage	☐ Landscaping
☐ Floor area for accessory structures for single family uses	☐ Additional dwelling unit for a single-family
☑ Height	☐ Carport
☐ Minimum width of sidewalk	☐ Non-conforming use
☐ Off-street parking	☑ Other
☐ Off-street loading	
☐ Landscape regulations	
☑ Other	

Please list the City of Dallas Development Code(s) this project is non-compliant with:

PD 67

Description: ~~A permit for a duplex was issued in error. Duplex use is not an allowed use for this lot.~~ The structure exceeds lot coverage, height and includes an unapproved roof type.

Alternative resolutions discussed/offered: Provide an addendum showing structure complies with PD 67

Referred by Rose Lewis Contact: 214-948-4327 Date: 07/26/2024

FOR INTERNAL USE ONLY

Permit # 2301041101

Sustainable Contruction and Development | Building Inspection Division | 214/948-4480 | www.dallascityhall.com

Address:	**6529 VICTORIA AVE 75209** *****DUPLEX 6529-6531VICTORIA AVE***** **NOTE: STRUCTURE MUST BE PLACED AT THE 30' PROPOSED BUILDLINE PER SITEPLAN, IF PLACED AT THE 25' FYSB THE STRUCTURE WILL ENCROACH INTO FRONT YARD SETBACK. TO BE VERIFIED BY FIELD INSPECTOR.**
Land Use Description:	TWO FAMILY DWELLING
Work Description:	DUPLEX
Value Of Work:	$0.00

Owner Or Tenant:	The Truth Enterprises The Truth Enterprises 2865 FM 983 Red Oak TX 75154 (469) 398-4774 ashra_07@yahoo.com
Applicant:	Ashra Ortiz
Contractor:	THE TRUTH ENTERPRISES
Business Address:	P O Box 1437, RED OAK, TX 75254
Telephone:	469/394-4774 Fax:

Lot:	18	Block:	P/2606	Zoning:	PD-67	PDD:	67	SUP:	
Historic Dist:		Consv Dist:	Chapter 51 PD	Pro Park:	4	Req Park:	4	Park Agrmt:	N
Dwlg Units:	2	Stories:	2	New Area:	2078	Lot Area:	6250	Total Area:	2078
Type Const:	VB	Sprinkler:	None	Occ Code:	R3	Occ Load:			
Inches Of Removed Trees:									

ALL WORK SUBJECT TO FIELD INSPECTOR APPROVAL Parking is for entire project.

This document is issued on the basis of information furnished in the application and is subject to the provisions of all governing ordinances, which must be complied with, whether or not herein specified.

THIS DOCUMENT SHALL BE POSTED AT WORK SITE AND IS SUBJECT TO CANCELLATION UPON NOTICE.

PD 67 TRACT3/D(A)
F-25'
S-5'
R-5'
HT-30'
LOT COV-45%
P-1

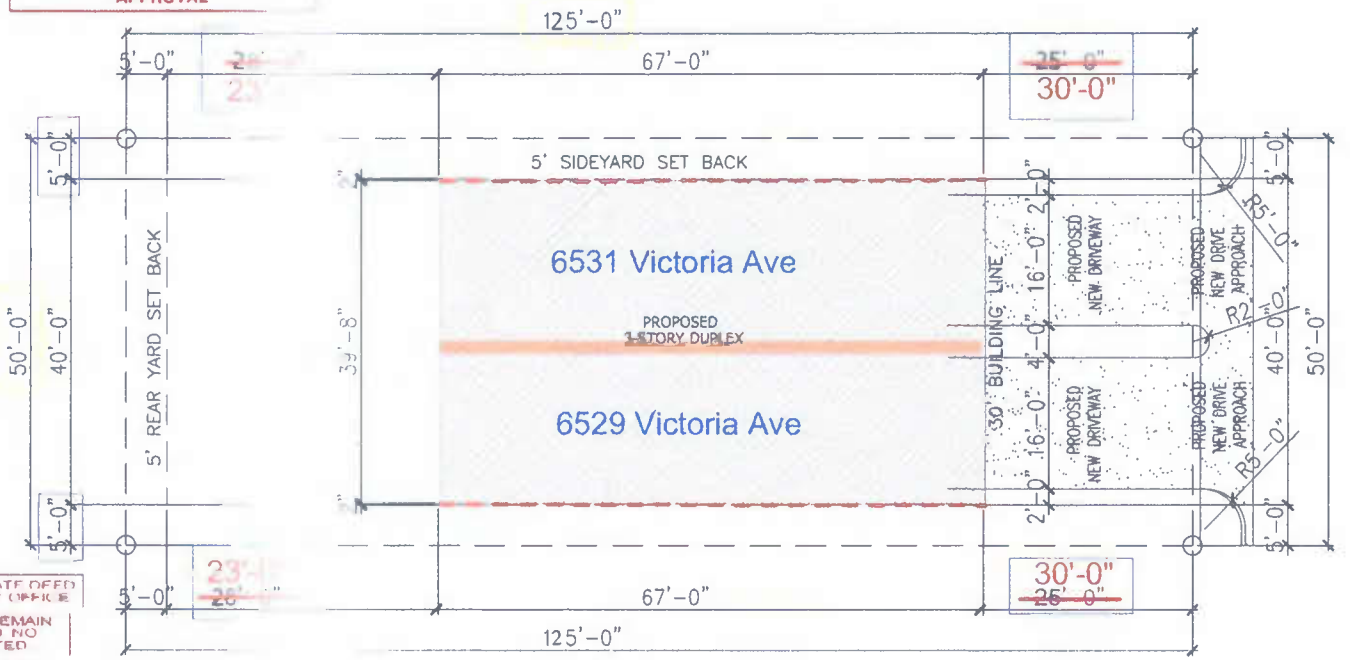
THESE PLANS HAVE BEEN RE... THE BUILDING INSPECTION AND ARE APPROVED FOR THE ... CONSTRUCTION. ANY DEVIATIO... THESE PLANS SHALL BE AP... THE BUILDING OFFICIAL.

ZO DATE 3/24/2023
BY Edmon Lachica

THIS APPROVAL DOES NOT ... THE VIOLATION OF ANY ... ORDINANCE OR STATE ...

ALL CONSTRUCTION SHALL CONFORM TO THE 2015 IRC DALLAS ONE-AND TWO-FAMILY DWELLING CODE

SUBJECT TO FIELD INSPECTO... APPROVAL



WATER METER BOX MAY NOT BE PLACED ON DRIVEWAY NOR DRIVE APPROACH

KEEP 20FT X 20FT SOFT VISIBILITY TRIANGLES CLEAR

NOTICE: CHECK FOR PRIVATE DEED RESTRICTIONS AT COUNTY OFFICE

UTILITY EASEMENT MUST REMAIN OPEN AND UNOBSTRUCTED. NO ENCROACHMENTS PERMITTED

WATER SHALL NOT BE REDIRECTED TO DRAIN ONTO ADJOINING PRIVATE PROPERTY

FENCE/GATES/RETAINING WALL REQUIRE SEPARATE PERMIT

SMOKE DETECTORS REQUIRED IMMEDIATELY OUTSIDE ALL SLEEPING AREAS AND AT ALL FLOOR LEVELS

SILT FENCE REQUIRED FOR EROSION CONTROL.

A PERMIT IS BEING ISSUED FOR WATER/WASTEWATER UTILITIES. YOU ARE RESPONSIBLE TO VERIFY THAT UTILITIES ARE AVAILABLE FOR THIS PROPERTY. IF UTILITIES ARE NOT AVAILABLE FOR THIS SITE, THE CITY OF DALLAS IS NOT RESPONSIBLE

LOTS OF 4.0... TO 7,499 SQFT IN AREA REQUI... IMUM OF TWO (2) LARGE OR M... CES MUST HAVE A MINIMUM OF ... REE IN THE FRONT YARD. AN EX... EE MAY BE USED FOR THE TRE... REMENT. CONTACT THE CITY AR... OR CONFIRMATION.

NOTE: STRUCTURE MUST BE PLACED AT THE 30' PROPOSED BUILDLINE, IF PLACED AT THE 25' FYSB THE STRUCTURE WILL ENCROACH INTO FRONT YARD SETBACK. TO BE VERIFIED BY FIELD INSPECTOR.

ZONING PD 67
LEGAL DESCRIPTION WEBSTER & WOODS NORTH PARK BLK P/2606 LT 18

NORTH

1 C1 SITE PLAN
SCALE 1" = 15'

SEAL

City of Dallas
APPROVED
Building Inspection
03/27/23

Project Consulting & Construction
DESIGN + BUILD + CONSULTANCY
Ennis, TX 75119
TEL (214) 399-3662

REVISIONS

NO.	DESCRIPTION	DATE
△		

ADDRESS
6529 VICTORIA AVENUE
DALLAS, TEXAS 75209

DATE
03/07/2023

DRAWN BY
MACM/JARC

CHECKED BY

DESCRIPTION
NEW CONSTRUCTION

SCALE
1"=15'

SHEET TITLE
SITE PLAN

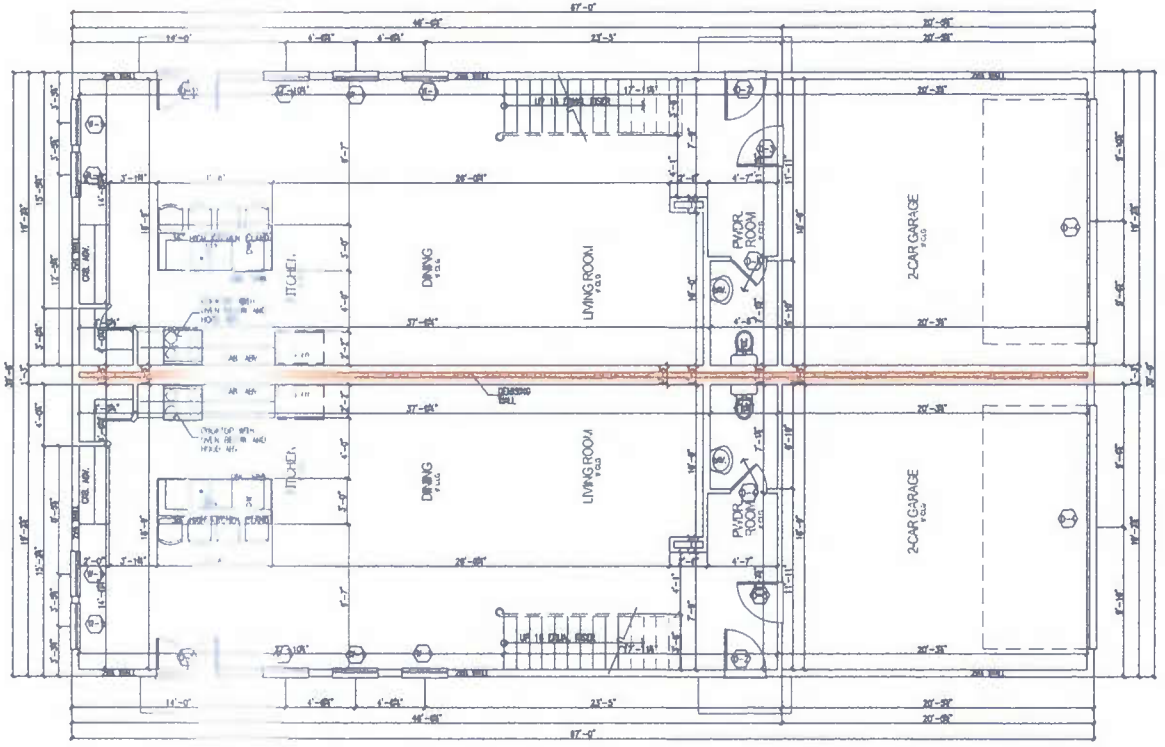
SHEET #
C1.01

ALL CONSTRUCTION SHALL CONFORM TO THE 2015 IRC DALLAS ONE-AND TWO-FAMILY DWELLING CODE

SUBJECT TO FIELD INSPECTION APPROVAL

SMOKE DETECTORS REQUIRED INSIDE & IMMEDIATELY OUTSIDE ALL BEDROOMS & ON ALL LEVELS OF THE DWELLING. CARBON MONOXIDE DETECTORS REQUIRED IMMEDIATELY OUTSIDE ALL BEDROOMS. R314 & R315 - 2015 IRC

PROTECTION REQUIREMENTS OF TIONS R302.3 TO BE MET



NORTH

1 / A1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

SEAL

City of Dallas
APPROVED
Building Inspection
03/27/23

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TEL. (214) 399-3662

REVISIONS

NO	DESCRIPTION	DATE
1		

ADDRESS
6529 VICTORIA AVENUE
DALLAS, TEXAS 75209

DATE
03/07/2023

DRAWN BY
MACM/JARC

CHECKED BY

DESCRIPTION
ADDITION

SCALE
1/8"=1'-0"

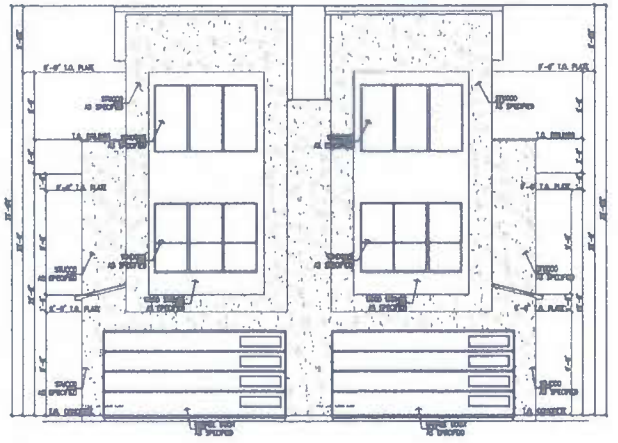
SHEET TITLE
PROPOSED FLOOR PLAN

SHEET #
A1.01

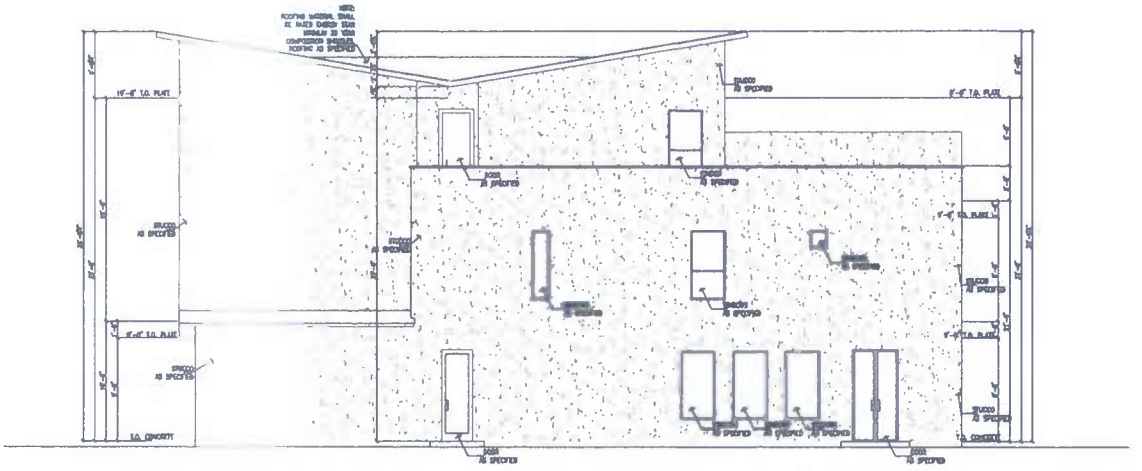
ALL CONSTRUCTION SHALL CONFORM TO THE 2018 IRC DALLAS ORD.-4468 TWO-FAMILY DWELLING CODE

SUBJECT TO FIELD INSPECTOR'S APPROVAL

WATER SHALL NOT BE REDIRECTED TO DRAIN ONTO ADJOINING PRIVATE PROPERTY



1 A7 FRONT ELEVATION
SCALE: 3/32" = 1'-0"



2 A7 RIGHT SIDE ELEVATION
SCALE: 3/32" = 1'-0"

SEAL

City of Dallas
APPROVED
Building Inspection
03/27/23

Project Consulting & Construction
DESIGN + BUILD + CONSULTANCY
Ennis, TX 75119
TEL (214) 399-3662

REVISIONS

NO	DESCRIPTION	DATE
1		

ADDRESS
6529 VICTORIA AVENUE
DALLAS, TEXAS 75209

DATE
03/07/2023

DRAWN BY
MACM/JARC

CHECKED BY

DESCRIPTION
NEW CONSTRUCTION

SCALE
3/32"=1'-0"

SHEET TITLE
ELEVATION

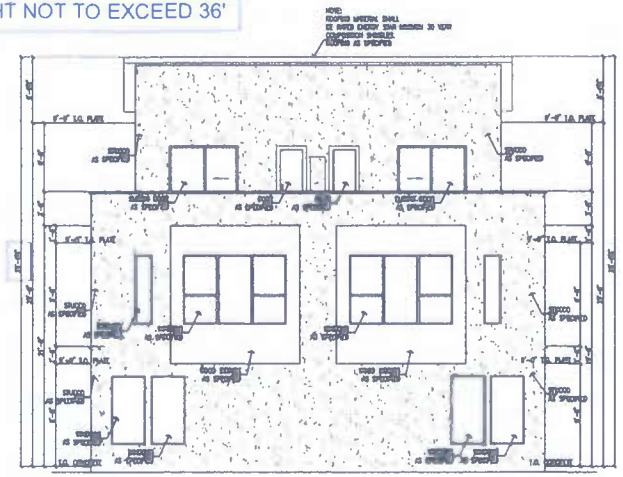
SHEET #
A1.07

ALL CONSTRUCTION SHALL CONFORM TO THE 2015 IRC DALLAS ONE-AND TWO-FAMILY DWELLING CODE

SUBJECT TO FIELD INSPECTOR'S APPROVAL

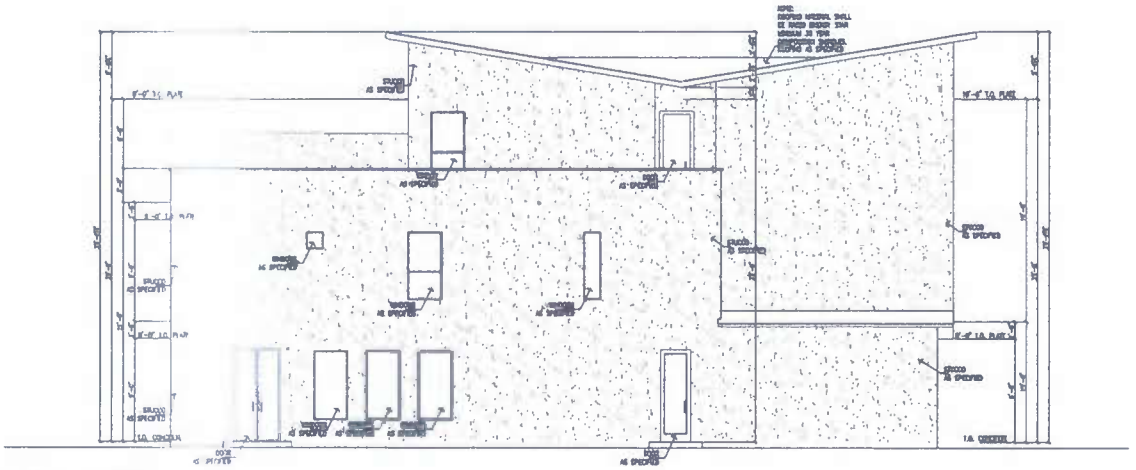
WATER SHALL NOT BE REDIRECTED TO DRAIN ONTO ADJOINING PRIVATE PROPERTY.

HEIGHT NOT TO EXCEED 36'



ASSUMED LEVEL GRADE

3 / A8 REAR ELEVATION
SCALE 3/32" = 1'-0"



4 / A8 LEFT SIDE ELEVATION
SCALE 3/32" = 1'-0"

SEAL

City of Dallas
APPROVED
Building Inspection
03/27/23

Project Consulting & Construction
DESIGN + BUILD + CONSULTANCY
Ennis, TX 75119
TEL. (214) 399-3662

REVISIONS

NO	DESCRIPTION	DATE
△		

ADDRESS
6529 VICTORIA AVENUE
DALLAS, TEXAS 75209

DATE
03/07/2023

DRAWN BY
MACM/JARC

CHECKED BY

DESCRIPTION
NEW CONSTRUCTION

SCALE
3/32"=1'-0"

SHEET TITLE
ELEVATION

SHEET #
A1.08

CITY OF DALLAS

August 7, 2024

DANIEL LE
F80 CONSTRUCTION, INC
4804 PIER NINE DRIVE
ARLINGTON, TX 76016
da ı,@f80ɔap a' ɔı

Via Email

RE: Project/Permit # 2301031121 and 2301041101

This letter serves as official notification that project 2301031121 and master permit 2301041101, for the construction of a new duplex at 6529 Victoria Ave, Texas 75209, were issued in error by the Planning and Development Department (PDV) and are hereby revoked for the following reasons:

- Structure exceeds the maximum allowed height for the district per Dallas Development Code § 51P-67.107(c)(1).
- Structure exceeds the maximum allowed lot coverage of 40 percent for the district per Dallas Development code § 51P-67.107(c)(2).
- Non-compliant roof type per the design standards for Planned Development No. 67 per Dallas Development Code § 51P-67.107(c)(3).

Next Steps:

Please reach out to Planning and Development to discuss any of the following options:

- **Option 1 – Board of Adjustment Administrative Official Appeal:** The Board of Adjustment is charged with the duty to hear and decide appeals from decisions of administrative officials made in the enforcement of the zoning ordinance of the city as listed in 51A-3.102(d)(1) & 51A-4.703(a)(2).
- **Option 2 – Submit New Permit:** Submit new plans and permit application for a structure compliant with all Planned Development No. 67 standards and conditions.

CITY OF DALLAS

Please note, these options are provided as a means toward potential compliance and are not intended to constitute legal advice. Please do not hesitate to reach out to Jason Pool, Assistant Director (I), should you have any questions or require additional information.

Should the property owner choose not to take any of the above actions, this matter will be referred to the City's Department of Code Compliance for enforcement.

This decision is final unless appealed to the Board of Adjustment in accordance with Section 51A-4.703(a)(2) of the Dallas City Code within 20 days after written notice of the above action.

Thank you for your prompt attention to this matter.



Jason Pool
Assistant Director (I)
Customer Experience
214-948-4392
Jason.Pool@Dallas.gov

c: Emily Liu, Director
M. Samuell Eskander, Deputy Director/Building Official (I)
Vernon Young, Deputy Director
Michael Herron, Zoning Inspections Supervisor
Jill Haning, Assistant City Attorney
Christopher Christian, Director
Jeremy Reed, Assistant Director
Alfred Beecham, Manager
Stormy Gonzalez, Manager
Charlotta Riley, Assistant City Attorney

(E) The issuance of a right-of-way landscape permit under this subsection does not excuse the property owner, his agents, or employees, from liability for the installation or maintenance of trees or other amenities in the public right-of-way.

(e) Skybridges. Skybridges as defined in Chapter 51A are prohibited on Tract II.

(f) Signs. Signs located on the Property must comply with the provisions for non-business zoning districts contained in Article VII. (Ord. Nos. 23873; 25219; 25423; 32324)

SEC. 51P-67.107. TRACT III USES AND DEVELOPMENT STANDARDS.

(a) In general. Except as provided in this section, land use must remain as indicated on the "Existing Land Use" map with single-family uses and other permitted uses regulated by the requirements of the R-5(A) Single[-]Family District and with duplex uses and other permitted uses regulated by the requirements of the D(A) Duplex District and with the development of vacant property and the redevelopment of property governed by the provisions of Section 51P-67.110 below. Lots 27 through 31 of City Block M/2603 may be used for P(A) Parking District uses subject to the approved Tract III parking district site plan (Exhibit 67C).

(b) Duplex uses. Duplex use is permitted on property fronting Roper Street and Mabel Avenue.

(c) Single family and duplex structures.

(1) Height. Maximum structure height is 25 feet. No portion of the structure may be greater than 30 feet above grade.

(2) Lot coverage. Maximum lot coverage is 40 percent for residential structures.

(3) Roofs. When the height of a roof is above 20 feet, 90 percent of the roof of the main structure must be hip and gable. (Ord. Nos. 25219; 25423; 29890; 32324)

SEC. 51P-67.108. TRACT IV USES AND DEVELOPMENT STANDARDS.

(a) In general. Except as provided in this section, land use must remain as indicated on the "Existing Land Use" map with single family uses and other permitted uses regulated by the requirements of the R-7.5(A) Single Family District and with duplex uses and other permitted uses regulated by the requirements of the D(A) Duplex District, with the development of vacant property and the redevelopment of property governed by the provisions of Section 51P-67.110 below.

(b) Single family and duplex structures.

(1) Height. Maximum structure height is 25 feet. No portion of the structure may be greater than 30 feet above grade.

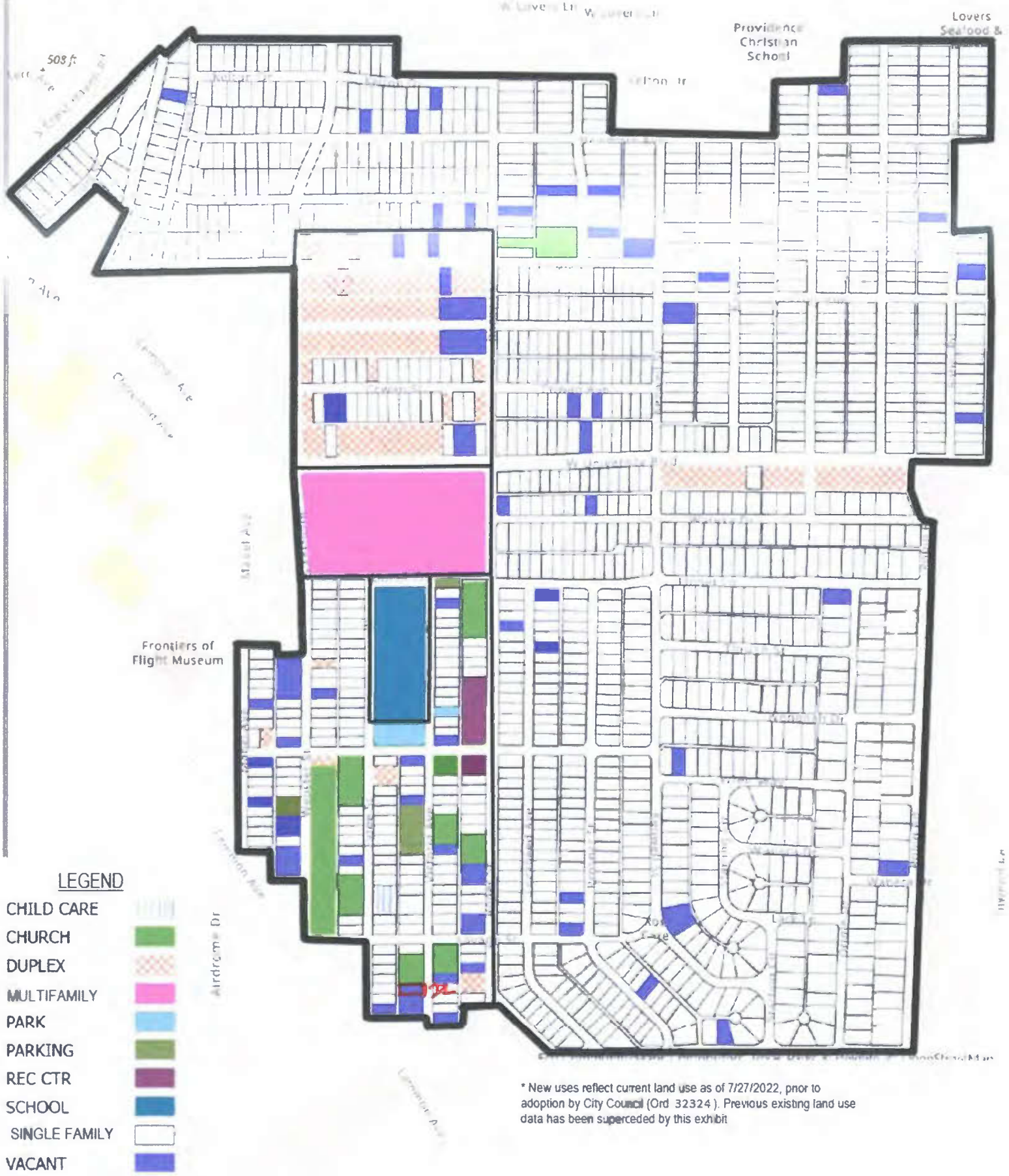
(2) Maximum lot coverage. Maximum lot coverage is 40 percent for residential structures.

(3) Roofs. When the height of a roof is above 20 feet, 90 percent of the roof of the main structure must be hip and gable. (Ord. Nos. 23873; 25219; 25423; 32324)

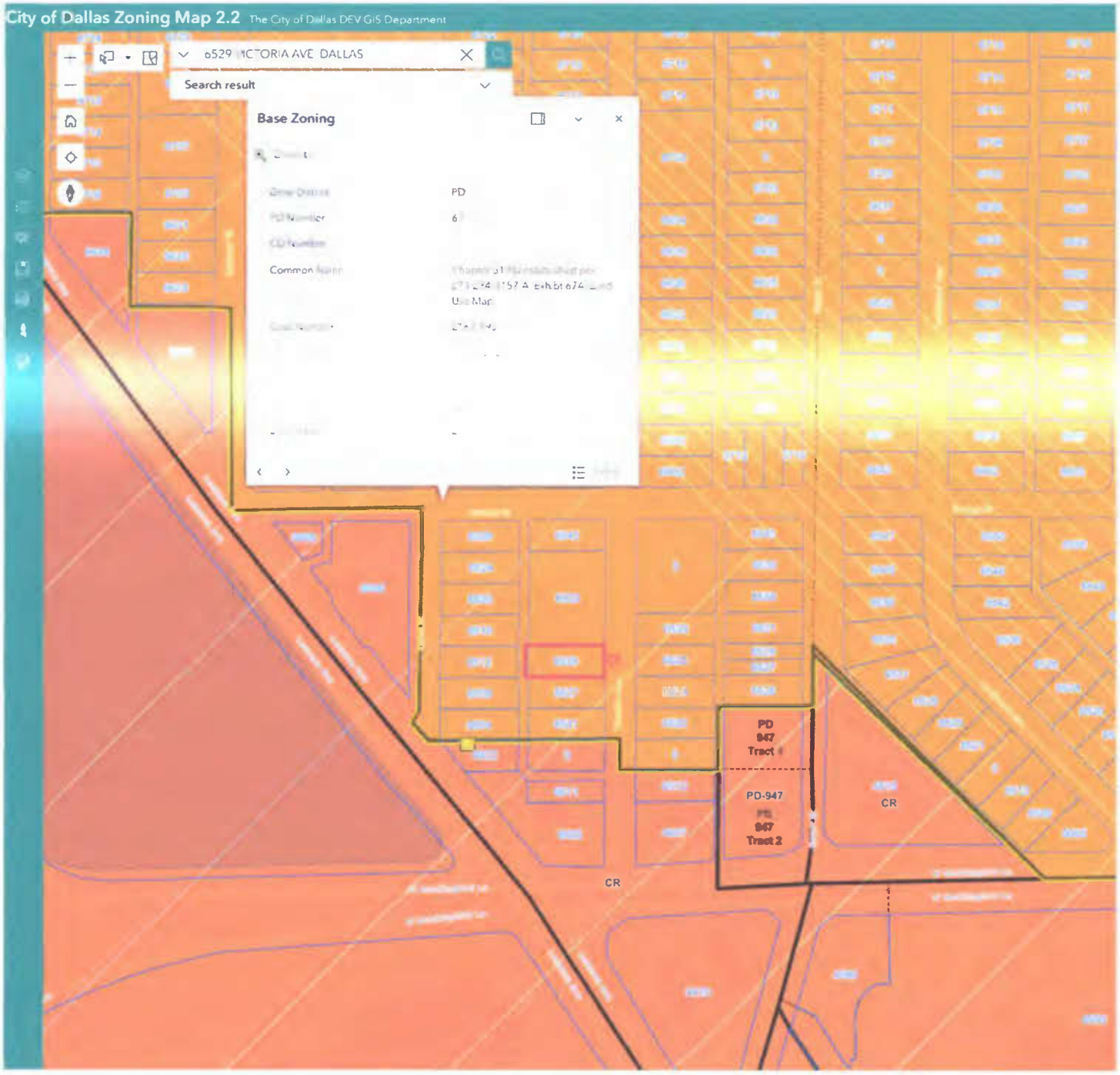
32324

Exhibit 67A – Land Use Map

221566



* New uses reflect current land use as of 7/27/2022, prior to adoption by City Council (Ord 32324). Previous existing land use data has been superceded by this exhibit


City of Dallas Zoning Map 2.2
The City of Dallas DEV GIS Department
Search result
Base Zoning
PD
PD 947 Tract 1
PD-947
PD 947 Tract 2
CR
CR

From:	Taylor Weeks
To:	Thompson, Bryant
Cc:	Pool, Jason; Roy, Justin; Williams, Mary; Robert Miklos, Esq.; Daniel Le, Applicant; Misty Ventura
Subject:	RE: BDA234-111(BT) - Daniel Le Supplemental Evidence Submission
Date:	Friday, October 11, 2024 12:45:21 PM
Attachments:	BDA234-111(BT) - Supplemental Evidence Transmittal Letter - October 11_ 2024.pdf BDA234-111(BT) - Supplemental Evidence Affidavit (executed).pdf BDA234-111(BT) - Legal Analysis.pdf

External Email!

Good afternoon –

Attached and linked below please find the following relating to BDA234-111(BT) submission of supplemental evidence.

1. Transmittal letter detailing what is included in the submission.
2. Updated Supplemental evidence in a pdf format along with a summary of that evidence. https://svlandlaw.sharefile.com/public/share/web-s9765f465d7234a1c8e3f0a86c1e07c19
3. Supplemental evidence in a video format. https://svlandlaw.sharefile.com/public/share/web-s0572ed5666c0459f9f38e6bc2c132727
4. An affidavit of Daniel Le confirming to the best of his knowledge that all supplemental evidence is true and correct.
5. An updated summary of the legal analysis that supports Daniel Le's request that the Board reverse the administrative official's revocation of his building permits so that he can finish construction of the duplex at 6529 Victoria Avenue consistent with the plans and permits approved by Dallas.

Please let us know if you have any issues accessing the provided links or if any clarification is needed regarding the information provided.

Thank you,
Taylor

Taylor Weeks
Contract Paralegal
Shupe Ventura, PLLC
9406 Biscayne Blvd.
Dallas, Texas 75218
214.755.9100 (Cell)
taylor.weeks@svlandlaw.com

CAUTION: This email originated from outside of the organization. Please, do

SHUPE VENTURA, PLLC
9406 BISCAYNE BLVD.
DALLAS, TX 75218

OCTOBER 11, 2024

MISTY VENTURA
214.328.1101
MISTY.VENTURA@SVLANDLAW.COM

VIA EMAIL

Dallas Board of Adjustment
Attn: Bryant Thompson, Senior Planner
1500 Marilla Street 5CN
Dallas, Texas 75201

Re: BDA234-111(BT), Property at 6529 Vicotria Avenue

Mr. Thompson:

On behalf of applicant Mr. Daniel Le, and in order to supplement the record in his Board of Adjustment Panel A cases BDA234-111(BT) and BDA-234-111_FRI, please find enclosed:

1. Supplemental evidence in a pdf format along with a summary of that evidence updated with additional information since the September 27, 2024 submission.

2. Supplemental evidence in a video format.

3. An affidavit of Daniel Le confirming to the best of his knowledge that all supplemental evidence is true and correct.

4. An updated summary of the legal analysis that supports Daniel Le's request that the Board reverse the administrative official's revocation of his building permits so that he can finish construction of the duplex at 6529 Victoria Avenue consistent with the plans and permits approved by Dallas.

The enclosed information is provided for inclusion in the board's docket before 1:00 p.m. Friday, October 11, 2024, deadline referenced in your September 19, 2024, letter to Daniel Le.

SHUPE VENTURA, PLLC
9406 BISCAYNE BLVD.
DALLAS, TX 75218

Please do not hesitate to contact me with questions about the supplemental evidence or case BDA234-111(BT).

Respectfully,



Misty Ventura

CC:

Jason Pool, Development Services Administrator (jason.pool@dallas.gov)

Justin Roy, Assistant City Attorney (justin.roy@dallascityhall.com)

Mary Williams, Board Secretary (mary.williams1@dallas.gov)

Robert Miklos, Esq. (rmiklos@fbfk.law)

Daniel Le, Applicant (danny@f80capital.com)

BDA234-111(BT)

Daniel Le appeal of administrative official permit revocation
Legal Analysis Supporting Reversal of Permit Revocation

Introduction

Danny Le is a disabled veteran and small-time real estate developer who wishes to move his family from Boston to Dallas. To that end, he purchased a vacant lot and was in the process of constructing a duplex in the Elm Thicket-Northpark neighborhood, where he planned to reside with his multi-generational family. The construction was ordered to a halt, however, when Danny was issued a stop-work by the City of Dallas—based on its belief that it had erroneously approved Danny's building permit for a duplex. This stop-work order was issued not just after the building permit had already been approved by the City, but after Danny had received five green tags upon passing multiple inspections and after substantial construction had been completed. Although Danny now recognizes that the City's zoning was amended on October 12, 2022—neither he nor the City were aware of this issue until recently. In fact, the City failed to update its own website for months and even operated a side system for reviewing permit applications that was rife with inaccuracies and obsolete data. Yet, despite the City's extensive involvement in this process, and Danny's duplex complying even with the new zoning, the City is now requiring Danny to bear the *entire* burden of its supposed mistake by tearing down his construction. As a small developer, Danny has poured his life savings into this duplex, and he would be financially devastated if he is forced to comply with the City's demands. He stands to lose $1 million if his building permit is not reinstated.

Danny has the unequivocal support of his closest neighbors to continue building his duplex. He obtained signatures supporting his cause from all of his residential neighbors located within a

200-foot radius of his lot. These signatures demonstrate that the individuals in closest proximity to Danny's duplex support him. More broadly, although Danny's construction is being opposed by a small (but vocal) group of Elm Thicket residents, it bears emphasizing that far more Elm Thicket residents were opposed to the City's changes to the neighborhood's zoning than supported them.

Danny's experience is not just profoundly unfair and catastrophically expensive. The City violated the new zoning regulations and Danny's constitutional rights. Specifically, the new zoning permits duplexes on vacant lots in Danny's tract, so long as the duplex complies with D(A) Duplex District's requirements.[1] And Danny's duplex complies with those duplex requirements. That means that the City's newly enacted zoning codes—the codes it says prohibit Danny from building a duplex and restrict its dimensions—do not govern here.

The City's revocation of Danny's permit does not just reflect an erroneous understanding of the applicable laws. It also amounts to a violation of the Texas Constitution's prohibition against retroactivity, TEX. CONST. art. I, § 16, and due course of law provision, TEX. CONST. art. I, § 19, by issuing a stop-work order against Danny. First, the City violated the Texas Constitution's anti-retroactivity clause by impairing Danny's settled expectation—that he could construct a duplex on his lot. Those expectations stem from both his purchase of a duplex-eligible lot and, subsequently, the entire process he underwent before receiving the stop-work order. Namely, Danny was repeatedly assured by the City and its officials that his project was permissible. Apart from being issued a building and master permit, he earned five green tags after passing multiple inspections. Moreover, Danny had personally observed a large number of duplexes in the neighborhood and saw that additional duplexes were being built. At no time should Danny have suspected that constructing a duplex was prohibited.

[1] The Existing Land Use map incorporated in the new zoning regulations confirms Danny's lot was vacant.

Finally, the City violated the Texas Constitution's due course of law provision because (1) Danny had a constitutionally protected property interest to build a duplex and (2) the stop-work order's actual, real-world effect as applied to Danny was so burdensome as to be oppressive in light of the City's interest. The Texas Supreme Court has long held that a person has right to build a home "as he please[s], so long as it [is] not hazardous to others." *Spann v. City of Dallas*, 235 S.W. 513, 516 (Tex. 1921). Considering that Danny's home was duplex-eligible as a vacant lot, that it complies with the pre-existing version and new version of Elm Thicket's zoning, that far more Elm Thicket residents opposed changing the neighborhood's zoning than supported it, that *all* of Danny's nearest residential neighbors support him building his duplex, and that Danny obtained a building permit and was issued multiple green tags before being issued a stop-work order, it cannot be contended that Danny's desired home was improperly permitted or that it is hazardous to his neighbors. Moreover, the City's contention that it amended the neighborhood's zoning to preserve its cultural and historical significance simply does not comport with reality. Danny's lot abuts a commercial zone with numerous chain businesses and car dealerships, and as mentioned, a sizable percentage of the neighborhood is comprised of duplexes. On these facts, it is entirely unjust—indeed, it is unconstitutional—for the City to be forcing Danny into a $1 million loss.

Factual Background

This case is about the City of Dallas revoking a home building permit and halting construction after the permit was approved and substantial construction on the house had been completed. The revocation occurred largely at the behest of a small group of Dallas residents—advocating under the umbrella of the "Save Elm Thicket/Northpark" organization—who had mobilized roughly two years earlier to prevent individuals like Danny from developing properties

in the Elm Thicket/Northpark neighborhood ("Elm Thicket").[2] Unbeknownst to many residents and developers, including Danny Le, Save Elm Thicket/Northpark successfully advocated to downzone the area (designated as Planned Development District 67 ("PD-67")) on October 12, 2022. Although far more Elm Thicket residents opposed the amendments than those who supported them,[3] the Dallas City Council unanimously approved the amendments to PD-67. And as a result, despite Dallas' housing affordability crisis, the City imposed new restrictions on certain specifications regarding density, lot coverage, roof height, and roof type—thus making it harder to create much-needed new housing in Dallas.

The City did not update its zoning website or its system and processes for inspectors for more than six months after it amended PD-67. Nor were City officials seemingly aware of the change. The City was slow to update its website and its inspectors had a separate, opaque system for permit reviews. Consequently, many builders received permits because they complied with the old—but not the new—zoning requirements. Once the error was realized, months or years later, City officials abruptly issued roughly 30 stop-work orders, telling builders that their projects did not comply with the new zoning and revoking their construction permits. This was true even for people like Danny, whose permits were not erroneously issued. The City officials ultimately admitted their error and encouraged builders either to tear down their projects and start anew or make an appeal before the Board of Adjustment ("Board"). That's what happened to Danny, who

[2] According to Gus Perez of Save Elm Thicket/Northpark, "[w]hen the city approved the new zoning they told the neighborhood residents they would have to police what was being built." April Towery, *Dallas Admits Elm Thicket Permits Were Issued Erroneously, Builders Ordered to Stop Work*, Candy's Dirt (Aug. 2, 2024), https://candysdirt.com/2024/08/02/dallas-admits-elm-thicket-permits-were-issued-erroneously-builders-ordered-to-stop-work/.

[3] *See* Dallas Morning News Editorial, *Delay Elm Thicket Vote and Protect Dallas Property Rights*, DALL. MORNING NEWS (Oct. 12, 2022), https://www.dallasnews.com/opinion/editorials/2022/10/12/delay-elm-thicket-vote-and-protect-dallas-property-rights/ (archived at https://archive.ph/adITr) ("[S]ome 650 property owners voted in opposition, while 271 voted in favor of the downzoning plan."). Similar, although perhaps not exact, numbers were provided at the September 17, 2024 hearing regarding Danny's case.

had a permit to build a duplex at 6529 Victoria Avenue (the "Project"). After initially issuing a permit to build a duplex, the City incorrectly cited Danny for a noncompliant roof height (35.9 feet instead of the allotted 25 feet), roof type (butterfly instead of hip and gable), and lot coverage (45 percent instead of 40 percent).[4] His building permit was revoked, and if it is not reinstated, Danny stands to lose his investment of roughly $1 million.

Danny is a second-generation Vietnamese immigrant and is a 100-percent disabled veteran of the U.S. Navy. He has only been in the real estate development business since 2020. His plan for the Project is to move his family down from Boston to live on one side of the duplex and rent out the other side. Danny had poured the foundation, purchased lumber, and installed plumbing for his duplex—building up to the third floor and spending over $200,000 in construction costs—before he received a red tag notice to shut down his build. The order was largely due to complaints raised by Save Elm Thicket/Northpark members. But other neighbors have generally supported Danny, including his nearest neighbor, Lashanna Farley, who owns the property immediately adjacent to him. In fact, Danny obtained signatures supporting his cause from 100 percent of his residential neighbors within a 200-foot radius that the City notified. Even the mayor of Carrolton—a northern suburb of Dallas—contacted Danny and expressed his support. Members of local social media are also overwhelmingly opposed to the City's stop-work orders.[5]

It was reasonable for Danny to begin construction upon the City's issuance of his permit and his settled expectations from undergoing the entire building process. Although the City

[4] Part A, *infra*, explains why the City applied the wrong standards to Danny's house.

[5] *See, e.g, Dallas Admits Elm Thicket Permits Were Issued Erroneously, Builders Ordered to Stop Work*, REDDIT, https://www.reddit.com/r/Dallas/comments/1elfp0g/comment/lgrg2ri/?utm_source=share&utm_medium=web3x&utm_name=web3xcss&utm_term=1&utm_content=share_button [last visited Sept. 26, 2024]. The top-rated comment reads: "I live in [Elm Thicket] in a new build and I've come around to agreeing with the zoning changes to a degree. However, if the city approved the permits and the homes are being built to the approved plans, this is on the city [in my opinion]."

notified some property owners of the proposed zoning change on May 11, 2022, the notice for 6529 Victoria Avenue referenced the wrong owners—the *previous* owners Vu Thong Dinh and The Truth Enterprises, LLC. And at the September 17, 2024 hearing, City attorney Justin Roy explained that "land use was locked in" on July 27, 2022—although nobody at the hearing seemed to understand what that meant or whether property owners were properly notified. Moreover, on January 3–4, 2023, Ashra Ortiz of The Truth Enterprises, LLC applied for Building Permit and Master Permit #2301041101 to construct a new 2,078 square foot duplex at 6529 Victoria Avenue. The City approved both permits on January 4, 2023. Dallas Development Services ("DDS") then issued the Building Permit on April 27, 2023, and the Master Permit on May 2, 2023. After lengthy negotiations that pre-dated the zoning change, Danny purchased the property on June 4, 2024, in good-faith reliance on the zoning restrictions as he knew them—and as validated by the permits granted by the City. It is not unusual in Texas for permits to run with the land rather than the owner, allowing subsequent buyers like Dany to rely on the validity of those permits. This principle is particularly important for financing and development planning, as it reassures investors and developers that the land can be developed as permitted.

Danny then had numerous inspections on June 10–12, 2024 and June 26–28, 2024. It was evident during each of these inspections that he was constructing a duplex. The framing of the house was already in place, showcasing the layout intended for two distinct living units. The inspectors could clearly observe the duplex's dimensions, which included the planned height and roof structure. Additionally, the plumbing and structural components were laid out in a manner consistent with duplex construction, further underscoring that he was building according to the specifications of the permits.

Despite all these things being obvious to the City's inspectors, Danny passed each inspection and earned five green tags, which signified that the Project met all required codes and standards at those stages. This consistent validation by the City not only reinforces Danny's good-faith reliance on the permits, but also highlights the oversight that has led to the current stop-work order. But after receiving citizen complaints from members of Save Elm Thicket, DDS alleged that Danny's Project exceeded the allotted lot coverage, height, and had an unapproved roof type and roof height. The City placed the Project on hold on July 26, 2024. The City then sent Danny a letter via email on August 7, 2024, revoking the permits. Danny filed an appeal on the same day and was assigned case number BDA234-111(BT). The Board of Adjustment Administrator assigned the case to Board of Adjustment Panel A. After the September 17, 2024 hearing, the Board deferred ruling on the matter and scheduled a second hearing for October 22, 2024.

Danny has poured his life savings into the Project and faces devastating financial losses if the City does not allow him to continue building. Danny took out a $1 million construction loan for the Project that he must pay off within one year. He has about $600,000 invested in the Project—$400,000 to buy the property and $200,000 in construction costs. If not for the stop-work order, Danny would have completed his duplex by November 2024 and could have moved into one unit (and renting the other) soon after. Interest is also accruing on Danny's loan during the shutdown. Although Danny would like to compromise, the reality is that he cannot make the roof compliant with the City's position without losing the third story of his duplex and incurring substantial costs. In addition to the construction costs, the redesign of Danny's build renders the property worth substantially less and would command a lower monthly rent. It would also make his desired living arrangement unworkable—he needs the square footage so that he can accommodate both his parents and his three children. And in any case, even if Danny's roof

complied with the City's position, his foundation still exceeds the City's position on allotted lot coverage (45 percent versus 40 percent). Therefore, it is physically impossible for Danny to come into full compliance with the City's position on the new zoning restrictions without tearing down the entire Project and starting over.

The City's revocation of Danny's building permits was fundamentally unfair, and local news media has rightfully garnered sympathy for Danny. As discussed below, the City's revocation also violated PD-67 itself and Danny's rights under the Texas Constitution. Accordingly, the Board should reverse the City's harmful decision and refuse to endorse the mistakes that the City is forcing the Board to resolve.

Argument

A. Danny has a right to build a duplex even after the 2022 amendments to PD-67 because his lot was vacant.

Because Danny's construction is on a vacant lot, he still maintains a right to build a duplex on his lot even *after* the 2022 amendments to PD-67. Indeed, PD-67 allows duplex uses in Danny's tract on vacant property, so long as such duplexes meet the D(A) Duplex District's requirements. *See* DALLAS, TEX., DEV. CODE: PLANNED DEV. DIST. REGULS. § 51P-67.107 (2022). Which property is "vacant" is determined by the "Existing Land Use" map. *Id.* § 51P-67.110. The "Existing Land Use" map refers to the map incorporated into PD-67 as Exhibit 67A. *Id.* § 51P-67.103.1(1). And that map shows that Danny's lot was vacant:



Further, Danny's duplex complies with D(A) Duplex District's requirements, which are the requirements that still govern here. Those requirements allow a maximum of 60 percent lot coverage and a height of 36 feet. *See Id.* § 51A-4.113(4)(E), (F). Danny's lot coverage is only 45 percent, and the height is 35.9 feet. Therefore, his duplex complies with PD-67 as amended and the D(A) Duplex District requirements, and the City's permit revocation was error. And because Danny's right to build a duplex under PD-67 is rooted in the fact that his lot was vacant, the Board can take comfort in the fact that ruling in his favor would not open the door to other developers to build duplexes on non-vacant lots.

B. The City's stop-work order violated the Texas Constitution's prohibition against retroactivity by disrupting Danny's settled expectations.

The Texas Constitution commands that "No . . . retroactive law . . . shall be made." TEX. CONST. art. I, § 16. "A retroactive law is one that extends to matters that occurred in the past." *Tenet Hosps. Ltd. v. Rivera*, 445 S.W.3d 698, 707 (Tex. 2014). The Texas Supreme Court has observed that the presumption against retroactivity advances the "fundamental" objectives of protecting reasonable, settled expectations. *Fire Prot. Serv., Inc. v. Survitec Survival Prods., Inc.*,

649 S.W.3d 197, 201 (Tex. 2022); *Hogan v. S. Methodist Univ.*, 688 S.W.3d 852, 860 (Tex. 2024). There exists a "heavy presumption" in Texas *against* retroactive laws which "requir[es] a *compelling public interest* to overcome." *Rivera*, 445 S.W.3d at 707 (citing *Robinson v. Crown Cork & Seal Co.*, 335 S.W.3d 126, 139 (Tex. 2010)).

The Texas Supreme Court has "jettisoned the terminology of 'vested rights' and instead distilled the following three considerations: '[1] the nature and strength of the public interest served by the statute as evidenced by the Legislature's factual findings; [2] the nature of the prior right impaired by the statute; and [3] the extent of the impairment.'" *Hogan*, 688 S.W.3d at 859–60 (quoting *Robinson*, 335 S.W.3d at 145). In other words, courts "consider not whether the impaired right was 'vested,' but the extent to which that right was 'settled.'" *City of Grapevine v. Muns*, 651 S.W.3d 317, 344 (Tex. App.—Fort Worth 2021, no pet.) (quoting *Zaatari v. City of Austin*, 615 S.W.3d 172, 190 (Tex. App.—Austin 2019, pet. denied)). "Implicit in the Texas Supreme Court's rejection of the vested-rights test is that a settled right is not equivalent to a vested right." *Id.* at 344–45. "But *Robinson* by no means discarded the underlying principle: Constitutional retroactivity bars exist to 'protect[ ] the people's reasonable, settled expectations.'" *Hogan*, 688 S.W.3d at 860 (quoting *Robinson*, 335 S.W.3d at 139).

Texas courts have previously applied principles of retroactivity to administrative actions that have the force of law. *See, e.g.*, *Liberty Mut. Ins. Co. v. Tex. Dep't of Ins.*, 187 S.W.3d 808, 820 (Tex. App.—Austin 2006, pet. denied). Texas's anti-retroactivity principle is appropriate here because the permit revocations and stop-work orders issued by the City have a binding effect on property owners and contractors, just as a law would. The order issued to Danny compels compliance and will result in significant consequences, including a devastating financial loss, disruption of Danny's business, and potential legal ramifications. Danny made substantial

investments in the property based on the assumption that his permits were valid and enforceable. By issuing the stop-work order after granting the permits, the City retroactively nullified the benefits of those permits, impacting Danny's contractual obligations and his reasonable, settled expectations to build a duplex.

Here, anyone in Danny's position would have thought his expectations were settled. He had the building permits in his hand and five green tags after passing each of the City's inspections that occurred over the course of several weeks. At no point in the years-long process that Danny went through did he have any reason to believe he could not proceed with the Project as planned.

1. *The nature and strength of the public interest served by the statute as evidenced by the Legislature's factual findings.*

This first factor weighs in favor of Danny. The City passed the October 2022 PD-67 amendment, in part, to "[a]ccomodate the existing mix of uses in the area," "[p]rotect the internal stable residential neighborhood," "[p]reserve and enhance the historical and cultural significance of the area," and "[s]trengthen neighborhood identity." DALLAS, TEX., DEV. CODE: PLANNED DEV. DIST. REGULS. § 51P–67.101.1 (2022). The October 2022 amendment also noted that Elm Thicket "is an area of historical and cultural importance and significance to the citizens of the City of Dallas," and that "[t]he general objectives of [the amendment] are to promote and protect the health, safety, welfare, convenience, and enjoyment of the public." *Id.*

It is questionable whether the City's asserted interests in restricting roof height and lot coverage for private residences in Elm Thicket are even legitimate. After all, Danny's lot is located next to a commercial zone with numerous chain businesses such as 7-Eleven, Popeyes, LA Fitness, Home Depot, Lowe's, and various car dealerships. And the neighborhood is under the flight path of the Dallas Love Field Airport, which is about a 5-minute drive from Danny's property. And with

all due respect to the neighborhood's history, its current demographics have shifted dramatically in recent decades.[6] Yet, even if the City's asserted interests are legitimate, they are not compelling enough as to disrupt Danny's settled expectations in completing the Project as planned.

2. The nature of the prior right impaired by the statute.

This second factor also weighs in Danny's favor. As mentioned, this analysis turns not on whether Danny had vested rights, but rather the extent to which his expectations to build a duplex were settled. *Muns*, 651 S.W.3d at 344. Here, Danny's settled expectations to complete the Project stem not simply from the City's issuance of the building permits, but from the entire process he underwent before receiving the stop-work order. Danny passed several rounds of inspections which involved City officials visiting his lot. He was never aware that his plans allegedly violated PD-67 before beginning construction.

Danny's interactions with the City—in which officials repeatedly reassured him that the Project was permissible—created settled expectations on his end to construct a duplex on his lot. Danny inquired about the zoning before purchasing the property, took out a loan based on what he believed he could build, and earned five green tags after passing multiple inspections. He observed that the neighborhood contained a sizable number of duplexes and that additional duplexes were being built. Moreover, neither Danny nor the previous owner of the lot received proper notice of the PD-67 amendment, so the traditional means of learning of a zoning change failed here. And even if he had sought to be more diligent in verifying the zoning, the City was slow to update its website and its inspectors had a separate, opaque system for permit reviews.

Simply put, Danny had no reason to believe he was doing something prohibited. Rather, his repeated interactions with the City—in which he was reassured that his construction of a duplex

[6] *See* ELM THICKET – NORTHPARK, NEIGHBORHOOD ACTION PLAN 4 (2017) (available at https://dallascityhall.com/departments/pnv/Documents/Elm%20Thicket%20Neighborhood%20Action%20Plan.pdf).

was permissible—created a reasonable expectation on his end that he could build a duplex on his lot. That expectation is even more reasonable considering that the current version of PD-67 also authorizes Danny to build a duplex on his vacant lot. Therefore, the revocation of Danny's permit violated Danny's reasonable, settled expectations and the Board should reverse the City's actions.

3. The extent of the impairment.

The third and final factor in the anti-retroactivity inquiry also weighs in Danny's favor. In *Zaatari v. City of Austin*, the Texas Court of Appeals considered "the extent of [an] ordinance's impairment of [plaintiff's] settled rights." *Zaatari*, 615 S.W.3d at 191 (citing *Robinson*, 335 S.W.3d at 145). It held that "[t]he elimination of a right plainly has a significant impact on that right." *Zaatari*, 615 S.W.3d at 191. *Zaatari* found a significant impairment where the right to own short-term rental houses ("STRs") in Austin was established, yet the city had sought to eliminate certain STRs. *See id.* at 191–92. The court there concluded that the "impact on property owners' substantial interest in a well-recognized property right" imposed by the ordinance was unconstitutionally retroactive. *See id.* at 192.

Having poured his lifesavings into the Project, the extent of the impairment on Danny's settled expectations to construct a duplex on his lot is enormous:

- Danny would be forced to tear down construction;
- Danny's $200,000 in construction costs would go to waste;
- Danny would lose out on future earnings from renting his duplex;
- Danny's interest on his loan will continue to accrue without one of his much-needed revenue streams;
- Danny's relations with his contractors will be impaired; and

- Perhaps most importantly, Danny's plans to relocate his family from Boston to Dallas will be thrown into major jeopardy.

For all these reasons, the extreme and undeserving calamity that Danny will suffer if prohibited from building his duplex warrants reversal of the City's stop-work order.

C. Danny is entitled to build his duplex under the Texas Constitution's due course of law provision.

Article I, § 19 of the Texas Constitution states: "No citizen shall be deprived of . . . property . . . except by the due course of the law of the land." TEX. CONST. art. I, § 19. Danny may raise a due course of law claim by showing that (1) he had a constitutionally protected property interest, *Klumb v. Hous. Mun. Emps. Pension Sys.*, 458 S.W.3d 1, 15 (Tex. 2015), and that (2) the stop-work order's "actual, real-world effect as applied to [Danny] . . . is so burdensome as to be oppressive in light of[ ] the [City's] interest," *Patel v. Tex. Dep't of Licensing & Regul.*, 469 S.W.3d 69, 87 (Tex. 2015). Danny undoubtedly meets both requirements.

1. Danny has a constitutionally protected property interest in building his duplex.

Danny has a protected constitutional interest in building a home "as he please[s], so long as it [is] not hazardous to others." *Spann v. City of Dallas*, 235 S.W. 513, 516 (Tex. 1921). Danny's home is "his 'castle'; and the Constitution would shield him in its ownership and its use." *Id.* As explained by the Supreme Court of Texas in *Spann v. City of Dallas*:

> [I]t is not the law of this land that a man may be deprived of the lawful use of his property because his tastes are not in accord with those of his neighbors. The law is that he may use it as he chooses, regardless of their tastes, if in its use he does not harm them. Under the Common Law and in a free country a man has the unqualified right to erect upon his land non-hazardous buildings in keeping with

> his own taste and according to his own convenience and means, without regard to whether they conform in size or appearance to other structures in the same vicinity, even though they may tend to depreciate the value of surrounding improved and unimproved property.

Id.; *see also Calcasieu Lumber Co. v. Harris*, 13 S.W. 453, 454 (Tex. 1890); *Dall. Land & Loan Co. v. Garrett*, 276 S.W. 471, 474 (Tex. App.—Dallas 1925); *Stone v. Kendall*, 268 S.W. 759, 761 (Tex. App.—Waco 1925); *Gen. Tire & Rubber Co. v. Tex. Pac. Coal & Oil Co.*, 102 S.W.2d 1086, 1090 (Tex. App.—Fort Worth 1937).[7]

There can be no serious argument that Danny's desired home harms his neighbors. Any such argument is severely undermined by the fact that: (1) more residents of Elm Thicket opposed the changes to PD-67 than those who supported them; (2) Danny's home complies with the pre-existing version of PD-67 (before the October 2022 amendment) and the new version of PD-67; (3) the lot has previously accommodated a duplex; (4) Elm Thicket already has a significant amount of duplexes; (5) Danny's property abuts a vacant lot and is near a highway and a fast-food restaurant; and (6) Danny obtained a builder's permit and passed numerous inspections to construct the duplex.

The record is also devoid of any convincing evidence to the contrary. For example, at the September 17, 2024 hearing, only a few neighbors testified in opposition to the Project. Aside from generalized notions about preserving the neighborhood's character, they also raised privacy concerns about taller roofs. Those concerns are unfounded, considering that Danny's property sits

[7] Some Texas courts have held that "a person does not acquire a vested right in a building permit issued in violation of an ordinance." *City of Dallas v. PDT Holdings, Inc.*, No. 05-21-00018-CV, 2021 WL 3733059, at *6 (Tex. App.—Dallas Aug. 24, 2021, no pet.) (citing *City of Amarillo v. Stapf*, 101 S.W.2d 229, 232 (Tex. 1937)). To be clear, Danny is not asserting a constitutionally protected right in his erroneously issued building permit. Rather, he asserts his more general constitutional right to use his property as he pleases. *PDT Holdings* did not discuss *Spann* and similar cases.

between a church and an empty lot. And in any case, there is no reason to believe that a 35-foot roof raises more privacy concerns than a 25-foot roof.

And while some witnesses expressed concerns about taller roofs blocking their view, the Board should consider that Danny's house is only a stone's throw away from a Popeyes fast-food restaurant. To the extent that Danny's house blocks anyone's view (which is by no means established), it strains credulity to suggest that preserving a view of Popeyes is essential to preserve the historical and cultural significance of the area. Members of Save Elm Thicket have even told Danny in private that their opposition is not about him, it's about "the next guy." Their problem is not so much with Danny's house but rather the unsubstantiated implications of allowing Danny to finish construction. But as the Board stated during the September 17, 2024 hearing, each case sets no precedent for future cases. Save Elm Thicket's hypothetical slippery slope should not prevent Danny from exercising his constitutionally protected property rights.

Additionally, duplexes are consistent with the neighborhood's overall character, and the prior zoning's permissiveness proves the lot can safely accommodate Danny's Project. During the September 17, 2024 hearing, Gus Perez of Save Elm Thicket conceded that as much as 15 to 20 percent of the homes in the neighborhood are duplexes—a conservative estimate, in his own words. Adding one more duplex to Elm Thicket will not disrupt the community's character or aesthetics. One need only drive through Elm Thicket to see a vocal minority greatly exaggerates the neighborhood's architectural or cultural cohesion.[8] The lot also abuts a commercial zone with chain restaurants and is under the flight path of the nearby Dallas Love Field Airport. Further, Danny's duplex will provide much-needed housing to the City. By revoking Danny's permit, the City will reduce available housing units, thereby driving up the cost of housing.

[8] *See supra* note 3 ("[Elm Thicket] has been changing for a long time, and the days of it being an affordable enclave in a segregated city are behind us.").

Ultimately, Board of Adjustment Panel A should consider that the City is punishing Danny in an extremely disproportionate and unjust way. Although Danny's house exceeds the City's position on maximum lot coverage by 5 percent, Danny's proposed house is a duplex. As such, even if the City insists on minor changes to Danny's Project—changes which likely would be imperceptible to neighbors in any event—those changes would be utterly catastrophic to the Project. The City's changes would mean the difference between Danny being able to construct 3 floors versus 2 floors, and 4 bedrooms versus 3 bedrooms. These changes would make it impossible for Danny's family to reside in one unit of the duplex, and it would also cause Danny to receive significantly less rent for the other unit. Combined, these consequences would render Danny's Project economically unviable—all because of a handful of aesthetic regulations that are in some instances imperceptible (and in Danny's case, inapplicable) and, generally, operate to prohibit a structure that is consistent with the evolving development of the community.

Because Danny's desired duplex is not hazardous or harmful to the neighborhood, he has a constitutional right to build his house as planned—and as the City previously approved. *See Spann*, 235 S.W. at 515 ("The right to acquire and own property, and to deal with it and use it as the owner chooses, so long as the use harms nobody, is a natural right.").

2. *The actual, real-world effect of the stop-work order as applied to Danny is so burdensome as to be oppressive in light of the City's interest.*

Additionally, the real-world effect of the City's actions, as applied to Danny, are so burdensome as to be oppressive in light of the City's stated interest. *Patel*, 469 S.W.3d at 87. Danny was reassured by the City that he could build a duplex, was issued a building permit, and earned five green tags after passing multiple inspections before the City issued a stop-work order. Moreover, the City admitted at the Board's September 17, 2024 hearing that it had failed to timely

update its zoning website—despite directing residents to it—and that its inspectors had carelessly adhered to an obscure system for permit reviews. Simply put, the City's gross irresponsibility in failing to make its zoning laws clear to residents is why Danny is in this terrible predicament. Had the City maintained an accurate and up-to-date zoning map that residents could access, and had it not repeatedly approved Danny's Project, Danny would not be facing this mess. To presume that Danny—who has poured approximately $600,000 into his Project to date—should bear the *entire* burden of the City's persistent errors is, simply put, unjust.

The extreme burden that Danny is facing is made even more egregious when considering the City's stated interest in passing PD-67 and issuing the stop-work order. The City contends it amended PD-67 in October 2022 to preserve the historical and cultural significance of the neighborhood. However, this contention is not supported by the facts on the ground. Danny's property is situated between a church and an empty lot. More generally, Danny's lot abuts a commercial zone with numerous chain businesses and various car dealerships. And the neighborhood is under the flight path of the Dallas Love Field Airport, which is about a 5-minute drive from Danny's property. Furthermore, neighbor Gus Perez—the co-founder of Save Elm Thicket—conceded at the September 17, 2024 Board hearing that at least 15 to 20 percent of the homes in the neighborhood are duplexes. Whatever its historical past, Elm Thicket has been undergoing substantial architectural and demographic changes for decades now, such that PD-67's zoning change occurred far too late to meaningfully preserve any of the interests it purports to preserve. Therefore, the record is abundantly clear that the actual, real-world effect of the stop-work order as applied to Danny is so burdensome as to be oppressive in light of both its purported aims and its real-world impacts. Board of Adjustment Panel A should accordingly reverse the

City's stop-work order because it was issued in error and in violation of Danny's Texas constitutional property rights.

Conclusion

For the preceding reasons, Danny respectfully requests that the Board reverse the City's stop-work order and permit revocations so that he can finish the Project per the plans previously approved by the City.

October 11, 2024

Via Email to BDA Secretary
Board of Adjustment, Panel A
320 E. Jefferson Blvd., Rm. 210
Dallas, Texas 75203

Re: BDA 234-111. Building Official's Brief in the appeal of the Building Official's decision that permits Nos. 2301031121 and 2301041101 were issued in error and are invalid.

Dear Board Members:

This is the building official's supplemental brief in response to Daniel Le's (the "Applicant") "Legal Analysis Supporting Reversal of Permit Revocation" submitted on September 27, 2024 ("Applicant's brief"). This relates to the Applicant's appeal of the decision that permits numbered 2211181039 and 221118119 were issued in error and are invalid for a partially built duplex at 6529 Victoria Avenue, Dallas, Texas 75209 (the "Property").

A. Even with Applicant's inappropriately expanded record, the Applicant has not met his burden to show the building official errored.

The Applicant has the burden to establish the facts necessary to warrant overturning the decision of the building official. Dallas, Texas, Code §51A-4.703(d)(1). However, the record presented by Applicant, including his September 27, 2024, submission, contains no facts establishing that the building official incorrectly applied PD 67's requirements to the applicant's intended structure. Instead, Applicant makes extensive questionable legal arguments and inappropriately expands the record in this matter. The Board should consider only the facts presented by the parties related to whether the building official made the correct decision. Further, to the extent that Applicant is challenging the validity or constitutionality of Ordinance No. 32324

(the "Ordinance"), this is not the proper venue for such arguments.[1] The technical legal argument cited by the parties in this appeal should not sway the Board's decision in determining whether the building official erred.

Regarding the issue of the City Attorney's Office and its website with links to the planned development ordinances, the City clearly disclaimed that:

> This electronic version of Chapter 51P of the Dallas City Code is provided to the public as a convenience only. Best efforts have been used to ensure that this version is accurate and complete. Note, however, that this is not the official version and should not be relied upon as a substitute for the official version. No action should be taken without reference to the official version. The official version may be obtained by contacting the Office of the Dallas City Secretary. The formatting and pagination of this electronic version may vary from the official version. Although updates are made on a regular basis, this electronic version may not contain the most recent regulations.

Reliance on the online publication of the City's ordinances should not replace an certified copy of the ordinance from the City Secretary's Office.

To extent the Board considers Applicant's legal arguments, the following responds to the legal assertions made by the Applicant:

B. In the case of conflict, the specific use regulations of Section 51P-67.107 control.

Applicant argues that the general district regulations for a duplex apply to his development. The support for his argument is the provision from PD 67 that notes that the "requirements of D(A) Duplex District apply for development of vacant area." Dallas, Texas, Code §51P-67.110. However, Section 51P-67.107 says a vacant tract can be developed under the D(A) standards as provided by Section 51P-67.110 except that it must comply with the limitations on duplex structures in Section 51P-67.107:

[1] Applicant makes various assertions regarding notice to citizens of the Ordinance, the opposition to the Ordinance during its passage, and the legitimacy of the purpose of the Ordinance. *See* Applicant's brief at 10, 13, and 16.

> (a) In general. ***Except as provided in this section***, land use must remain as indicated on the "Existing Land Use" map with single-family uses and other permitted uses regulated by the requirements of the R-5(A) Single[-]Family District and with duplex uses and other permitted uses regulated by the requirements of the D(A) Duplex District and with the development of vacant property and the redevelopment of property governed by the provisions of Section 51P-67.110 below. Lots 27 through 31 of City Block M/2603 may be used for P(A) Parking District uses subject to the approved Tract III parking district site plan (Exhibit 67C).

See Dallas, Texas, Code §51P-67.107 (emphasis added).

The rules of statutory construction as articulated by Texas courts control. Both provisions must be read together. In PD 67 vacant lots can be developed under D(A) standards, but vacant lots in Tract III are subject to the limitations on D(A) structures in Tract III as spelled out in Section 51P-67.110 and 51P-67.107. If the City only allowed development of vacant property in accordance with the land use map it would be required to remain vacant forever. *See City of Dallas v. Emps.' Ret. Sys. of City of Dall.*, 687 S.W.3d 55, slip op. at 9 (Tex. Mar. 15, 2024) (citing *Jackson v. State Off. of Admin. Hearings*, 351 S.W.3d 290, 297 (Tex. 2011)) ("If we can reasonably harmonize two seemingly inconsistent enactments of the same level of authority—like two constitutional provisions, two statutes, or two ordinances—we will do so."); *Boeing v. StarnAir, Inc.*, 283 S.W.3d 444, 447 (Tex. App.—Fort Worth 2009, no pet.) ("We are required to reconcile and harmonize apparently conflicting statutory provisions, if it is reasonably possible, so that every enactment may be given effect."); *see Boudreaux v. State*, 24 S.W.3d 503, 507 (Tex. App.—Texarkana 2000, no pet.); *Tex. N.O.R. Co. v. W.A. Kelso Bldg. Material Co.*, 250 S.W.2d 426, 430 (Tex. App.—Galveston 1952, writ ref'd n.r.e.).

Further, if you read PD 67 the way Applicant is suggesting the development standards for single family and duplex structures would have no application because they would only apply to existing structures and that does not make sense. The Applicant's analysis of the impact of Section 51P-67.110 is wrong.

C. The Applicant cannot establish that the stop-work order is a constitutionally prohibited retroactive law.

Applicant asserts that the building official's stop-work order runs afoul of the clause that prohibits retroactive laws contained in Article I, section 16 of the Texas Constitution. Applicant's brief at 7-11. Significantly, the prohibition on retroactive laws is unexplained by the Texas Constitution and the precedent in this area is "tangled." *See Robinson v. Crown Cork & Seal Co.*, 335 S.W.3d 126, 138–45 (Tex. 2010) (detailing the conflicting history of Texas jurisprudence on retroactive laws). Therefore, the Board should be restrained in its consideration of Applicant's argument on the prohibition against retroactive laws.

The analysis of this legal issue depends on whether there are events that occurred prior to the passage of the challenged ordinance that impact Applicant's "settled expectations." *Zaatari v. City of Austin*, 615 S.W.3d 172, 188 (Tex. App.—Austin 2019, pet. denied) (Noting that "a retroactive statute is one which gives pre-enactment conduct a different legal effect from that which it would have had without the passage of the statute"). For example, a case about Austin's regulation of short-term rentals (STRs) the plaintiffs argued that the City's issuance of permits for short term rentals prior to the passage of the ordinance banning certain types of STRs settled their expectations in allowing STRs. *Id.* at 181. The Austin Court of Appeals agreed because the plaintiff had a history of receiving permits for his STR. *Id.* at 191-92.

In another case, a plaintiff sued Southern Methodist University and challenged a state law passed into law on June 14, 2021, that protects schools from monetary liability for altering their activities in response to the COVID pandemic. *Hogan v. Southern Methodist University*, 688 S.W.3d 852, 854 (Tex. 2024). Plaintiff argued he had a "settled expectation" to sue for money damages because in person classes were a settled expectation. *Id.* at 854-55. The Texas Supreme Court disagreed because there was no history of a college student "obtain[ing] monetary damages from a school in the event of the campus's unexpected closure for *any* reason—much less its

forced closure at the hand of the government." *Id.* at 862. Here, Applicant purchased the property and started building the duplex well after the Ordinance passed. There cannot be a settled expectation to build to any specification Applicant chooses as there are no relevant events prior to the passage of the Ordinance related to his construction of a duplex.

Typically, a litigant's challenge based on the retroactive clause is a direct challenge to the law, in this case the Ordinance.[2] Instead of arguing that the Ordinance is a prohibited retroactive law, Applicant incorrectly claims that the stop-work order is a prohibited retroactive action. Applicant's brief at 7-9. Applicant argues that the City's stop-work order retroactively nullified the benefits of his permits because they came "after granting the permits" and now have a "binding effect on property owners and contractors, just as a law would." *Id.* at 8. But that is not the case, as Applicant has the benefit of this appeal to the Board and the procedural protections the process provides. *See generally* Tex. Loc. Gov't Code § 211.008.

Further, Applicant makes this argument despite the Texas Supreme Court's ruling in *City of Dallas v. Vanesko,* 189 S.W.3d 769, 774 (Tex. 2006), finding that the "[t]he mere issuance of a building permit does not render a city's zoning ordinances unenforceable." The *Vanesko* court emphasized that "if this were not the case, the city would never be able to correct errors in the permitting process." *Id.* Regardless, Applicant claims that the stop-work order is a prohibited retroactive action because he cannot challenge the Ordinance on this basis as it was passed long before he purchased the property.

[2] *See, e.g., Hogan*, 688 S.W.3d at 852 (Tex. 2024)(challenging application of the Pandemic Liability Protection Act); *Tenet Hospitals Ltd. v. Rivera*, 445 S.W.3d 698 (Tex. 2014) (challenging application of the Medical Liability Act to medical malpractice case); *Robinson v. Crown Cork & Seal Co., Inc.*, 335 S.W.3d 126 (Tex. 2010) (challenging the bill of attainer laws that limited successor liability for asbestos-related claims); and *Barshop v. Medina County Underground Water Conservation Dist*., 925 S.W.2d 618 (Tex. 1996) (landowners challenged the Edwards Aquifer Act in its application as to their water rights).

Applicant misapplies *Liberty Mutual Ins. Co. v. Texas Dept. of Ins.,* 187 S.W.3d 808 (Tex. App.—Austin 2006, pet. denied) to suggest that the prohibition against retroactivity should be applied in this administrative proceeding. Applicant's brief at 8. Applicant is wrong. Under *Liberty Mutual*, courts consider two factors to determine whether an administrative order amounts to an impermissible retroactive law: (1) whether the law "authorizing the agency action is intended to allow the agency to issue a rule with retroactive effect;" and (2) whether the administrative action is constitutionally objectionable. *Id.* at 820.[3] As demonstrated below, both factors favor affirming the building official's actions in this matter.

a. The Dallas City Code authorizes the building official to take action to correct errors in its permitting process.

In *Liberty Mutual*, the court determined that the department of insurance could regulate surpluses in the workers compensation insurance market prior to passage of the enabling legislation because the statute specified that the agency was required to establish policy in that area. *See id.* at 811; *see also Barshop v. Medina County Underground Water Conservation Dist.,* 925 S.W.2d 618, 633 (Tex.1996) (statute that authorizes agency to consider conduct occurring before statute's effective date has retroactive effect). Here, City Council intended for the Development Services (now known as Planning and Development) ("Department") to regulate new construction after the passage of the Ordinance. Dallas, Texas, Code §51P-67.110.2 (a) & (b). Further, new development in PD 67 must comply with state and local law. *Id.* at §51P-67.112(b). Finally, the building official "shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances,

[3] The *Liberty* case was decided in 2006 before the *Robinson* opinion by the Texas Supreme Court in 2010 that outlined the three factors to consider when determining whether a law is a prohibited retroactive law.

rules, and regulations of the city." *Id.* §51P-67.112(b).[4] In other words, the building official has never had authority to override zoning and building restrictions; to the contrary, he is empowered to correct the effects of any permit erroneously issued contrary to such restrictions. Therefore, this question is settled favorably in the administrative official's favor because PD 67 authorizes his action to seek compliance with the regulations of PD 67.

b. Neither the Ordinance nor the stop-work order are prohibited retroactive laws or actions.

A retroactive law is one that extends to matters that occurred in the past. *Robinson,* 335 S.W.3d at 138 ("A retrospective law literally means a law which looks backwards, or on things that are past; or if it be taken to be the same as retroactive, it means to act on things that are past." (quoting *DeCordova v. City of Galveston,* 4 Tex. 470, 475–76 (1849))); *Subaru of Am., Inc. v. David McDavid Nissan, Inc.,* 84 S.W.3d 212, 219 (Tex. 2002); *see also Landgraf v. USI Film Prods.,* 511 U.S. 244, 270, (1994) (determining for purposes of retroactivity "whether the new provision attaches new legal consequences to events completed before its enactment."). Retroactive means "[e]xtending in scope or effect to matters which have occurred in the past." *Robinson*, 335 S.W.3d at 138. But "a statute does not operate 'retrospectively' merely because it is applied in a case arising from conduct antedating the statute's enactment or upsets expectations based in prior law. Rather the court must ask whether the new provision attaches new legal consequences to events completed before its enactment." *Landgraf v. USI Film Prods.*, 511 U.S. 244, 269-70 (1994).

Here, the stop-work order does not attach new legal consequences to events completed before the enactment of the Ordinance. To the contrary, the legal consequences of the stop-work

[4] Additionally, as outlined in the building official's September 6, 2024, brief to the Board, the approval of Applicant's plans hinged on Applicant not violating city law. Further, Dallas City Code Chapter 52 §§ 302.4 and 302.6.1 allow the building official to take action if Applicant's plans violate local law.

order only apply to acts or omissions occurring in the construction of the planned duplex in May or June 2024 when Applicant purchased the property. The actions of the building official at issue all occurred after the passage of the Ordinance. Certainly, there is no settled expectation to violate an existing ordinance. The building official does not have authority to contravene an ordinance, and a permit does not act to override an ordinance. Accordingly, the Ordinance and stop-work orders are not retroactive as applied to Applicant and his retroactivity argument fails.

c. The second *Liberty Mutual* question related to whether the stop-work order is a prohibited retroactive law is favorable to the building official.

Even if the stop-work order is retroactive, the inquiry does not end there. *Robinson*, 335 S.W.3d at 139 (finding that "mere retroactivity is not sufficient to invalidate a statute"; therefore, "not all retroactive laws are unconstitutional"). To determine whether a law is unconstitutionally retroactive, courts consider three factors: "(1) 'the nature and strength of the public interest served by the statute as evidenced by the Legislature's factual findings'; (2) 'the nature of the prior right impaired by the statute'; and (3) 'the extent of the impairment.'" *Id*. at 145. Importantly, the *Robinson* court recognized that "statutes are not to be set aside lightly" and that "the constitutional prohibition against retroactive laws does not insulate every vested right from impairment." *Id.* *Robinson* requires a governmental entity to show a "compelling public interest" to overcome the presumption against retroactive laws, municipal zoning laws retain a presumption of validity. *City of Pharr v. Tippitt*, 616 S.W.2d 173, 175 (Tex. 1981) (holding that zoning ordinance was presumptively valid "exercise of a municipality's legislative powers"); *Robinson*, 335 S.W.3d at 146 (requiring government to show compelling public interest). Moreover, a municipality's proper exercise of its police power, including through zoning, is "*not merely reasonable but is compelling*, notwithstanding the statute's effect on prior rights." *Id.* at 146 (emphasis added). Simply put, PD 67 advances a compelling public interest.

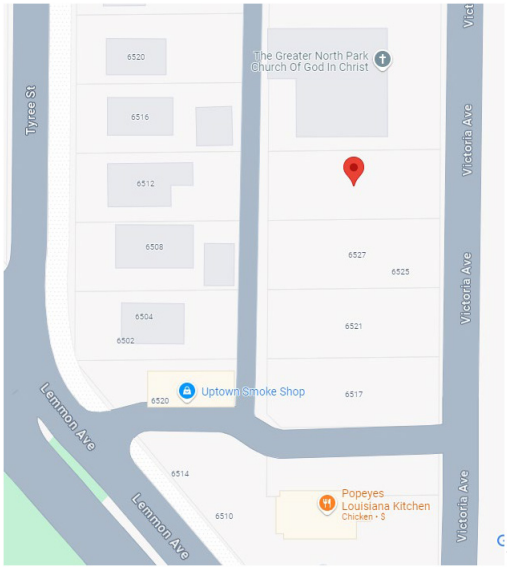
i. The evidence supports the nature and strength of the public interest served by the statute as evidenced by the Legislature's factual findings.

To justify his 36-foot-high flat roofed duplex, Applicant mistakenly suggests that a Popeye's Chicken is "next to" his property and the area is commercial. Applicant's brief at 9. However, Applicant's property is on a residential street well within PD 67. Applicant also conspicuously fails to mention that his proposed duplex abuts and would tower over a small single story church building:



Rather than being "next to" a Popeye's Chicken franchise, Applicant's lot is separated from that business by three lots and a side street.





[5]

By incorporating the regulations of height and roof styles in PD 67, City Council were "[preserving and enhancing] the historical and cultural significance of the area." Dallas, Texas, Code §51P-67.101.1. City Council determined that the regulations promoted and protected "the health, safety, welfare, convenience, and enjoyment of the public." *Id.* Allowing a duplex to tower over a neighboring church in the district runs counter to PD 67, and there is a legitimate public purpose in protecting the properties that abut Applicant's property. Considering the nature of the height disparity between the small church and Applicant's duplex, Applicant cannot legitimately argue that he had a "settled expectation" that he could build his structure to a height in an area with a height restriction of 25 feet.

ii. **The law and the evidence do not support Applicant's argument related to the nature of the prior right impaired by the statute.**

Applicant relies on *Grapevine v. Muns*, 651 S.W.3d 317 (Tex. App.—Fort Worth 2021, pet. denied) to argue that he had a "settled expectation" to build his duplex to the specifications

[5] https://www.google.com/maps/dir/6529+Victoria+Ave,+Dallas,+TX+75209//@32.8376145,-96.8340609,17z/data=!4m8!4m7!1m5!1m1!1s0x864e9e833dc90fcf:0x743f33d7cc2af372!2m2!1d-96.831486!2d32.83761!1m0?entry=ttu&g_ep=EgoyMDI0MDkzMC4wIKXMDSoASAFQAw%3D%3D

he wants. Applicant's brief at 10. Once again, the building official asks the Board to use restraint in its reliance on the *Mun*s decision as authority when considering the second *Robinson* factor. It is critical to note that the Fort Worth Court of Appeals decision in *Muns* came before the Texas Supreme Court's decision in *State Health Servs. v. Crown Distrib. LLC*, 647 S.W.3d 648 (Tex. 2022). *Crown Distributing* mandates that the property interests at issue be defined specifically and as narrowly as possible, considering the nature of the constitutional challenge brought. 647 S.W.3d at 657. Further, the issue in *Muns* is unrelated to the present case as it determined whether property owners had rights to short term rentals of their residential properties. *Id.* at 325. The *Muns* court's analysis of short-term rental rights was too broad in light of the *Crown Distributing* mandate to narrowly tailor the issue. *Id.* at 343-44. Accordingly, the holding in *Muns* is tenuous at best as the narrowly tailored issue here is whether Applicant can build an out of compliance roof style to the height of 36 feet and cover his lot to 45%.

Applicant incorrectly suggests that, because the City issued a permit and inspected his property on several occasions, he somehow had a settled expectation in building a structure that is 11 feet higher than allowed under PD 67. *Id.* Again, Applicant is wrong. Even if Applicant "expected" to build a duplex to 36 feet, that expectation was not and could not have been reasonable. *See Hogan*, 688 S.W.3d at 860 (the plaintiff "must show he had a reasonable and settled expectation" in the right he is asserting). Applicant purchased the property approximately 1 year, 7 months, and 23 days after the passage of the Ordinance. As such, Applicant either knew or reasonably should have known that the zoning for the lot he purchased had changed and did not allow him to build to 36 feet.

Further, zoning is an exercise of a municipality's legislative powers. *City of Pharr v. Tippitt*, 616 S.W.2d 173, 175 (Tex. 1981). A municipal ordinance is presumed to be valid, and the burden of showing its invalidity rests on the party attacking it. *Safe Water Found. of Tex. v. City*

of Houston, 661 S.W.2d 190, 192 (Tex. App.—Houston [1st Dist.] 1983, writ ref'd n.r.e.); *see also Patterson v. City of Bellmead*, No. 10-12-00357-CV, 2013 WL 1188929, at *6 (Tex. App.—Waco Mar. 21, 2013, pet. denied) (mem. op.).

Applicant's use of his property to the height and style he chooses is not a constitutionally protected vested right because it concerns only the way that his property is used, which is not an absolute right. *See City of Univ. Park v. Benners*, 485 S.W.2d 773, 778 (Tex.1972) (holding "that property owners do not acquire a constitutionally protected vested right in property uses once commenced or in zoning classifications once made"); *Weatherford v. City of San Marcos*, 157 S.W.3d 473, 483 (Tex.App. – Austin 2004, pet. denied) (concluding property owner "had no vested property right in any particular zoning classification"); *Hang On III, Inc. v. Gregg County*, 893 S.W.2d 724, 726 (Tex.App. – Texarkana 1995, writ dism'd by agr.) (holding that property owner did not have vested property right in operating sexually-oriented business on that property). A right is "vested" when it "has some definitive, rather than merely potential existence." *Tex. S. Univ. v. State Street Bank and Trust Co.*, 212 S.W.3d 893, 903 (Tex.App. – Houston [1st Dist.] 2007, no pet. h.); *see also* Black's Law Dictionary 1595 (8th ed.2004) (defining "vested" as "[h]aving become a completed, consummated right for present or future enjoyment; not contingent; unconditional; absolute"). Applicant does not have a reasonable settled expected right to the zoning he wants for his lot.

iii. **The law and the evidence do not support Applicant's argument related to the extent of his impairment.**

Applicant attempts to argue that he will lose the right to develop his property and will suffer economic damages if he has to comply with the PD 67 regulations. First, Applicant can – and always could – develop his property within the bounds of applicable law. He has lost nothing in this regard. While Applicant cannot build a third level on his structure, that is not a right that Applicant ever had during his ownership of the property. Applicant still can develop and build a

duplex on his property that complies with the regulations. Therefore, in considering the nature and extent of the impairment, the Board should consider the nature and extent of the prior right impaired by the ordinance. *See Robinson*, 335 S.W.3d at 145–49. As the court stated in *Robinson*, "the constitutional prohibition against retroactive laws does not insulate every vested right from impairment, nor does it give way to every reasonable exercise of the Legislature's police power; it protects settled expectations that rules are to govern the play and not simply the score, and prevents the abuses of legislative power that arise when individuals or groups are singled out for special reward or punishment." 335 S.W.3d at 145.

In summary, the City's ordinances are not unconstitutionally retroactive. Applicant can still construct a duplex on his lot, but he cannot build to a height that is approximately ten feet above the height regulation, and he never had any reasonable "settled" expectation in doing so. Applicant's structure does not conform to the roof type allowed PD 67 and fails to comply with lot coverage. Finally, the City has a strong interest in protecting the cultural significance of PD 67 and protect small structures like the neighboring church from too tall structures that project permanent shadows on it.

D. Applicant cannot establish that he is entitled to build his duplex to his own specifications under the Texas Constitution's due course of law provision.

Applicant inaccurately asserts that the building official's stop-work order runs afoul of the due course of law clause contained in Article I, section 19 of the Texas Constitution. Contrary to Applicant's assertions, he has no constitutionally protected property interest to build a duplex to his own specifications or "to use his property as he pleases." *See* footnote on page 13 of Applicant's brief. The reason for this is simple: There is no such right.

a. Applicant does not have a constitutionally protected right to build to any design specifications he chooses.

Mistakenly citing *Spann v. City of Dallas*, 235 S.W. 513, 516 (Tex. 1921) for the "proposition that a person has right to build a home 'as he please[s], so long as it [is] not hazardous to others,'" (Applicant's brief at 12), Applicant ignores the *Spann* Court's admonition that it - property development must "take[] into account the equal rights of others, for it is qualified by the obligation that the use of the property shall not be to the prejudice of others." *Id.*[6] Further, the rights of private property owners are not absolute and are subject to restrictions such as zoning laws, as is the case here. *Crown Distrib.*, 647 S.W.3d at 654; *Mbogo v. City of Dallas*, No. 05-17-00879-CV, 2018 WL 3198398, at *9 (Tex. App. —Dallas June 29, 2018, pet. denied).

Applicant has a right to build his duplex, he just has to build it to the standards outlined in PD 67. To the extent Applicant is suggesting that he has a vested right to the design standards he chooses or that the City's zoning laws cannot interfere with his preferred designs, Applicant it wrong. Zoning is allows "a municipality, in the exercise of its legislative discretion, to restrict the use of private property." *City of Brookside Village v. Comeau,* 633 S.W.2d 790, 792 (Tex.1982); *see Mayhew v. Town of Sunnyvale*, 964 S.W. 922, 933 (Tex. 1998) ("Zoning decisions are vested in the discretion of municipal authorities; courts should not assume the role of a super zoning board."); *City of Round Rock v. Smith,* 687 S.W.2d 300, 302–03 (Tex.1985) ("plat approval is a governmental function").

[6] Further complicating Applicant's reliance on *Spann* is that it was decided before the United States Supreme Court case of *Village of Euclid, Ohio v. Ambler Realty Co.,* 272 U.S. 365 (1926), and the 1927 passage of Chapter 211 of the Local Government Code giving cities the power to enact zoning laws. *See* Tex. Loc. Gov't Code §§ 211.001 *et seq.* In *Village of Euclid,* the United States Supreme Court stated that a municipal zoning ordinance would survive a substantive due process challenge so long as it was not "clearly arbitrary and unreasonable, having no substantial relation to the public health, safety, morals, or general welfare." 272 U.S. at 395. In *City of Brookside Village v. Comeau,* the Texas Supreme Court upheld the village's land-use ordinance regulating the location of mobile homes, stating that in reviewing the police powers of municipalities under the Texas Constitution, a court must presume the ordinance is valid and uphold it unless it is "unreasonable and arbitrary-a clear abuse of municipal discretion." 633 S.W.2d 790, 792 (Tex.1982) (quoting *Hunt v. City of San Antonio,* 462 S.W.2d 536, 539 (Tex.1971)). A party attacking such an ordinance must show that "no conclusive or even controversial or issuable fact or condition existed" that would authorize passage. *Id.* at 792-93 (quoting *Thompson v. City of Palestine,* 510 S.W.2d 579 (Tex.1974)).

Applicant argues that the determination of whether Applicant has a right to build depends on whether the home is "hazardous" to his neighbors because of the language from the 1921 *Spann* opinion. But this is not the correct standard and the Board should not apply the legal standards Applicant argues are applicable. Further, the Ordinance is tailored to regulate the type of development Applicant is attempting to build and the City has an interest to protect the neighborhood.

b. The Ordinance is rationally related to a legitimate government interest.

A generally applicable zoning ordinance will survive a substantive due process challenge if it is designed to accomplish an objective within the government's police power and if a rational relationship exists between the ordinance and its purpose. *Mayhew*, 964 S.W. at 938. Under rational basis review, a court affords governmental decisions a "strong presumption of validity," and, therefore, ordinances are presumed to be constitutional. *Da Vinci Inv., L.P. v. City of Arlington*, 747 F. App'x 223, 227 (5th Cir. 2018); *City of Brookside Vill. v. Comeau*, 633 S.W.2d 790, 792 (Tex. 1982). To overcome this presumption, a plaintiff—in advancing a due-course-of-law challenge—must prove that the ordinance "has no foundation in reason and is a mere arbitrary or irrational exercise of power having no substantial relation to . . . the public welfare in its proper sense." *Mayhew*, 964 S.W.2d at 938. Thus, an ordinance must be upheld if it is "designed to accomplish an objective within the city's police power" and it is at least "'fairly debatable'" that the ordinance is rationally related to a legitimate government interest." *Id*. This deferential inquiry is "extremely respectful of legislative determinations" and "does not focus on the ultimate effectiveness of the ordinance, but on whether the enacting body could have rationally believed at the time of enactment that the ordinance would promote its objective." *Walker v. State*, 222 S.W.3d 707, 711 (Tex. App.—Houston [14th Dist.] 2007, pet. ref'd); *Mayhew*, 964 S.W.2d at 938. Accordingly, "decisions that are imprudent, ill-advised, or even incorrect may still be

rational" and the "range of rational grounds is not restricted to those articulated at the time the [city] made its decision," but encompasses all conceivable bases, actual or hypothesized." *Da Vinci Inv., L.P.*, 747 Fed. App'x at 227 (citation omitted).

The Ordinance satisfies the rational basis standard. First, in making its policy recommendations to City Council regarding PD 67 regulations, city council clearly articulated the purpose of the ordinances:

> This article provides standards tailored to meet the needs of the Elm Thicket Northpark Neighborhood which is an area of historical and cultural importance and significance to the citizens of the City of Dallas. The general objectives of these standards are to promote and protect the health, safety, welfare, convenience, and enjoyment of the public, and, in part, to achieve the following:
>
> (1) Accommodate the existing mix of uses in the area.
> (2) Protect the internal stable residential neighborhood.
> (3) Preserve and enhance the historical and cultural significance of the area.
> (4) Strengthen neighborhood identity.

Dallas, Texas, Code §51P-67.101.1.

Each of these purposes is a legitimate government interest, firmly rooted in either the city's police power to promote the general welfare and protect public health and safety. *See* Tex. Loc. Gov't Code § 211.001 (stating that purpose of zoning authority statute was "promoting the public health, safety, morals, or general welfare and protecting and preserving places and areas of historical, cultural, or architectural importance and significance"); *id.* § 211.003(b) ("In the case of designated places and areas of historical, cultural, or architectural importance and significance, the governing body of a municipality may regulate the construction, reconstruction, alteration, or razing of buildings and other structures."); *Powell v. City of Houston*, 580 S.W.3d 391, 407 (Tex. App. 2019), *aff'd*, 628 S.W.3d 838 (Tex. 2021); *Marfil*, 2021 WL 8082644, at *7; *Draper v. City of Arlington,* 629 S.W.3d 777, 786-87 (Tex. App.—Fort Worth 2021, pet. denied).

Furthermore, the provisions of the Ordinance are rationally related to the following public interests, at a minimum. The standards at issue – height, roof style, and lot coverage – are related to preserving the historical nature of neighborhood so that uses and development of structures comply with existing and future development." *See* Exhibit D at 1. The legislative history of the Ordinance indicates that numerous community, neighborhood, city plan commission, and a city council meetings occurred between 2016 and 2022 to determine a plan for PD 67. *Id.* at 3-4. City staff provided the following context for the Ordinance:

> The Elm Thicket neighborhood, a historically African American community, is a large part of the authorized hearing (AH) area. The neighborhood has undergone extensive social and physical change over the last couple of decades. According to US Census data, twenty years ago, the AH area was over 90% African American. While the area has become more diverse, it has also experienced dramatic changes in historic character and is facing intense displacement pressure. In addition to demographic changes, median real estate taxes have increased at least 33% between 2005 and 2019 and continue to increase. Median home prices have doubled in the last twelve years in at least two block groups within the AH area. New home construction has increased significantly, most of which has included tearing down original structures. *The intent of the proposed land uses and development standards is to meet the goals of the Neighborhood Action Plan and facilitate greater compatibility, particularly in scale, between traditional and new development.*

Exhibit D at 7 (emphasis added.) The Ordinance are unquestionably rationally related to the legitimate government interest of promoting the general welfare, health, and public safety of the residents of PD 67.

c. The Ordinance is also valid under the *Patel* standard.

Plaintiff relies heavily on *Patel v. Tex. Department of Licensing & Regulation* to argue that the Ordinance is "so unreasonably burdensome," as applied to him, that they are "oppressive in relation to the underlying government interest." 469 S.W.3d 69, 87 (Tex. 2015). Tellingly, as described above, Plaintiff's reliance on *Patel* conspicuously fails to satisfy the requirement under *Crown Distributing* to define the relevant property interest as narrowly as possible. That is, Plaintiff relies on *Patel* because his due course of law claim undeniably fails under *Crown*

Distributing. To the extent *Patel* has any relevance, Plaintiff misunderstands and misapplies its analysis. That is, *Patel* acknowledges the high level of deference courts extend to legislative determinations and emphasizes "the presumption that legislative enactments are constitutional," as well as the "high burden on parties claiming a statute is unconstitutional." *Id*.

Viewed through this lens, the Ordinance or the stop-work order meant to correct the mistakes of the parties cannot reasonably be considered "oppressive in relation to the underlying government interest." When defined narrowly, the property interest being restricted has to do with height, roof type, and lot coverage. In making his argument under the *Patel* standard, Applicant argues that the City is restricting the building of his duplex. But that is not case as Applicant can build his duplex but has to conform to the standards as to height, roof type, and lot coverage. As detailed above, the Ordinance targets the adverse impacts of the development of structures are not compatible with the style and tradition of the neighborhood.

Similarly, the training requirements at issue in *Patel* amounted to eight 40–hour work weeks, were unrelated to health and safety in the eyebrow-threading industry, and were arbitrary and excessive compared to other requirements for similar occupations (e.g., hair braiders were only required to undergo 16 hours of health and safety training). *Patel*, 469 S.W.3d at 90. Conversely, the Ordinance will accommodate Applicant's duplex but targets the adverse impacts of new development that fails to preserve the character of residential areas. Unlike the regulations at issue in *Patel*, the Ordinance is comparable to similar regulations in other cities, which have been upheld by Texas courts. *Powell,* 580 S.W.3d at 407; *Draper,* 629 S.W.3d at 786-87 (upholding zoning and registration ordinances as rationally related to the legitimate government interest of "minimizing the adverse impacts resulting from increased transient rental uses in neighborhoods that were planned, approved, and constructed for single-family residences"). Simply put, while *Patel* does not control, it would not serve to invalidate the Ordinance or the

stop work order. Plaintiffs' due course of law claim is not likely to succeed on the merits and, therefore, cannot provide the basis for the Board to overturn the action of the building official.

E. Conclusion

The administrative official correctly determined that the Permits were issued in error. Applicant should refine his development plans for the lot so that the structure is compliant with PD 67's requirements for the height of the structure, roof structure, and lot coverage.

Very truly yours,

Justin H. Roy
Assistant City Attorney
214-671-1593
justin.roy@dallas.gov

FILE NUMBER: Z167-395(MK) **DATE AUTHORIZED:** September 7, 2017

LOCATION: Generally bound by Lovers Lane to the north, Inwood Road to the east, Mockingbird Lane to the south, and Lemmon Avenue and Bluffview Boulevard to the west.

COUNCIL DISTRICT: 2

SIZE OF REQUEST: Approx. 521 acres **CENSUS TRACT:** 0071.02

REQUEST: A City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 67, Planned Development District No. 326, Planned Development District No. 515, Planned Development District No. 659, Planned Development District No. 670, Planned Development District No. 771, Planned Development District No. 814, Planned Development District No. 947, a CR Community Retail District, a CS Commercial Service District, a D(A) Duplex District, an IR Industrial Research District, an LO-1 Limited Office District, an MC-1 Multiple Commercial District, an MF-2(A) Multifamily District, a P(A) Parking District, an R-7.5(A) Single Family District, an R-10(A) Single Family District, a TH-2(A) Townhouse District, and a TH-3(A) Townhouse District with consideration given to appropriate zoning for the area including use, development standards and other appropriate regulations.

SUMMARY: The purpose of this authorized hearing is to allow for appropriate land uses and development standards to ensure compatibility with existing and future development.

CPC RECOMMENDATION: **Approval** of proposed amendments to and expansion of Planned Development District No. 67, generally north of Mockingbird Lane, east of Roper Street to Stigall Street, east of Taos Road, south of Kelton Drive, and west of Oriole Drive, subject to conditions; and **no change** to Planned Development District No. 326, Planned Development District No. 515, Planned Development District No. 659, Planned Development District No. 670, Planned Development District No. 771, Planned Development District No. 814, Planned Development District No. 947, CR Community Retail District, CS Commercial Service District, D(A) Duplex District, IR Industrial Research District, LO-1 Limited Office District, MC-1 Multiple Commercial District, MF-2(A) Multifamily District, P(A) Parking District, a portion of R-7.5(A) District, R-10(A) Single Family District, TH-2(A) Townhouse District, and TH-3(A) Townhouse District properties.

STAFF RECOMMENDATION: **Approval** of proposed amendments to and expansion of Planned Development District No. 67, generally north of Mockingbird Lane, east of Roper Street to Stigall Street, east of Taos Road, south of Kelton Drive, and west of Oriole Drive,

Exhibit D

subject to conditions; and **no change** to Planned Development District No. 326, Planned Development District No. 515, Planned Development District No. 659, Planned Development District No. 670, Planned Development District No. 771, Planned Development District No. 814, Planned Development District No. 947, CR Community Retail District, CS Commercial Service District, D(A) Duplex District, IR Industrial Research District, LO-1 Limited Office District, MC-1 Multiple Commercial District, MF-2(A) Multifamily District, P(A) Parking District, a portion of R-7.5(A) District, R-10(A) Single Family District, TH-2(A) Townhouse District, and TH-3(A) Townhouse District properties.

PLANNED DEVELOPMENT NO. 67: https://bit.ly/Dallas_PDD67

PLANNED DEVELOPMENT NO. 67, EXHIBIT 67A, Land Use Map: https://bit.ly/Dallas_PDD67A

PLANNED DEVELOPMENT NO. 67, EXHIBIT 67B, Height Zone Map: https://bit.ly/Dallas_PDD67B

PLANNED DEVELOPMENT NO. 67, EXHIBIT 67C, Parking District Site Plan: https://bit.ly/Dal_PDD67C

PLANNED DEVELOPMENT NO. 67, EXHIBIT 67D, Landscape Buffer Area: https://bit.ly/Dallas_PDD67D

PLANNED DEVELOPMENT NO. 67, EXHIBIT 67E, Development Plan: https://bit.ly/Dallas_PDD67E

BACKGROUND INFORMATION:

- In 2016, the Elm Thicket – Northpark neighborhood was selected as Council District 2's Neighborhood Plus Target area, an effort to engage residents to develop a vision for the area, establish a leadership structure, and set a framework for action.

- On July 1, 2017, after over a year of community meetings and other engagement events, the Elm Thicket – North Park Neighborhood Action Plan was completed, setting a guiding framework for the neighborhood including an action item to review the zoning as a potential tool to address neighborhood stabilization (Action Plan, pages 7-8).

- On September 7, 2017, City Plan Commission initiated an authorized hearing on an area generally bound by Lovers Lane to the north, Inwood Road to the east, Mockingbird Lane to the south, and Lemmon Avenue and Bluffview Boulevard to the west.

- On October 12, 2020, an initial community meeting was held, hosted by Mayor Pro Tem Medrano, to gather input from members of the community.

- Between January 11, 2021, and March 9, 2022, staff met with the steering committee 13 times to discuss proposed zoning changes for the area. An average of 9 steering committee members attended these meetings.

- On August 21, 2021, a second community meeting was held, hosted by Councilmember Moreno, to bring back the steering committee recommendations and gather input from members of the community.

- Between January 24, 2022, and January 31, 2022, staff held four informal walk-up meetings with community members to discuss proposed recommendations and gather input from members of the community. Additionally, on February 2, 2022, staff held an online informal question and answer session with the steering committee and community members.

- On June 2, 2022, City Plan Commission was briefed on this case.

- On June 6, 2022, this zoning case scheduled for June 16, 2022 City Plan Commission was postponed by the opposition under Section 51A-4.701(e)(5) of the Dallas Development Code.

- On June 16, 2022, as part of the CPC Bus Tour, the Commission toured the authorized hearing area.

- On July 21, 2022, City Plan Commission recommended approval of amendments to and expansion of Planned Development District 67, subject to conditions. The

recommendations provided by CPC on July 21, 2022 are shown in the Proposed Conditions Draft Ordinance in this case report.

- On August 18, 2022, a Community Meeting was held by the City and Hosted by City Council Member Moreno and Council Member Willis to listen to community comments.

- On August 29, 2022, this zoning case scheduled for September 14, 2022 City Council was postponed by the opposition under Section 51A-4.701(e)(5) of the Dallas Development Code.

- On September 9, 2022, a Community Meeting was held by the City and hosted by City Council Member Moreno to listen to community comments.

Zoning History:

There have been seven zoning cases and three Board of Adjustment cases within the last five years within the authorized hearing area.

1. **Z178-120:** On February 14, 2018, City Council approved an amendment to Deed Restriction No. Z834-292 TH-1(A) Townhouse District, located on the southwest corner of Bristol Avenue and Lovers Lane.

2. **Z189-117:** On March 21, 2019, City Plan Commission denied an application for an amendment to Tract III and the "Existing Land Use Map" within PD No. 67, located on the west side of Roper Street, south of Thedford Avenue.

3. **Z189-119**: On March 21, 2019, City Plan Commission denied an application for an amendment to Tract III and the "Existing Land Use Map" within PD No. 67, located on the west side of Victoria Avenue, north of West Mockingbird Lane.

   Z189-110: On March 21, 2019, City Plan Commission denied an application for an amendment to Tract III and the "Existing Land Use Map" within PD No. 67, located on the east side of Victoria Avenue, north of West Mockingbird Lane.

4. **Z189-197:** On May 16, 2019, City Plan Commission recommended denial of an application for a general zoning change from R-7.5(A) Single Family District to TH-1(A) Townhouse District, located at 6544 Kenwell Street.

5. **Z189-309:** On September 11, 2019, City staff approved an automatic renewal of SUP No. 1465 for a community service center, located at the northwest corner of Roper Street and West University Boulevard.

6. **Z189-292:** On February 12, 2020, City Council denied an application for an amendment to Tract III and the "Existing Land Use Map" within PD No. 67, located on the east side of Tyree Street, north of Savage Street.

7. **Z190-059:** On June 24, 2020, Board of Adjustment granted a special exception for an additional dwelling unit for a handicapped person to use and enjoy a dwelling, in accordance with Section 51A-1.107.(b)(1) and the Federal Fair Housing Amendments Act of 1988, as amended, located at 7315 Kaywood Drive.

8. **Z190-179:** On August 12, 2020, City Council approved a general zoning change from TH-3(A) Townhouse District to P(A) Parking District on one parcel located on the west line of Inwood Road, north of West University Boulevard.

9. **Z190-043:** On August 18, 2020, Board of Adjustment granted a special exception to allow for an accessory dwelling unit and additional electrical utility service, located at 6933 Prosper Street.

Thoroughfares/Streets

Thoroughfare/Street	Type	Thoroughfare Plan
W. Lovers Lane	Major Arterial	90 feet of right-of-way (M-6-D(B))
W. University Blvd.	Major Arterial	60 feet of right-of-way (S-4-U)
W. Mockingbird Lane	Major Arterial	100 feet of right-of-way (M-6-D(A))
Lemmon Avenue	Major Arterial	100 feet of right-of-way (M-6-D(A))
Bluffview Blvd.	Major Arterial	80 feet of right-of-way (S-4-D)
Inwood Road	Major Arterial	100 feet of right-of-way (M-6-D(A))

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan*, adopted by the City Council in June 2006, outlines several goals and policies which can serve as a framework for assisting in evaluating this proposal. To follow is a summary of relevant recommendations from different elements in the 2006 Plan:

LAND USE ELEMENT

Goal 1.1 Align land use strategies with economic development priorities

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

ECONOMIC ELEMENT

Goal 2.5 Foster a city of great neighborhoods

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

Policy 2.5.2 Ensure that existing and future residential areas are appropriately linked in order to enhance economic development and urban design benefits.

URBAN DESIGN ELEMENT

Goal 5.1 Promote a sense of place, safety, and walkability

Policy 5.1.3 Encourage complementary building height, scale, design and character.

Goal 5.2 Foster a city of great neighborhoods

Policy 5.2.1 Maintain neighborhood scale and character.

The proposed zoning changes meet the vision of the *forwardDallas! Comprehensive Plan* by elevating the importance and vitality of this neighborhood, promoting strong and distinctive neighborhoods, and encouraging complementary building height, scale, design and character. The recommended changes focused on allowing appropriate land uses and regulations to ensure compatibility with existing and future development.

Land Use:

	Zoning	Land Use
Site	CR Community Retail, CS Commercial Service, R-7.5(A) Single Family, R-10(A) Single Family, D(A) Duplex, P(A) Parking, LO-1 Light Office, MF-2(A) Multifamily, TH-2(A) Townhome, TH-3(A) Townhome, MC-1 Multiple Commercial, Planned Development District PD 814, Planned Development District PD 947, Planned Development District PD 67, Planned Development District PD 659, Planned Development District PD 515, Planned Development District PD 326	Single Family Residential, Church, Duplex, Office, Grocery, Community Retail, Multifamily, School, Community Center, Recreation Center, Parking, Personal services, Automobile sales and service, School, Vacant land
North	Planned Development District PD 326, Planned Development District PD 771	Single Family Residential, Office, Community Retail, Personal Services, Vacant land
East	R-7.5(A) Single Family, D(A) Duplex, Planned Development District PD 482, Conservation District CD 10	Single Family Residential, Duplex, Community Retail

South	CR Community Retail, R-7.5(A) Single Family, PD 738 Subdistrict 1	Community Retail, Church, Single Family Residential
West	IR Industrial Research, Planned Development District PD 670, CR Community Retail	Love Field Airport, Automobile sales and service, Community Retail

Land Use Compatibility:

The *Elm Thicket – North Park Neighborhood Action Plan* was used as the basis for the proposed Planned Development District and changes to PD No. 67. Other departments (Development Services, Code Compliance, Housing and Neighborhood Revitalization, Engineering, and Public Works) are also leveraging projects in this area as a part of the implementation of the Plan. The proposed Planned Development District furthers the other departmental initiatives by providing the appropriate zoning to support development while maintaining the character of the existing neighborhood.

Neighborhood Context and Project Intent:

The Elm Thicket neighborhood, a historically African American community, is a large part of the authorized hearing (AH) area. The neighborhood has undergone extensive social and physical change over the last couple of decades. According to US Census data, twenty years ago, the AH area was over 90% African American. While the area has become more diverse, it has also experienced dramatic changes in historic character and is facing intense displacement pressure. In addition to demographic changes, median real estate taxes have increased at least 33% between 2005 and 2019 and continue to increase. Median home prices have doubled in the last twelve years in at least two block groups within the AH area. New home construction has increased significantly, most of which has included tearing down original structures. The intent of the proposed land uses and development standards is to meet the goals of the Neighborhood Action Plan and facilitate greater compatibility, particularly in scale, between traditional and new development.

Landscaping:

Any new development on the property will require landscaping per Article X of the Dallas Development Code, as amended, except where provided generally in PD No. 67.

Recommendations:

After the August 21, 2021 community meeting, staff evaluated the steering committee recommendations, further studied the evolving conditions and context for the entire authorized hearing area, and weighed community input since the inception of this area being designated a Neighborhood Plus Target Area. Based on those outcomes and a goal to preserve and protect the legacy and heritage of this historic Dallas neighborhood, staff prepared supplemental recommendations to the steering committee recommendations proposed in this report and shared them with the community.

The following sections in this report outline the steering committee recommendations, followed by the CPC recommendations. There is a comparative table at the end of the section that summarizes existing conditions, steering committee recommendations, and CPC recommendations. The comparative table reflects the largely similar proposals. Where the proposals differ, the text has been bolded and italicized for ease of reference. The CPC recommendations fall within the following categories: expansion of PD 67 to include adjacent R-7.5(A) area, additional matching provisions in Tracts I & III of PD 67, combining Tracts II & IV of PD 67, and the addition of clarifying language to PD 67.

Steering Committee Recommendations:

Proposed amendments to PD 67 Tract III

- Recommendation to permit Duplex use on property fronting Roper Street and Mabel Avenue.

- Recommendations for single family and duplex structures:

  (1) Roofs. 90 percent of the roof of the main structure must be hip and gable when greater than 20 feet from grade.

  GABLE ROOF means a roof having a triangular wall section at the ends of a pitched roof, bounded by the two roof slopes and the ridge pole which is positioned at the centerline of two eaves. The minimum pitch of a gable roof is 4:12.

  HIP ROOF means a roof having sloping edges and sides. The minimum pitch of a hip roof is 4:12.

  (2) Maximum structure height is 25 feet. No portion of the structure can be greater than 30 feet from grade.

  (3) Maximum lot coverage is:
  (A) 45 percent for single story structures.
  (B) 35 percent for multiple story structures.

Recommended standards for proposed new PD for R-7.5(A) District (south of University Drive) *(Refer to map on p. 11)*

- Roofs. 90 percent of the roof of the main structure must be hip and gable when greater than 20 feet from grade.

  GABLE ROOF means a roof having a triangular wall section at the ends of a pitched roof, bounded by the two roof slopes and the ridge pole which is positioned at the centerline of two eaves. The minimum pitch of a gable roof is 4:12.

  HIP ROOF means a roof having sloping edges and sides. The minimum pitch of a hip roof is 4:12.

- Maximum structure height is 25 feet. No portion of the structure can be greater than 30 feet from grade.

- Maximum lot coverage is:
  (A) 45 percent for single story structures.
  35 percent for multiple story structures.

CPC Recommendations:

Proposed amendments to PD 67

- Clarify language in PD to comply with current formatting, definitions, and language of Chapter 51A. Language for Tract V is already written to match Chapter 51A and there are references to Chapter 51A in the Tract IV text. Clarifying the section under which the PD falls should help facilitate an easier review process and ideally streamline permitting.

- Combine Tract II into Tract IV. Tracts II and IV are contained in one contiguous platted property, consisting of a multifamily use that complies entirely with Tract IV PD regulations. Currently, Tract II & Tract IV fall under Chapter 51 language. After careful review, staff found no conflicting language that would prohibit the combining of the two tracts. Tract IV is already written to closely comply with Chapter 51A. CPC recommends these conditions transition to fall under Chapter 51A.

- Proposed conditions for Tract I lot coverage and height should match the proposed lot coverage and height conditions for Tract III. While they have differing base zoning, Tracts I and III are similar in context, development pattern, and were platted at the same time under the same conditions.

- CPC recommends for PD 67 Tract III that the steering committee recommendations outlined in the previous section are followed.

CPC proposal for expansion of PD 67

- CPC recommends expanding PD 67 using the steering committee recommendations outlined in the previous section.

- Whereas the steering committee recommended that the proposed height and lot coverage standards apply only to properties south of University Boulevard, CPC proposes the standards apply to most of the properties designated R-7.5(A) within the authorized hearing area *(Refer to map on p. 12)*. CPC recommends that the entire neighborhood would benefit from these recommendations, not just the homes south of University Drive, with the exception of the properties within the Airway Heights Addition. The Airway Heights Addition subdivision is not included in the new PD, due to being distinctly different from the rest of the R7.5(A) properties – no curb and gutter, no sidewalks, established pre-annexation with different subdivision standards, gable roofs, and all single-story minimal ranch homes.

- CPC recommends adding a purpose statement at the beginning of the ordinance to say: "Purpose: This article provides standards tailored to meet the needs of the Elm Thicket Northpark Neighborhood which is an area of historical and cultural importance and significance to the citizens of the City of Dallas. The general objectives of these standards are to promote and protect the health, safety, welfare, convenience, and enjoyment of the public, and, in part, to achieve the following:
  (1) Accommodate the existing mix of uses in the area.
  (2) Protect the internal stable residential neighborhood.
  (3) Preserve and enhance the historical and cultural significance of the area.
  (4) Strengthen neighborhood identity"

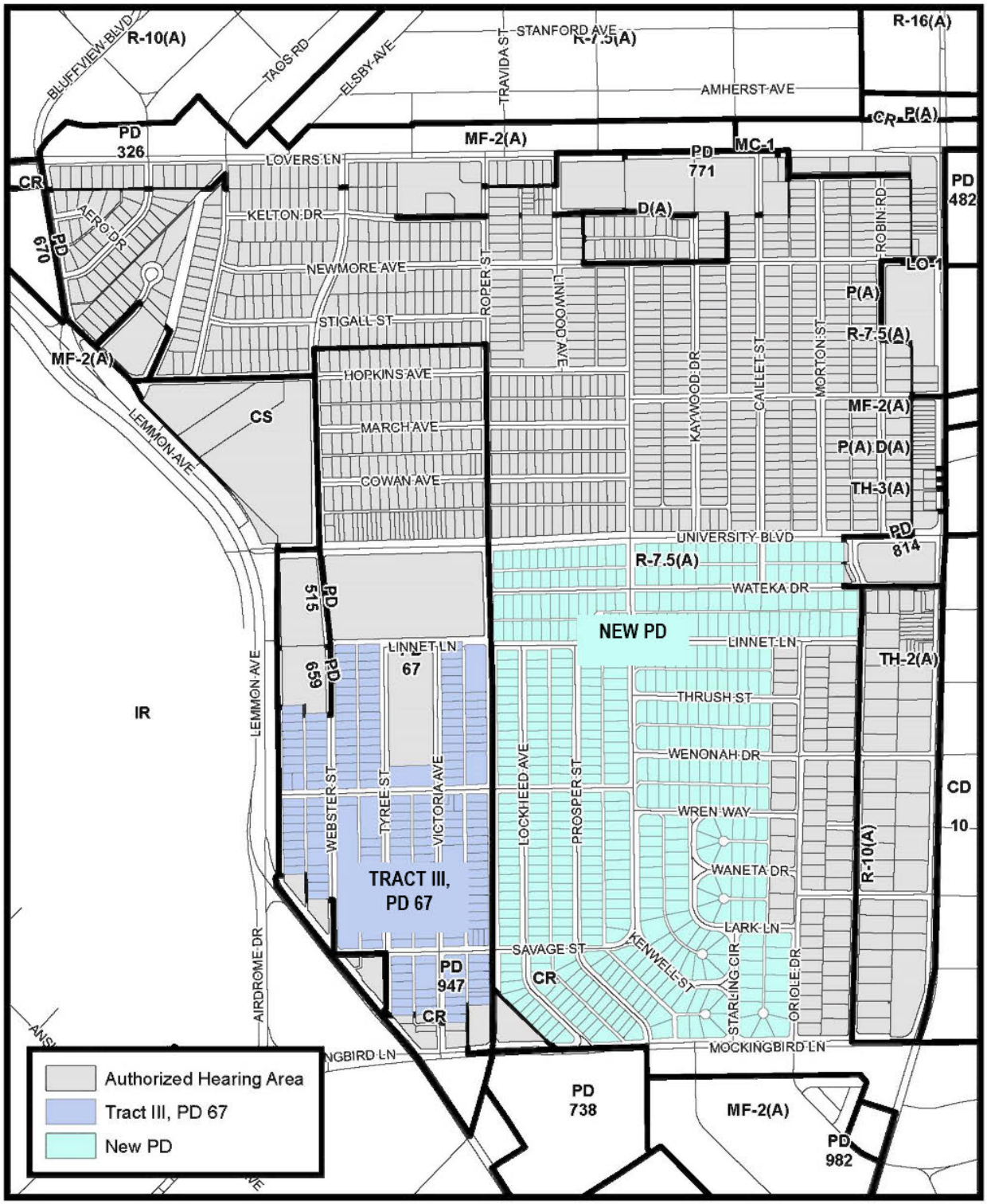
Comparative Table:

The table below shows a comparison of existing conditions, steering committee recommendations, and CPC recommendations. The primary differences between the steering committee and CPC recommendations are shown in ***bold italics***.

	Existing	Steering Committee Recommendation	CPC Recommendation
Lot Coverage	45%	Tract III and New PD - Maximum lot coverage is 45% for single story structures and 35% for multiple story structures.	Tracts ***I,*** III, ***& IV*** - Maximum lot coverage is ***40%***.
Height	30 feet	Tract III & New PD - Maximum structure height is 25 feet. No portion of the structure can be greater than 30 feet from grade.	Tracts ***I,*** III, ***& IV*** - Maximum structure height is 25 feet. No portion of the structure can be greater than 30 feet from grade.

PD 67 other	N/A	Tract III – Allow Duplex uses along Mabel Avenue and Roper Street.	Tract III – Allow Duplex uses along Mabel Avenue and Roper Street. ***Combine Tracts II & IV. Update PD No. 67 ordinance to 51A language for clarity.***

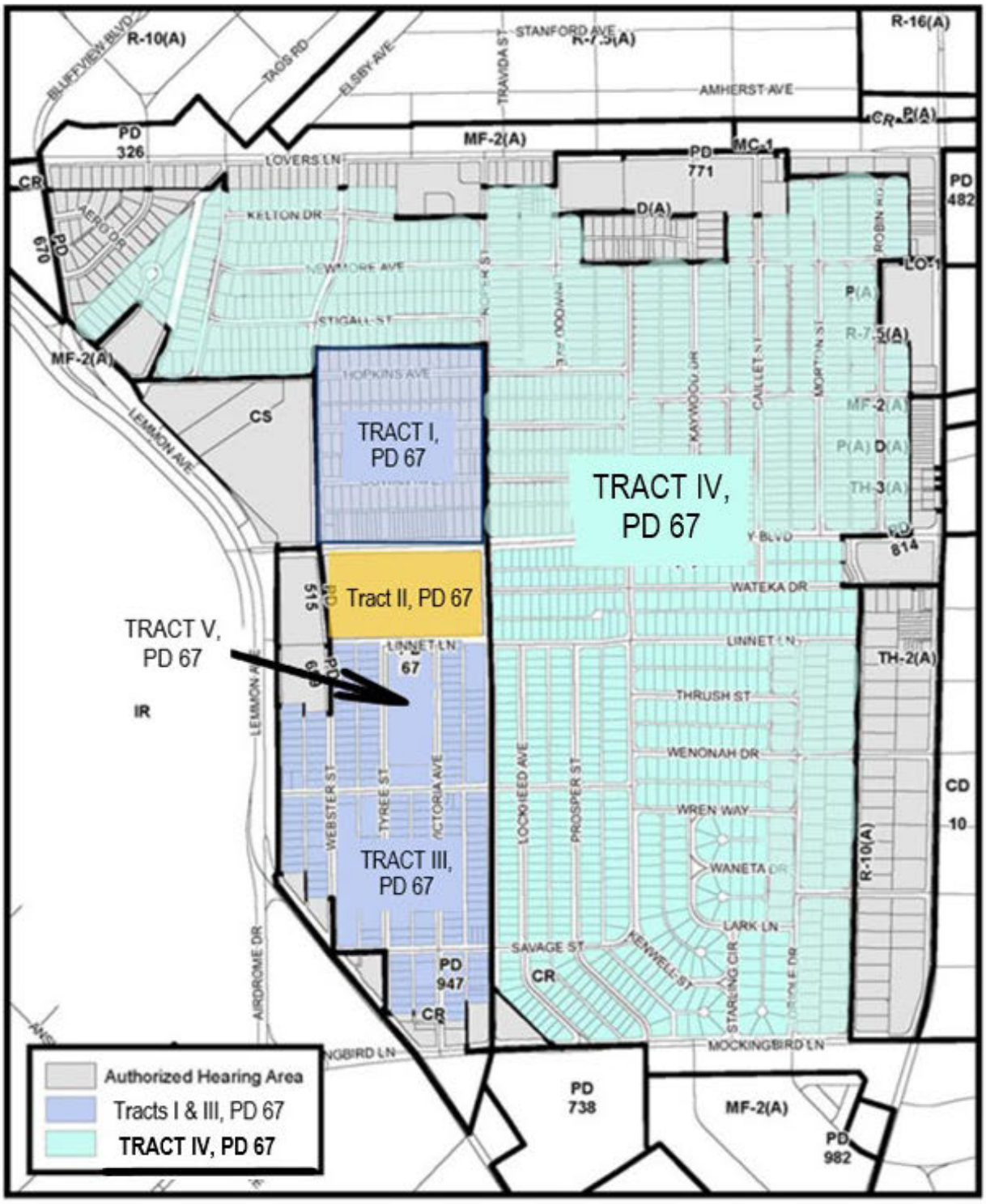
STEERING COMMITTEE PROPOSED NEW PLANNED DEVELOPMENT DISTRICT



Printed Date: 6/25/2021

1:8,500 Elm Thicket Proposed Changes Map

CPC PROPOSED EXPANDED PLANNED DEVELOPMENT DISTRICT No. 67



Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policy makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The subject area is within Categories “B” to “F”.

CPC ACTION

July 21, 2022

Motion: It was moved to recommend **approval** of amendments to Planned Development District No. 67, **approval** of a new Planned Development District, subject to conditions generally north of Mockingbird Lane, east of Roper Street to Stigall Street, east of Taos Road, south of Kelton Drive, and west of Oriole Drive; and **no change** to Planned Development District No. 326, Planned Development District No. 515, Planned Development District No. 659, Planned Development District No. 670, Planned Development District No. 771, Planned Development District No. 814, Planned Development District No. 947, a CR Community Retail District, a CS Commercial Service District, a D(A) Duplex District, an IR Industrial Research District, an LO-1 Limited Office District, an MC-1 Multiple Commercial District, an MF-2(A) Multifamily District, a P(A) Parking District, a portion of an R-7.5(A) Single Family District, an R-10(A) Single Family District, a TH-2(A) Townhouse District, and a TH-3(A) Townhouse District properties in an area generally bound by Lovers Lane to the north, Inwood Road to the east, Mockingbird Lane to the south, and Lemmon Avenue and Bluffview Boulevard to the west, with the following changes:

1 - To combine the two planned development districts into one and include the proposed new planned district and its conditions into a new tract, Tract IV, to PD 67.

2 - Maximum lot coverage for single-story, single family and duplex structures is 40 percent; and

3 - Add a purpose statement as follows:

This article provides standards tailored to meet the needs of the Elm Thicket NorthPark Neighborhood which is an area of historical and cultural importance and significance to the citizens of the City of Dallas. The general objectives of these standards are to promote and protect the health, safety, welfare, convenience, and enjoyment of the public, and, in part, to achieve the following:

(1) Accommodate the existing mix of uses in the area.
(2) Protect the internal stable residential neighborhood.
(3) Preserve and enhance the historical and cultural significance of the area.
(4) Strengthen neighborhood identity

Maker: Hampton
Second: Carpenter
Result: Carried: 10 to 0

For: 10 - Popken, Hampton, Anderson, Shidid, Carpenter, Blair, Housewright, Haqq, Stanard, Kingston

Against: 0

Absent: 2 - Vann, Gibson
Vacancy: 1 - District 3
Conflict: 2 - Jung**, Rubin**

**out of the room, when vote taken

Speakers: For: Nnenna Ejesieme, 6714 Prosper St., Dallas, TX, 75209
Kimberly Sims, 7219 Morton St., Dallas, TX, 75209
Zac Thompson, 4715 W. University Blvd., Dallas, TX, 75209
Jonathan Maples, 6525 Oriole St., Dallas, TX, 75209
Kemishia Richardson, 7314 Kenwell St., Dallas, TX, 75209
Eric McHenry, 7708 Linwood Ave., Dallas, TX, 75209
Arleen Coleman, 7722 Morton St. Dallas, TX, 75209
Michael Valderas, 427 Marshalldell Ave., Dallas, TX, 75211
Christine Hopkins, 1118 Elmwood Blvd., Dallas, TX, 75209
Mark Rieves, 5530 Goodwin Ave., Dallas, TX, 75206
Clarence Glover, 7607 Caillet St., Dallas, TX, 75209
Abel Mulugheta, 1810 Commerce St., Dallas, TX, 75201

For (Did not speak): Pattie Walker, 5021 Wenonah Dr., Dallas, TX, 75209
Annette King, 7402 Kenwell St., Dallas, TX, 75209
Beridia Hill, 7522 Calliet St., Dallas, TX, 75209
Itheria Hutson-Hollins, 7310 Kaywood Dr., Dallas, TX, 75209
LaMonica Love, 6615 Victoria Ave., Dallas, TX, 75209
Mavis Love, 6615 Victoria Ave., Dallas, TX, 75209
Tamilya Smith-Gonzalez, 7407 Kaywood Dr., 75209

Against: Allison Silveira, 4424 Cowan Ave., Dallas, TX, 75209
Francisco Silveira, 4424 Cowan Ave., Dallas, TX, 75209
Sue Berk, 5048 Wateka Dr., Dallas, TX, 75209
Casey Blank, 7652 Culcourt St., Dallas, TX, 75209
Kyle Coburn, 6603 Kenwell St., Dallas, TX, 75209
Juanita Couch, 323 Centre St., Dallas, TX, 75208
Clay Stapp, 3404 Greenville Ave., Dallas, TX, 75206
Kevin McGovern, 4827 March Ave, Dallas, TX, 75209
Waleed Jaroun, 7523 Caillet St., Dallas, TX, 75209
Jennifer Brower, 7515 Linwood Ave., Dallas, TX, 75209
Doug Brower, 7515 Linwood Ave., Dallas, TX, 75209
Ricky Gonzales, 4283 S. Cresthaven Rd., Dallas, TX, 75209
Todd Helman, 4922 Wenonah Dr., Dallas, TX, 75209
Jay Joyce, 4818 Wateka Dr., Dallas, TX, 75209
Reagen Anderes, 7625 Kenwell St., Dallas, TX, 75209
Stephanie Helman, 4922 Wenonah Dr., Dallas, TX, 75209
Kendall Laughlin, 6608 Robin Rd., Dallas, TX, 75209
Curt Hefner, 7015 Oriole Dr., Dallas, TX, 75209
Emmie Kellie, 4819 Cowan Ave., Dallas, TX, 75209
David Patillo, 4818 Wateka Dr., Dallas, TX, 75209

Against (Did not speak): Juli Anderes, 7625 Kenwell St., Dallas, TX, 75209

Yahya Mansour, 4707 Wateka Dr., Dallas, TX, 75209
Debbie Frankfurt, 7626 Caillet St., Dallas, TX, 75209
Justin Rubel, 4337 Hopkins Ave., Dallas, TX, 75209
Kathy Coffman, 6546 Starling Cir., Dallas, TX, 75209
Jim Couch, 323 Centre St., Dallas, TX, 75208
Tom Armstrong, 7503 Kaywood Rd., Dallas, TX, 75209
Staff: Andrea Giles, Assistant Director, Community Planning Studio

Proposed Conditions

AMEND AND EXPAND PLANNED DEVELOPMENT DISTRICT NO. 67

ARTICLE 67.

PD 67.

SEC. 51P-67.101. LEGISLATIVE HISTORY AND PURPOSE.

PD 67 was established by Ordinance No. 15189, passed by the Dallas City Council on May 24, 1976. Ordinance No. 15189 amended Ordinance No. 10962, Chapter 51 of the 1960 Revised Code of Civil and Criminal Ordinances of the City of Dallas. Ordinance No. 15189 was amended by Ordinance No. 23873, passed by the Dallas City Council on May 5, 1999; Ordinance No. 25219, passed by the Dallas City Council on April 9, 2003; Ordinance No. 25283, passed by the Dallas City Council on June 11, 2003; and Ordinance No. 25344, passed by the Dallas City Council on August 13, 2003. Ordinance No. 25344 rezoned a .71-acre portion of the Property from PD 67 to PD 659. (Ord. Nos. 10962; 15189; 23873; 25219; 25283; 25344; 25423)

Purpose: This article provides standards tailored to meet the needs of the Elm Thicket Northpark Neighborhood which is an area of historical and cultural importance and significance to the citizens of the City of Dallas. The general objectives of these standards are to promote and protect the health, safety, welfare, convenience, and enjoyment of the public, and, in part, to achieve the following:

(1) Accommodate the existing mix of uses in the area.

(2) Protect the internal stable residential neighborhood.

(3) Preserve and enhance the historical and cultural significance of the area.

(4) Strengthen neighborhood identity

SEC. 51P-67.102. PROPERTY LOCATION AND SIZE.

PD 67 is established on property generally located west of ~~Roper Street~~ Robin Road, east of Lemmon Avenue, north of Mockingbird Lane, and south of ~~Stigall Street~~ Kelton Drive. The size of PD 67 is approximately 395.22 ~~92.22~~ acres. (Ord. Nos. 15189; 25344; 25423; 29890; XXXXX)

SEC. 51P-67.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article:

(l) CO-LOCATED DRIVEWAY means a driveway adjacent to the side property line, meeting the edge of a driveway on the adjacent lot.

(2) GABLE ROOF means a roof having a triangular wall section at the ends of a pitched roof, bounded by the two roof slopes and the ridge pole which is positioned at the centerline of two eaves. The minimum pitch of a gable roof is 4:12.

(3) HIP ROOF means a roof having sloping edges and sides. The minimum pitch of a hip roof is 4:12.

(4) DAY-NIGHT SOUND LEVEL – Ldn means the A-weighted equivalent sound level for a 24 hour period with an additional 10 dB imposed on the equivalent sound levels for night time hours of 10 pm (22) to 7 am (07). Day-Night Sound Level can be expressed as
$L_{dn} = 10 \log (1 / 24 (15 (10^{L_d/10}) + 9 (10^{((L_n + 10)/10)}))$ where:

L_{dn} = day-night sound level (dB_A)
L_d = daytime equivalent sound level (dB_A)
L_n = nighttime equivalent sound level (dB_A)

(5) MAJOR MODIFICATION means reconstruction, alteration, or renovation of a single family or duplex structure that exceeds 50 percent of the structure area as determined by the Dallas Central Appraisal District, or any increase in the floor area of a structure if the expansion is over 50 percent of the floor area of the existing structure.

(6) NEW CONSTRUCTION means construction of a structure that did not exist as of *Date of Ordinance* .

(7) RIBBON DRIVEWAY means a driveway consisting of two parallel paved surfaces.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A. (~~Ord. 25423~~Ord. XXXXX)

(c) This district is considered a residential zoning district.

SEC. 51P-67.104. ~~103.1.~~ EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 67A: existing land use map. (Ord. XXXXX)

(2) Exhibit 67B: height zone map. (Tract II)

(3) Exhibit 67C: parking district site plan. (Tract III)

(4) Exhibit 67D: landscape buffer area. (Tract II)

(5) Exhibit 67E: development plan for K. B. Polk Elementary School (Tract V). (Ord. ~~29890~~31703)

(6) Exhibit 67F: property descriptions of the district and tracts. (Ord. XXXXX)

(7) Exhibit 67G: tract map. (Ord. XXXXX)

SEC. 51P-67.105.~~104.~~ TRACTS.

This PD is divided into five Tracts: Tract I, Tract II, Tract III, Tract IV~~,~~ and Tract V. A metes and bounds description of each tract is contained in Exhibit 67F. A map of the tracts is shown in Exhibit 67G. (Ord. No. XXXXX) ~~Ordinance No. 15189, as amended by Ordinance Nos. 23873, 25283, and 25344. (Ord. Nos. 15189; 23873; 25283; 25344; 25423)~~

SEC. 51P-67.106. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

SEC. 51P-67.107.~~105.~~ TRACT I USES AND DEVELOPMENT STANDARDS.

(a) Except as provided below, [~~L~~]land use must remain as indicated on the "Existing Land Use" map (Exhibit 67A), with single-family uses and other permitted uses regulated by the requirements of the R-7.5(A) Single-Family ~~Dwelling~~ District and with duplex uses and other permitted uses regulated by the requirements of the D(A) Duplex ~~Dwelling~~ District, with the development of vacant property and redevelopment of existing property governed by the provisions of Section 51P-67.~~110~~111 below. ~~[Note: The land use map has not been amended to reflect the changes made by: (1) Ordinance No. 25283, which removed property from Tract III and created a new Tract V; (2) Ordinance No. 25344, which removed a portion of Tract III along Lemmon Avenue and Webster Avenue, north of Thedford Street, from the PD; and (3) Ordinance No. 29890, which removed a portion of Tract III along Roper Street.] (Ord. Nos. 25219; 25423; 29890)~~

(b) Single family and duplex structures.

(1) Roofs. When the height of a roof is above 20 feet, 90 percent of the roof of the main structure must be hip and gable.

(2) Height. Maximum residential structure height is 25 feet. No portion of the structure can be greater than 30 feet from grade. Maximum accessory structure height is 15 feet. No portion of the accessory structure can be greater than 20 feet from grade.

(3) Lot coverage. Maximum lot coverage for single-story, single family and duplex structures is 40 percent. Maximum lot coverage for multiple story structures is 35 percent.

SEC. 51P-67.108.~~106.~~ TRACT II USES AND DEVELOPMENT STANDARDS.

(a) Except as provided below, NS(A) Neighborhood Service District uses and development standards apply from the property line along University Boulevard, to 200 feet South. Signs located on the Property must comply with the provisions for non-business zoning districts contained in Article VII.

(b) Uses permitted in the R-5(A) Single-Family District are permitted on Tract II, and the development standards of the R-5(A) Single-Family District apply to those uses.

(c) Duplex uses are permitted, and the development standards of the D(A) Duplex District apply to those uses.

(d) ~~For multiple-family uses, development must comply with the following regulations:~~ Multifamily uses are permitted, and, except as provided in this subsection, the development standards of the MF-2(A) Multifamily District apply to those uses.

(1) A development plan must be approved by the city plan commission before issuance of any building permit for ~~multiple-family~~ multifamily uses. A development plan approved by the commission subject to conditions shall not be considered as finally approved. Until a revised development plan is finally approved by the city plan commission, the development plan approved subject to conditions shall be deemed denied.

(2) A minimum 15-foot front yard setback must be provided along University Boulevard. A minimum 10-foot front yard setback must be provided along all other streets.

(3) Fences are prohibited within the required front yard.

(4) Maximum dwelling unit density is 39 units per acre.

(5) Maximum structure heights and number of stories are as shown on the height zone map (Exhibit 67B).

(6) Vehicular access to and from Roper Street is prohibited.

(7) Buildings occupied with ~~multiple-~~family multifamily uses must be constructed using noise mitigation methods so that outside noise levels, measured within the habitable space of a dwelling unit, do not exceed 45 Ldn. For purposes of this condition, habitable space means space in a structure for living, sleeping, eating, or cooking. Bathrooms, toilet compartments, closets, halls, storage or utility space, and similar areas, are not considered habitable space.

(8) No portion of a parking garage may be visible from University Boulevard, Roper Street, and Linnet Lane. Visibility will be measured at a point five feet above the abutting street surface.

(9) A landscaped buffer area must be provided in that portion of Linnet Lane shown on Exhibit 67D. This landscaped buffer area must be shown on the development plan and must comply with the following requirements.

(A) Sixty percent of the area must contain trees, shrubs, vines, flowers, or ground cover vegetation. A minimum of five trees must be planted within the buffer area. These trees must have a caliper of at least two and one-half inches and must be spaced no closer than 50 feet apart, measured from trunk to trunk. All plant material must be recommended for local use by the director of parks and recreation.

(B) The landscaped buffer area must be irrigated and drained by automatic irrigation and permanent drainage systems installed to comply with industry standards.

(C) Pedestrian scale lighting must be provided and located in the landscaped buffer area. The light standards may not exceed 10 feet in height and be spaced more than 50 feet apart. Lighting must comply with the requirements of Section 51A-4.301(E)(2)(c)(i) through (iii).

(D) The city council hereby grants a private license to the owners of all property in Tract IV for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this paragraph. A property owner is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a landscape permit in accordance with the Dallas Building Code. This private license shall not terminate at the end of any specific time period, however, the city council retains the right to terminate this license whenever in its judgment the purpose or use of this license is inconsistent with the public use of the right-of-way or whenever the purpose or use of this license is likely to become a nuisance.

(E) It is the responsibility of the property owner to apply for and obtain the required right-of-way landscape permit before locating plant materials in the right-of-way. An application for a right-of-way landscape permit must be made to the director of public works and transportation before any plant materials are located in the right-of-way. The application must be in writing on a form approved by the director and accompanied by plans or drawings showing the area of the right-of-way affected and the construction and planting proposed.

(F) Upon receipt of the application and any required fees, the director shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the director determines that the construction and planting proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, the director shall issue a right-of-way landscape permit; otherwise the director shall deny the permit.

(G) A right-of-way permit issued by the director is subject to immediate revocation upon written notice if at any time the director determines that the use of the right-of-way authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way.

The property owner is not required to comply with any right-of-way landscaping requirement if compliance is made impossible due to the director's revocation of a right-of-way landscape permit.

(H) The issuance of a landscape permit under this paragraph does not excuse the property owner, his agents, or employees, from liability in the installation or maintenance of trees, landscaping, or pavement in the public right-of-way.

(e)~~(c)~~ Skybridges as defined in Chapter 51A are prohibited on Tract II. (Ord. Nos. 23873; 25219; 25423)

SEC. 51P-67.109.~~107.~~ TRACT III USES AND DEVELOPMENT STANDARDS.

(a) Except as provided below, [~~L~~]land use must remain as indicated on the "Existing Land Use" map with single-family uses and other permitted uses regulated by the requirements of the R-5(A) Single Family ~~Dwelling~~ District ~~5,000 Square Feet~~ and with duplex uses and other permitted uses regulated by the requirements of the D(A) Duplex ~~Dwelling~~ District and with the development of vacant property

and the redevelopment of property governed by the provisions of Section 51P-67.1110 below. Lots 27 through 31 of City Block M/2603 may be used for P Parking District uses subject to the approved site plan (Exhibit 67C). (Ord. Nos. 25219; 25423; 29890)

(b) Duplex use is permitted on property fronting Roper Street and Mabel Avenue.

(c) Single family and duplex structures.

(1) Roofs. When the height of a roof is above 20 feet, 90 percent of the roof of the main structure must be hip and gable.

(2) Height. Maximum structure height is 25 feet. No portion of the structure can be greater than 30 feet from grade.

(3) Lot coverage: Maximum lot coverage for single-story, single family and duplex structures is 40 percent. Maximum lot coverage for multiple story structures is 35 percent.

SEC. 51P-67.108. TRACT IV USES AND DEVELOPMENT STANDARDS.

(a) Except as provided below, R-7.5(A) Single family district 7,500 square feet uses and development standards apply. Land use must remain as indicated on the "Existing Land Use" map with single-family uses and other permitted uses regulated by the requirements of the Single-Family District 7,500 Square Feet and with duplex uses and other permitted uses regulated by the requirements of the Duplex District and with the development of vacant property and the redevelopment of property governed by the provisions of Section 51P-67.1110 below.

(b) Single family and duplex structures.

(1) Roofs. When the height of a roof is above 20 feet, 90 percent of the roof of the main structure must be hip and gable.

GABLE ROOF means a roof having a triangular wall section at the ends of a pitched roof, bounded by the two roof slopes and the ridge pole which is positioned at the centerline of two eaves. The minimum pitch of a gable roof is 4:12.

HIP ROOF means a roof having sloping edges and sides. The minimum pitch of a hip roof is 4:12.

(2) Maximum structure height is 25 feet. No portion of the structure can be greater than 30 feet from grade.

(3) Maximum lot coverage for single-story, single family and duplex structures is 40 percent. Maximum lot coverage for multiple story structures is 35 percent.

Note: This entire section has been relocated to SEC. 51P-67.108 and merged with Tract II language.

~~(a) Uses permitted in the R-5 Single-Family District are permitted on Tract IV, and the development standards of the R-5 Single-Family District apply to those uses.~~

~~(b) Duplex uses are permitted, and the development standards of the D Duplex District apply to those uses.~~

~~(c) Multiple-family uses are permitted, and, except as provided in this subsection, the development standards of the MF-2 Multiple-Family District apply to those uses.~~

~~(1) A development plan must be approved by the city plan commission before issuance of any building permit for multiple-family uses. A development plan approved by the commission subject to conditions shall not be considered as finally approved. Until a revised development plan is finally approved by the city plan commission, the development plan approved subject to conditions shall be deemed denied.~~

~~(2) A minimum 15-foot front yard setback must be provided along University Boulevard. A minimum 10-foot front yard setback must be provided along all other streets.Minimum front yard setback is 10 feet.~~

~~(3) Fences are prohibited within the required front yard.~~

~~(4) Maximum dwelling unit density is 39 units per acre.~~

~~(5) Maximum structure heights and number of stories are as shown on the height.~~

~~(6) Vehicular access to and from Roper Street is prohibited.~~

~~(7) Buildings occupied with multiple-family uses must be constructed using noise mitigation methods so that outside noise levels, measured within the habitable space of a dwelling unit, do not exceed 45 Ldn. For purposes of this condition, habitable space means space in a structure for living, sleeping, eating, or cooking. Bathrooms, toilet compartments, closets, halls, storage or utility space, and similar areas, are not considered habitable space.~~

~~(8) No portion of a parking garage may be visible from University Boulevard, Roper Street, and Linnet Lane. Visibility will be measured at a point five feet above the abutting street surface.~~

~~(9) A landscaped buffer area must be provided in that portion of Linnet Lane shown on Exhibit 67D. This landscaped buffer area must be shown on the development plan and must comply with the following requirements.~~

~~(A) Sixty percent of the area must contain trees, shrubs, vines, flowers, or ground cover vegetation. A minimum of five trees must be planted within the buffer area. These trees must have a caliper of at least two and one-half inches and must be spaced no closer than 50 feet apart, measured from trunk to trunk. All plant material must be recommended for local use by the director of parks and recreation.~~

~~(B) The landscaped buffer area must be irrigated and drained by automatic irrigation and permanent drainage systems installed to comply with industry standards.~~

~~(C) Pedestrian scale lighting must be provided and located in the landscaped buffer area. The light standards may not exceed 10 feet in height and be spaced more than 50 feet apart. Lighting must comply with the requirements of Section 51A-4.301(E)(2)(c)(i) through (iii).~~

~~(D) The city council hereby grants a private license to the owners of all property in Tract IV for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this paragraph. A property owner is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a landscape permit in accordance with the Dallas Building Code. This private license shall not terminate at the end of any specific time period, however, the city council retains the right to terminate this license whenever in its judgment the purpose or use of this license is inconsistent with the public use of the right-of-way or whenever the purpose or use of this license is likely to become a nuisance.~~

~~(E) It is the responsibility of the property owner to apply for and obtain the required right-of-way landscape permit before locating plant materials in the right-of-way. An application for a right-of-way landscape permit must be made to the director of public works and transportation before any plant materials are located in the right-of-way. The application must be in writing on a form approved by the director and accompanied by plans or drawings showing the area of the right-of-way affected and the construction and planting proposed.~~

~~(F) Upon receipt of the application and any required fees, the director shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the director determines that the construction and planting proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, the director shall issue a right-of-way landscape permit; otherwise the director shall deny the permit.~~

~~(G) A right-of-way permit issued by the director is subject to immediate revocation upon written notice if at any time the director determines that the use of the right-of-way authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way.~~

~~The property owner is not required to comply with any right-of-way landscaping requirement if compliance is made impossible due to the director's revocation of a right-of-way landscape permit.~~

~~(H) The issuance of a landscape permit under this paragraph does not excuse the property owner, his agents, or employees, from liability in the installation or maintenance of trees, landscaping, or pavement in the public right-of-way.~~

~~(d) Skybridges as defined in Chapter 51A are prohibited on Tract IV.~~

~~(e) Signs located on the Property must comply with the provisions for non-business zoning districts contained in Article VII. (Ord. Nos. 23873; 25219; 25423)~~

SEC. 51P-67.110.~~109.~~ TRACT V USES AND DEVELOPMENT STANDARDS.

(a) Main uses. The only main uses permitted in Tract V are:

(1) a public school other than an open-enrollment charter school (permitted by right); and

(2) all other main uses permitted in the R-5(A) Single Family and D(A) Duplex Districts subject to the same conditions applicable to uses in those districts set out in Chapter 51A. For example, if a use is permitted only by specific use permit (SUP) in the R-5(A) Single Family and Duplex

Districts in Chapter 51A, it is permitted only by SUP in this district; if a use is subject to development impact review (DIR) in the R-5(A) Single Family and Duplex Districts in Chapter 51A, it is subject to DIR in this district; etc.

(b) Accessory uses. As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(c) Development plan. For a public school, development and use of the property must comply with the development plan (Exhibit 67E). In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control. For all other uses, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

(d) Yard, lot, and space regulations. (Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. In the event of a conflict between this subsection and Division 51A-4.400, this subsection controls.

(1) Front yard.

(A) For a public school, minimum front yard is as shown on the development plan.

(B) For all other uses, minimum front yard must comply with the yard, lot, and space regulations applicable in the R-5(A) Single Family District.

(2) Side and rear yards.

(A) For a public school, minimum side and rear yards are as shown on the development plan.

(B) For all other uses, side and rear yards must comply with the yard, lot, and space regulations applicable in the R-5(A) Single Family District.

(3) Density. R-5(A) Single Family District regulations apply.

(4) Floor area ratio. R-5(A) Single Family District regulations apply.

(5) Height.

(A) For a public school, maximum height is 44 feet.

(B) For all other uses, R-5(A) Single Family District regulations apply.

(6) Lot coverage. Maximum lot coverage for a public school is 52 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size.

(A) For a public school, no minimum lot size.

(B) For all other uses, R-5(A) Single Family District regulations apply.

(8) Stories. R-5(A) Single Family District regulations apply.

(e) Off-street parking and loading. Consult the use regulations contained in Division 51A-4.200 for the specific off-street parking/loading requirements for each use. Off-street parking and loading for a public school use is allowed in the required yards. The parking lot screening required in Section 51A-4.602 is not required in this district.

(f) Environmental performance standards. See Article VI.

(g) Landscaping.

(1) Landscaping for new construction must be provided in accordance with the development plan.

(2) Plant material must be maintained in a healthy, growing condition.

(h) Signs. Signs must comply with the provisions for non-business zoning districts in Article VII. A pole sign is allowed in the required front yard as shown on the development plan.

(i) Additional provisions.

(1) The entire property must be properly maintained in a state of good repair and neat appearance.

(2) Development and use of the property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

(j) Compliance with conditions. The building official shall not issue a building permit or certificate of occupancy for a use in this phase until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 25283; 25423; 26102)

SEC. 51P-67.111.~~110.~~ DEVELOPMENT OF VACANT AREA AND REDEVELOPMENT OF EXISTING STRUCTURES ON TRACTS I, III, IV AND V

Any vacant property may be developed in accordance with the provisions of the zoning district classification designated for the property. .~~ Approval of any use of vacant property not permitted by the zoning district classification designated for the property must be determined by a public hearing before the city plan commission and the city council in accordance with Section 34 of the Comprehensive Zoning Ordinance. The filing fee, however, will be based on the amount of land area involved in the amendment in accordance with the fee schedule established for zoning changes.~~ Redevelopment of existing structures on Tract V may be permitted with an approved development plan.~~ (Ord. Nos. 25283; 25423)~~

SEC. 51P-67.112 DESIGN STANDARDS FOR RESIDENTIAL USES.

(a) Purpose. The design standards for residential uses are intended to guide new construction and major modifications to preserve and enhance the existing single family neighborhood.

(b) Applicability for single family uses. The design standards in this section apply to new construction and major modification of single family uses.

(1) Roofs. Only hip and gable roofs are permitted on the main structure if the structure height exceeds 20 feet from grade.

(A) Flat and shed roofs must not be visible from the street unless it comprises 10 percent or less of the visible area of the street facing facade.

(B) Mansard, gambrel, and barrel vault roofs are not permitted.

(2) Driveways.

(A) Types and Placement.

(i) Both flat surface and ribbon driveways are permitted.

(ii) Ribbon driveways shall consist of two parallel paved surfaces, 2-3 feet wide, at least 3 feet apart.

(iii) Co-located driveways shall consist of a minimum 8-foot to maximum 10-foot wide driveway adjacent to the side property line, meeting the edge of an 8- to 10-foot wide driveway on the adjacent lot.

(iv) The Director may waive the driveway placement requirement if compliance with this paragraph would prevent the development of a lot due to easement or utility conflicts.

(B) Width. Except as provided, the minimum driveway width is 8 feet and the maximum width is 20 feet at the property line.

(C) Driveway curb cuts. The minimum allowable curb radius is 5 feet. The maximum allowable curb cut radius is 10 feet. Driveway radii shall not intrude onto the frontage of adjacent lots.

SEC. 51P-67.113.~~111.~~ ~~VARIANCE PROCEDURE~~ FENCES AND SCREENING.

~~The board of adjustment has the authority to grant variances from the terms of Ordinance No. 15189, as amended, in accordance with regulations and procedures specified in Section 29 of the Comprehensive Zoning Ordinance, in the following matters:~~

~~(1) To hear and decide appeals where it is alleged there is error on any order, requirement, decision, or determination made by the building inspection division in the enforcement of this article.~~

~~(2) Permit such variance of the front yard, side yard, rear yard, lot width, lot depth, coverage, minimum sidewalk or setback standards, off-street parking, off-street loading, and visibility obstruction regulations where the literal enforcement of the provision of this article would result in an unnecessary hardship, and where such variance is necessary to permit a specific parcel of land which differs from other parcels of land in the same district by being of such restricted area, shape, or slope that it cannot be developed in a manner commensurate with the development permitted upon other parcels of land in the same district. A modification of the standards established by this article may not be granted to relieve a self-created or personal hardship, nor for financial reason only, nor may such modification be granted to permit any person a privilege in developing a parcel of land not permitted by this article to other parcels of land in this district.~~

~~(3) Authorize the use of a structure or portion thereof or incorporate a portion of the main structure for servants or caretakers quarters in this district when, in the opinion of the board, such structure or portion thereof will be used by bona fide servants or caretakers and will not be rental accommodations.~~

~~(4) Permit such variances of fence heights when, in the opinion of the board, such fences will not adversely affect neighboring property. Variances of fence heights providing screening around parking facilities area excluded. (Ord. Nos. 15189; 25423)~~

(a) Except as provided, the fence and screening regulations in 51A-4.602(d) apply.

(b) No fence or screening shall be placed between co-located driveways.

SEC. 51P-67.114.~~112.~~ ~~PAVING~~ ADDITIONAL PROVISIONS.

~~All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications to the satisfaction of the director of public works and transportation. (Ord. Nos. 15189; 25283; 25423; 26102)~~

(a) The Property must be properly maintained in a state of good repair and neat appearance.

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

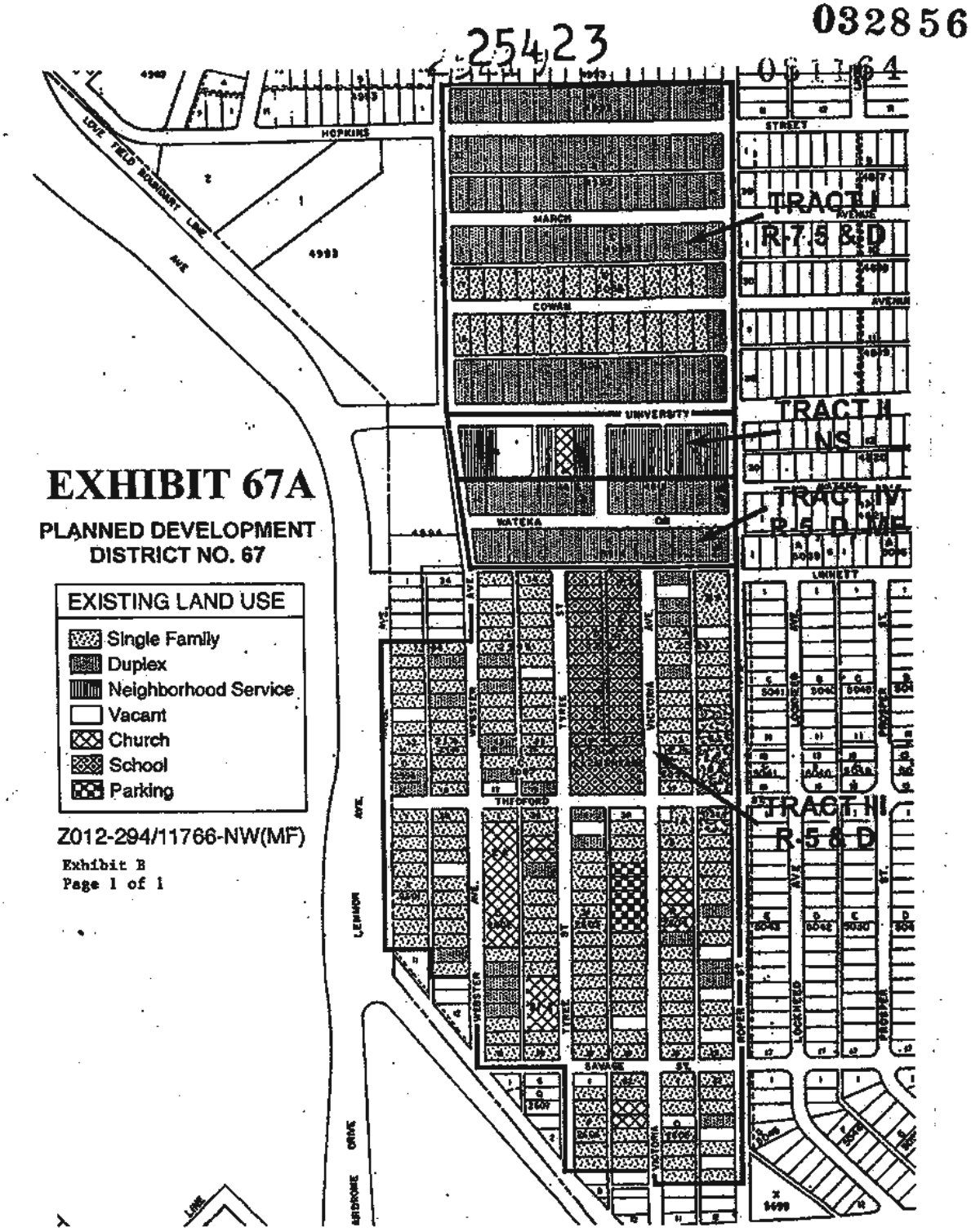
SEC. 51P-67.115.~~113.~~ COMPLIANCE WITH CONDITIONS.

~~No certificate of occupancy may be issued by the building official until there has been full compliance with this article and any applicable provisions of the zoning ordinance and the building codes. (Ord. Nos. 15189; 25423)~~

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

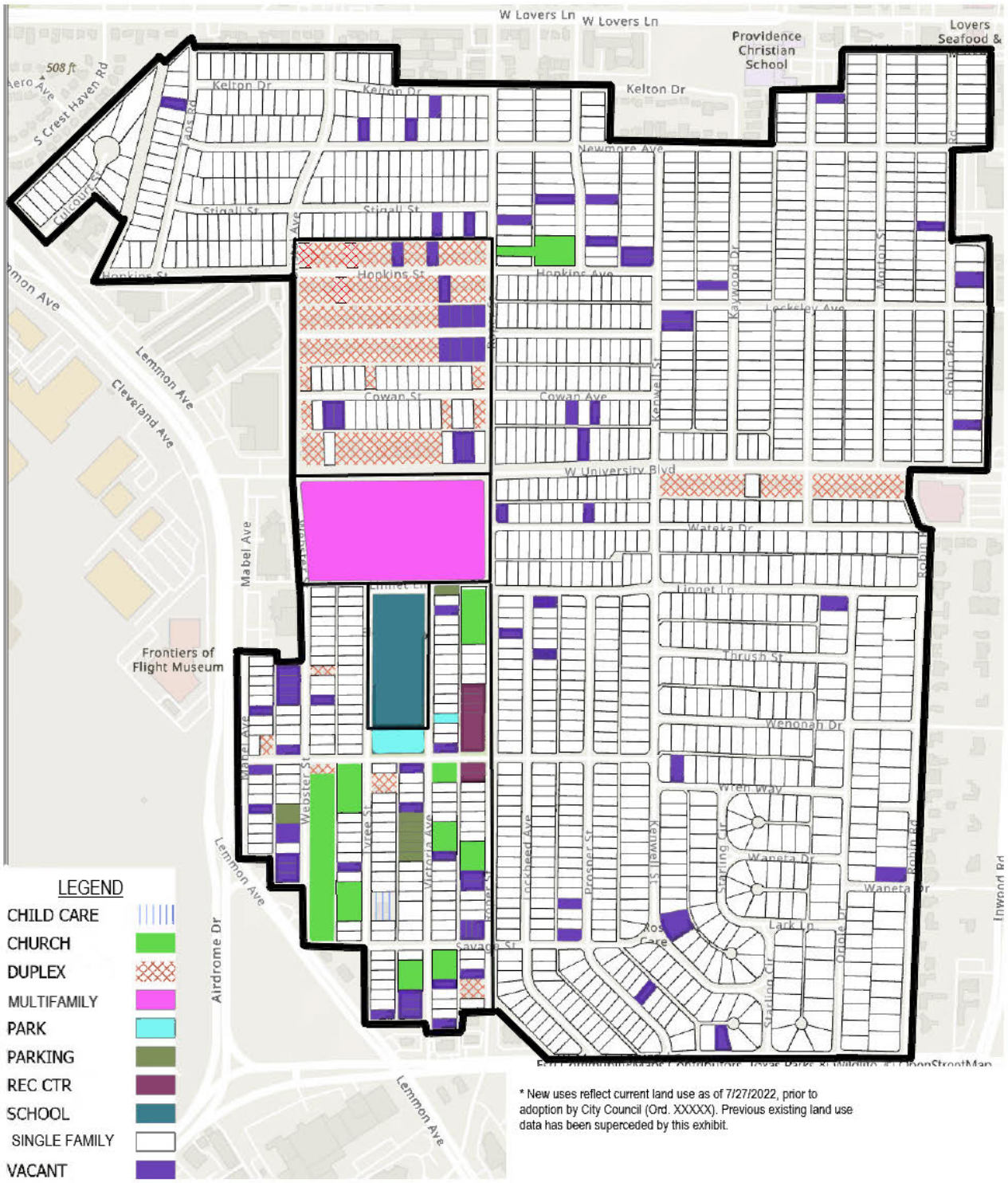
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

Current Exhibit 67A – Land Use Map



CPC Recommendation

Replacement Exhibit 67A – Land Use Map



New Exhibit 67F – Property Descriptions

EXHIBIT 67F
PD 67 Subarea Property Descriptions

PERIMETER
This Planned Development District does not have a perimeter description, the boundary is comprised of the (5) Tract within PD 67.

TRACT 1:

BEING all of Lots 1 through 16 in City Block A/4993, fronting on the north line of Hopkins Avenue between Bristol Avenue and Roper Street.

BEING all of Lots l through 32 in City Block B/4993, bounded by Hopkins Avenue on the north, Roper Street on the east, March Avenue on the south and Bristol Avenue on the west.

BEING all of Lots l through 16 in City Block C/4993, fronting on the south line of March Avenue between Bristol Avenue and Roper Street.

BEING all of Lots l through 17 in City Block 6/5038, fronting on the north line of Cowan Street between Bristol Street and Roper Street.

BEING all of Lots l through 34 in City Block 1/5037, bounded by Cowan Street on the north, Roper Street on the east, University Boulevard on the south and Bristol Street on the west.

TRACT 2:

BEGINNING at the intersection of the centerline of University Boulevard with the centerlines of Bristol Avenue (north side) and Webster Street (south side);
THENCE, North 88° 35’ 23” East, a distance of 997.18 feet;
THENCE, South 01° 37’ 03” East, a distance of 548.53 feet;
THENCE South 88° 27’ 44” West, a distance of 951.72 feet;
THENCE North 04° 00’ 54” West, a distance of 96.34 feet;
THENCE North 09° 23’ 31” West, a distance of 67.40 feet;
THENCE North 06° 22’ 50” West, a distance of 144.59 feet;
THENCE, North 06° 22’ 50” West, a distance of 244.53 feet to the POINT OF BEGINNING.

TRACT 3:

BEING all of Lots 8 through 26 in City Block D/2596, bounded by the south line of City Block 4994 on the north, Thedford Street on the south, Webster Street on the east and Mabel Avenue on the west.

BEING all of Lots 1 through 34 in City Block C/2595, bounded by a 30 foot wide alley on the north, Thedford Street on the south, Tyree Street on the east and Webster Street on the west.

BEING all of Lots 16 through 19 and the southern 25 feet of Lot 15 and the southern 25 feet of Lot 20 in City Block B/2594 an area bounded by Thedford Street on the south, Victoria Avenue on the east the and Tyree Street on the west.

BEING all of Lots l through 17, Lots 18 through 22 referenced as Tract 1 (K.B. Polk Park), Lots 23 through 28 and all of Lot 29A (a replat of Lots 29-34) Lawson Subdivision in City Block A/2593, bounded by a 30 foot alley on the north (Linnet Lane), Thedford Street on the south, Roper Street on the east and Victoria Avenue on the west.

BEING all of Lots l through 9 and all of Lots 15 through 26 in City Block K/2601, bounded by Thedford Street on the north, Webster Street on the east and Mabel Avenue on the west.

BEING a11 of Lots l through 36 in City Bock L/2602, bounded by Thedford Street on the north, Tyree Street on the east, Savage Street on the south and Webster Street on the west.

BEING all of Lots l through 36 in City Block M/2603,bounded by Thedford Street on the north, Victoria Avenue on the east, Savage Street on the south and Tyree Street on the west.

BEING all of Lots l through 36 in City Block H/2604, bounded by Thedford Street on the north, Roper Street on the east, Savage Street on the south and Victoria Avenue on the west.

BEING all of Lots 1 through 7 and all of Lots 16 through 22 in City Block P/2606, bounded by Savage Street on the north, Victoria Avenue on the east, the north line of Lots 8 and 15 in said same Block P/2606 on the south and Tyree Street on the west.

BEING all of Lots 1 through 8 and all of Lots 15 through 22 in City Block 0/2605, bounded by Savage Street on the north, Roper Street on the east, the north line of Lots 9 and 14 in said same Block O/2605 on the south and Victoria Avenue on the west.

TRACT 4:

BEGINNING at the intersection of the centerline of University Boulevard with the centerline of Roper Street;

THENCE North 0° 42’ 47” West, a distance of 1182.941 feet;

THENCE South 88° 33’ 44” West, a distance of 1016.369 feet;

THENCE South 1° 28’ 46” East, a distance of 158.964 feet;

THENCE South 88° 42’ 9” West, a distance of 984.846 feet;

THENCE North 24° 6’ 1” East, a distance of 317.948 feet;

THENCE North 46° 37’ 4” West, a distance of 250.454 feet;

THENCE South 38° 16’ 9” West, a distance of 93.271 feet;

THENCE South 44° 14’ 30” West, a distance of 277.763 feet;

THENCE North 45° 55’ 36” West, a distance of 207.704 feet;

THENCE North 45° 35’ 55” East, a distance of 28.907 feet;

THENCE North 45° 1’ 31” East, a distance of 144.618 feet;

THENCE North 45° 2’ 19” East, a distance of 854.863 feet;

THENCE South 85° 16’ 33” East, a distance of 21.708 feet;

THENCE North 44° 41’ 17” East, a distance of 232.592 feet;

THENCE South 0° 0’ 31” East, a distance of 95.495 feet;

THENCE South 89° 51’ 35” East, a distance of 26.84 feet;

THENCE North 88° 59’ 57” East, a distance of 647.006 feet;

THENCE North 88° 59’ 57” East, a distance of 29.13 feet;

THENCE North 85° 28’ 30” East, a distance of 21.945 feet;

THENCE North 89° 19’ 59” East, a distance of 286.975 feet;

THENCE South 0° 17’ 17” East, a distance of 162.679 feet;

THENCE South 0° 17’ 17” East, a distance of 23.854 feet;

THENCE North 89° 20’ 28” East, a distance of 521.905 feet;

THENCE North 0° 1’ 22” West, a distance of 7.52 feet;

THENCE North 87° 35” 27” East, a distance of 26.108 feet;

THENCE North 89° 24’ 48” East, a distance of 173.502 feet;

THENCE North 89° 24’ 48” East, a distance of 220.139 feet;

THENCE North 0° 26’ 50” West, a distance of 10.248 feet;

THENCE North 89° 37’ 2” East, a distance of 155.988 feet;

THENCE South 0° 28’ 15” East, a distance of 304.278 feet;

THENCE North 88° 58’ 3” East, a distance of 854.655 feet;

THENCE North 0° 30’ 52” West, a distance of 273.808 feet;

THENCE North 89° 34’ 9” East, a distance of 163.758 feet;

THENCE South 89° 47’ 47” East, a distance of 46.695 feet;

THENCE North 89° 16’ 17” East, a distance of 150 feet;

THENCE North 89° 16’ 15” East, a distance of 4.04 feet;

THENCE North 0° 14’ 45” West, a distance of 228.204 feet;

THENCE North 89° 18’ 3” East, a distance of 723.001 feet;

THENCE South 0° 6’ 50” East, a distance of 503.501 feet;

THENCE South 88° 41’ 26” West, a distance of 179.189 feet;

THENCE South 0° 3’ 33” West, a distance of 482.984 feet;

THENCE South 89° 40’ 59” East, a distance of 177.053 feet;

THENCE South 0° 57’ 7” East, a distance of 321.486 feet;

THENCE South 0° 4’ 21” East, a distance of 822.589 feet;

THENCE South 89° 34’ 23” West, a distance of 401.865 feet;

THENCE South 0° 15’ 56” East, a distance of 156.027 feet;

THENCE North 89° 35’ 54” East, a distance of 3.305 feet;

THENCE South 0° 19’ 53” East, a distance of 6.468 feet;

THENCE along a curve to the left having a Radius of 253 feet, an arc distance of 21.99 feet, and a Chord Direction of South 13° 53’ 18” East;

THENCE along a curve to the left having a Radius of 198.5 feet, an arc distance of 50.18 feet, and a Chord Direction of South 23° 37’ 14” East;

THENCE along a curve to the right having a Radius of 148.5 feet, an arc distance of 40.79 feet, and a Chord Direction of South 22° 59’ 38” East;

THENCE South 15° 7’ 30” East, a distance of 5.57 feet;

THENCE South 0° 40’ 59” East, a distance of 27.33 feet;

THENCE North 89° 31’ 53” East, a distance of 55.427 feet;

THENCE South 0° 32’ 39” West, a distance of 317.196 feet;

THENCE South 1° 14’ 52” West, a distance of 2373.279 feet;

THENCE South 88° 34’ 24” West, a distance of 345.013 feet;

THENCE South 88° 59’ 43” West, a distance of 584.589 feet;

THENCE South 88° 11’ 59” West, a distance of 269.094 feet;

THENCE South 88° 0’ 30” West, a distance of 550.683 feet;

THENCE North 46° 57’ 36” West, a distance of 517.311 feet;

THENCE North 0° 13’ 50” West, a distance of 2082.45 feet;

THENCE North 1° 37’ 3” West, a distance of 548.53 feet to the POINT OF BEGINNING and CONTAINING 13043752.69 square feet or 299.443 acres of land more or less.

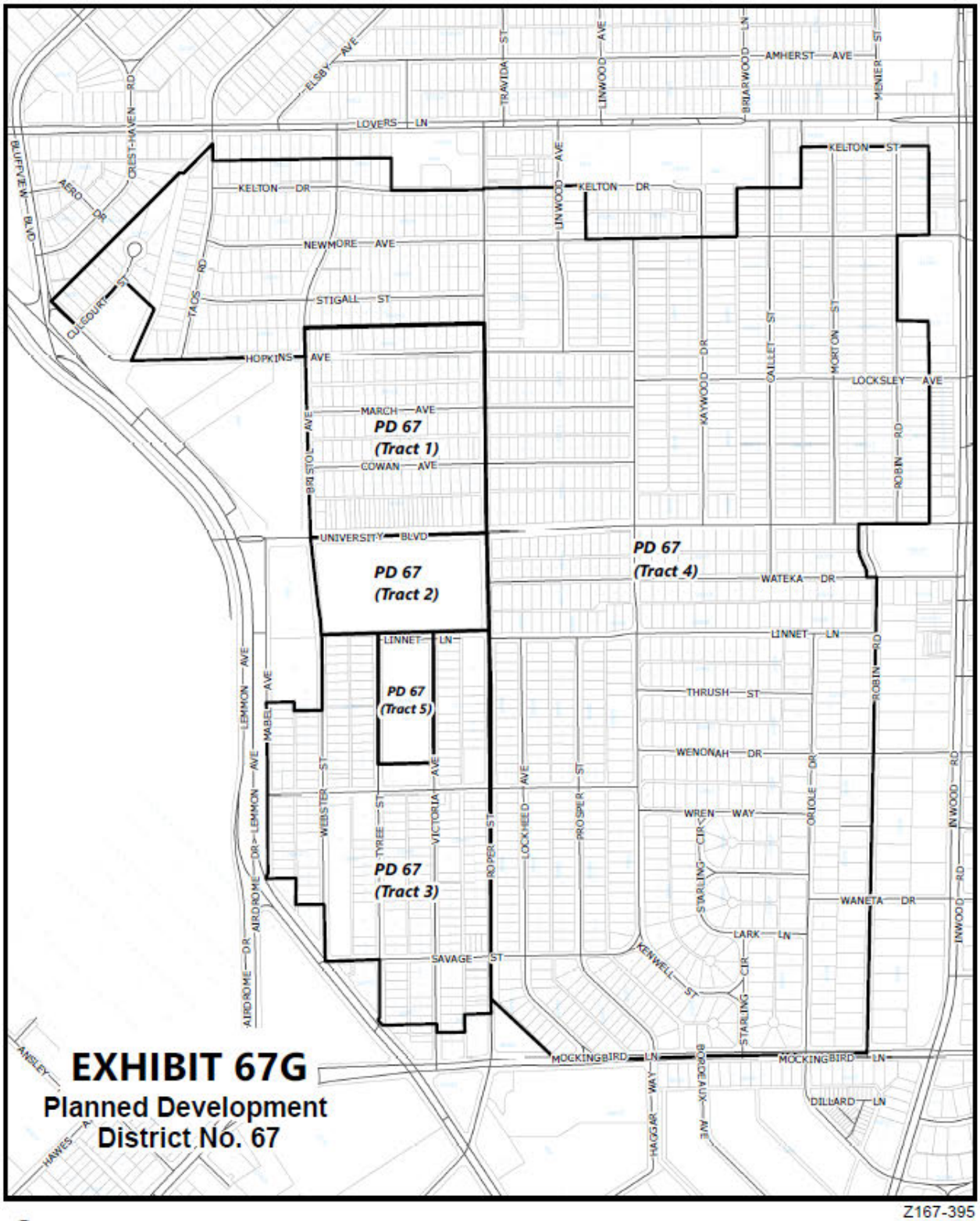
TRACT 5:

BEING all of Lot 1A in City Block B/2594 (being a replat of Lots 1through 14, Lots 21 through 34 in City Block B/2594 and the northern 25 feet of Lot 15 and the northern 25 feet of Lot 20) an area bounded by Linnet Lane on the north, Victoria Avenue on the east and Tyree Street on the west.

DISCLAIMER

NOTE: This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in the real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

New Exhibit 67G – Tract Map

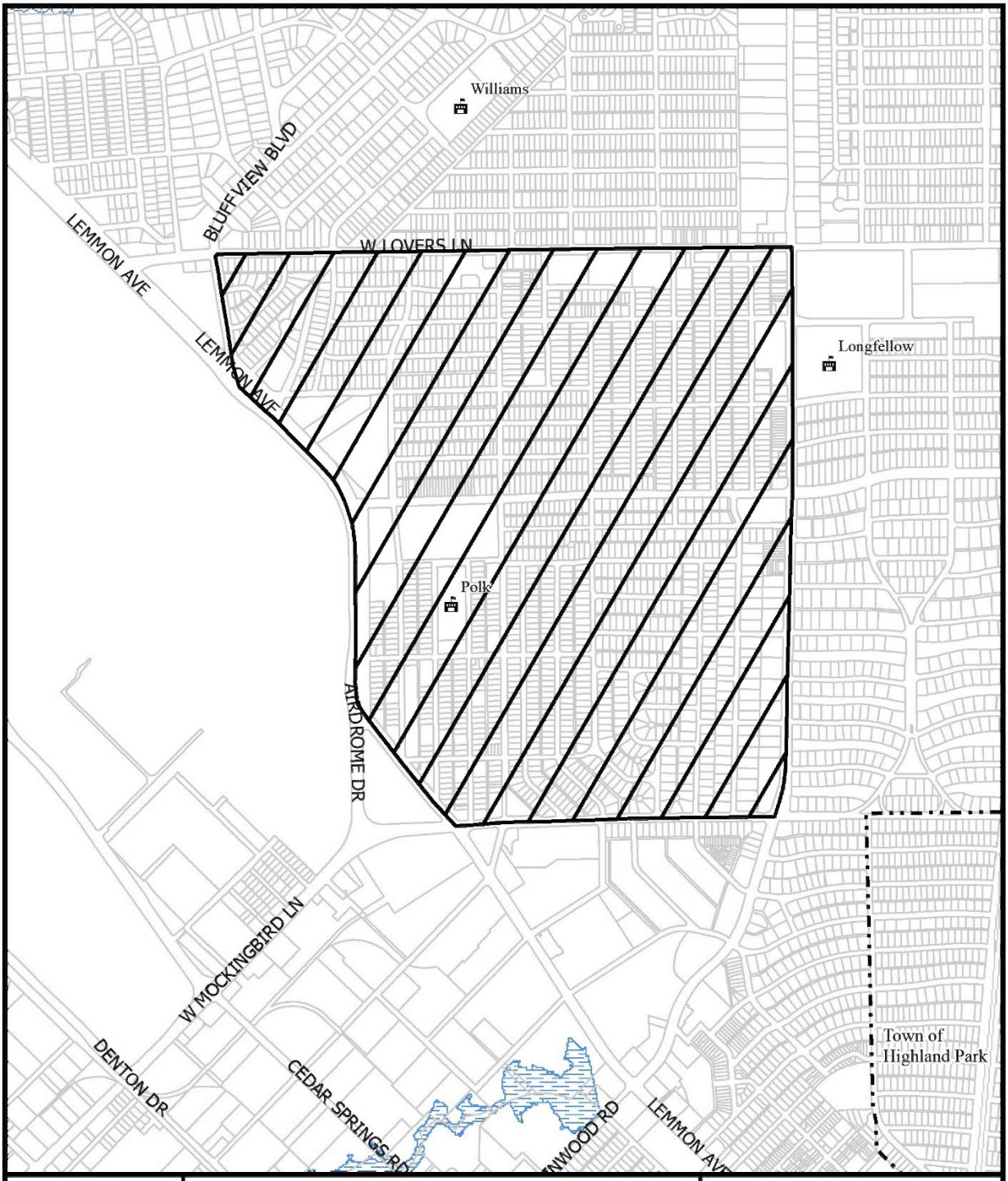


Z167-395

1:8,200

Printed Date: 8/26/2022

PD 67 TRACT MAP (Contains 5 Tracts)
TRACTS 1, 2, 3, 4 and 5

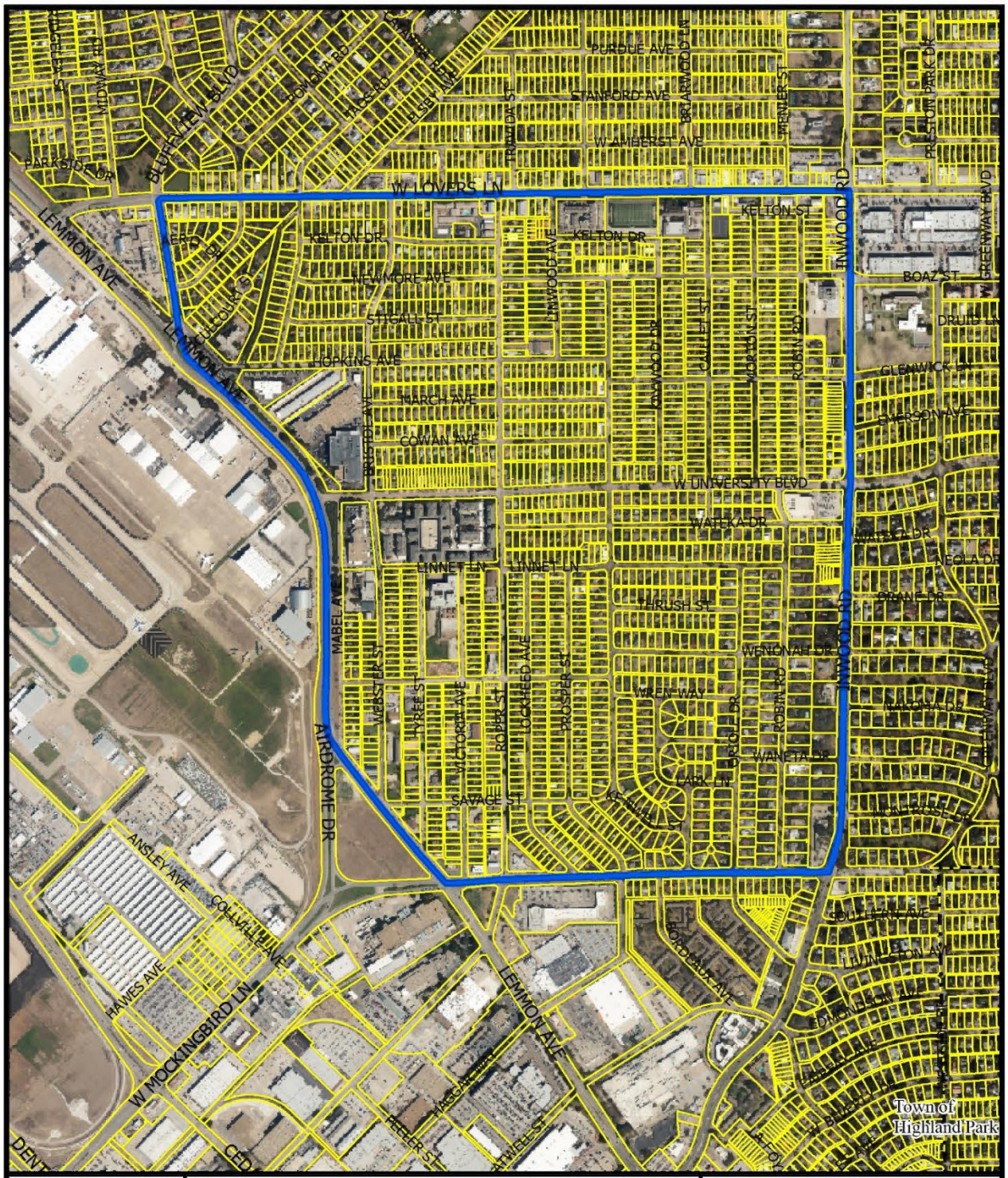


1:14,400

VICINITY MAP

Case no: Z167-395

Date: 5/11/2022

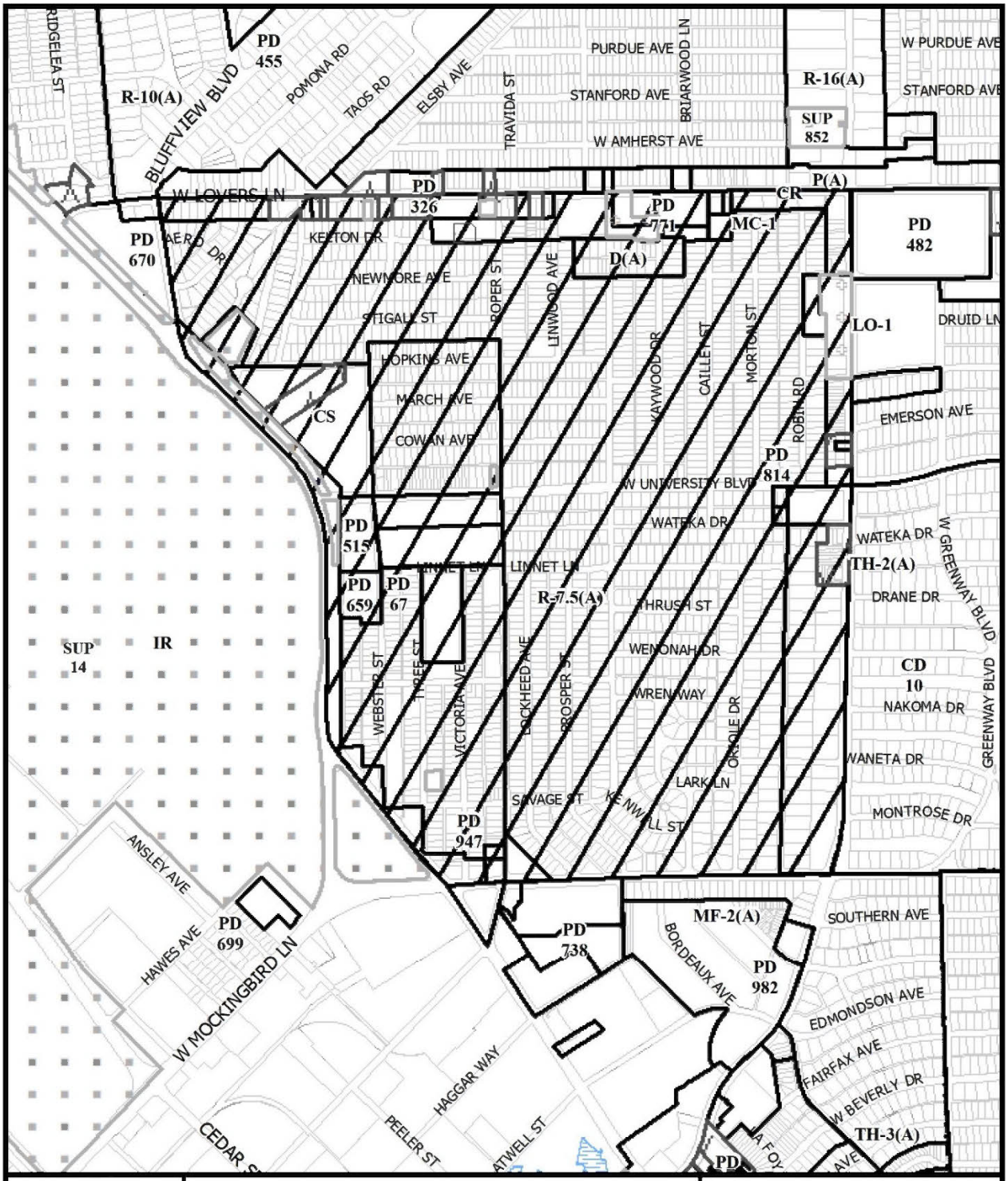


1:12,000

AERIAL MAP

Case no: Z167-395

Date: 4/30/2021

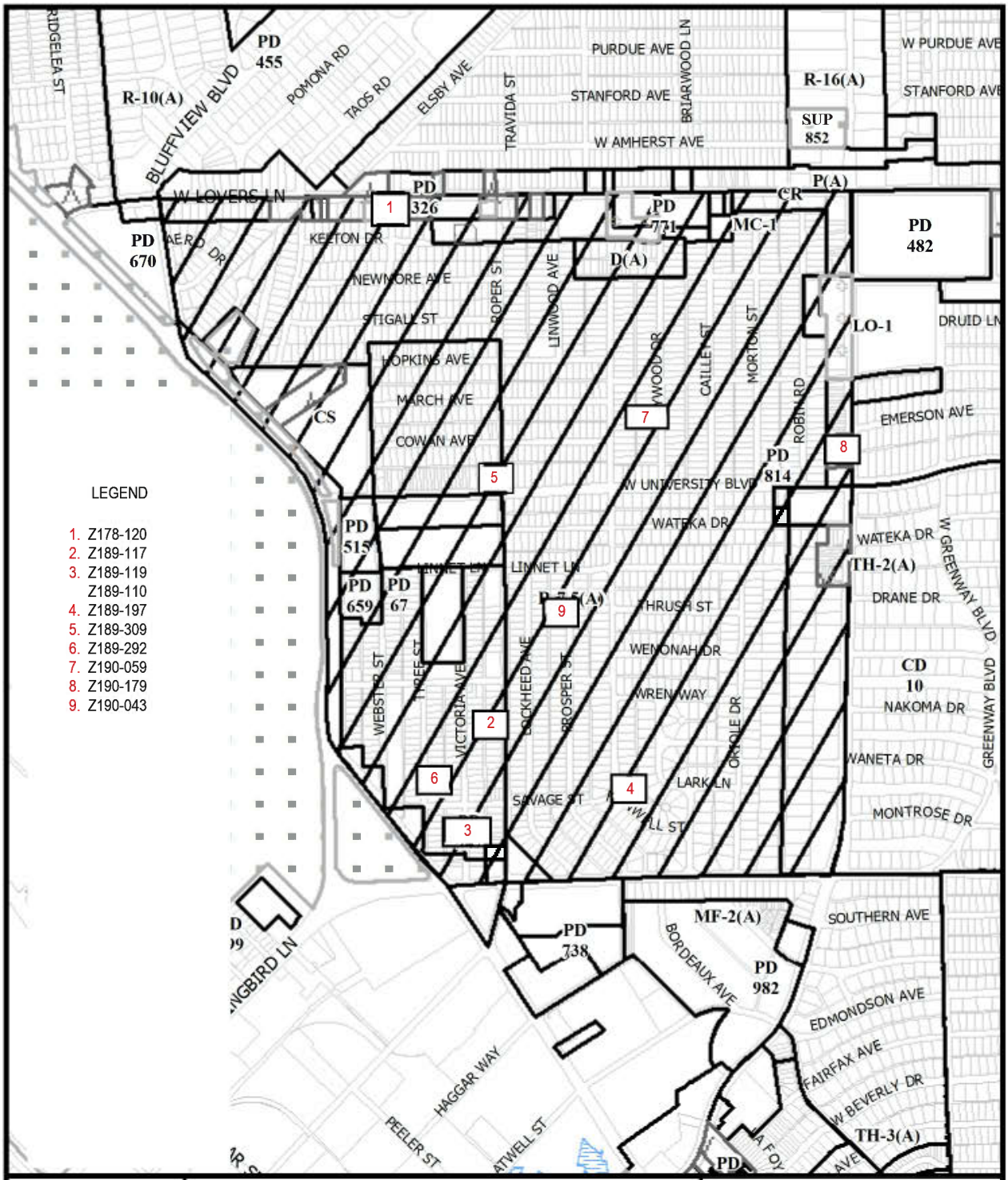


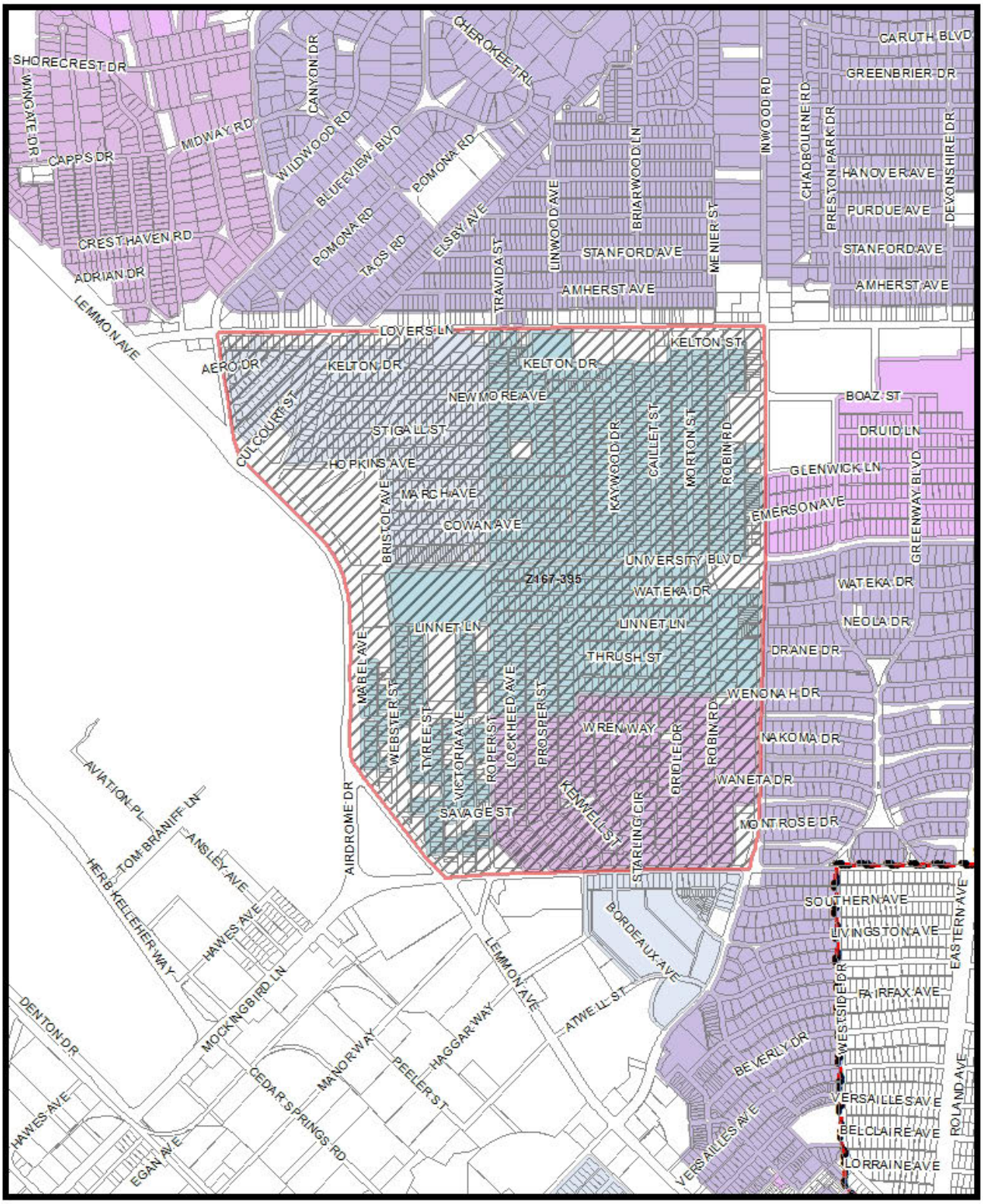
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ZONING MAP

Case no: Z167-395

Date: 5/11/2022

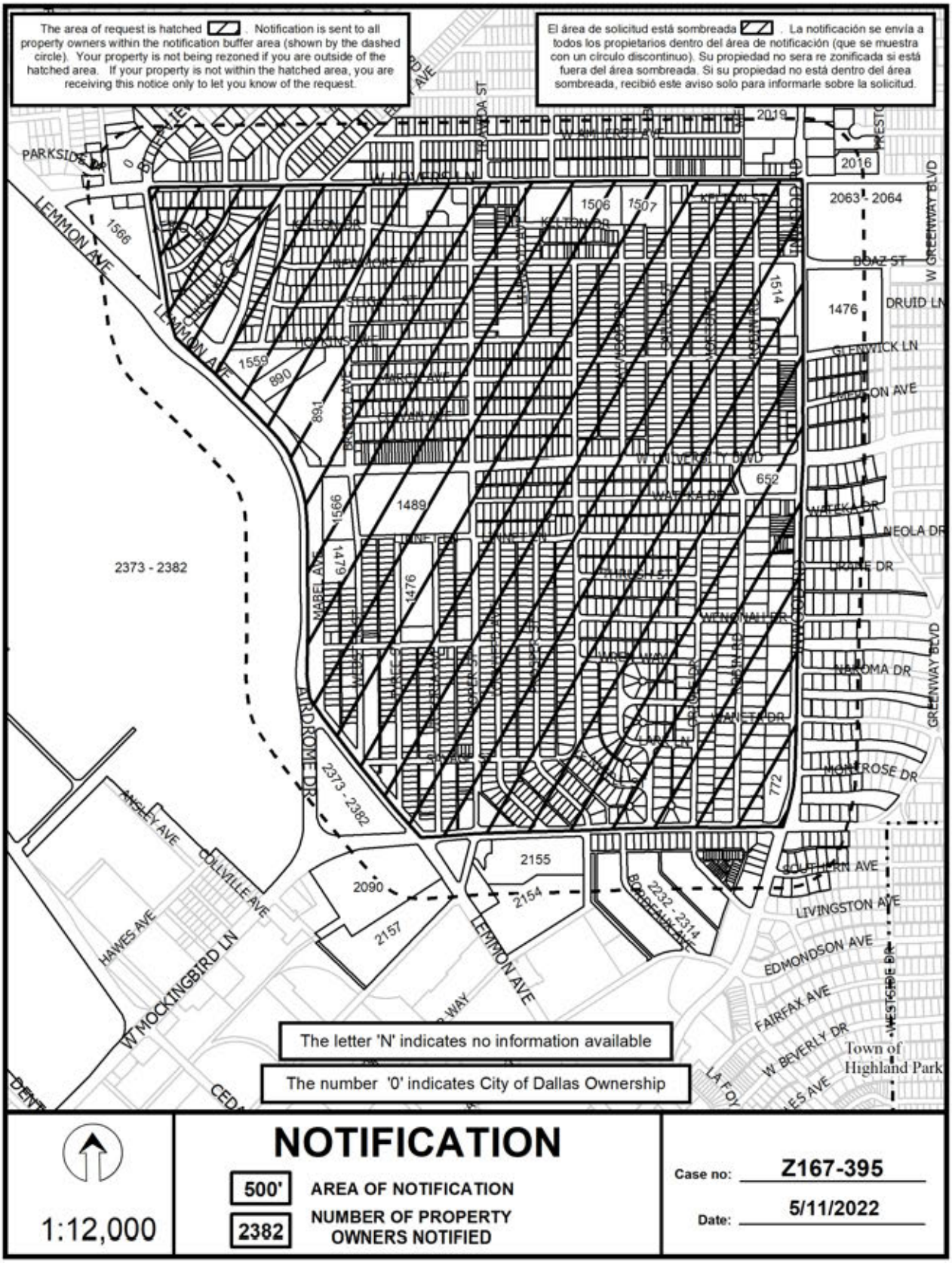

LEGEND
1. Z178-120
2. Z189-117
3. Z189-119
Z189-110
4. Z189-197
5. Z189-309
6. Z189-292
7. Z190-059
8. Z190-179
9. Z190-043
R-10(A)
PD 455
PD 670
PD 326
PD 771
PD 482
PD 515
PD 659
PD 67
PD 738
PD 814
PD 982
R-16(A)
SUP 852
P(A)
CR
MC-1
D(A)
LO-1
CS
TH-2(A)
TH-3(A)
MF-2(A)
CD 10
W LOVERS LN
BLUFFVIEW BLVD
POMONA RD
TAOS RD
ELSBY AVE
TRAVIDA ST
PURDUE AVE
STANFORD AVE
W AMHERST AVE
BRIARWOOD LN
W PURDUE AVE
KEETON DR
NEWMORE AVE
STIGALL ST
HOPKINS AVE
MARCH AVE
COWAN AVE
ROPER ST
LINWOOD AVE
CAILLET ST
MORTON ST
ROBIN RD
EMERSON AVE
DRUID LN
W UNIVERSITY BLVD
WATEKA DR
LINNET LN
THRUSH ST
WENONAH DR
WREN WAY
LARK LN
NAKOMA DR
WANETA DR
MONTROSE DR
DRANE DR
GREENWAY BLVD
W GREENWAY BLVD
WEBSTER ST
TYREE ST
VICTORIA AVE
LOCKHEED AVE
PROSPER ST
ORIOLE DR
SAVAGE ST
SOUTHERN AVE
BORDEAUX AVE
EDMONDSON AVE
FAIRFAX AVE
W BEVERLY DR
HAGGAR WAY
PEELER ST
ATWELL ST
1:12,000
ZONING HISTORY
Case no: Z167-395
Date: 5/11/2022



1:14,000

Market Value Analysis

Printed Date: 5/11/2022


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
PARKSIDE DR
LEMMON AVE
W MOCKINGBIRD LN
AIRDROME DR
MABEL AVE
HAWES AVE
ANSLEY AVE
COLLVILLE AVE
LEMMON AVE
BORDEAUX AVE
SOUTHERN AVE
LIVINGSTON AVE
EDMONDSON AVE
FAIRFAX AVE
W BEVERLY DR
WESTCHESTER DR
GREENWAY BLVD
W GREENWAY BLVD
DRUID LN
GLENWICK LN
NEOLA DR
MONTROSE DR
BOAZ ST
2373 - 2382
2090
2157
2155
2154
2232 - 2314
1566
1559
890
898
1489
1479
1476
1506
1507
1514
2019
2016
2063 - 2064
1476
652
772
The letter 'N' indicates no information available
The number '0' indicates City of Dallas Ownership
Town of Highland Park
NOTIFICATION
500'
AREA OF NOTIFICATION
2382
NUMBER OF PROPERTY OWNERS NOTIFIED
1:12,000
Case no: Z167-395
Date: 5/11/2022

05/11/2022

Notification List of Property Owners

Z167-395

2382 Property Owners Notified

Label #	*Address*		*Owner*
1	6928	VICTORIA AVE	NORTH PARK MISS BAPT CH
2	6924	VICTORIA AVE	Taxpayer at
3	6920	VICTORIA AVE	PARK PLACE INVERTMENTS
4	6916	VICTORIA AVE	TYLER KAY &
5	6912	VICTORIA AVE	VELASQUEZ FILIMON EST OF
6	6910	VICTORIA AVE	WILLIAMS OREADOR
7	6906	VICTORIA AVE	PHILP GLENN &
8	6900	VICTORIA AVE	TAPIA ROSENDO
9	6834	VICTORIA AVE	VALLES MAYRA
10	6830	VICTORIA AVE	MITCHELL MELVIN&
11	6826	VICTORIA AVE	APPLEBERRY CAROLYN &
12	6826	VICTORIA AVE	MOORE KATHIE ESTATE OF &
13	6822	VICTORIA AVE	Taxpayer at
14	6818	VICTORIA AVE	WILLIAMS SHANNON
15	6810	VICTORIA AVE	MARTINEZ NELSON NOEL &
16	6806	VICTORIA AVE	DENNIS JUANITA ET AL
17	6802	VICTORIA AVE	MEGHANI AMIRALI
18	6831	ROPER ST	LYNCH ESSIE MARIE
19	6835	ROPER ST	Taxpayer at
20	6903	ROPER ST	ORDAZ SALVADOR JOSE &
21	6907	ROPER ST	HATFIELD PAUL S &
22	6930	WEBSTER ST	NGUYEN HA HONG
23	6926	WEBSTER ST	REYES WENDY &
24	6922	WEBSTER ST	GOAL MINE PROPERTIES LLC &
25	6918	WEBSTER ST	BUFFIN THOMAS C
26	6914	WEBSTER ST	ZUNIGA TONI M

Label #	*Address*		*Owner*
27	6910	WEBSTER ST	CALIX MANUEL &
28	6906	WEBSTER ST	HENRY NELSON C &
29	6902	WEBSTER ST	MUALCIN LLC
30	6832	WEBSTER ST	GREAT INVESTMENTS LLC
31	6830	WEBSTER ST	NUYNH TAN THI
32	6826	WEBSTER ST	AMINI RAMINI
33	6822	WEBSTER ST	LUCKETT ALMA SWEET
34	6818	WEBSTER ST	CRUZ JOSE & MARIA SARA
35	6812	WEBSTER ST	J C LEASING LLP
36	6810	WEBSTER ST	BUSTAMANTE VICENTE
37	6802	WEBSTER ST	ATAO MARIA &
38	6803	TYREE ST	4901 4903 NEWMORE LLP
39	6805	TYREE ST	LY NHON VAN
40	6811	TYREE ST	LOPEZ SAUL ISRAEL
41	6815	TYREE ST	ZERFAS RENE
42	6817	TYREE ST	MORENO GENARO &
43	6823	TYREE ST	LCD 6823 TYREE LLC
44	6827	TYREE ST	SANCHEZ RAUL JR &
45	6831	TYREE ST	BROWER DOUGLAS
46	6835	TYREE ST	BARRERA DINA
47	6903	TYREE ST	ORDAZ GUSTAVO
48	6907	TYREE ST	LOPEZ MANUEL & LETICIA
49	6911	TYREE ST	SOTO JOSE R
50	6915	TYREE ST	Taxpayer at
51	6917	TYREE ST	TVC FUNDING IV LLC
52	6923	TYREE ST	MEZA JAIME & MARGARITA
53	6925	TYREE ST	DERIS INTERESTS LLC
54	6931	TYREE ST	SILVA JOSE & LETICIA
55	6902	MABEL AVE	MONTELUPO LLC
56	6824	MABEL AVE	TOVAR ODILON H
57	6814	MABEL AVE	TURNER MARY R ESTATE OF

Label #	*Address*		*Owner*
58	6810	MABEL AVE	MCGEE CLEO EST OF
59	3627	THEDFORD AVE	TERAN ALICIA
60	3633	THEDFORD AVE	MEGHANI AMIRALI
61	6801	WEBSTER ST	Taxpayer at
62	6807	WEBSTER ST	BRAGG SANDRA
63	6811	WEBSTER ST	ALLEN LEE & STEPHANIE
64	6815	WEBSTER ST	JC LEASING LLP
65	6817	WEBSTER ST	ORDAZ GUSTAVO
66	6738	MABEL AVE	WILLIAMS TONY R
67	6734	MABEL AVE	ELLYETT PATTI
68	6730	MABEL AVE	BELAY NAZARENE FARIEL
69	6724	MABEL AVE	RAMOS RENE & MARIA ISABEL
70	6718	MABEL AVE	ANGEL MARTIN &
71	6714	MABEL AVE	VEGA JOSE
72	6710	MABEL AVE	LUNEV VITALY
73	6706	MABEL AVE	ROBERSON ANNA BETH ESTATE
74	6623	WEBSTER ST	PRUITT HENRY
75	6625	WEBSTER ST	BETHANY MISSIONARY BAPTIST CHURCH
76	6723	WEBSTER ST	BETHANY MISSIONARY
77	6727	WEBSTER ST	DERIS INTERESTS LLC
78	6731	WEBSTER ST	GUERRERO MIGUEL A
79	6735	WEBSTER ST	YANKOVICH JORDAN
80	6603	TYREE ST	LEONOR JORGE
81	6607	TYREE ST	JOHNSON OLLIE MARIE
82	6627	TYREE ST	BLAIR DONALD L
83	6635	TYREE ST	FOWLER RICHARD C
84	6703	TYREE ST	Taxpayer at
85	6707	TYREE ST	CSMC 2020 BPL1 TRUST
86	6711	TYREE ST	WILLIAMS JANICE L
87	6715	TYREE ST	MJC GROUP LLC
88	6734	TYREE ST	LOPEZ ERICK

Label #	*Address*		*Owner*
89	6724	TYREE ST	NEGRETE FELIPE DE JESUS
90	6722	TYREE ST	JOHNSON MARY L
91	6718	TYREE ST	SIMPSON CELESTE T M
92	6714	TYREE ST	NORTHPARK CHRISTIAN METH
93	6702	TYREE ST	CHERRY DEBORAH ANN &
94	6634	TYREE ST	MARTIN TONI
95	6630	TYREE ST	SOLTANI MO
96	6626	TYREE ST	GS INVESTMENTS LLC
97	6606	TYREE ST	WINN ELBERT
98	6602	TYREE ST	BORDERS CAROLYN &
99	6603	VICTORIA AVE	NGUYEN THANH V & LE THI
100	6607	VICTORIA AVE	LE DAVID V
101	6615	VICTORIA AVE	LOVE MAVIS Y
102	6619	VICTORIA AVE	TRAN QUYNH NHU THI
103	6623	VICTORIA AVE	NGUYEN HEIN CONG
104	6627	VICTORIA AVE	FOUR SHELBY INC
105	6629	VICTORIA AVE	BEAMON BILL
106	6635	VICTORIA AVE	SAINT LUKE MISSIONARY BAPTIST
107	6703	VICTORIA AVE	SAINT LUKE MISSIONARY
108	6719	VICTORIA AVE	PRUITT LILLIE BELL ESTATE OF &
109	6727	VICTORIA AVE	BALDWIN WILLIAM A IV
110	6731	VICTORIA AVE	BORJA SIMON GARCIA
111	6735	VICTORIA AVE	LONG JAMES H JR
112	6726	VICTORIA AVE	DEBLEUCHAMP HOLDINGS LLC
113	6722	VICTORIA AVE	PRUITT IRIS DIANNE &
114	6718	VICTORIA AVE	FLORES JESSIC
115	6714	VICTORIA AVE	TORRES GENOVEVO
116	6630	VICTORIA AVE	WRIGHT PAUL C
117	6626	VICTORIA AVE	NGUYEN BAO
118	6622	VICTORIA AVE	NGUYEN LINDA
119	6618	VICTORIA AVE	BENAVIDES HENRY &

Label #	*Address*		*Owner*
120	6614	VICTORIA AVE	IBARRA J MARCIAL &
121	6610	VICTORIA AVE	IBARRA JUSTIN M
122	6606	VICTORIA AVE	POND TREVOR
123	6602	VICTORIA AVE	PETTY ANTHONY CHARLES
124	3713	SAVAGE ST	ZEPEDA JORGE
125	3717	SAVAGE ST	MIAS CLEANING SERVICES LLC
126	6611	ROPER ST	POST ERMA J
127	6615	ROPER ST	VELASQUEZ MARIA DELOS A
128	6619	ROPER ST	NGUYEN DINH VAN & KHUE T
129	6623	ROPER ST	MACEDONIA BAPTIST CHURCH
130	6707	ROPER ST	LOVE DOROTHY
131	6713	ROPER ST	GARCIA ILSE J VARGAS
132	6715	ROPER ST	SILVERMAN SAMUEL B &
133	6719	ROPER ST	EMERSON WILLIAM
134	6723	ROPER ST	FAZ ANA
135	6727	ROPER ST	MUNOZ RAFAEL &
136	6532	VICTORIA AVE	GREATER NORTH PARK CHURCH OF GOD IN CHRIST
137	6528	VICTORIA AVE	TRAN SANG QUANG & HUONG
138	6524	VICTORIA AVE	BONILLA NIDIA M
139	6520	VICTORIA AVE	VAGAS STREET LLC
140	6516	VICTORIA AVE	Taxpayer at
141	6512	VICTORIA AVE	4407 CORPORATION
142	6525	ROPER ST	NGUYEN LOC TRONG
143	6529	ROPER ST	DOMANETTI DALLAS DUPLEX LLC
144	6527	ROPER ST	HINOJOSA ARNOLD
145	6539	ROPER ST	FOUR SHELBY INC
146	6543	ROPER ST	BALTAZAR SILVINA &
147	6528	TYREE ST	STEWART BEVERLY A
148	6524	TYREE ST	Taxpayer at
149	6520	TYREE ST	KNOX BENJAMIN
150	6516	TYREE ST	CABRERA EMMA

Label #	*Address*		*Owner*
151	6512	TYREE ST	GROGGS TEREICE LANEL
152	6508	TYREE ST	CABRERA MARIA LUISA
153	6504	TYREE ST	N & D PREMIER REALTY INC
154	6522	LEMMON AVE	N & D PREMIER REALTY
155	6502	LEMMON AVE	POP HOLDINGS LP
156	6511	VICTORIA AVE	CHURCHS FRIED CHICKEN INC
157	6517	VICTORIA AVE	MSC I LTD
158	6521	VICTORIA AVE	GREATER NORTH PARK
159	6527	VICTORIA AVE	FARLEY LASHANNA R
160	6529	VICTORIA AVE	VU THONG DINH &
161	6545	VICTORIA AVE	TANG LY & VINH TRUONG
162	6608	LEMMON AVE	Taxpayer at
163	4702	HOPKINS AVE	REINOSA JORGE &
164	4706	HOPKINS AVE	ASHFORD BRENTSON
165	4710	HOPKINS AVE	HARMON MARK
166	4714	HOPKINS AVE	CAMPBELL JOE N EST OF
167	4718	HOPKINS AVE	ALEXANDER HUNT DISTINCT HOMES LLC
168	4722	HOPKINS AVE	JOHNSON MARK
169	4726	HOPKINS AVE	THU HLAING SOE
170	4802	HOPKINS AVE	MUNOZ MARIA FREDESVINDA
171	4806	HOPKINS AVE	WILLIAMS TONYA
172	4810	HOPKINS AVE	410MY LLC
173	4814	HOPKINS AVE	ROBERSON THERESSA
174	4818	HOPKINS AVE	KENTY STERLING W & NANCY J
175	4822	HOPKINS AVE	CHEN GRANT LIN & EMILY LU
176	4826	HOPKINS AVE	TOWNHOUSE RENTALS LLC
177	4827	MARCH AVE	MCGOVERN KEVIN & YAJAIRA
178	4823	MARCH AVE	4823 MARCH LLC
179	4819	MARCH AVE	JOHNSON MARY
180	4815	MARCH AVE	COX COLIN GIUSEPPE
181	4811	MARCH AVE	LEVERIDGE BARBARA & SCOTT

Label #	*Address*		*Owner*
182	4803	MARCH AVE	RAVELING PHILIP C &
183	4731	MARCH AVE	REED KEVIN
184	4727	MARCH AVE	JACKSON GLADYS EST OF
185	4723	MARCH AVE	FINNEY SANDRA K
186	4715	MARCH AVE	MARTIN NINA
187	4711	MARCH AVE	PRITCHARD MICHAEL &
188	4707	MARCH AVE	AN PING &
189	4703	MARCH AVE	THOMPSON GLORIA & TOMMY
190	4702	MARCH AVE	NASH GLORIA G EST OF &
191	4706	MARCH AVE	KOSTER BENJAMIN E
192	4710	MARCH AVE	ROWLING ROBERT B JR
193	4714	MARCH AVE	MITCHELL ROBERTA
194	4718	MARCH AVE	WRIGHT WELDA OLEVIA JONES
195	4722	MARCH AVE	ZHU HOLLY
196	4726	MARCH AVE	FLORES GILBERTO TELLEZ
197	4730	MARCH AVE	MRR HOLDINGS LLC
198	4802	MARCH AVE	AGUINAGA LUIS & OLIVIA
199	4806	MARCH AVE	MERCADO GABRIEL
200	4810	MARCH AVE	GREAT INVESTMENTS LLC
201	4814	MARCH AVE	ARRIETA SABLE RENEE
202	4822	MARCH AVE	WILLIAMS WANDA OLIVIA
203	4826	MARCH AVE	SAUCEDA MICHAEL ANTHONY &
204	4827	COWAN AVE	RICHARDSON WILLIAM DENNIS JR
205	4823	COWAN AVE	BRADFORD CAROL J
206	4819	COWAN AVE	GOVALAKRISHNAN RISHI &
207	4815	COWAN AVE	KUGLER CHARLES B
208	4811	COWAN AVE	GREAT INVESTMENTS LLC
209	4807	COWAN AVE	WILSON EDWARD LAWRENCE III &
210	4803	COWAN AVE	HOLT BILLIE EST OF
211	4731	COWAN AVE	THOMPSON BETTIE
212	4727	COWAN AVE	EDWARDS ANNIE LIFE EST &

Label #	*Address*		*Owner*
213	4723	COWAN AVE	MILBURN MOSES JR &
214	4719	COWAN AVE	REKJ BUILDERS LLC
215	4715	COWAN AVE	GREER SYLVIA
216	4711	COWAN AVE	DAZZLING HOMES CORPORATION
217	4707	COWAN AVE	Taxpayer at
218	4703	COWAN AVE	CHANDLER LUTHER D TR
219	4702	COWAN AVE	VIZU DFW PROPERTIES
220	4706	COWAN AVE	BAYLESS LILLIE MAE
221	4710	COWAN AVE	MURILLO ISREAL
222	4718	COWAN AVE	HINOJOSA CARLOS
223	4722	COWAN AVE	GLORIA JEAN BOYD
224	4726	COWAN AVE	WILLIAMS JOHN HENRY JR
225	4730	COWAN AVE	MIHALOPOULOS JOHN
226	4802	COWAN AVE	PHILLIPS CORNELIUS EST OF
227	4810	COWAN AVE	BRANIGAN ABBY
228	4814	COWAN AVE	WILLIAMS JACQUELINE
229	4818	COWAN AVE	JC LEASING
230	4822	COWAN AVE	JOHNSON TOMMIE LOU
231	4826	COWAN AVE	EWING HAROLD S & MABEL
232	4827	W UNIVERSITY BLVD	DEVOCO LLC
233	4823	W UNIVERSITY BLVD	MALAGON JOSE A &
234	4819	W UNIVERSITY BLVD	AMINI RAMIN
235	4815	W UNIVERSITY BLVD	TOPLETZ DENNIS
236	4811	W UNIVERSITY BLVD	REKJ BUILDERS LLC
237	4807	W UNIVERSITY BLVD	OREMADE OLUFEMI O
238	4803	W UNIVERSITY BLVD	FERGUSON GREGORY B
239	4731	W UNIVERSITY BLVD	WILLIAMS JOE L
240	4727	W UNIVERSITY BLVD	REYES MARIO
241	4723	W UNIVERSITY BLVD	LEBLANC JESSE ROBERT
242	4719	W UNIVERSITY BLVD	WRIGHTS INNOVATOR INVESTMENTS
243	4715	W UNIVERSITY BLVD	THOMPSON ZACHARY S

Label #	*Address*		*Owner*
244	4711	W UNIVERSITY BLVD	YOUNG MADELINE
245	4703	W UNIVERSITY BLVD	MANUS JOHN
246	4702	W UNIVERSITY BLVD	WILLIAMS JOE LOUIS
247	4710	W UNIVERSITY BLVD	EASTER AVAN SR & MELBA J
248	4714	W UNIVERSITY BLVD	BRATSCH MICAEL J
249	4718	W UNIVERSITY BLVD	NGUYEN PATTY F
250	4722	W UNIVERSITY BLVD	MCMATH LEOLA EST OF &
251	4726	W UNIVERSITY BLVD	1G CAPITAL LLC
252	4730	W UNIVERSITY BLVD	JONES BENETHA
253	4802	W UNIVERSITY BLVD	MARTINEZ MAYELA G
254	4806	W UNIVERSITY BLVD	NAIR GOPAKUMAR & NITHU
255	4810	W UNIVERSITY BLVD	ZAMANCONA RAFAEL H
256	4818	W UNIVERSITY BLVD	CRUZ HOMES CONCEPTS LLC
257	4822	W UNIVERSITY BLVD	ARCE MARTIN
258	4826	W UNIVERSITY BLVD	WALKER MICHAEL N
259	4827	WATEKA DR	CARROLL FRANCES YVONNE
260	4823	WATEKA DR	FAGGETT R S JR
261	4819	WATEKA DR	BOGART KATHRYN
262	4815	WATEKA DR	FORD GEORGIA M
263	4811	WATEKA DR	CAULKINS DAVID & NELLIE
264	4807	WATEKA DR	KEVIN GRIFFIN REALTY LLC
265	4731	WATEKA DR	BUI JUDITH
266	4727	WATEKA DR	ROBINSON CAROLINE GAYLE &
267	4723	WATEKA DR	4723 WATEKA LLC
268	4719	WATEKA DR	BAXTER SARAH
269	4715	WATEKA DR	JOHNSON DOROTHY M
270	4711	WATEKA DR	FORD MARY
271	4707	WATEKA DR	MANSOUR YAHYA M & MICAEL L
272	4703	WATEKA DR	ALEKHINE ALEX & LARISSA
273	4702	WATEKA DR	Taxpayer at
274	4706	WATEKA DR	BURCHER HOLDINGS LLC

Label #	*Address*		*Owner*
275	4710	WATEKA DR	DELAFUENTE FERNANDO
276	4714	WATEKA DR	RANEY CAROL DENISE
277	4718	WATEKA DR	LOCKLEY JOYCE C EST OF
278	4722	WATEKA DR	RIVERO RUDOLF VALENTINO
279	4726	WATEKA DR	MYHRE JESSICA M
280	4730	WATEKA DR	CARSON JANNA
281	4804	WATEKA DR	MAZUR LEONARD & ORLY
282	4808	WATEKA DR	ROBERSON PATRICE ELAINE &
283	4812	WATEKA DR	AKHTARKHAVARI SAMIR
284	4818	WATEKA DR	JOYCE JOHN J JR & PATTILLO DAVID B
285	4822	WATEKA DR	ALLEN MARY M
286	4826	WATEKA DR	4826 WATEKA DR LLC
287	4702	W LOVERS LN	LOVERS LANE PROPERTIES LLC
288	4706	W LOVERS LN	LOVERS LANE PPTES LLC
289	4720	W LOVERS LN	STEFANIAK GLORIA
290	4724	W LOVERS LN	4724 W LOVERS LANE INVESTMENT
291	4728	W LOVERS LN	CATMAC WORKS LLC
292	7806	ROPER ST	DAVIS BESSIE RUSSELL
293	7804	ROPER ST	MUNOZ DYLAN &
294	7802	ROPER ST	KING KARISA &
295	7718	ROPER ST	JAHANGIRI MARIA
296	7714	ROPER ST	THOMAS STEVEN HERB &
297	7710	ROPER ST	PELLETIER JEFFREY A &
298	7706	ROPER ST	WILLIAMS JOE
299	7702	ROPER ST	EMERSON WILLIAM GLENN
300	7703	LINWOOD AVE	HODO GRACE M EST OF
301	7707	LINWOOD AVE	EASLEY EDNA IRENE
302	7711	LINWOOD AVE	HEREDIA MARCO
303	7715	LINWOOD AVE	SIMPSON MEREDITH JEFFERS
304	7719	LINWOOD AVE	JEFFERS ROY
305	7624	ROPER ST	7624 ROPER LLC

Label #	*Address*		*Owner*
306	7618	ROPER ST	BRADFORD CAROL J &
307	7614	ROPER ST	LASHAY SHERRY FINNEY
308	7610	ROPER ST	THOMPSON VIRGINIA EST OF
309	7606	ROPER ST	7606 ROPER LLC
310	7602	ROPER ST	FELFELI DARREN &
311	7518	ROPER ST	SOFANDA CONSTRUCTION LLC
312	7514	ROPER ST	FERNANDEZ LOURDES
313	7510	ROPER ST	SWEENEY PATRICK A
314	4751	HOPKINS AVE	GREATER ZION BAPTIST CHUR
315	7502	ROPER ST	LARA PEDRO
316	7515	LINWOOD AVE	BROWER DOUGLAS C & JENNIFER JO
317	7603	LINWOOD AVE	EDWARDS BRANDON DOMINIQUE
318	7611	LINWOOD AVE	BENCHMARK REAL ESTATE
319	7615	LINWOOD AVE	SANCHEZ JUAN A
320	7619	LINWOOD AVE	PEREZ GUSTAVO A & AMELIA S
321	7625	LINWOOD AVE	PATEL DHIREN
322	7624	LINWOOD AVE	HABITAT CONSTRUCTION INC
323	7618	LINWOOD AVE	LULE RAMIRO C
324	7614	LINWOOD AVE	EMERSON WILLIAM
325	7610	LINWOOD AVE	SAMUEL PAXTON CUSTOM HOMES LLC
326	7606	LINWOOD AVE	MARTYN HAMMER REAL ESTATE LLC
327	7602	LINWOOD AVE	RESENDIZ RENE
328	7518	LINWOOD AVE	SUDDUTH RICHARD L & MICHELLE B
329	7514	LINWOOD AVE	JGH LLC
330	7510	LINWOOD AVE	MITCHELL ANN HARRIS
331	7502	LINWOOD AVE	Taxpayer at
332	7503	KENWELL ST	RAM 7503 LLC
333	7507	KENWELL ST	RA MILLENNIUM
334	7515	KENWELL ST	DIXSON STEVEN J
335	7519	KENWELL ST	FRIENDS FREDDIE M
336	7603	KENWELL ST	OLERIO HOMES LLC

Label #	*Address*		*Owner*
337	7607	KENWELL ST	RESIDENTIAL RESERVICES LLC
338	7611	KENWELL ST	HERNANDEZ ELIAZAR LUNA & CAROLINA LUNA
339	7615	KENWELL ST	SHARPE TAYLOR M
340	7619	KENWELL ST	NEWTON BARBARA L
341	7625	KENWELL ST	ANDERES REAGEN
342	7718	LINWOOD AVE	KYLES WILLIE FLORENCE
343	7712	LINWOOD AVE	ALVAREZ SANDRO E & CLARISSA
344	7708	LINWOOD AVE	MCHENRY SONYA
345	7702	LINWOOD AVE	LASZLO VERONICA G
346	4814	KELTON DR	GALVAN ERISTEO
347	4818	KELTON DR	GALVAN ERISTEO &
348	4820	KELTON DR	GALVAN ERISTEO
349	4828	KELTON DR	PARK PLACE INVESTMENTS &
350	4827	NEWMORE AVE	SEALE KATE MARTIN
351	4829	NEWMORE AVE	HULL KATIE
352	4823	NEWMORE AVE	BRATSCH MICHAEL JEROME
353	4817	NEWMORE AVE	MILLER DONNA S
354	4813	NEWMORE AVE	KEY LAND HOLDINGS LLC
355	4902	KELTON DR	14490 CATALINA STREET LLC
356	4904	KELTON DR	14490 CATALINA ST LLC
357	4912	KELTON DR	PEREZ GUSTAVO A &
358	4916	KELTON DR	DEAL INTERNATIONAL LLC
359	4927	NEWMORE AVE	KOSTER PROPERTIES LTD
360	4921	NEWMORE AVE	ALVAREZ SANDRO
361	4915	NEWMORE AVE	COLLINS ROYNEKA
362	4909	NEWMORE AVE	WILLIAMS RHYS DAVID & AMY NUNEZ
363	4911	NEWMORE AVE	BLACKWOOD REAGAN
364	4905	NEWMORE AVE	Taxpayer at
365	4903	NEWMORE AVE	CLARK HENRY E III
366	4901	NEWMORE AVE	ESSINGTON STEPHEN C & JEFFREY D MAGUIRE
367	7702	KAYWOOD DR	HARRISON CAMERON SAGE

Label #	*Address*		*Owner*
368	7704	KAYWOOD DR	GRIFFITH RUSSELL F &
369	7626	KENWELL ST	BIRD STREETS LIMITED LIABILITY
370	7622	KENWELL ST	THOMPSON JENNIFER S
371	7618	KENWELL ST	HEFNER MARK &
372	7614	KENWELL ST	PEREZ ELOY
373	7610	KENWELL ST	SESSIONS ARMITTE EST OF
374	7606	KENWELL ST	SERIES 7606 KENWELL VALKEN INVESTMENT
375	7602	KENWELL ST	BENCHMARK REAL ESTATE
376	7530	KENWELL ST	TRAN HONG T
377	7526	KENWELL ST	SIMS EVELYN
378	7522	KENWELL ST	BARRIENTES AMELIA F
379	7518	KENWELL ST	RAM 7518 LLC
380	7514	KENWELL ST	RA MILLENNIUM PROPERTIES LTD
381	7510	KENWELL ST	HENLEY HUDSON & GEOFFREY J
382	7506	KENWELL ST	PORTER JOHN L II
383	7502	KENWELL ST	ROSE RAMMIE
384	7503	KAYWOOD DR	ARMSTRONG THOMAS &
385	7507	KAYWOOD DR	ELDRIDGE LAWRENCE
386	7511	KAYWOOD DR	PLUMLEE DANIEL L JR
387	7515	KAYWOOD DR	PHILLIPS TROY T &
388	7519	KAYWOOD DR	WALKER CAMERON & TAYLOR
389	7523	KAYWOOD DR	ELDRIDGE PAULA ELOISE &
390	7527	KAYWOOD DR	JOHNSON ROBERT ERIC
391	7531	KAYWOOD DR	WAUNG DEBBIE W
392	7607	KAYWOOD DR	PEREIRA RENEE
393	7611	KAYWOOD DR	FALLON WILLIAM HERBERT HALLER &
394	7615	KAYWOOD DR	BRADSHAW BETTY J
395	7619	KAYWOOD DR	CLINTON JOHNNY L & KATELYN S
396	7623	KAYWOOD DR	BENS SEBASTIAAN & KC
397	7627	KAYWOOD DR	STEWART BEATRICE
398	7626	KAYWOOD DR	BENITEZ FRANCISCO E

Label #	*Address*		*Owner*
399	7622	KAYWOOD DR	DEVINE ROBERT KENTON &
400	7618	KAYWOOD DR	GROGGS ALLEN JR
401	7614	KAYWOOD DR	BAUGH WILLIAM KYLE &
402	7610	KAYWOOD DR	MASTERS HARVEY
403	7606	KAYWOOD DR	DUNNING CAREY & NANCY
404	7602	KAYWOOD DR	ALEXANDER HUNT DISTINCT
405	7530	KAYWOOD DR	SOSLAND MARSHALL & DARYL
406	7526	KAYWOOD DR	RA MILLENNIUM PROPERTIES LTD
407	7522	KAYWOOD DR	Taxpayer at
408	7518	KAYWOOD DR	RANE MIHIR &
409	7514	KAYWOOD DR	HUNT DESIGN & CONSTRUCTION LLC
410	7510	KAYWOOD DR	SMITH BOBBY LEE &
411	7506	KAYWOOD DR	ADAMS RICK
412	7500	KAYWOOD DR	ECLIPTIC HOMES LLC
413	7418	KAYWOOD DR	GATES MARIL EST OF
414	7414	KAYWOOD DR	BUFFIN BARBARA ANN
415	7410	KAYWOOD DR	TWINE MATTHEW JR
416	7406	KAYWOOD DR	CARDENAS JOHN A & LESLIE A
417	7402	KAYWOOD DR	THIBODEAUX PAUL LAWRENCE &
418	7314	KAYWOOD DR	MERMAID PPTIES FOUR LLC
419	7310	KAYWOOD DR	HOLLINS ITHERIA
420	7306	KAYWOOD DR	ALEXANDER HUNT DISTINCT HOMES
421	7302	KAYWOOD DR	GALVAN ROSAURA & ERISTEO
422	7222	KAYWOOD DR	ARNEY JOHN M &
423	7218	KAYWOOD DR	JOHNSON BOBBY J
424	7214	KAYWOOD DR	TROSKIE JOSEPH
425	5003	W UNIVERSITY BLVD	BELTRAN PPTIES INC
426	5007	W UNIVERSITY BLVD	GARCIA FRANCISCO &
427	5011	W UNIVERSITY BLVD	PAYESTEH DAVID
428	7414	KENWELL ST	CHATMAN DOROTHY J
429	7410	KENWELL ST	BOLTEX HOLDINGS LTD

Label #	*Address*		*Owner*
430	7406	KENWELL ST	WARFIELD ODESSA M
431	7402	KENWELL ST	GRISBY JO ANN &
432	7314	KENWELL ST	RICHARDSON LETHA MAE
433	7310	KENWELL ST	RICHARDSON KEMESHIA K
434	7306	KENWELL ST	LAROS THOMAS
435	7302	KENWELL ST	PORTER JOHN L II
436	7222	KENWELL ST	PORTER BILLIE
437	7218	KENWELL ST	PORTER JOHN L II
438	7214	KENWELL ST	PORTER JOHN L II
439	7215	KAYWOOD DR	JACKSON THOMAS D &
440	7219	KAYWOOD DR	SANCHEZ LUIS ALBERTO
441	7221	KAYWOOD DR	RAM 7221 LLC
442	7303	KAYWOOD DR	ROBBINS JOEL & KEVIN M MOORE
443	7307	KAYWOOD DR	BIRD STREETS LIMITED LIMITED
444	7315	KAYWOOD DR	Taxpayer at
445	7403	KAYWOOD DR	BOLTEX HOLDINGS LTD
446	7407	KAYWOOD DR	GONZALEZ FERNANDO
447	7411	KAYWOOD DR	RAVIN CONNIE MAE
448	7415	KAYWOOD DR	MARQUEZ THOMAS
449	7419	KAYWOOD DR	BANKS JAMES & ANGELA
450	4907	W UNIVERSITY BLVD	MURPHY ALEXANDRIA K MANAGEMENT
451	4915	W UNIVERSITY BLVD	JORGAN DEVELOPMENT LLC
452	4919	W UNIVERSITY BLVD	TAYLOR FRANCISCA L TRUST
453	4923	W UNIVERSITY BLVD	FADDUOL SAM GABRIEL JR
454	7719	CAILLET ST	WILLIAMS LONNIE CHARLES
455	7715	CAILLET ST	WEAVER BARBARA ANN
456	7711	CAILLET ST	WOODSON ERIC
457	7707	CAILLET ST	COUCH ZACHARY KEITH
458	7703	CAILLET ST	GERNIGAM MIGUEL ANGEL
459	7811	MORTON ST	PEREZ GUSTAVO A &
460	7807	MORTON ST	STREIFF RYAN MARTIN

Label #	*Address*		*Owner*
461	7803	MORTON ST	SMITH BETTY J
462	7719	MORTON ST	FROLOV NIKOLAY
463	7715	MORTON ST	ANDERSON ALLEN A
464	7711	MORTON ST	THOMAS MARY ANGELA
465	7707	MORTON ST	ARBER H DAVID
466	7718	CAILLET ST	7718 CAILLET STREET LLC
467	7714	CAILLET ST	BAGHERNEJAD LUZIA SILVA
468	7710	CAILLET ST	CLENDENEN ANDREW A & SARAH
469	7706	CAILLET ST	JAMES STEPHEN ROY
470	7702	CAILLET ST	HERRERA JESUS & GABRIELLE
471	5118	W LOVERS LN	Taxpayer at
472	7811	ROBIN RD	FLEMING MATTHEW R
473	7807	ROBIN RD	NEUGENT CHARLES
474	7803	ROBIN RD	THORNTON EDDIE
475	7723	ROBIN RD	FLEMING MATTHEW R & MORGAN E
476	7719	ROBIN RD	ROBERT ELLIOTT CUSTOM
477	7711	ROBIN RD	IBRAHIM SAMEH H
478	7707	ROBIN RD	TOLLIVER GLADYS W
479	7703	ROBIN RD	MCGEE TOMMY JR
480	7810	MORTON ST	BENNETT LORENE
481	7806	MORTON ST	GARDNER ANDREW & LUCY
482	7802	MORTON ST	Taxpayer at
483	7722	MORTON ST	COLEMAN IVA ARLEEN
484	7718	MORTON ST	HAWES JEANNE & DAVID
485	7714	MORTON ST	NEWHOUSE PROPERTIES LLC
486	7710	MORTON ST	STENSTROM COLIN
487	7706	MORTON ST	JONES LOUIS VERNON
488	7702	MORTON ST	COHEN WILLIAM JASON & ARIELLE KONFINO
489	7810	ROBIN RD	HOOKS BRIAN
490	7806	ROBIN RD	MCGOWAN BRYAN
491	7802	ROBIN RD	CASTRO DEVELOPMENT LLC

Label #	*Address*		*Owner*
492	7722	ROBIN RD	WHITEKER JEREMY ALEXANDER
493	7718	ROBIN RD	FURR REX W
494	7714	ROBIN RD	CHATTAM WILLIE D
495	7710	ROBIN RD	EVANS JOHN R JR &
496	7706	ROBIN RD	CRUZ HOMES CONCEPTS LLC
497	7702	ROBIN RD	HARRISON ALICIA N
498	7807	INWOOD RD	SEVEN EIGHT ZERO SEVEN
499	7801	INWOOD RD	TRIPLE TK LLC
500	7721	INWOOD RD	SKL INVESTMENT
501	7713	INWOOD RD	77713 REAL ESTATE LTD
502	7715	INWOOD RD	7713 REAL EST LTD
503	7711	INWOOD RD	7711 INWOOD RD LLC
504	5215	NEWMORE AVE	SCOTT JEANNE G
505	7627	CAILLET ST	GREENWOOD NED & JEAN L
506	7619	CAILLET ST	HORTON TRAVIS &
507	7615	CAILLET ST	DARCY KENNETH
508	7611	CAILLET ST	HARRISON IKE A JR &
509	7607	CAILLET ST	GLOVER CLARENCE E JR
510	7627	MORTON ST	TAVAREZ J CARLOS
511	7623	MORTON ST	WALLING GARRY L
512	7619	MORTON ST	BRADLEY MICHAEL DEWAYNE
513	7615	MORTON ST	RICHARDSON BARBARA
514	7611	MORTON ST	JAMES MARGARET
515	7607	MORTON ST	SOLIS SALVADOR
516	7626	CAILLET ST	FRANKFURT ALAN I & DEBRA C
517	7620	CAILLET ST	WILSON MATTIE V
518	7616	CAILLET ST	KNIGHT WILLIAM T
519	7610	CAILLET ST	GARDNER KEMESHIA RICHARDSON
520	7606	CAILLET ST	ADAMS KAREN &
521	7627	ROBIN RD	HORTON TRAVIS C
522	7623	ROBIN RD	MCCOWAN FOSTER

Label #	*Address*		*Owner*
523	7619	ROBIN RD	HUNNICUTT JERALD B &
524	7615	ROBIN RD	JM2 PROPERTIES LLC
525	7611	ROBIN RD	CRUSESPRATT SHARON &
526	7607	ROBIN RD	RHYNE GEORGE EARL SR
527	7626	MORTON ST	REDD KEVIN
528	7622	MORTON ST	NESTED CONSTRUCTION LLC
529	7618	MORTON ST	FARNEY GERALD R
530	7614	MORTON ST	KLEMENT SARAH BLAKE
531	7610	MORTON ST	ORNSTEIN SHARON
532	7606	MORTON ST	FRANKFURT ALAN & DEBRA
533	7603	CAILLET ST	LISTER RONALD DWAYNE
534	7531	CAILLET ST	LAPEYRE CHARLES MICHAEL &
535	7527	CAILLET ST	JONES GLAZE SHELIA &
536	7523	CAILLET ST	JAROUN WALEED &
537	7519	CAILLET ST	GUINN DAVID T &
538	7515	CAILLET ST	ADAMS GEORGIA
539	7511	CAILLET ST	GEISLER MELODIE ENDER
540	7507	CAILLET ST	MCFALLS GEOFFREY
541	7503	CAILLET ST	WILLIAMS PAUL
542	7603	MORTON ST	DOWLING MARK A &
543	7531	MORTON ST	DEVONSHIRE VENTURES LLC
544	7527	MORTON ST	MULLIS ALLISON H & JOEL L
545	7523	MORTON ST	ALAS HUGO S
546	7519	MORTON ST	JONES BILLIE JOYCE EST &
547	7515	MORTON ST	SIEVERS JOSHUA D
548	7511	MORTON ST	LOWE DORA ANN
549	7507	MORTON ST	MERMAID PROPERTIES LLC
550	7503	MORTON ST	EMCO MINERALS CORP
551	7602	CAILLET ST	BEASLEY BOBBY J &
552	7530	CAILLET ST	Taxpayer at
553	7526	CAILLET ST	CHAMPION JOHNNIE A LIFE ESTATE

Label #	*Address*		*Owner*
554	7522	CAILLET ST	HILL BERIDIA
555	7518	CAILLET ST	SCOTT RAYMOND EST OF
556	7514	CAILLET ST	CONDIT CHRISTOPHER BLAKE
557	7510	CAILLET ST	FERRELL PRESTON LIONEL
558	7506	CAILLET ST	HOLT JULIAN S &
559	7502	CAILLET ST	CARTER MATTHEW & TAMMI
560	7603	ROBIN RD	HAYWOOD BETTY JEWELL
561	7531	ROBIN RD	RODRIGUEZ JUANITA
562	7527	ROBIN RD	BAKER WARREN V
563	7523	ROBIN RD	SIMS RUTH E TRUSTEE
564	7519	ROBIN RD	MOSCOW RE LLC
565	7515	ROBIN RD	MAZZMANIA LP &
566	7511	ROBIN RD	WATSON LINDA SMITH
567	7507	ROBIN RD	Taxpayer at
568	7503	ROBIN RD	BROADNAX BONNIE L EST OF
569	7602	MORTON ST	HARTMAN HOLLY
570	7530	MORTON ST	BULHON PHILIP JACQUES &
571	7526	MORTON ST	EDWARDS PAMELA S
572	7522	MORTON ST	BERRY ANGELA
573	7518	MORTON ST	SEGUIN GARY T &
574	7514	MORTON ST	ARCEA ALFONSO &
575	7510	MORTON ST	PEOPLES EVY MAE LIFE ESTATE
576	7506	MORTON ST	POND VINCENT &
577	7502	MORTON ST	MCFALLS ELENA &
578	7514	ROBIN RD	7514 ROBIN ROAD LLC
579	7504	ROBIN RD	INGRAM SANDRA L
580	7509	INWOOD RD	7509MBC LLC
581	5221	LOCKSLEY AVE	CORRIGAN INV
582	7419	CAILLET ST	COLE CLARA B
583	7415	CAILLET ST	CRAWFORD CATHERINE ELIZABETH
584	7411	CAILLET ST	STONE BILL & JANELLE

Label #	*Address*		*Owner*
585	7407	CAILLET ST	THORBURN LUKE C
586	7403	CAILLET ST	TRIGG DORA SMITH
587	7319	CAILLET ST	CREMER MICHAEL
588	7315	CAILLET ST	COLLINS BRUCE H &
589	7311	CAILLET ST	CHAMBERS GIRLEE E
590	7307	CAILLET ST	BULLARD FAMILY THE
591	7219	CAILLET ST	MEGHANI PARTNERSHIP INC
592	7215	CAILLET ST	BELL MILDRED J
593	7211	CAILLET ST	MCKENNY SARAH KILLE
594	7207	CAILLET ST	WEIR DOROTHY
595	7203	CAILLET ST	EVANS DONALD
596	7419	MORTON ST	MATTOX MARC &
597	7415	MORTON ST	JANICEK PAUL &
598	7411	MORTON ST	MERMAID PROPERTIES THREE LLC
599	7407	MORTON ST	KELLER ELIZABETH BRIGHTON &
600	7403	MORTON ST	ROMANO FAMILY TRUST
601	7319	MORTON ST	MCGEE ALICE F DERROUGH
602	7315	MORTON ST	DIXON ERIC LOUIS LIFE ESTATE
603	7311	MORTON ST	BROWN JULIUS E &
604	7307	MORTON ST	REED REVOCABLE LIVING TRUST THE
605	7303	MORTON ST	FLETCHER MELODY CLARK
606	7219	MORTON ST	SIMS KIMBERLY L
607	7215	MORTON ST	GIBSON JERRY &
608	7211	MORTON ST	PRELOW JOSIAS
609	7207	MORTON ST	NICEWANDER JENNIFER
610	7203	MORTON ST	SMITH JESSICA
611	7418	CAILLET ST	MULLINIX DENNIS C & SHARON W
612	7414	CAILLET ST	HUNT TANNER T III &
613	7410	CAILLET ST	STONE WILLIAM E III &
614	7406	CAILLET ST	WENTWORTH DAWN NOELLE
615	7402	CAILLET ST	AMAYA JOSE FROILAN &

Label #	*Address*		*Owner*
616	7318	CAILLET ST	SLEDGE GAILLARD F
617	7314	CAILLET ST	CARR P J & DOROTHY
618	7310	CAILLET ST	GROMATZKY STEVEN CRAIG &
619	7306	CAILLET ST	STREIFF RYAN M
620	7218	CAILLET ST	SMITH ELMER J
621	7214	CAILLET ST	JONES EDGAR JR
622	7210	CAILLET ST	BURFORD RUBY FAY
623	7202	CAILLET ST	PENNY DELORA
624	7419	ROBIN RD	FERGUSON HUGH W III &
625	7415	ROBIN RD	BYRD WARREN G &
626	7411	ROBIN RD	SMITH CHRISTOPHER & ILENE
627	7407	ROBIN RD	RITTER AIDA M ESTATE OF
628	7403	ROBIN RD	KAFELE LINDA LOU
629	7319	ROBIN RD	JOHNSTON JON JEFFREY & MARYBETH F
630	7315	ROBIN RD	JENSEN GLOBAL ENTERPRISES LLC
631	7311	ROBIN RD	CARR REGGIE
632	7307	ROBIN RD	ALANIZ OMAR &
633	7303	ROBIN RD	NEUSE JASPER MICHAEL &
634	7219	ROBIN RD	IRVIN MELANIE A
635	7215	ROBIN RD	LESZINSKI SLAWOMIR
636	7211	ROBIN RD	CALLAHAN CURTIS L & MARY
637	7207	ROBIN RD	GONZALES MICHAEL E &
638	7203	ROBIN RD	STEWART BRIAN &
639	7410	MORTON ST	Taxpayer at
640	7406	MORTON ST	SMITH NATHANIEL J &
641	7402	MORTON ST	CHAMPION ANNIE F
642	7318	MORTON ST	SESSION RA II &
643	7314	MORTON ST	ALNA MORTON I LLC
644	7310	MORTON ST	MCLOCHLIN JOHN COLLIN
645	7306	MORTON ST	LEGGETT CAMERON MILLS &
646	7302	MORTON ST	HORTON MILES BARRETT &

Label #	*Address*		*Owner*
647	7218	MORTON ST	GROVER LORRAIN THEOLA
648	7214	MORTON ST	BONILLA JUAN PABLO &
649	7210	MORTON ST	HANNAH JOHN JR
650	7206	MORTON ST	ESPINOSA MADELEINE C &
651	7202	MORTON ST	BLAIR CHRISTOPHER RYAN
652	7207	INWOOD RD	RANDALLS FOOD & DRUGS LP
653	7418	ROBIN RD	VAUGHN NOLAN E
654	7414	ROBIN RD	WINGFIELD ERNESTINE
655	7410	ROBIN RD	FRIERSON ELBERT
656	7402	ROBIN RD	JENKINS BETTY
657	7318	ROBIN RD	HENDERSON BOBBIE J
658	7314	ROBIN RD	WATSON MICHAEL SCOTT & DENNISE M
659	7310	ROBIN RD	BROWN KAY FRANCES
660	7306	ROBIN RD	FOSTER BILLY WAYNE ETUX
661	7218	ROBIN RD	DUROJAIYE HELEN
662	7214	ROBIN RD	YANCY HENRY LEE
663	7210	ROBIN RD	CASTLE ROCK BUILDERS GROUP LLC
664	7206	ROBIN RD	Taxpayer at
665	7202	ROBIN RD	WILLIAM ARNOLD WHITE JR
666	4902	W UNIVERSITY BLVD	CROCKETT SANDRA J &
667	4900	W UNIVERSITY BLVD	CROCKETT SANDRA J &
668	4908	W UNIVERSITY BLVD	EASTER AVAN SR
669	4910	W UNIVERSITY BLVD	ASTER AVAN SR
670	4916	W UNIVERSITY BLVD	KAPLAN BEATRICE S
671	4920	W UNIVERSITY BLVD	DF2 FAMILY PARTNERS LLC
672	4928	W UNIVERSITY BLVD	JDM STRATEGIES LLC
673	5002	W UNIVERSITY BLVD	WASHINGTON MARY
674	5006	W UNIVERSITY BLVD	AM VERNACULAR LLC
675	5024	W UNIVERSITY BLVD	RHODES BURTON & LESLEY
676	5025	WATEKA DR	JACKSON MICHAEL SHAUN
677	5019	WATEKA DR	49014903 NEWMORE LLP

Label #	*Address*		*Owner*
678	5013	WATEKA DR	BONNER DORIS M
679	5009	WATEKA DR	LEE FLORIA MAE
680	5003	WATEKA DR	LEE RONNIE
681	4929	WATEKA DR	CARTER JOSEPH G
682	4923	WATEKA DR	MAHARAJ NIKKO N
683	4917	WATEKA DR	CHARLES PATSY E
684	4911	WATEKA DR	CRUZ JOSE LUIZ
685	4903	WATEKA DR	CHAPMAN CAITLIN ROBERTSON
686	4902	WATEKA DR	WILLIAMS LUDIE YVETTE
687	4910	WATEKA DR	CELESTAINE EVA EVELYN
688	4916	WATEKA DR	STARCROSS PROPERTIES LP
689	4922	WATEKA DR	LEVELS ALZIE LEE
690	4928	WATEKA DR	SMITH ZELDA
691	5002	WATEKA DR	SHANNON GLORIA JEAN
692	5008	WATEKA DR	CRUZ JENNIFER L &
693	5012	WATEKA DR	BROWN KEVIN L & TOMITRY A
694	5018	WATEKA DR	STANDRIDGE THOMAS R & SAMANTHA R
695	5024	WATEKA DR	BLAIR ALBERTA
696	5036	W UNIVERSITY BLVD	LIU 5036 W UNIVERSITY LLC
697	5040	W UNIVERSITY BLVD	KEY LAND HOLDINGS LLC
698	5046	W UNIVERSITY BLVD	ROBERSON C J
699	5056	W UNIVERSITY BLVD	BROWN SUZANNA L
700	5058	W UNIVERSITY BLVD	WALLACE REGINA &
701	5104	W UNIVERSITY BLVD	WALLACE REGINA &
702	5107	WATEKA DR	Taxpayer at
703	5061	WATEKA DR	CASHMAN THOM & CAROL
704	5057	WATEKA DR	SKULMAN WENDY E & GREGORY E
705	5049	WATEKA DR	BUCKLEY JENNIFER MORELAND &
706	5043	WATEKA DR	GORDON JOHN
707	5037	WATEKA DR	Taxpayer at
708	5036	WATEKA DR	WILSON CELIA

Label #	*Address*		*Owner*
709	5042	WATEKA DR	HEPP RICHARD L JR
710	5048	WATEKA DR	KEVIN GRIFFIN REALTY LLC
711	5056	WATEKA DR	COQUIS RAFAEL JR & MEGAN RENE AUL
712	5060	WATEKA DR	IMEL RANDOLPH S & CLAUDIA L
713	5106	WATEKA DR	KERSEY SHAWN WADE &
714	5112	WATEKA DR	BERTHER TODD
715	5202	WATEKA DR	JONES MATTHEW & LEE ANN
716	5208	WATEKA DR	BROWNING JAMES C
717	5214	WATEKA DR	COCHRAN JONATHAN D
718	5218	WATEKA DR	JACKSON VANESSA H LIFE ESTATE
719	7102	ROBIN RD	BLAIR DONALD L EST OF
720	7110	ROBIN RD	WEBSTER WINSTON SCOTT
721	7006	ROBIN RD	STEWART MATTHEW SHANE &
722	7014	ROBIN RD	SMITH DAVID
723	7007	INWOOD RD	KOHANLOO MEHDIE
724	6923	INWOOD RD	MILLER DON W
725	6931	INWOOD RD	ROARK MARILYN
726	6922	ROBIN RD	GREENBERG STEVEN M & MARTHA G
727	6930	ROBIN RD	AYERS WILLIAM S
728	6910	ROBIN RD	SELLS CHRISTOPHER D & MEAGAN E
729	6902	ROBIN RD	KUMAR PRAVIN DILEN
730	6905	INWOOD RD	RYAN CHRISTOPHER
731	6923	ROBIN RD	CARO DAULTON EST OF
732	6913	ROBIN RD	GUEST SHELBY A
733	6909	ROBIN RD	LEFTWICH SHELLEY
734	6905	ROBIN RD	OLIVER BRENDA
735	6904	ORIOLE DR	AXTELL FAMILY LIVING TRUST
736	6910	ORIOLE DR	6910 ORIOLE LLC
737	6914	ORIOLE DR	HERNANDEZ ISABEL
738	6918	ORIOLE DR	STONE WILLIAM E &
739	6924	ORIOLE DR	HIRES JOHN DOUGLAS &

Label #	*Address*		*Owner*
740	7000	ORIOLE DR	PAYNE JUANITA GRAY
741	7004	ORIOLE DR	ROLLA CHARMAYNE ANITA
742	7010	ORIOLE DR	MALDONADO RAMON
743	7014	ORIOLE DR	ROBBINS JENNIFER C A
744	7020	ORIOLE DR	ELEY SCOTT E
745	5119	LINNET LN	TERRELL BOBBY
746	5115	LINNET LN	WECHSLER MATTHEW
747	5111	LINNET LN	Taxpayer at
748	5105	LINNET LN	EASTER AVAN JR
749	5101	LINNET LN	STONE WILLIAM E III &
750	5043	LINNET LN	WEST OLIN
751	5041	LINNET LN	SCHWARTZ ELIZABETH
752	5037	LINNET LN	BENSON ROSIE MAE
753	5031	LINNET LN	SILMON ANTHREE
754	5027	LINNET LN	MUSSELMAN MARY ANNA
755	6831	INWOOD RD	BONEY JAMES
756	6830	ROBIN RD	OUDT JOHN DIRIK & NATALIE
757	6818	ROBIN RD	RICHARDS JAMES I &
758	6814	ROBIN RD	EATMON CHRISTOPHER JOEL
759	6811	INWOOD RD	SMITH JOHN III &
760	6721	INWOOD RD	GODAT DAVID MICHAEL
761	6722	ROBIN RD	BURKE TIMOTHY
762	6728	ROBIN RD	PRATT JOURDAN L &
763	6710	ROBIN RD	OLERIO HOMES LLC
764	6700	ROBIN RD	HUBBELL ERIC D &
765	6701	INWOOD RD	WAGGONER JOHN JR & LUCRECIA T
766	6630	ROBIN RD	SCHWEITZER THEODORE C III &
767	5222	WANETA DR	MORRISON GEORGE W & BRANDY B
768	6622	ROBIN RD	GROSSMAN CAROL SUZAN
769	6608	ROBIN RD	LAUGHLIN KENDALL & LISA LOY
770	6610	ROBIN RD	KIRCHEN JOHN W & AMY B

Label #	*Address*		*Owner*
771	6631	INWOOD RD	JAMISON JOSEPHINE
772	6529	INWOOD RD	CORPORATION OF EPISCOPAL
773	6522	ROBIN RD	UPDIKE JEFFREY ALAN
774	6530	ROBIN RD	ACHMAN CHRIS WILLIAM &
775	6516	ROBIN RD	ENSERCH CORP
776	6627	ROBIN RD	MOORE LINDA G &
777	6619	ROBIN RD	MCBEE ROBERT W
778	6611	ROBIN RD	BERRY SANDRA BRAGG
779	6605	ROBIN RD	ASAFF JAMES HARL
780	6531	ROBIN RD	DAIN DEE ANN
781	6527	ROBIN RD	TOWNSEND ROBERT H &
782	6519	ROBIN RD	FARMER JAMES H
783	6515	ROBIN RD	LAMBERT ARTHUR V & JESSICA AYN
784	6507	ROBIN RD	BERRY JODY
785	5111	W MOCKINGBIRD LN	WILSON MARY S
786	6510	ORIOLE DR	SCHIEFFER RAYMOND
787	6514	ORIOLE DR	DAVIS WILLIE J & MARY A
788	6522	ORIOLE DR	REDD EDWARD EARL
789	6528	ORIOLE DR	JAMES STEPHEN ROY &
790	6534	ORIOLE DR	BERK WALTERS HOLDING LLC
791	6546	ORIOLE DR	VOSS DAVID E & MELANIE
792	6550	ORIOLE DR	BLACK BRYAN D &
793	6602	ORIOLE DR	GONZALEZ JIVAN JHAVERI
794	6610	ORIOLE DR	SPEARS STACIE & BYRON
795	6727	ROBIN RD	DUGONI NIKKI &
796	6719	ROBIN RD	TRACEY OWEN
797	6711	ROBIN RD	50 DODGE LLC
798	6705	ROBIN RD	DEVONSHIRE VENTURES LLC
799	6702	ORIOLE DR	POHLMANN THOMAS E &
800	6710	ORIOLE DR	HURLBUTT MATTHEW LEE &
801	6716	ORIOLE DR	DEVONSHIRE VENTURES LLC

Label #	*Address*		*Owner*
802	6722	ORIOLE DR	WHITE AARON &
803	6730	ORIOLE DR	HILL LAUMONT S &
804	6827	ROBIN RD	FERGUSON TERRI L
805	6819	ROBIN RD	DONOSKY ANDREW S & JESSICA T
806	6811	ROBIN RD	BROWN ADRIENNE LONGORIA
807	6803	ROBIN RD	MARQUIS GARRETT CLARK & ASHLEY HICKEY
808	6806	ORIOLE DR	TONNESSEN CINDY
809	6810	ORIOLE DR	Taxpayer at
810	6818	ORIOLE DR	EATON SETH W & LYNSEY M
811	6820	ORIOLE DR	COLAR BEVERLYN
812	5102	WENONAH DR	MILLER SCOT & MARILYN
813	7023	ORIOLE DR	SANFORD JAMES E
814	7015	ORIOLE DR	HEFNER JAMES CURTIS &
815	7011	ORIOLE DR	LEEPER KATHRYN
816	7005	ORIOLE DR	GILBERT DEBORAH K
817	5033	THRUSH ST	EDWARDS JERI
818	5027	THRUSH ST	WAGONER OLDEN JR &
819	5026	LINNET LN	Taxpayer at
820	5032	LINNET LN	PATTON ODIES
821	6919	ORIOLE DR	TURNER MARK
822	6911	ORIOLE DR	GILMORE VALERIA L
823	6915	ORIOLE DR	UPTON HENRY JR & HENRIETTA
824	6907	ORIOLE DR	THOMPSON THELMA
825	5033	WENONAH DR	HICKEY FRANCETTA CROOMES &
826	5027	WENONAH DR	BLANCO NATASHA & KEITH A
827	5026	THRUSH ST	LOVE BETTINA ANNETTA TURNER &
828	5032	THRUSH ST	THOMAS ERNEST ELBERT JR
829	6823	ORIOLE DR	MCFALLS GEOFFREY & ELENA
830	6815	ORIOLE DR	CARTER CHANTAY D JONES
831	6803	ORIOLE DR	WILSON LAWRENCE O & MINNIE WILSON
832	5033	WREN WAY	BURNS LONELL & JEANETTE D

Label #	*Address*		*Owner*
833	5029	WREN WAY	WALKER PAULETTE FAIR
834	5026	WENONAH DR	BLOUNT SHANNON E & JAMES
835	5032	WENONAH DR	MCCRAW SARAH
836	6723	ORIOLE DR	FLORES AUGUSTO C ETAL
837	6715	ORIOLE DR	VALHALLA REAL ESTATE
838	6705	ORIOLE DR	CARRETHERS ENSIE L EST OF
839	5031	WANETA DR	MERRIFIELD FAMILY TRUST
840	5027	WANETA DR	HAUSDORF GREGORY J &
841	5026	WREN WAY	HERNANDEZ JOSE F
842	5030	WREN WAY	GULLOTTO JOSEPH M
843	6623	ORIOLE DR	BYROM KENNETH I
844	6615	ORIOLE DR	WATSON VIRGILIA MARIE
845	6605	ORIOLE DR	SNEED JACQUELINE LEWIS
846	5031	LARK LN	WRIGHT PAUL MARTIN
847	5023	LARK LN	WHITAKER FREDERICK D &
848	5026	WANETA DR	HOPPER STEPHEN
849	5032	WANETA DR	GUEST MELODY R
850	4239	W LOVERS LN	LOVERS LANE PROPERTIES LLC
851	4236	W LOVERS LN	MIDCITIES INVESTMENTS
852	4246	W LOVERS LN	4246 WL PROPERTIES LLC
853	4254	W LOVERS LN	DAVIS RONDI HILLSTROM
854	4258	W LOVERS LN	SINGLER JEFFREY JOHN
855	4283	S CREST HAVEN RD	GONZALES BRANDY &
856	4275	S CREST HAVEN RD	ACOSTA JESSE JR &
857	4267	S CREST HAVEN RD	RUSSELL RUFUS D LIFE EST
858	4263	S CREST HAVEN RD	LUXURY ON LOVERS LLC
859	4227	AERO DR	ALVAREZ SANDRO & CLARISSA
860	4223	AERO DR	PUERTA CAMILO R
861	4219	AERO DR	SWANSON KARA FITE
862	4215	AERO DR	SPEED ED REVOCABLE LIVING TRUST
863	4302	W LOVERS LN	WU HOLDINGS LLC

Label #	*Address*		*Owner*
864	4306	W LOVERS LN	PEACO REAL ESTATE HILDINGS LLC
865	4314	W LOVERS LN	YBARRA CARLO LLC
866	4318	W LOVERS LN	YBARRA CARLO LLC
867	4326	W LOVERS LN	YBARRA CARLO LLC
868	4282	S CREST HAVEN RD	TORRES NOE MUNOZ &
869	4278	S CREST HAVEN RD	FARRIS FRANCESCO
870	4274	S CREST HAVEN RD	HERRERA MARIO
871	4268	S CREST HAVEN RD	PERKINS JON L
872	4262	S CREST HAVEN RD	THEDFORD AARON & DEANNA
873	4260	S CREST HAVEN RD	ENRIQUEZ MARIO A & ALICIA
874	4256	S CREST HAVEN RD	CALZADA JUAN B
875	4252	S CREST HAVEN RD	LUXURY ON LOVERS LLC
876	4248	S CREST HAVEN RD	MEWHINNEY MIKE
877	4244	S CREST HAVEN RD	NELSON JESSICA LOW &
878	4238	S CREST HAVEN RD	MUNOZ CLARA ROSA BUSTAMANTE
879	4234	S CREST HAVEN RD	MUNOZ ARISTIDES D
880	4230	S CREST HAVEN RD	DUNCAN RICHARD W &
881	4230	AERO DR	HASHIZU OSAMU
882	4234	AERO DR	MONTALVO ROSA MARIA
883	4242	AERO DR	PETERSON MARY L EST OF
884	4253	S CREST HAVEN RD	SAUCEDO JORGE H
885	4247	S CREST HAVEN RD	HOFF MADELINE ROSE &
886	4243	S CREST HAVEN RD	RANDOLPH PAULA LYNNE &
887	4237	S CREST HAVEN RD	BERNAL MARIA SILVA
888	4231	S CREST HAVEN RD	WILSON BRANDON MATTHEW &
889	3930	BLUFFVIEW BLVD	KAIL ANNE MARILLA
890	7412	LEMMON AVE	PS TEXAS HOLDINGS LTD
891	7310	LEMMON AVE	SEWELL VILLAGE CADILLAC
892	4611	KELTON DR	GRAY KENNETH R
893	4505	HOPKINS AVE	MORENO KENIA CHANTAL &
894	4511	HOPKINS AVE	ZARAZUA BERNABE & BEATRIS

Label #	*Address*		*Owner*
895	4513	HOPKINS AVE	HINOJOSA MARIO
896	4523	HOPKINS AVE	LAWRENCE LTD
897	4525	HOPKINS AVE	TOPLETZ INVESTMENTS
898	4531	HOPKINS AVE	RAZA RAFI
899	4607	HOPKINS AVE	RAZO ERNESTO A ALFARO &
900	4505	MARCH AVE	CR MARCH LLC
901	4608	HOPKINS AVE	BERINO JOSE G
902	4610	HOPKINS AVE	BERINO JOSE G
903	4521	KELTON DR	WEST MAXINE DESHAY
904	4515	KELTON DR	DUNNING CAREY & NANCY
905	4507	KELTON DR	PAYSEUR YVETTE NICOLE
906	4503	KELTON DR	HOLCOMB THOMAS LYNN &
907	4502	W LOVERS LN	GINSBERG JACOB &
908	4506	W LOVERS LN	KAZDAL KERIMAN MELEK
909	4512	W LOVERS LN	CHAMBERS DOROTHY R
910	4516	W LOVERS LN	GURBAN ETELKA
911	4520	W LOVERS LN	ORME ERIC &
912	4449	KELTON DR	ROBERSON JEWEL
913	4443	KELTON DR	WU MATTHEW FAN
914	4439	KELTON DR	ALO-SAB INVESTMENTS LLC
915	4435	KELTON DR	REDDIC DORNALD A EST OF
916	4431	KELTON DR	OROZCO CONSTANTINO & BARTOLA
917	4427	KELTON DR	DERROUGH WILLIAM H
918	4423	KELTON DR	RECORD VIOLA
919	4419	KELTON DR	LAVENDER KATHLEEN G &
920	4415	KELTON DR	MADDEN THERESSA
921	4411	KELTON DR	WILLIAMS WALTER G
922	4407	KELTON DR	ROJAS IVAN MORENO
923	4402	W LOVERS LN	4402 LOVERS LN PARTNERS LP
924	4412	W LOVERS LN	4412 LOVERS LANE LLC
925	4416	W LOVERS LN	TM LOVERS LANE LLC

Label #	*Address*		*Owner*
926	4420	W LOVERS LN	WEST LOVERS LLC
927	4428	W LOVERS LN	JC JUNKER LLC
928	4438	W LOVERS LN	MARTELI HOLDINGS LLC
929	4447	NEWMORE AVE	CADWALLADER PAUL DAVID
930	4443	NEWMORE AVE	MAAS SHERYL & ERIC
931	4431	NEWMORE AVE	MARTINEZ FLORENCIA VARGAS
932	4427	NEWMORE AVE	HORVATH NANCY
933	4423	NEWMORE AVE	ALCOCER RAMIRO O & MARIA
934	4419	NEWMORE AVE	MALDONADO JOSE D &
935	4415	NEWMORE AVE	ZARAZUA BEATRIZ & BARNABE
936	4411	NEWMORE AVE	RODRIGUEZ RAYMUNDO &
937	4407	NEWMORE AVE	PARSONS CAMERON
938	4402	KELTON DR	MORALES ARMANDO
939	4410	KELTON DR	RAY ROBERT B
940	4414	KELTON DR	JIMENEZ MIRIAM E
941	4418	KELTON DR	MENDOZA ANTONIO
942	4422	KELTON DR	HANCOCK GLORIA F
943	4426	KELTON DR	LOVING INVESTMENTS LLC
944	4430	KELTON DR	PORTER NORMAN
945	4438	KELTON DR	WILLIAMS TERRY GLENN LIFE ESTATE
946	4442	KELTON DR	RODRIGUEZ GERARDO &
947	4446	KELTON DR	DODSON BRYAN R
948	4631	NEWMORE AVE	GARDNER KEMESHIA R
949	4627	NEWMORE AVE	JOHNSON IVY SR
950	4623	NEWMORE AVE	MADDEN DORIS ANDERSON
951	4615	NEWMORE AVE	OLIVA PETRONILO
952	4611	NEWMORE AVE	EASLEY DOUGLAS R
953	4607	NEWMORE AVE	JOHNSON EUGENE JR
954	4603	NEWMORE AVE	REINA JOSEPH & SAGRARIO SALINAS
955	4531	NEWMORE AVE	TISDALE CHARLIE
956	4527	NEWMORE AVE	FERNANDEZ ALFREDO A &

Label #	*Address*		*Owner*
957	4519	NEWMORE AVE	Taxpayer at
958	4515	NEWMORE AVE	2BHH HOLDINGS LLC
959	4511	NEWMORE AVE	HILL JOEL & HAZEL
960	4507	NEWMORE AVE	WOODS ZETTIE
961	4502	KELTON DR	GREEN BEVERLY A ET AL
962	4506	KELTON DR	LCD 4506 KELTON LLC
963	4510	KELTON DR	HUGHES JAMES
964	4514	KELTON DR	FOREMAN CHARLES EST OF
965	4522	KELTON DR	BISHOP LONNIE R
966	4526	KELTON DR	ANDERSON LAWRENCE L EST OF
967	4602	KELTON DR	WASHINGTON PAULINE
968	4606	KELTON DR	HAWKINS MARTINEZ &
969	4610	KELTON DR	MOORE LONNELL
970	4616	KELTON DR	PARRAMORE LORENE
971	4622	KELTON DR	WHITFIELD ROBERT LEE &
972	4626	KELTON DR	LANCER CONSTRICTION & DEVELOPMENT LLC
973	4630	KELTON DR	SHAH RINOO & KEJAL
974	4633	STIGALL ST	EQUITY INCOME AND APPRECIATION LLC
975	4627	STIGALL ST	MARTINEZ EMMANUEL
976	4623	STIGALL ST	MURCHISON BURK C & ELISE
977	4615	STIGALL ST	FLORES SILVIA
978	4611	STIGALL ST	HERNANDEZ ARMANDO &
979	4607	STIGALL ST	IOLA AARON D
980	4603	STIGALL ST	HERNANDEZ GRACIELA
981	4533	STIGALL ST	LOPEZ JESSE
982	4519	STIGALL ST	ROGERS MINNIE
983	4511	STIGALL ST	BOCA CHICA REALTY
984	4507	STIGALL ST	FIELDS CLARA M
985	4502	NEWMORE AVE	MCCOY SANDY JR LIFE EST
986	4506	NEWMORE AVE	JIMMERSON SHIRLEY
987	4510	NEWMORE AVE	HENLEY HUDSON

Label #	*Address*		*Owner*
988	4518	NEWMORE AVE	3633 THEDFORD LLC &
989	4522	NEWMORE AVE	TRINITY ELISE LLC
990	4526	NEWMORE AVE	POLK ALICE M
991	4530	NEWMORE AVE	OLERIO HOMES LLC
992	4602	NEWMORE AVE	MARQUEZ JESUS
993	4606	NEWMORE AVE	NESNADNY JEFF ADAM
994	4610	NEWMORE AVE	LIECHTY BRETT MICHAEL &
995	4614	NEWMORE AVE	TANDON UMESH
996	4618	NEWMORE AVE	MOVVA TANISHA
997	4622	NEWMORE AVE	ESPINOZA JUAN E
998	4630	NEWMORE AVE	YANG KANDACE
999	4634	NEWMORE AVE	PIERCE SUSAN STEGER & CLOVIS P
1000	4443	STIGALL ST	GARDNER DEBORAH C &
1001	4439	STIGALL ST	CONTRERAS MANUEL QUIROGA
1002	4435	STIGALL ST	DERIS INTERESTS LLC
1003	4431	STIGALL ST	4901 4903 NEWMORE LLC
1004	4427	STIGALL ST	ALEJANDRO JONAS &
1005	4419	STIGALL ST	JOHNSON RANDY S
1006	4415	STIGALL ST	PORTILLO EDITH
1007	4411	STIGALL ST	HERNANDEZ RODRIGO
1008	4407	STIGALL ST	OWENS LISA
1009	4403	STIGALL ST	SHAW SHIRLEY
1010	4402	NEWMORE AVE	HERNANDEZ JESUS &
1011	4406	NEWMORE AVE	HABITAT CONSTRUCTION
1012	4410	NEWMORE AVE	ABDUL ILLIAS & PING AN
1013	4418	NEWMORE AVE	WILLIAMS CLARENCE I EST OF
1014	4422	NEWMORE AVE	RUIZ TOMAS E BECERRA
1015	4426	NEWMORE AVE	CARDENAS BEATRIZ
1016	4430	NEWMORE AVE	BURKS KIMBERLY
1017	4434	NEWMORE AVE	GRAY KENNETH D
1018	4438	NEWMORE AVE	MARTINEZMEDINA RUBEN &

Label #	*Address*		*Owner*
1019	4446	NEWMORE AVE	PARK PLACE INV AND DEV
1020	4337	HOPKINS AVE	4337 HOPKINS ASSOCIATES LLC
1021	4333	HOPKINS AVE	DAVIS BARBARA
1022	4329	HOPKINS AVE	RESPESS ELIZABETH NETCHER
1023	7515	TAOS RD	VELEZ ARISTEO A & MARIA E
1024	7523	TAOS RD	LOUISA MARIA CAMPOS
1025	7527	TAOS RD	HERNANDEZ RIDRIGO
1026	7603	TAOS RD	HERNANDEZ RODRIGO
1027	7607	TAOS RD	FLETCHER YOLANDA
1028	7611	TAOS RD	Taxpayer at
1029	7615	TAOS RD	RAFTER WALKER REAL ESTATE I LLC
1030	7619	TAOS RD	FLORES GILBERTO & SILVIA
1031	7707	TAOS RD	WILLIAMS BOBBIE J EST OF
1032	7711	TAOS RD	CRUZ JOSE LUIS &
1033	7715	TAOS RD	CRUZ HOMES CONCEPTS LLC
1034	7801	TAOS RD	WRIGHT NORMA LEE
1035	7805	TAOS RD	CRAWFORD ROBERT L LIFE ESTATE
1036	4315	HOPKINS AVE	TM NH REALTY LTD
1037	7630	CULCOURT ST	HERNANDEZ JOEL
1038	7640	CULCOURT ST	DIETZ CHRISTOPHER SEAN &
1039	7636	CULCOURT ST	OWEN DAVID
1040	7652	CULCOURT ST	BLANK PAUL CASEY
1041	7648	CULCOURT ST	KEEL TODD REYNOLDS &
1042	7643	CULCOURT ST	CALDAS HEITOR PRESTON
1043	7635	CULCOURT ST	CRAWFORD NICOLE
1044	7631	CULCOURT ST	WADE LESTER
1045	7627	CULCOURT ST	MCNEELY STACEY D & COURTNEY L
1046	7623	CULCOURT ST	Taxpayer at
1047	7617	CULCOURT ST	BALL DANIEL CHRISTOPHER &
1048	7611	CULCOURT ST	WHALEY JOHN G & WENDY H
1049	7607	CULCOURT ST	JURADO PASTORA V

Label #	*Address*		*Owner*
1050	7603	CULCOURT ST	HAVARD DOUGLAS
1051	4449	HOPKINS AVE	CLARK ALMA JEAN
1052	4443	HOPKINS AVE	COLUNGA MARIA &
1053	4439	HOPKINS AVE	LLAMAS OCTAVIO &
1054	4431	HOPKINS AVE	CITIBLI ANA
1055	4427	HOPKINS AVE	WITT KURT
1056	4423	HOPKINS AVE	DOMIGUEZ NICHOLAS &
1057	4419	HOPKINS AVE	MBT HOLDING LLC
1058	4411	HOPKINS AVE	SALONE WILFORD JR & LEORA
1059	4403	HOPKINS AVE	WORKS GEORGE III
1060	4402	STIGALL ST	DAUGHTRY LEONARD LIFE EST
1061	4406	STIGALL ST	WASHINGTON CHRISTOPHER G
1062	4410	STIGALL ST	LARA FRANCISCA
1063	4414	STIGALL ST	HERNANDEZ RODRIGO &
1064	4418	STIGALL ST	CODE COMPLETE LLC
1065	4424	STIGALL ST	CHRISTENSEN PRESTON GLEN &
1066	4430	STIGALL ST	RAMIREZ CARLOS VERNIO & ANNA VERINO
1067	4434	STIGALL ST	JOHNSON 0DESSA
1068	4438	STIGALL ST	WILLIAMS LENA
1069	4444	STIGALL ST	EDWARDS JERRY CLAUDE &
1070	4634	STIGALL ST	WU KUO FENG
1071	4630	STIGALL ST	FLORES ESTABAN & JUANA
1072	4622	STIGALL ST	628 TURNER LLC
1073	4618	STIGALL ST	CARNES DAVID J
1074	4614	STIGALL ST	CF JMZ STIGALL DEVELOPMENT LLC
1075	4610	STIGALL ST	MCGEE TOMMY & ALICE
1076	4606	STIGALL ST	SANCHEZ JUAN ANTONIO
1077	4602	STIGALL ST	RESIDENTIAL RESERVICES LLC
1078	4538	STIGALL ST	CLARK ARCHIE LAFAXE
1079	4534	STIGALL ST	CHOYCE JOHN ESTATE OF
1080	4530	STIGALL ST	POE SHANA

Label #	*Address*		*Owner*
1081	4526	STIGALL ST	HARDY JEANETTE
1082	4522	STIGALL ST	INFINITY HOMES INC
1083	4514	STIGALL ST	HARRISON RONNIE &
1084	4510	STIGALL ST	TOPLETZ DENNIS
1085	4506	STIGALL ST	DERROUGH EARNEST L
1086	4502	STIGALL ST	THORNTON TAMELA
1087	4619	W UNIVERSITY BLVD	NORTH PARK COMMUNITY DEV
1088	4615	W UNIVERSITY BLVD	NORTH PARK COMMUNITY DEV
1089	4611	W UNIVERSITY BLVD	NORTH PARK COMMUNITY DEV
1090	4607	W UNIVERSITY BLVD	MANUS JOHN
1091	4603	W UNIVERSITY BLVD	TRIMBLE PRESTON T &
1092	4601	W UNIVERSITY BLVD	VORWALD MATTHEW DAVID
1093	4523	W UNIVERSITY BLVD	HINKEL JOSHUA QUINTEN &
1094	4525	W UNIVERSITY BLVD	HA GINA
1095	4519	W UNIVERSITY BLVD	BEYER BECKY A
1096	4521	W UNIVERSITY BLVD	KILLOUGH JACK E
1097	4515	W UNIVERSITY BLVD	LINDSLEY CYNTHIA W
1098	4513	W UNIVERSITY BLVD	YOON SUNG EUN & KYUNG HEE LEE
1099	4511	W UNIVERSITY BLVD	SLOAN KANDON D
1100	4509	W UNIVERSITY BLVD	DIAZ DIANA &
1101	4507	W UNIVERSITY BLVD	Taxpayer at
1102	4505	W UNIVERSITY BLVD	Taxpayer at
1103	4501	W UNIVERSITY BLVD	LORETO LISA & EDWARD
1104	4503	W UNIVERSITY BLVD	PALUMBO ANTHONY J
1105	4423	W UNIVERSITY BLVD	BAHRAMNEJAD RAMIN ET AL
1106	4425	W UNIVERSITY BLVD	JOHNSON ANDREW
1107	4419	W UNIVERSITY BLVD	Taxpayer at
1108	4421	W UNIVERSITY BLVD	BROYLES DAVID B
1109	4413	W UNIVERSITY BLVD	Taxpayer at
1110	4415	W UNIVERSITY BLVD	SCHERMANN MARK J
1111	4405	W UNIVERSITY BLVD	SMITH KEVIN J

Label #	*Address*		*Owner*
1112	4407	W UNIVERSITY BLVD	ENGELBRECHT KEVIN
1113	4403	W UNIVERSITY BLVD	LARUE ANNETTE & ADAMS SCOTT
1114	4401	W UNIVERSITY BLVD	MCBRIDE JAMES E & ALLYSON A
1115	4406	COWAN AVE	SHEN KAREN CHINGCHIEH &
1116	4410	COWAN AVE	LUGO LUCIA L
1117	4414	COWAN AVE	ZHANG SHUANG & SI XU
1118	4420	COWAN AVE	WELLS JANET THOMPSON
1119	4424	COWAN AVE	NETO FRANCISCO SILVEIRA &
1120	4502	COWAN AVE	MCKINNEY ISAAC
1121	4506	COWAN AVE	ROBERSON ANEITA
1122	4510	COWAN AVE	DAVIS HENRY A ET AL
1123	4514	COWAN AVE	MCKINNEY CLINTON
1124	4520	COWAN AVE	PCLO LLC
1125	4524	COWAN AVE	AGUINAGA LUIS &
1126	4602	COWAN AVE	RUCK DUANE SCOTT &
1127	4606	COWAN AVE	RICHARDSON ESTER ESTATE OF
1128	4614	COWAN AVE	CAYER MATTHEW &
1129	4618	COWAN AVE	ARELLANO BERNARDO &
1130	4615	COWAN AVE	KROW NICHOLAS
1131	4611	COWAN AVE	ROJAS JOSE G
1132	4607	COWAN AVE	MENDOZA MARGARITO
1133	4525	COWAN AVE	BLANCAS KENIA CHANTAL MERONO &
1134	4521	COWAN AVE	MORA SEVERA
1135	4515	COWAN AVE	GUIDO CARMEN C
1136	4511	COWAN AVE	BERRY DWIGHT N &
1137	4507	COWAN AVE	REED KATIE EST OF
1138	4503	COWAN AVE	KING LONNIE &
1139	4425	COWAN AVE	TAURIAC SHWANNA S
1140	4421	COWAN AVE	IRELAND RUBY EST OF
1141	4415	COWAN AVE	LIU ALAN & JANE S
1142	4411	COWAN AVE	DAVIS BILLIE CONNOR

Label #	*Address*		*Owner*
1143	4407	COWAN AVE	ONTIVEROS MARIA
1144	4403	COWAN AVE	PARRAMORE JACKIE
1145	4703	LINNET LN	HERNANDEZ MACARIO MUNOZ &
1146	4707	LINNET LN	JOHNSON MARY E &
1147	4713	LINNET LN	KATHERINE RANDLE &
1148	4717	LINNET LN	JOHNSON W T JR ET AL
1149	4721	LINNET LN	KELLY BILLYE L &
1150	4727	LINNET LN	EMERSON WILLAIM G &
1151	6928	LOCKHEED AVE	MERIDIAN RESIDENTIAL LLC
1152	6922	LOCKHEED AVE	BROWN ELLEN ROCHELLE &
1153	6918	LOCKHEED AVE	LOCKHEED 6918 LAND TRUST
1154	6914	LOCKHEED AVE	GOMEZ JUAN B &
1155	6910	LOCKHEED AVE	JAIN DALLAS HOLDINGS LLC
1156	6906	LOCKHEED AVE	GONZALEZ JULIAN &
1157	6902	LOCKHEED AVE	Taxpayer at
1158	6832	LOCKHEED AVE	JC LEASING LLP
1159	6828	LOCKHEED AVE	1250 WDT LTD
1160	6822	LOCKHEED AVE	RUIZ HECTOR
1161	6818	LOCKHEED AVE	REED COURTNEY & KELLY
1162	6814	LOCKHEED AVE	LOCKHEED JOINT VENTURE
1163	6810	LOCKHEED AVE	Taxpayer at
1164	6802	LOCKHEED AVE	BIRD STREETS LLC
1165	6929	LOCKHEED AVE	GREAT INVESTMENTS LLC
1166	6923	LOCKHEED AVE	GARCIA SCARLET
1167	6919	LOCKHEED AVE	VALENZUELA CESAR &
1168	6915	LOCKHEED AVE	MERIDIAN RESIDENTIAL LP
1169	6907	LOCKHEED AVE	PEOPLES OWODUNNI L
1170	6833	LOCKHEED AVE	NUNLEY WALKER LP
1171	6829	LOCKHEED AVE	MARTIN JOHN W &
1172	6823	LOCKHEED AVE	CARROLL KERMIT LF EST
1173	6819	LOCKHEED AVE	ANDERSON ALICIA F

Label #	*Address*		*Owner*
1174	6815	LOCKHEED AVE	ALANIZ URIEL
1175	6807	LOCKHEED AVE	MILLER DONNA SUE &
1176	6803	LOCKHEED AVE	AGUIRRE ANTONIO
1177	6730	LOCKHEED AVE	LUNA KATHERINE
1178	6722	LOCKHEED AVE	Taxpayer at
1179	6718	LOCKHEED AVE	ANAYA VICTOR
1180	6714	LOCKHEED AVE	LANCER CONSTRUCTION & DEV LLC
1181	6710	LOCKHEED AVE	GORT NINA M &
1182	6706	LOCKHEED AVE	MITCHELL OTHREE ESTATE OF
1183	6702	LOCKHEED AVE	FERNANDEZ SILVIA VILLASANA
1184	6636	LOCKHEED AVE	OPENDOOR PROPERTY TRUST I
1185	6632	LOCKHEED AVE	OCD ALL DAY LLC
1186	6628	LOCKHEED AVE	PROCTOR MILDRED REV LIVING TRUST
1187	6618	LOCKHEED AVE	WILSON GLADYS
1188	6614	LOCKHEED AVE	BEDFORD BRENDA &
1189	6606	LOCKHEED AVE	ORTEGA MARTINEZ MARIA FELIPA
1190	6602	LOCKHEED AVE	RV DESIGN & DEVELOPMENT INC
1191	6727	LOCKHEED AVE	SAMPLE ANITA SANDRA HUTSON
1192	6723	LOCKHEED AVE	Taxpayer at
1193	6719	LOCKHEED AVE	ANAYA VICTOR M
1194	6715	LOCKHEED AVE	Taxpayer at
1195	6711	LOCKHEED AVE	SPRIGGSADAMS CLARA
1196	6707	LOCKHEED AVE	PINKSTON JONATHAN A
1197	6703	LOCKHEED AVE	RETANA FERNANDO A &
1198	6637	LOCKHEED AVE	BROWN ARBIE FAYE
1199	6633	LOCKHEED AVE	GARCIA ABEL
1200	6629	LOCKHEED AVE	SKWERES PROPERTIES LLC
1201	6623	LOCKHEED AVE	MITCHELL LYNDA M
1202	6619	LOCKHEED AVE	FOUR SHELBY INC
1203	6615	LOCKHEED AVE	HOWARD EDWINE L
1204	6603	LOCKHEED AVE	ALLEN BARBARA JO

Label #	*Address*		*Owner*
1205	6550	LOCKHEED AVE	MEDELLIN MADELINE
1206	6546	LOCKHEED AVE	LANCER CONSTRUCTION & DEVELOPMENT LLC
1207	6542	LOCKHEED AVE	LATTIMER THELMA L
1208	6536	LOCKHEED AVE	GALICIA BOLIVAR SERAFIN
1209	6528	LOCKHEED AVE	RICHARD CLEMON JR
1210	6524	LOCKHEED AVE	Taxpayer at
1211	6520	LOCKHEED AVE	DERIS INTEREST LLC
1212	6516	LOCKHEED AVE	CLARK GEORGIA FAY &
1213	6512	LOCKHEED AVE	SANCHEZ JUAN A
1214	6508	LOCKHEED AVE	CHRISS LEVI
1215	6504	LOCKHEED AVE	GREEN CHARLES RAY
1216	4701	W MOCKINGBIRD LN	EASTER AVAN SR
1217	6547	LOCKHEED AVE	REESE PATRICIA
1218	6543	LOCKHEED AVE	Taxpayer at
1219	6535	LOCKHEED AVE	ROBINSON CHARLES L &
1220	6531	LOCKHEED AVE	MURDINE BERRY FAMILY TRUST
1221	6529	LOCKHEED AVE	SIMS LINDA &
1222	6525	LOCKHEED AVE	PARKER WILLIAM H
1223	6521	LOCKHEED AVE	638 TURNER LLC
1224	6517	LOCKHEED AVE	BOYD CALVIN E
1225	6513	LOCKHEED AVE	VAZQUEZ ANGEL R & OFELIA H
1226	6509	LOCKHEED AVE	VASQUEZ ANGEL R & OFELIA
1227	6505	LOCKHEED AVE	VAZQUEZ ANGEL &
1228	4731	LINNET LN	RYDBECK LYDIA
1229	4735	LINNET LN	YBARRA VALENTIN
1230	4739	LINNET LN	WILLIAMS MARILYN
1231	4803	LINNET LN	LEWIS BRENDA J
1232	4807	LINNET LN	TERRY HELENE
1233	4811	LINNET LN	BROWN THOMAS W
1234	6928	PROSPER ST	HENCY MATTHEW & KELSEY
1235	6922	PROSPER ST	WRIGHT PAXTON RAY

Label #	*Address*		*Owner*
1236	6918	PROSPER ST	KATZ GREGORY LANCE
1237	6914	PROSPER ST	TRAMEL EARL JOE
1238	6910	PROSPER ST	MCCONNIEL JONATHAN J &
1239	6906	PROSPER ST	ALONSO EVA
1240	6832	PROSPER ST	EMERSON WILLIAM G
1241	6822	PROSPER ST	ROBBINS SEAN &
1242	6818	PROSPER ST	DERIS INTEREST LLC
1243	6814	PROSPER ST	SACKS DAMON
1244	6806	PROSPER ST	BROWN SAM JR
1245	6802	PROSPER ST	BERRY LEONARD A JR
1246	6929	PROSPER ST	CHARLES PATSY E
1247	6923	PROSPER ST	RANDLE LEROY & KATHERINE
1248	6919	PROSPER ST	NEWMAN VINCENT
1249	6907	PROSPER ST	WHITE KENNETH
1250	6903	PROSPER ST	HOLLENSTEIN ERIN
1251	6833	PROSPER ST	BRINKERHOFF MARK
1252	6819	PROSPER ST	WATSON NANCY DONOSKY & HAL III
1253	6815	PROSPER ST	TRI SCOTT CAPITAL
1254	6811	PROSPER ST	MOORE RONALD &
1255	6807	PROSPER ST	SHOATE MABLE
1256	6803	PROSPER ST	BERRY LEONARD AUTWOOD JR
1257	6732	PROSPER ST	JOHNSON EVA
1258	6726	PROSPER ST	PETTAWAY ROBERT & CAROL
1259	6718	PROSPER ST	GOULLIER MAXIME &
1260	6714	PROSPER ST	HOPKINS PAMELA & JEFFERY
1261	6710	PROSPER ST	ASHFORD BRENTSON B
1262	6706	PROSPER ST	ASHFORD BRENTSON
1263	6702	PROSPER ST	ASHFORD BRENTSON
1264	6636	PROSPER ST	LEGONS DIANE
1265	6628	PROSPER ST	INWOOD VISTA INVESTMENTS
1266	6624	PROSPER ST	INWOOD VISTA INVESTMENTS LLC

Label #	*Address*		*Owner*
1267	6618	PROSPER ST	GUZMAN MARTHA
1268	6614	PROSPER ST	JOHNSON EMBRIAL
1269	6610	PROSPER ST	LEONARD ROSEMARY
1270	6606	PROSPER ST	HARDMAN LEWIS MARY L
1271	6733	PROSPER ST	ZANDER CONSTRUCTION LLC
1272	6727	PROSPER ST	COLLINS CHRISTI R
1273	6723	PROSPER ST	Taxpayer at
1274	6719	PROSPER ST	MASTERS RODNEY &
1275	6715	PROSPER ST	BROWN BERNICE &
1276	6707	PROSPER ST	CHARLAND DARIA EILEEN
1277	6703	PROSPER ST	ASHFAQ RAHEELA
1278	6637	PROSPER ST	DAVIS BILLYE L
1279	6633	PROSPER ST	JC LEASING LLP
1280	6629	PROSPER ST	JOHNSON FREDRICKA E
1281	6623	PROSPER ST	SAINZ NELIDA
1282	6619	PROSPER ST	SANCHEZ JUAN A
1283	6607	PROSPER ST	SILVA ENRIQUE & MARIA C
1284	6603	PROSPER ST	MOON RIVER MANAGEMENT INC
1285	6550	PROSPER ST	KNAUSS MEGAN E
1286	6544	PROSPER ST	LARA EDUARDO
1287	6538	PROSPER ST	LY LONG TUAN
1288	6534	PROSPER ST	RODRIGUEZ JOSEFINA &
1289	6530	PROSPER ST	DOTRAY ETHEL LYDIA
1290	6520	PROSPER ST	DAVALOS DELFINO M &
1291	6512	PROSPER ST	GUAMAN LUIS & LETICIA
1292	6508	PROSPER ST	EMERSON WM G & STEPHANIE
1293	6504	PROSPER ST	LIGHTHOUSE HOMES LLC
1294	6555	PROSPER ST	FOWLER RICKY REDELL
1295	6549	PROSPER ST	IBARRA MARCIAL J &
1296	6545	PROSPER ST	GILFORD SHIRLEY EST OF
1297	6541	PROSPER ST	BELL ROSIE MAE

Label #	*Address*		*Owner*
1298	6537	PROSPER ST	MIHALOPOULOS HOLDINGS LLC
1299	6531	PROSPER ST	FERGUSON ALICE
1300	6527	PROSPER ST	LOPEZ ROGER II
1301	6523	PROSPER ST	J J LEASING LLP
1302	6519	PROSPER ST	ASHFORD BRENTSON
1303	6511	PROSPER ST	HOLLONSON JANICE M T &
1304	6507	PROSPER ST	Taxpayer at
1305	6528	STARLING CIR	HOWARD EVERETT L
1306	6534	STARLING CIR	HUDSON HENRY EUGENE JR
1307	6540	STARLING CIR	GRADERT NICHOLE L
1308	6520	STARLING CIR	TRW ENTERPRISES LLC
1309	6546	STARLING CIR	COFFMAN JULIE D
1310	6514	STARLING CIR	KING ADDIE M
1311	5007	W MOCKINGBIRD LN	WILLIAMS JOE L EST OF
1312	5015	W MOCKINGBIRD LN	BLACK CAROLINE
1313	6507	ORIOLE DR	KATTAR KRINGELEIN
1314	6515	ORIOLE DR	FRETTER MICHELLE
1315	6519	ORIOLE DR	COSTELLO CAMERON SCOTT &
1316	6525	ORIOLE DR	MAPLES DORIS D LIFE EST
1317	6535	ORIOLE DR	MOORE BRADY SCOTT
1318	6541	ORIOLE DR	COCKRUM KEITH J &
1319	5042	LARK LN	GUEST PERRY L &
1320	4915	W MOCKINGBIRD LN	HAO TEXAS BUILDER LLC
1321	4931	W MOCKINGBIRD LN	MOCKINGBIRD 4931 LLC
1322	6507	STARLING CIR	DAVENPORT KERRY
1323	6519	STARLING CIR	DUPREE CHARLES E & DOROTHY
1324	6503	KENWELL ST	ABELSON AARON D &
1325	6511	KENWELL ST	BUFORD LARRY &
1326	6515	KENWELL ST	HODNETT CHARLES ROY
1327	6523	KENWELL ST	REED TERRY & JOHN THOMAS REED
1328	6527	KENWELL ST	LYONS JAMES FAYE

Label #	*Address*		*Owner*
1329	6531	KENWELL ST	PIERCE ANDY & MARJORY LEENETTE
1330	6537	KENWELL ST	JACKSON JOYCE ANNETTE &
1331	6543	KENWELL ST	WILKERSON SONDRA
1332	6547	KENWELL ST	VOGEL MICHAEL E
1333	6551	KENWELL ST	MARABLE LUCILE
1334	6603	KENWELL ST	COBURN DAVID &
1335	6607	KENWELL ST	TRIPLE CHICKEN LLC
1336	6611	KENWELL ST	JONES CHARLES D & HELEN A
1337	6615	KENWELL ST	RAMIREZ MARIO HERNANDEZ &
1338	6619	KENWELL ST	COHEN MEREDITH LEIGH
1339	6623	KENWELL ST	WEISS ADDISON
1340	6629	KENWELL ST	WOODSON BERNIE EST OF
1341	6703	KENWELL ST	HERNANDEZ MARIO & LOUISA
1342	6707	KENWELL ST	KING JOHN P
1343	6711	KENWELL ST	MURRELL MADISON J &
1344	6723	KENWELL ST	PORCHIA MARY
1345	6729	KENWELL ST	HASTY VALERIA J
1346	6733	KENWELL ST	Taxpayer at
1347	6737	KENWELL ST	Taxpayer at
1348	6803	KENWELL ST	AUGUSTUS ANGIE M
1349	6807	KENWELL ST	MARTINEZ SANTOS & MARIA
1350	6811	KENWELL ST	ROBERSON RAY
1351	6815	KENWELL ST	ROBERSON ANNIE
1352	6907	KENWELL ST	KUO CHRISTINA
1353	6915	KENWELL ST	ROCO CHRISTEL
1354	6919	KENWELL ST	DELL NICHOLAS WILLIAM &
1355	6923	KENWELL ST	FLETCHER FRANCES CAUDLE
1356	7003	KENWELL ST	JHF REALTY DEVELOPMENT LLC
1357	7007	KENWELL ST	KENTY STERLING & NANCY
1358	7013	KENWELL ST	DUGAN LAURIE &
1359	7015	KENWELL ST	SIMMONS SHARON STEWARD

Label #	*Address*		*Owner*
1360	4823	LINNET LN	MUNSCH HILLARY
1361	4819	LINNET LN	OLIVER JAVIER E
1362	4815	LINNET LN	JOHNSON RICHARD & JO ANNE
1363	6723	STARLING CIR	YOUNG MARGIE
1364	6715	STARLING CIR	MCEOWN NATHEN
1365	6711	STARLING CIR	SCHOPPERT ANDREW
1366	6703	STARLING CIR	ROSS DAVID E III
1367	6643	STARLING CIR	LEMOND HALEY
1368	6637	STARLING CIR	RAMIREZ JUAN MANUEL
1369	6631	STARLING CIR	DARTSON WILLIE MAE
1370	6627	STARLING CIR	PETERMAN JERRY W JR
1371	6621	STARLING CIR	ELLIS LORA
1372	6615	STARLING CIR	DAVIS HENRY A EST OF
1373	6611	STARLING CIR	NAZERI ALI
1374	6607	STARLING CIR	ROSE FANNIE LEE
1375	6547	STARLING CIR	COOPER PAMELA S & ARIC L
1376	6535	STARLING CIR	SNEDEGER MARK
1377	6506	KENWELL ST	Taxpayer at
1378	6514	KENWELL ST	SANIUK GEORGIA LEIGH &
1379	6520	KENWELL ST	BERRY LEONARD AUTWOOD JR
1380	6524	KENWELL ST	CHEN SIXUE &
1381	6536	KENWELL ST	THORBURN JOHN R
1382	6610	KENWELL ST	WILSON LATONIA &
1383	6614	KENWELL ST	GROOMS LOUIS
1384	6618	KENWELL ST	CAWTHRA GILLIAN M &
1385	6622	KENWELL ST	PARISH TOYCE M
1386	6630	KENWELL ST	WALKER SAM HENRY & VERA JEAN
1387	6702	KENWELL ST	SULAMI AVSHALOM & IRIS
1388	6706	KENWELL ST	JOYNER ROBERT MATTHEW &
1389	6712	KENWELL ST	ANDERSON NADINE
1390	6718	KENWELL ST	SOTELO RAMIRO

Label #	*Address*		*Owner*
1391	6722	KENWELL ST	EPPS MARGIE N
1392	5019	LARK LN	BROWN HOMER JR
1393	5011	LARK LN	ROBERTS ELIZABETH WATTERS
1394	6610	STARLING CIR	CARLSON JAIME D &
1395	6618	STARLING CIR	CUELLAR CARLOS A
1396	5000	WANETA DR	RUSSEAU REVOCABLE TRUST
1397	5014	WANETA DR	MITCHELL CORENA C
1398	5020	WANETA DR	FENSTERMAKER ERIN
1399	5021	WANETA DR	KEY ANTHONY DAVID
1400	5015	WANETA DR	CARTER MINNIE MAE
1401	6706	STARLING CIR	FOLSE KIMBERLY
1402	6712	STARLING CIR	BERNARD CASSIAN
1403	6718	STARLING CIR	SHELLEY STEVE JASON &
1404	5014	WREN WAY	HEARNE JOE K
1405	5020	WREN WAY	REDMOND HATTIE FLORENCE J
1406	5021	WREN WAY	JACKSON THELMA LIFE ESTATE
1407	5015	WREN WAY	WOODSON FREDNA
1408	5009	WREN WAY	ITUARTE ROSANA L
1409	5003	WREN WAY	MELCHOR GILBERT D
1410	4931	WREN WAY	SHAW TARA L
1411	4923	WREN WAY	PUNCH WALTER JEAN
1412	4919	WREN WAY	SMITH WILLIE MAE
1413	4915	WREN WAY	WREN WAY LLC
1414	4909	WREN WAY	RAM 4909 LLC
1415	4903	WREN WAY	FREEMAN SAMUEL &
1416	4902	WENONAH DR	STROMILE SHIRLEY TRUSTEE
1417	4906	WENONAH DR	ANTAR OSAMA SALAH
1418	4912	WENONAH DR	ASHFAQ RAHEELA
1419	4918	WENONAH DR	COWENS MARVIN W
1420	4922	WENONAH DR	HELMAN TODD
1421	4926	WENONAH DR	REAVES JUAN M

Label #	*Address*		*Owner*
1422	5002	WENONAH DR	TUCKER PORTIA A WILLIAMS
1423	5008	WENONAH DR	SRJ PROPERTIES LP
1424	5012	WENONAH DR	WISE CONNOR BARTELL &
1425	5018	WENONAH DR	KARDELL BENJAMIN
1426	5021	WENONAH DR	WALKER PATTIE
1427	5015	WENONAH DR	OLERIO HOMES LLC
1428	5007	WENONAH DR	ROBERTS JEANNE ANNE
1429	5003	WENONAH DR	LKOP LP
1430	4929	WENONAH DR	GEAR LOUIS
1431	4919	WENONAH DR	REECE VERA F
1432	4915	WENONAH DR	HONEYCUTT RANDALL &
1433	4907	WENONAH DR	BANDY JASON SHAWN &
1434	4903	WENONAH DR	DAVIDSON JOHN R
1435	4902	THRUSH ST	HASENAUER MICHAEL ANDREW &
1436	4906	THRUSH ST	HARGROVE BRANDY MICHELLE
1437	4912	THRUSH ST	RECORD LOQUITA MICHELLE
1438	4918	THRUSH ST	Taxpayer at
1439	4922	THRUSH ST	HOOTEN LARY I &
1440	4926	THRUSH ST	BURNSTAD BLAKE & KATHLEEN
1441	5002	THRUSH ST	EASTMAN TAYLOR ANNE
1442	5012	THRUSH ST	WONG WESLEY & KAREN
1443	5016	THRUSH ST	KENNINGTON CRAIG HILTON JR &
1444	5022	THRUSH ST	WAYNE BRADEN MICHAEL &
1445	5017	THRUSH ST	GARDNER LUTHER WINFORD III
1446	5013	THRUSH ST	ROBINSON MARGARET &
1447	5007	THRUSH ST	KELLER WYATT ALEXANDER &
1448	5003	THRUSH ST	BUCHMAN RYON SCOTT
1449	4927	THRUSH ST	CALDWELL LAUREN A
1450	4923	THRUSH ST	CROUCH JAMES RICHARD
1451	4919	THRUSH ST	HOLLAND AMY R
1452	4913	THRUSH ST	ROBERSON RAYMOND T

Label #	*Address*		*Owner*
1453	4907	THRUSH ST	CARR BRENDA JEAN &
1454	4903	THRUSH ST	CARTER JAMES R IV
1455	4902	LINNET LN	HICKS CHAD &
1456	4906	LINNET LN	BOMBAY INVESTMENTS LLC
1457	4912	LINNET LN	MAZUR LEN & ORLY
1458	4918	LINNET LN	MURREY MATTHEW & HEATHER
1459	4922	LINNET LN	GUYTON JEANEAN
1460	4926	LINNET LN	SAXTON ADAM
1461	5002	LINNET LN	WASHINGTON PATRICIA A
1462	5006	LINNET LN	SCHNEIDER EDWARD S &
1463	5012	LINNET LN	MOODY BOBBY STIEN
1464	5016	LINNET LN	THOMPSON JIMMY L &
1465	5023	LINNET LN	EASTER AVAN SR & MELBA
1466	5017	LINNET LN	ALSTON TIA
1467	5011	LINNET LN	MINOR KANDICE D & KENDRICK D
1468	5007	LINNET LN	CELESTAINE MARVA F
1469	5003	LINNET LN	MAZUR LEONARD & ORLY
1470	4927	LINNET LN	JOHNSON ARCHIE LEE
1471	4923	LINNET LN	COLBERT JOHNNY L &
1472	4919	LINNET LN	JACKSON CLAUDETTE &
1473	4907	LINNET LN	ROBINSON PLINEY
1474	4903	LINNET LN	WHITE NATHAN &
1475	6927	ROPER ST	NORTH PARK MISSIONARY
1476	5314	BOAZ ST	Dallas ISD
1477	6806	WEBSTER ST	HAYES JASON & PATRICK MURRAY
1478	6804	WEBSTER ST	THOMPSON HAROLD GENE
1479	6950	LEMMON AVE	Taxpayer at
1480	6648	LEMMON AVE	ROBERSON TALLEY &
1481	6630	LEMMON AVE	VITAE 2017 LLC
1482	6710	WEBSTER ST	BETHANY BAPTIST CHURCH
1483	6615	TYREE ST	NEW JERUSALEM AFRICAN METHODIST EPISCOPAL CHURCH

Label #	*Address*		*Owner*
1484	6710	TYREE ST	DELANEY HAROLD DOUGLAS
1485	6610	TYREE ST	LANGRUM ALMA JEAN
1486	3810	THEDFORD AVE	HOUSE OF PRAYER MISSIONARY BAPTIST CHURCH DALLAS
1487	6540	VICTORIA AVE	Taxpayer at
1488	6606	LEMMON AVE	FIEDLER LLOYD
1489	4400	W UNIVERSITY BLVD	BEL DALLAS PARK CITIES HOLDINGS LLC
1490	4710	W LOVERS LN	GMK WILDWOOD INVESTMENTS LLC
1491	7801	LINWOOD AVE	LEUBABROWN ELAINE F
1492	7803	LINWOOD AVE	WADHWA VARUM &
1493	7805	LINWOOD AVE	MILLINOR M PEYTON
1494	7807	LINWOOD AVE	BAGHERNEJAD LUCIA SILVA
1495	7811	LINWOOD AVE	KING CARLEY A
1496	7809	LINWOOD AVE	GUNDERSEN ALLISON LOUISE DREWRY
1497	7821	LINWOOD AVE	STROUD STEVEN A
1498	7819	LINWOOD AVE	JORDAN BARBARA A &
1499	7817	LINWOOD AVE	BUI DAVID T
1500	7815	LINWOOD AVE	DUNCAN MATTHEW R & AMANDA
1501	7813	LINWOOD AVE	CHAN MICHAEL & CHIN WINNIE
1502	4922	KELTON DR	Taxpayer at
1503	4920	KELTON DR	WILSON AUSTIN TAYLOR
1504	4926	KELTON DR	OSBORNE ANDREW & MARY LAMAR
1505	4924	KELTON DR	COTTON SHAWN JR
1506	4950	W LOVERS LN	PROVIDENCE CHRISTIAN
1507	5002	W LOVERS LN	PROVIDENCE CHRISTIAN
1508	5060	W LOVERS LN	BRACKEN LINDA B FAMILY TRUST
1509	5040	W LOVERS LN	PROVIDENCE CHRISTIAN
1510	5050	W LOVERS LN	A & D HARRIS FMLY LTD PS
1511	5110	W LOVERS LN	Taxpayer at
1512	7809	INWOOD RD	HOME SAVINGS OF AMERICA
1513	7803	INWOOD RD	WALKUP BETTYE JANE TR
1514	7621	INWOOD RD	INWOOD NATIONAL BANK

Label #	*Address*		*Owner*
1515	7518	ROBIN RD	INWOOD NATIONAL BANK
1516	7418	MORTON ST	PRAY KELLY
1517	7431	INWOOD RD	STANTON BRADLEY A & HEATHER L
1518	7427	INWOOD RD	SPENCER WILIAM B
1519	7423	INWOOD RD	CHUBBY BUNNY LLC
1520	7419	INWOOD RD	Taxpayer at
1521	7415	INWOOD RD	FLORY MARK H &
1522	7411	INWOOD RD	REECE ROBERT LEE &
1523	7407	INWOOD RD	MILLER BARBARA O
1524	7403	INWOOD RD	HOLGUIN MARGO
1525	7335	INWOOD RD	HOWEY ROBERTS S JR &
1526	7331	INWOOD RD	KLEIN JAMES & DEBRA KLEIN MOORE
1527	7327	INWOOD RD	RENNA FAMILY TRUST
1528	7323	INWOOD RD	CASTANON ROSINDA
1529	7319	INWOOD RD	AMBERG JOAN M
1530	7315	INWOOD RD	MEEK JAMES M & SHARON M
1531	7311	INWOOD RD	HUTCHINSON SUSAN &
1532	7305	INWOOD RD	ESPING WILLIAM P
1533	7309	INWOOD RD	MCBEE MARK KELLY &
1534	7285	INWOOD RD	PROFIT SKY BENTLEY PLACE I LLC
1535	7295	INWOOD RD	JOSHI FAMILY LIVING TRUST
1536	7265	INWOOD RD	SMALL NEAL CHARLES & CHERYL LYNN
1537	7275	INWOOD RD	Taxpayer at
1538	7245	INWOOD RD	HU MICHAEL & LISA THUY
1539	7255	INWOOD RD	FORD ROBERT KYLE & CARRIE L
1540	5114	W UNIVERSITY BLVD	RANDALLS FOOD & DRUGS LP
1541	5113	WATEKA DR	RANDALLS FOOD & DRUGS LP
1542	7067	INWOOD RD	RAYOME JACK J
1543	7063	INWOOD RD	HAMPTON JERRY L
1544	7055	INWOOD RD	BERGER MARY ELIZABETH
1545	7051	INWOOD RD	HIRSCHLER ALBERT J JR & KATHLEEN J

Label #	*Address*		*Owner*
1546	7047	INWOOD RD	STRONG NANCY &
1547	7043	INWOOD RD	JACKSON SHANNON
1548	7039	INWOOD RD	SCHIEBER SHERI DAWN
1549	7035	INWOOD RD	BERCHENBRITER FLOYD H
1550	7011	INWOOD RD	DOUGHERTY RON S TR
1551	7015	INWOOD RD	ALDRIDGE RICHARD L
1552	7019	INWOOD RD	BARK STUART & MARY
1553	7023	INWOOD RD	COWEN LU ANNE LIVING TRUST THE
1554	7027	INWOOD RD	ARMSTRONG AMY M
1555	7031	INWOOD RD	TRIPPLEHORN DAVID R II
1556	6510	ROBIN RD	YOUNG DARCY &
1557	6506	ROBIN RD	STRICKFADEN BRIAN & CAROLYN
1558	4660	W LOVERS LN	HAYMART PROPERTIES LP
1559	7300	LEMMON AVE	SEWELL VILLAGE CADILLAC
1560	4448	W LOVERS LN	SECOND LANE PARTNERS LLC
1561	4501	HOPKINS AVE	GARCIA ARIANE
1562	4503	HOPKINS AVE	ALCAZAR IDA
1563	4517	HOPKINS AVE	ZIRKMAN JOE & CAROLYN FRANI
1564	4512	HOPKINS AVE	NORWOOD GARNET E II &
1565	4510	HOPKINS AVE	GOLD GRANT DAVID
1566	7800	LEMMON AVE	SEWELL VILLAGE CADILLAC
1567	4619	COWAN AVE	BOCRESION SEWIT
1568	4621	COWAN AVE	SKAGGS ELIZABETH F
1569	4515	W MOCKINGBIRD LN	Taxpayer at
1570	6544	KENWELL ST	ROSE CURTIS K & RAMMIE
1571	4240	W LOVERS LN	Taxpayer at
1572	7709	INWOOD RD	Taxpayer at
1573	5210	W LOVERS LN	Taxpayer at
1574	4415	W MOCKINGBIRD LN	Taxpayer at
1575	7717	INWOOD RD	Taxpayer at
1576	4800	W LOVERS LN	ARNOLD JAMES MILES &

Label #	*Address*		*Owner*
1577	4800	W LOVERS LN	MATTIVI LOUIS J
1578	4800	W LOVERS LN	PANDO DUANE
1579	4800	W LOVERS LN	RICE RANDY G
1580	4800	W LOVERS LN	OZRO FAMILY LLC
1581	4800	W LOVERS LN	SOUTH BENTLEY LLC SERIES 106
1582	4800	W LOVERS LN	TRUONG ALEXANDRA VYVAN
1583	4800	W LOVERS LN	VO VI AN
1584	4800	W LOVERS LN	WOMACK JAMES W
1585	4800	W LOVERS LN	ALIBHAI HUSEIN FIRDOS
1586	4800	W LOVERS LN	BOHEMIAN PROPERTIES LLC
1587	4800	W LOVERS LN	SOUTH BENTLEY LLC SERIES 112
1588	4800	W LOVERS LN	BENAVIDES MELISSA
1589	4800	W LOVERS LN	ACKER CLAYTON F
1590	4800	W LOVERS LN	ANDRIS TONA M
1591	4800	W LOVERS LN	AKHTER RIFAT
1592	4800	W LOVERS LN	HAHN ROBERT BURNS
1593	4800	W LOVERS LN	STUBBLEFIELD CAROLYN J
1594	4800	W LOVERS LN	HARMSEN DEBBIE
1595	4800	W LOVERS LN	ALTURA MARY JEANNE PICO
1596	4800	W LOVERS LN	VISHWANATH MRIDULA
1597	4800	W LOVERS LN	NGUYEN SUONG
1598	4800	W LOVERS LN	GUEST HOWARD A
1599	4800	W LOVERS LN	NDUKWE AUGUSTA
1600	4800	W LOVERS LN	COLLARD RICHARD
1601	4800	W LOVERS LN	COLLARD RICHARD
1602	4800	W LOVERS LN	SOUTH BENTLEY LLC
1603	4800	W LOVERS LN	VILLANUEVA CLAUDIA Y
1604	4800	W LOVERS LN	JANSON LEE W
1605	4800	W LOVERS LN	STEED BRANDON J
1606	4800	W LOVERS LN	ABUSHAABAN ABDULKARIM &
1607	4800	W LOVERS LN	ANDERSON JESSICA

Label #	*Address*		*Owner*
1608	4800	W LOVERS LN	DOWN THE ROAD PROPERTIES LLC
1609	4800	W LOVERS LN	SMITH KEVIN M
1610	4800	W LOVERS LN	LAPIDA CARLO MASCARINAS
1611	4800	W LOVERS LN	SIDHU SHIVJIT &
1612	4800	W LOVERS LN	PRATT CHELSEA B
1613	4800	W LOVERS LN	HENSON W RUTH LIVING TRUST THE
1614	4800	W LOVERS LN	BURCH PHYLLIS
1615	4800	W LOVERS LN	LANCER CONSTRUCTION & DEV LLC
1616	4800	W LOVERS LN	OLORUNNISOMO PRESTON O &
1617	4800	W LOVERS LN	GOKUL SHEILA REENA
1618	4800	W LOVERS LN	NIEMI SHELLEY RAE
1619	4800	W LOVERS LN	KINDER JENNIFER ANNE
1620	4800	W LOVERS LN	SUKUMAR SUMITHA
1621	4800	W LOVERS LN	FCM DEVELOPMENT LLC
1622	4800	W LOVERS LN	WYNNE BEDFORD S
1623	4800	W LOVERS LN	LANCER CONSTRUCTION LLC
1624	4800	W LOVERS LN	PACHOLCZUK ORES & ANTONIA
1625	4800	W LOVERS LN	WOJTYLA MARVIN
1626	4800	W LOVERS LN	BARGANIER MICHAEL & NORA
1627	4800	W LOVERS LN	SOFANDA CONSTRUCTION LLC
1628	4800	W LOVERS LN	SANFORD ROBYN
1629	4800	W LOVERS LN	BUI DAVID T
1630	4800	W LOVERS LN	THATCHER KARLA D
1631	4800	W LOVERS LN	SNAPP CHARLES
1632	4800	W LOVERS LN	SOUTH BENTLEY LLC
1633	4800	W LOVERS LN	ACTKINSON KEITH R
1634	4800	W LOVERS LN	YAYA FOOT SPA LLC
1635	4800	W LOVERS LN	DUONG REYNA
1636	4800	W LOVERS LN	FCM DEVELOPING LLC
1637	4800	W LOVERS LN	HENLEY HUDSON
1638	4800	W LOVERS LN	SOUTHWORTH LAWRENCE

Label #	*Address*		*Owner*
1639	4800	W LOVERS LN	HAVENSHIRE INVESTMENTS LP
1640	4800	W LOVERS LN	LCD 4800 LOVERS 402 LLC
1641	4800	W LOVERS LN	JOHNSON JANICE
1642	4800	W LOVERS LN	XIE EDWARD
1643	4800	W LOVERS LN	BRANAMAN RACHEL E.
1644	4800	W LOVERS LN	WIJESINGHE DINUSHA
1645	4800	W LOVERS LN	VARGAS TELMA MALDONADO
1646	4800	W LOVERS LN	CURRY PATRICK W & SHERRY E
1647	4800	W LOVERS LN	EDOGUN NOSAKHARE M
1648	4800	W LOVERS LN	SIMS FAMILY TRUST
1649	4800	W LOVERS LN	HARFUCH FUAD P
1650	4800	W LOVERS LN	ANDREWS TROY & BEVERLIN
1651	4800	W LOVERS LN	SMYTH CHARLES III
1652	4800	W LOVERS LN	DURNEY KRISTIN
1653	4800	W LOVERS LN	ALLEN KENNETH B
1654	4800	W LOVERS LN	JENKINS KIM A
1655	4800	W LOVERS LN	GANDHI AAKASH &
1656	4800	W LOVERS LN	WILLIAMS JANET
1657	4800	W LOVERS LN	PORRAS TERESA
1658	4800	W LOVERS LN	AMERICAN ROCK INVESTMENTS LLC
1659	4800	W LOVERS LN	PAN HUILIN &
1660	4800	W LOVERS LN	HSU MICHAEL W
1661	4800	W LOVERS LN	MYERS FAMILY REV TRUST &
1662	4800	W LOVERS LN	SOUTH BENTLEY LLC SERIES 215
1663	4800	W LOVERS LN	YE SONG YI
1664	4800	W LOVERS LN	ANDERSON TAYLOR J
1665	4800	W LOVERS LN	BAEZ ARMANDO
1666	4800	W LOVERS LN	JACKSON PAMELA SUE
1667	4800	W LOVERS LN	WILLIAMS MARISSA
1668	4800	W LOVERS LN	HUDDLESTON COLE G
1669	4800	W LOVERS LN	LANCER CONSTRUCTION & DEVELOPMENT LLC

Label #	*Address*		*Owner*
1670	4800	W LOVERS LN	TRUTTLING CHASE
1671	4800	W LOVERS LN	BRANAMAN TIM F &
1672	7812	ROPER ST	MOCERI ALISSA MARIE &
1673	7812	ROPER ST	ZAHN ANDREW JOHN &
1674	7812	ROPER ST	HILL JACKSON TERRY &
1675	7812	ROPER ST	TUCKER CHRISTY
1676	7812	ROPER ST	C&M URBAN DEVELOPERS IV LLC
1677	4616	W LOVERS LN	PETERS CHRISTOPHER LUKE
1678	4616	W LOVERS LN	MERRY ALAN R
1679	4616	W LOVERS LN	GARNER JAY JOSEPH
1680	4616	W LOVERS LN	SMITH MELISSA A
1681	4616	W LOVERS LN	PEACO REAL ESTATE LLC
1682	4616	W LOVERS LN	SELIG SAMUEL L
1683	4616	W LOVERS LN	KING ANDRA L
1684	4616	W LOVERS LN	GAUTHREAUX DAVID &
1685	4616	W LOVERS LN	
1686	4616	W LOVERS LN	COLON JENNI & SHAUN &
1687	4616	W LOVERS LN	SW PAPERT III & CHERYL
1688	4616	W LOVERS LN	WILSON TRESA R
1689	4616	W LOVERS LN	W LOVERS LANE LLC
1690	4616	W LOVERS LN	DEAL INTERNATIONAL LLC
1691	4616	W LOVERS LN	RICHARDS ASHLEY KAYE &
1692	4616	W LOVERS LN	JPOTPROPS LLC
1693	4616	W LOVERS LN	GAUTHREAUX DAVID &
1694	4616	W LOVERS LN	SALIMOVA ELINA
1695	4616	W LOVERS LN	DEAL INTERNATIONAL LLC
1696	4616	W LOVERS LN	ECKER KENDAL T
1697	4616	W LOVERS LN	NAJJAR JONATHAN &
1698	4616	W LOVERS LN	PSYCHO BUNNY 401K TRUST
1699	4616	W LOVERS LN	COHEN CYNTHIA
1700	4616	W LOVERS LN	LIBERTY JUDITH K

Label #	*Address*		*Owner*
1701	4616	W LOVERS LN	SHELMIRE LOUISE
1702	4616	W LOVERS LN	ADAMS TYLER D
1703	4616	W LOVERS LN	ANDERSON JENNIFER C
1704	4616	W LOVERS LN	PENA MARIA L
1705	4616	W LOVERS LN	JPOTPROPS LLC
1706	4616	W LOVERS LN	JPOT PROPS LLC
1707	4616	W LOVERS LN	RENTERIA CARMEN
1708	4616	W LOVERS LN	HELM BRANDON C
1709	4616	W LOVERS LN	GALUE ALBERTO &
1710	4616	W LOVERS LN	WESSELY CINDY K
1711	4616	W LOVERS LN	NGUYEN CHARLES
1712	4616	W LOVERS LN	MATHEW TIFFANY
1713	4616	W LOVERS LN	PEDREGALPEDROSA OCTAVIO
1714	4616	W LOVERS LN	GALLINI BRECK
1715	4616	W LOVERS LN	PATMAN CONNOR W JR &
1716	4616	W LOVERS LN	CASSIDY HUNTER JAY
1717	4616	W LOVERS LN	WOODSON ERIC
1718	4616	W LOVERS LN	JOCHETZ GENEVIEVE R
1719	4616	W LOVERS LN	WOLF LAURA
1720	4616	W LOVERS LN	SHEA KATHLEEN
1721	4616	W LOVERS LN	JPOTPROPS LLC
1722	4616	W LOVERS LN	HYPNOS HOLDINGS LLC
1723	4616	W LOVERS LN	PEEVEY JOHN CLEAVER
1724	4616	W LOVERS LN	SWARTZFAGER ANDREW EDWARD
1725	4616	W LOVERS LN	COX TOMMY R
1726	4616	W LOVERS LN	LEE BRIAN VICTOR
1727	4616	W LOVERS LN	MUSTERMAN ELLEN
1728	4616	W LOVERS LN	SCHMIDT SOPHIA G
1729	4616	W LOVERS LN	CAMPBELL KAREN M &
1730	4616	W LOVERS LN	SWARTZFAGER ANDREW EDWARD
1731	4616	W LOVERS LN	JPOTPROPS LLC

Label #	*Address*		*Owner*
1732	4616	W LOVERS LN	PSYCHO BUNNY 401K TRUST
1733	4616	W LOVERS LN	HUIE THOMAS J JR
1734	4616	W LOVERS LN	HYPNOS HOLDINGS LLC
1735	4616	W LOVERS LN	JOHNSTON ZACHARY
1736	4616	W LOVERS LN	DENBOW BRIAN D
1737	4616	W LOVERS LN	WISE CHELSEA N
1738	4616	W LOVERS LN	BALLY AMEEA J
1739	5308	W MOCKINGBIRD LN	DALLAS SIGN LANGUAGE CONGREGATION
1740	5312	W MOCKINGBIRD LN	NGUYEN TRYSTON & JACOB SONG
1741	5314	W MOCKINGBIRD LN	NILES JOHN &
1742	5318	W MOCKINGBIRD LN	MCALEXANDER JOHN P &
1743	5322	W MOCKINGBIRD LN	WALTER DAVID B &
1744	5326	W MOCKINGBIRD LN	COLEMAN JAMES E III &
1745	5330	W MOCKINGBIRD LN	HAYNES ELLEN E
1746	5343	SOUTHERN AVE	MCCALL WALTER GRAHAM &
1747	5337	SOUTHERN AVE	LAKE JENNIFER P
1748	5331	SOUTHERN AVE	NORRED J WESLEY &
1749	5323	SOUTHERN AVE	PEARL ALISON
1750	5315	SOUTHERN AVE	KRAMLICHTAYLOR LILY
1751	5311	SOUTHERN AVE	FISCHER THOMAS W
1752	5305	SOUTHERN AVE	BLESSING WILLIAM & ELISABETH ANN
1753	5330	SOUTHERN AVE	LAVIE ALEXANDRA MCGEE
1754	5322	SOUTHERN AVE	MAHER CATHARINE M & PATRICK J
1755	5314	SOUTHERN AVE	KORNEY KEVIN M &
1756	5308	SOUTHERN AVE	CROSBIE DARREN BRUCE
1757	5304	SOUTHERN AVE	HARRIS TERRY ELI TRUST THE
1758	5304	EMERSON AVE	OTTO ERIC EDWARD
1759	5310	EMERSON AVE	FAGIN CONNOR & MIRANDA
1760	5314	EMERSON AVE	1994 GST EXEMPTION TRUST
1761	5320	EMERSON AVE	MANFREDINI CHRISTOPHER & JANSEN &
1762	5324	EMERSON AVE	LOEWEN BRENT &

Label #	*Address*		*Owner*
1763	5330	EMERSON AVE	CHILDERS JONATHAN R
1764	5334	EMERSON AVE	HARPER MAX III & ELLEN D
1765	5338	EMERSON AVE	SCHNETZER DAVID & AMANDA
1766	5339	W UNIVERSITY BLVD	BLASKOVICH MARK W
1767	5335	W UNIVERSITY BLVD	KELLER JON K
1768	5329	W UNIVERSITY BLVD	SPIVEY STEPHEN
1769	5325	W UNIVERSITY BLVD	AOKI JEAN MILBURN
1770	5319	W UNIVERSITY BLVD	WALHOOD PRESTON STEVEN &
1771	5315	W UNIVERSITY BLVD	GILBERT CHARLES
1772	5311	W UNIVERSITY BLVD	BROOKS GARY
1773	5305	W UNIVERSITY BLVD	OCHOA GEORGE & OLGA TREJO
1774	5338	W UNIVERSITY BLVD	HOOKS RONDA & BRIAN
1775	5334	W UNIVERSITY BLVD	MUNGER ROBERT P & SHARON M
1776	5322	W UNIVERSITY BLVD	KOPPMAN KATHERINE
1777	5314	W UNIVERSITY BLVD	ZUCKERMAN ERIC N & SOPHIE L
1778	5306	W UNIVERSITY BLVD	COLTRIN CHRISTINE M &
1779	5302	W UNIVERSITY BLVD	SAMRA JACOB &
1780	5311	WATEKA DR	MAHONEY THOMAS &
1781	5317	WATEKA DR	JOHNSON JARED L & KATHERINE P S
1782	5331	WATEKA DR	BROWN CHARLES S & LISA H
1783	5337	WATEKA DR	JONES JEFFREY A & MEGAN C
1784	5343	WATEKA DR	OBRIEN NEIL J
1785	7100	INWOOD RD	GREENWAY PARKS
1786	5301	W MOCKINGBIRD LN	HEFFLEFINGER MARK & RANDEE PAUR
1787	5336	MONTROSE DR	ABDALLAH NORMAN J & GRAZIELLA
1788	5330	MONTROSE DR	AHN DAVID
1789	5322	MONTROSE DR	HAYHURST JAMES & DEBORAH
1790	5316	MONTROSE DR	MILLS JERRY W & MARION C CO-TRUSTEES
1791	5310	MONTROSE DR	SPELLMAN MARCIA SUE S
1792	5300	MONTROSE DR	FOYT AISSA D
1793	5311	W MOCKINGBIRD LN	KINCAID WILLIAM CHASE &

Label #	*Address*		*Owner*
1794	5319	W MOCKINGBIRD LN	BELANGER CAROLINE FINLAY & ROBERT RICHARD
1795	5323	W MOCKINGBIRD LN	PROCTOR MATTHEW W
1796	5331	W MOCKINGBIRD LN	HARBAUGH JO D
1797	5337	W MOCKINGBIRD LN	MCCLINTOCK GAVIN & MARGARET C
1798	5334	WANETA DR	CONROY PATRICK &
1799	5328	WANETA DR	SLADE JARED & KATHERINE
1800	5316	WANETA DR	LESLIE THOMAS R IV & SCHLEA
1801	5322	WANETA DR	COMPTON KELLY H
1802	5310	WANETA DR	SANDS JULIA E
1803	5300	WANETA DR	ROBINSON BRETT A & TAMARA H
1804	5301	MONTROSE DR	JACKSON JARROD B
1805	5311	MONTROSE DR	PALMER JAIME
1806	5317	MONTROSE DR	FRIEDMAN BAYARD H II & REBECCA
1807	5323	MONTROSE DR	SCHAUFELE LOUIS J III &
1808	5329	MONTROSE DR	FARRELL ROBERT & HOLLY
1809	5335	MONTROSE DR	WAGES BRIAN E &
1810	5334	NAKOMA DR	KASSANOFF DOROTHY JANE
1811	5326	NAKOMA DR	KRYDER GEORGE
1812	5314	NAKOMA DR	FAULCONER GERALD L & KAREN P
1813	5304	NAKOMA DR	HANEY BRYNN
1814	5303	WANETA DR	WOOLDRIDGE PETER LASCH &
1815	5311	WANETA DR	LEMASTER CHARLES R III & KIRSTEN M LEMASTER
1816	5315	WANETA DR	MACDONALD DIANA D
1817	5325	WANETA DR	VAUGHN JACK C JR & ANNETTE K
1818	5335	WANETA DR	FAGADAU THOMAS H
1819	5338	WENONAH DR	BORTH NANCY LEAKE
1820	5332	WENONAH DR	VKR ADVISORS LP
1821	5324	WENONAH DR	GRIFFIN FRED L & CAROL A
1822	5314	WENONAH DR	CONIFER HOMES LLC
1823	5310	WENONAH DR	HOLT ELLEN S

Label #	*Address*		*Owner*
1824	5302	WENONAH DR	HUMPHREY MATTHEW VERNON &
1825	5305	NAKOMA DR	SHARIFI SHIDEH
1826	5311	NAKOMA DR	FALCONER RUSSELL & EMILY
1827	5319	NAKOMA DR	WESTERBURG MARK H & EVAN L
1828	5329	NAKOMA DR	WILSON CRAIG H & LINDSAY E
1829	5333	NAKOMA DR	MURPHY BRIAN G
1830	5339	NAKOMA DR	MUSE MICHAEL J &
1831	5309	WENONAH DR	WILLIAMS CHARLES O II
1832	5338	DRANE DR	REED REMINGTON GRAFF 2004 TRUST II
1833	5330	DRANE DR	KEUER WHITNEY & DEBBIE
1834	5318	DRANE DR	HARTMANN ROBIN P & LANAY
1835	5312	DRANE DR	FRELING DARRYL E
1836	5306	DRANE DR	OBRIEN JOAN R
1837	5303	WENONAH DR	BAUM DAVID G JR & ANDREA KYPRIANOU
1838	5315	WENONAH DR	SCHACHTER MARK D
1839	5327	WENONAH DR	CROSNOE CLARK R & APARNA M
1840	5337	WENONAH DR	FLORENCE HAROLD & MARGARET
1841	5342	WATEKA DR	BENDER JASON & FLAUREN
1842	5332	WATEKA DR	PILLOW REVOCABLE TRUST THE
1843	5322	WATEKA DR	LAMONT WILLIAM
1844	5305	DRANE DR	LEWIS MARK
1845	5311	DRANE DR	GOLBORNE MARK & GILLIAN
1846	5317	DRANE DR	WOLCOTT CHARLES W & SUSAN K
1847	5325	DRANE DR	COFFMAN JOHN J JR &
1848	5335	DRANE DR	BROOKS ROBERT L &
1849	8216	MIDWAY RD	PLUMMER RICHARD M &
1850	8212	MIDWAY RD	MOULDER JEFF &
1851	4221	BLUFFVIEW BLVD	HOUGH LOIS A
1852	4225	BLUFFVIEW BLVD	MARSHALL RUFUS B &
1853	4312	N CREST HAVEN RD	SCOTT STACY
1854	4320	N CREST HAVEN RD	MILLER TONI D & JAN M NEALEY
1855	4308	N CREST HAVEN RD	Taxpayer at

Label #	*Address*		*Owner*
1856	4316	N CREST HAVEN RD	MCCRARY CHRISTIANNE MICHELLE
1857	4225	W LOVERS LN	Taxpayer at
1858	4222	BLUFFVIEW BLVD	BOWN ROBERT H & JULIE M MCKINNEY
1859	4226	BLUFFVIEW BLVD	SHALOM KIMBERLY HARMAN
1860	4232	BLUFFVIEW BLVD	DAVIS THOMAS TOWNSEND & LESLIE ANN
1861	4304	N CREST HAVEN RD	ALEXANDER RANDALL C & KIMBERLY
1862	4215	W LOVERS LN	4215 WLL LLC
1863	4219	W LOVERS LN	4215 WLL LLC
1864	4229	W LOVERS LN	BANKS BENNY L
1865	4307	POMONA RD	HILL SAMUEL L
1866	4303	POMONA RD	CALLAN FAMILY TRUST
1867	4321	N CREST HAVEN RD	RADKE ALAN WILLIAM II
1868	4333	TAOS RD	SCHWARTZ JOHN &
1869	4303	W LOVERS LN	4303 W LOVERS LANE LP
1870	4305	W LOVERS LN	4305 LOVERS LLC
1871	4302	POMONA RD	HARRIS JOHN R III & JODI
1872	4306	POMONA RD	ARMSTRONG LYNN &
1873	4312	POMONA RD	KENNEMER BENJAMIN CODY &
1874	4318	POMONA RD	GRANT JASON W
1875	4320	POMONA RD	KELCH LINDA M TRUST
1876	4355	TAOS RD	FELDMAN MYNAN CROCKETT
1877	4341	TAOS RD	DELORIMIER JOHN & JAMILYN
1878	4329	TAOS RD	YORK PETER D &
1879	4325	TAOS RD	GOODING THOMAS J & YOLANDA S
1880	4309	TAOS RD	MORRISON JERROLD K &
1881	4313	W LOVERS LN	CLEMENT GST
1882	4311	W LOVERS LN	4311 WL LTD
1883	4309	W LOVERS LN	JDR5 LLC
1884	4320	TAOS RD	HAVINS WADE MATNEY & AMY WELLS
1885	4314	TAOS RD	SITTON KAY
1886	4328	TAOS RD	SCOTT ERIC &

Label #	*Address*		*Owner*
1887	4324	TAOS RD	CARPENTER CAROL MARIE
1888	4336	TAOS RD	COSTANTINO THOMAS V &
1889	4332	TAOS RD	MCCOLLUM THOMAS GERALD &
1890	4342	TAOS RD	RAIN THOMAS E & JUNE T
1891	4914	W AMHERST AVE	FISCHGRUND MARK &
1892	4918	W AMHERST AVE	LUNDEEN NIKOLAS &
1893	4922	W AMHERST AVE	GASPAROVIC CARISSA N &
1894	4931	W LOVERS LN	Taxpayer at
1895	4919	W LOVERS LN	4931 W LOVERS LN LLC
1896	4915	W LOVERS LN	Taxpayer at
1897	4907	W LOVERS LN	Taxpayer at
1898	4901	W LOVERS LN	4901 WEST LOVERS LN LLC
1899	4813	W LOVERS LN	A PORTTEUS HOLDINGS LLC
1900	4811	W LOVERS LN	YIP CHUN PING &
1901	4809	W LOVERS LN	4809 LOVERS LANE LLC
1902	4800	W AMHERST AVE	GRACHECK JENNIFER O & WILLIAM F
1903	4802	W AMHERST AVE	KATZEN STEPHEN &
1904	4810	W AMHERST AVE	RAMOS JOE B JR
1905	4822	W AMHERST AVE	SIMMONS JAMES MATTHEW &
1906	4826	W AMHERST AVE	LEWIS BRETT & PAULA A
1907	4900	W AMHERST AVE	BULKLEY ELIZABETH B
1908	4902	W AMHERST AVE	YOUNG PATRICK GERARD
1909	4910	W AMHERST AVE	STOKER FELECIA J
1910	4926	W AMHERST AVE	RENNA FAMILY TRUST
1911	4930	W AMHERST AVE	MARTYN HAMMER REAL ESTATE LLC
1912	4931	W AMHERST AVE	FELLMAN BRADLEY R & KIM NGAN P
1913	4927	W AMHERST AVE	SHANK VANN & HILARY HAYES
1914	4923	W AMHERST AVE	WALTI MICHAEL A LIFE ESTATE
1915	4919	W AMHERST AVE	HENRY JAMES P & DARBY L
1916	4915	W AMHERST AVE	BYRNE NANCY RUSSELL
1917	4911	W AMHERST AVE	BRODT JEREMY W & GIA N

Label #	*Address*		*Owner*
1918	4907	W AMHERST AVE	WILLIAMSON MARK Y & MELINDA
1919	4901	W AMHERST AVE	STRADER RICHARD H JR &
1920	4827	W AMHERST AVE	TRAYLOR THOMAS JR
1921	4823	W AMHERST AVE	CONNOLLY BRIAN
1922	4819	W AMHERST AVE	MENTER KEITH H &
1923	4815	W AMHERST AVE	WALKER JORDAN C
1924	4811	W AMHERST AVE	HULL KIM L
1925	4807	W AMHERST AVE	HOPKINS NEWTON III & MONICA N
1926	4801	W AMHERST AVE	MCEVOY JOHN P
1927	5000	W AMHERST AVE	JONES LAUREL
1928	5006	W AMHERST AVE	MENDOZA MARIA DEL ROSARIO
1929	5010	W AMHERST AVE	BRANAM DAWN M
1930	5014	W AMHERST AVE	MILLER EMILY D
1931	5018	W AMHERST AVE	ROLLINS CHESTER BOLTON &
1932	5022	W AMHERST AVE	STAGER CYNTHIA C
1933	5026	W AMHERST AVE	SHORT THOMAS NEWTON &
1934	5100	W AMHERST AVE	HUNT ALEXANDER DISTINCT HOMES LLC
1935	5106	W AMHERST AVE	WHITEHEAD JOHN RANDALL &
1936	5110	W AMHERST AVE	RCLE TXI LLC
1937	5114	W AMHERST AVE	KVS INTERESTS LTD
1938	5118	W AMHERST AVE	NEWMAN MARTIN &
1939	5122	W AMHERST AVE	FUNG ANDREW Y & DAISY C
1940	5126	W AMHERST AVE	FIFE KATHARINE D & JOHN
1941	5125	W LOVERS LN	SOUTHLAND CORP 12205
1942	5111	W LOVERS LN	MATUS WITOLD &
1943	5101	W LOVERS LN	Taxpayer at
1944	5027	W LOVERS LN	JOE F G
1945	5023	W LOVERS LN	LOVERS LANE LLC
1946	5017	W LOVERS LN	BARNHART JOSLYN NICOLE
1947	5015	W LOVERS LN	5013 LOVERS LANE LLC
1948	5001	W LOVERS LN	5001 LOVERS LANE LLC

Label #	*Address*		*Owner*
1949	5127	W AMHERST AVE	VAUGHN JACK CALVIN III
1950	5123	W AMHERST AVE	SANCHEZ CANDELARIO
1951	5119	W AMHERST AVE	WILSON IDA ELIZABETH
1952	5115	W AMHERST AVE	ALLEN LINDSAY A
1953	5111	W AMHERST AVE	COLBERT KENNETH TAYLOR &
1954	5107	W AMHERST AVE	OFENLOCH LIVING TRUST
1955	5101	W AMHERST AVE	MADOLE REBECCA E
1956	5027	W AMHERST AVE	HOLSINGER LINDA L
1957	5023	W AMHERST AVE	GARBODEN HEATHER
1958	5019	W AMHERST AVE	STANLEY FAMILY TRUST
1959	5015	W AMHERST AVE	STEWART MICHAEL L &
1960	5301	W LOVERS LN	GREENWAY LOVERS WEST LP
1961	8205	MIDWAY RD	HINES STEPHEN L
1962	4137	PARKSIDE DR	IBRAHIM SAMEH H & NICOLE
1963	8211	MIDWAY RD	FOLSE LOIS
1964	4700	W AMHERST AVE	WHEELER ADDISON &
1965	4704	W AMHERST AVE	Taxpayer at
1966	4710	W AMHERST AVE	KLINKE SCOTT SHEPHERD & TAYLOR
1967	4714	W AMHERST AVE	MATTER THOMAS JR
1968	4722	W AMHERST AVE	POWLEY ROBERT CARL &
1969	4726	W AMHERST AVE	COOK CAROL ANNE
1970	4730	W AMHERST AVE	PRICE ANNE L
1971	4738	W AMHERST AVE	PRICE HAROLD L
1972	4719	W LOVERS LN	4719 LOVERS LANE LLC
1973	4717	W LOVERS LN	HERRERA LAWRENCE &
1974	4715	W LOVERS LN	Taxpayer at
1975	4711	W LOVERS LN	GARCIA JUAN D
1976	4709	W LOVERS LN	MYERS JACK C &
1977	4600	W AMHERST AVE	SEAY CHARLES F IV & BRIGID K
1978	4606	W AMHERST AVE	GOLDTHORPE BENJAMIN ROSS
1979	4610	W AMHERST AVE	BLUE NORTHER REAL ESTATE

Label #	*Address*		*Owner*
1980	4614	W AMHERST AVE	COOPER HALEY CHARLENE
1981	4618	W AMHERST AVE	HODGES JOHN DWAYNE & SANDRA M
1982	4622	W AMHERST AVE	PURI POONAM & JEFFREY CAPATI
1983	4626	W AMHERST AVE	STUART JENNIFER
1984	4630	W AMHERST AVE	BEARD MATTHEW S & OKSANNA K
1985	4634	W AMHERST AVE	MALONEY DARREN T &
1986	4638	W AMHERST AVE	EFFENDI LESLIE FORREST EL
1987	4623	W LOVERS LN	4623 W LOVERS LANE LLC
1988	4617	W LOVERS LN	MAZZOLA ANTOINETTE
1989	4615	W LOVERS LN	MOHAMMADI SAID HOMADI &
1990	4611	W LOVERS LN	CABANA LIFESTYLE LP
1991	4609	W LOVERS LN	CABANA LIFESTYLE LP
1992	4605	W LOVERS LN	ROBINS MARC
1993	4601	W LOVERS LN	BENDER ROBERT G & CAROLYN J
1994	4731	W AMHERST AVE	BOOKER SCOTT & SARA
1995	4727	W AMHERST AVE	ANDERSON JACLYN W
1996	4723	W AMHERST AVE	BIGGS CATHARINE E
1997	4719	W AMHERST AVE	REIDDER DANIELLE LYNN
1998	4715	W AMHERST AVE	SBAITI ROWAN A & MELISSA
1999	4705	W AMHERST AVE	PATTON JONATHAN ROBERT
2000	4703	W AMHERST AVE	KEISER WILLIAM C & PATRICIA L
2001	4639	W AMHERST AVE	GONZALES MARY H & JOHN
2002	4635	W AMHERST AVE	KENNEMER BENJAMIN CODY &
2003	4631	W AMHERST AVE	WOLK JENNIFER I
2004	4627	W AMHERST AVE	GALLIVAN JAMES F & SHARON V
2005	4623	W AMHERST AVE	HALL JANIS DIANE
2006	4619	W AMHERST AVE	CROMBLEHOLME TIMOTHY M &
2007	4615	W AMHERST AVE	CATES EMILY
2008	4611	W AMHERST AVE	PARKS DOAK & TAYLOR WHITE
2009	4607	W AMHERST AVE	HICKOK CARTER & TAYLOR
2010	4601	W AMHERST AVE	FLINK WILLIAM

Label #	*Address*		*Owner*
2011	4529	W AMHERST AVE	GOLDSTRICH JEREMY
2012	4525	W AMHERST AVE	BEARD MATTHEW S & OKSANA K
2013	4521	W AMHERST AVE	JOHNSON JEFFREY
2014	4517	W AMHERST AVE	POLK TRAVIS
2015	4505	W AMHERST AVE	BOSWELL ARNOLD DEAN
2016	5401	W LOVERS LN	INTERCITY INVESTMENT PROP
2017	5411	AMHERST CIR	DEVONSHIRE APARTMENTS LLC
2018	5213	W LOVERS LN	PRESCOTT INTERESTS
2019	8003	INWOOD RD	JUNIOR LEAGUE OF DALLAS
2020	5217	W LOVERS LN	PRESCOTT INTERESTS
2021	5217	W LOVERS LN	PRESCOTT INTERESTS LTD
2022	8002	INWOOD RD	INTERCITY INVESTMENT PPTIES INC
2023	7916	INWOOD RD	GREENWAY LOVERS WEST LP
2024	8014	INWOOD RD	RADP PROPERTIES LLC
2025	4507	ELSBY AVE	STANTON SAM &
2026	4511	ELSBY AVE	LADEWIG COURTNEY L &
2027	4515	ELSBY AVE	REID THOMAS MICHAEL
2028	4519	ELSBY AVE	KONOPATZKE CHRISTIAN ALEXANDER
2029	4523	ELSBY AVE	SHING KEITH &
2030	4527	ELSBY AVE	EILERTSEN JONATHAN F
2031	4531	ELSBY AVE	DAVIS BRENT R &
2032	4535	ELSBY AVE	BATEMAN WALLACE REED &
2033	4543	ELSBY AVE	RANGEL JORGE ALBERTO
2034	4534	ELSBY AVE	WOOLSEY LAUREN STEWART
2035	4502	W AMHERST AVE	MCCELLAND TERRA LYNN & MICHAEL ROLLIN
2036	4508	W AMHERST AVE	HARPER KATHERINE F
2037	4512	W AMHERST AVE	MOORE JULIE D
2038	4516	W AMHERST AVE	ROSENFELDT DIEGO &
2039	4520	W AMHERST AVE	ALEXANDER HUNT DISTINCT HOMES LLC
2040	4524	W AMHERST AVE	KUO SHIN WEN
2041	4528	W AMHERST AVE	CDE INVESTMENTS LLC

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2042	4555	W LOVERS LN	SINGLE TENANT REALTY I LTD
2043	4551	W LOVERS LN	BEAIRD DEVELOPMENT INC
2044	4523	W LOVERS LN	WEINER RICHARD H
2045	4515	W LOVERS LN	CELEBRATION INC
2046	5302	GLENWICK LN	HABIBI MASOUD & PIPER
2047	5306	GLENWICK LN	NUOVO INVESTMENTS LLC
2048	5312	GLENWICK LN	PERRYMILLER DAVE TRUST &
2049	5318	GLENWICK LN	DIETZ WILLIAM M
2050	5322	GLENWICK LN	MONTGOMERY KAYLYN
2051	5328	GLENWICK LN	DEATHERAGE LINDA K POWELL
2052	5332	GLENWICK LN	KOSTER PROPERTIES LTD
2053	5338	GLENWICK LN	PERRYMILLER DAVE
2054	5336	GLENWICK LN	PERRYMILLER DAVE REV TR
2055	5339	EMERSON AVE	GRAUSE ALEXANDER E & NARINDER K
2056	5335	EMERSON AVE	REDWINE HOLT & MADISON
2057	5331	EMERSON AVE	KAHN MICHAEL LINZ &
2058	5325	EMERSON AVE	ALTEMORE BROOKE &
2059	5321	EMERSON AVE	FOUR WINDS ENT LTD
2060	5317	EMERSON AVE	BURCH RICHARD BRADLEY
2061	5311	EMERSON AVE	WATSON JOHN MILTON & MELINDA P
2062	5305	EMERSON AVE	WILLIAMS VERONICA GRACE
2063	5300	W LOVERS LN	L&B DEPP INWOOD VILLAGE
2064	5458	W LOVERS LN	L&B DEPP INWOOD VILLAGE
2065	4802	W MOCKINGBIRD LN	CASTRO ERNESTO C AGUIRRE
2066	4806	W MOCKINGBIRD LN	WILLIAMS BRANDON
2067	4812	W MOCKINGBIRD LN	RUIZ RUBEN
2068	4816	W MOCKINGBIRD LN	CHILDS GRAY
2069	4902	W MOCKINGBIRD LN	HERNANDEZ JOEL
2070	4906	W MOCKINGBIRD LN	ALLEN LEE JR & STEPHANIE
2071	4912	W MOCKINGBIRD LN	ASKEW ROBERT B
2072	4916	W MOCKINGBIRD LN	HARTMAN LARRY

Label #	*Address*		*Owner*
2073	5002	W MOCKINGBIRD LN	HARTMAN LARRY W
2074	5006	W MOCKINGBIRD LN	SESSION BARBARA LIFE EST
2075	5012	W MOCKINGBIRD LN	EVANS BIRDIE
2076	5016	W MOCKINGBIRD LN	SU GU REN
2077	5022	W MOCKINGBIRD LN	PALMER KELLY D
2078	5102	W MOCKINGBIRD LN	Taxpayer at
2079	5106	W MOCKINGBIRD LN	ELMA NIHAL
2080	5112	W MOCKINGBIRD LN	DAVIS ROSEMARY
2081	5116	W MOCKINGBIRD LN	SEITZ BETTYE SUE &
2082	5122	W MOCKINGBIRD LN	MAGERS BRUCE TERRY
2083	5126	W MOCKINGBIRD LN	CONDON SEAN P &
2084	5208	W MOCKINGBIRD LN	NGUYEN JIMY
2085	5214	W MOCKINGBIRD LN	KOELZER KAREN G
2086	4100	INWOOD RD	KOELZER KAREN G
2087	4103	INWOOD RD	SOMES DEAN
2088	4031	INWOOD RD	DODSON JULIA ANN
2089	4025	INWOOD RD	M& M CHILD IV LLC
2090	6445	LEMMON AVE	COCA COLA CO THE
2091	5310	NAKOMA DR	FAULCONER GERALD L &
2092	5321	DRANE DR	NELSON CAROLINE B
2093	5316	WATEKA DR	HART TODD CHRISTOPHER & ZOE DEROPP
2094	5310	WATEKA DR	THACKER BRIAN M &
2095	4315	W LOVERS LN	TRORB INC
2096	4348	TAOS RD	KRAMER SCOTT MARVIN &
2097	4415	W LOVERS LN	4415 W LOVERS LANE LLC
2098	4402	TAOS RD	GEHAN CAROLINE T
2099	4814	W AMHERST AVE	PERRY KAREN E &
2100	4818	W AMHERST AVE	JOSEPH DAVID BRENT &
2101	4807	W LOVERS LN	LOVERS LANE OFFICE
2102	4801	W LOVERS LN	4801 PARTNERS LTD
2103	5011	W AMHERST AVE	BOYLAN DAVID S

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2104	5007	W AMHERST AVE	KOLAR RONALD CHADWICK &
2105	5001	W AMHERST AVE	WOLFORD JOHN L
2106	4705	W LOVERS LN	TBB CAPITAL PARTNERS LLC
2107	4707	W LOVERS LN	TBB CAPITAL PARTNERS LLC
2108	4701	W LOVERS LN	LOVERS DEVELOPMENT GROUP LLC
2109	4739	W AMHERST AVE	BIMLER MONIQUE
2110	4735	W AMHERST AVE	LOWE FLORENCE N & MICHAEL A
2111	4549	ELSBY AVE	MILLARD LEE ANNE
2112	4551	ELSBY AVE	HAMMER ALLEN HOMES LLC
2113	6310	LEMMON AVE	LOVE FIELD FINANCIAL
2114	6410	LEMMON AVE	Taxpayer at
2115	6328	ORIOLE DR	PCTH LTD
2116	5103	DILLARD LN	COHEN DAVID J &
2117	5105	DILLARD LN	DOUGLAS ROBERT SAMUEL JR
2118	5107	DILLARD LN	LIM LAURA
2119	5109	DILLARD LN	GRACE EMILY E
2120	5111	DILLARD LN	RAWLINSON MELINDA A
2121	5113	DILLARD LN	LOSADA CARA
2122	5115	DILLARD LN	SWEET HOME LAND & ROYALTY LLC
2123	5117	DILLARD LN	ROEVER RICHARD O
2124	26	DILLARD LN	HOA PARK CITIES TOWNH INC
2125	5119	DILLARD LN	SHU LI
2126	5121	DILLARD LN	SISCO DANA & G KIRK
2127	5123	DILLARD LN	TOMASO BRUCE NICHOLAS & PATRICIA ANN NOLAN
2128	5125	DILLARD LN	CIPIONE ANNE MILLS
2129	5127	DILLARD LN	CHASE JAY J
2130	4016	DILLARD CT	VANDIVER WENDY
2131	4014	DILLARD CT	COASTAL BEACH PROPERTY LLC
2132	4012	DILLARD CT	HENRY RACHEL
2133	4010	DILLARD CT	DELROSAL KARLA
2134	4008	DILLARD CT	STOKER DARREN J

Label #	*Address*		*Owner*
2135	4006	DILLARD CT	HOM SUZANNE LIVING TR
2136	4004	DILLARD CT	OLSEN PHYLLIS M
2137	4002	DILLARD CT	HUSSEY JUSTIN & KATHRYN L
2138	6344	ORIOLE AVE	Taxpayer at
2139	6346	ORIOLE AVE	BOWEN MICHAEL DAVID
2140	6348	ORIOLE AVE	BOONE MARK GREGORY
2141	6350	ORIOLE AVE	KESSLER RAYMOND G & WALTRAUT L
2142	6352	ORIOLE AVE	ZHU HONG
2143	6354	ORIOLE AVE	WADE JEFFREY S & BARBARA A
2144	6356	ORIOLE AVE	ADAMS RENEE
2145	6402	ORIOLE AVE	SHEEHAN MAEVE
2146	6404	ORIOLE AVE	OVERSTREET TAYLOR ANN
2147	6406	ORIOLE DR	FILIPPONE LUCA & MEGAN RENEE
2148	6312	PURCELL CT	MCCARTHY MASOUMEH HASHEMI
2149	6310	PURCELL CT	CALHOUN DIONNE L & AMY TRAN
2150	6308	PURCELL CT	BETTY YOUNG FAMILY LTD
2151	6306	PURCELL CT	5735 RICHMOND PARTNERS LLC
2152	6304	PURCELL CT	RODRIGUE MICHAEL
2153	4021	INWOOD RD	PARK CITIES PRE SCHOOL LLC
2154	6200	LEMMON AVE	AN LUXURY IMPORTS LTD
2155	4550	W MOCKINGBIRD LN	MOCKINGBIRD DUNHILL LLC
2156	4560	W MOCKINGBIRD LN	LG CV MOCK AND LEMMON LLC
2157	6421	LEMMON AVE	CALISTO PROPERTY COMPANY
2158	6421	LEMMON AVE	CALISTO PROPERTY COMPANY
2159	4713	W LOVERS LN	Taxpayer at
2160	4202	W LOVERS LN	Taxpayer at
2161	5117	W LOVERS LN	Taxpayer at
2162	4911	W LOVERS LN	Taxpayer at
2163	4218	W LOVERS LN	Taxpayer at
2164	6473	BORDEAUX AVE	WELTY KAREN D
2165	6475	BORDEAUX AVE	AKRIDGE CATHERINE A

Label #	*Address*		*Owner*
2166	6477	BORDEAUX AVE	TALLEY MARK
2167	6479	BORDEAUX AVE	KUEHL ANNE D
2168	6481	BORDEAUX AVE	WANG ZHIGAO &
2169	6483	BORDEAUX AVE	HALLMAN KATRINA
2170	6485	BORDEAUX AVE	KENNY EILEEN M
2171	6487	BORDEAUX AVE	ARIAS VANESSA L
2172	6489	BORDEAUX AVE	SEPTIEN CESAR HERRERA
2173	6491	BORDEAUX AVE	GUPTE FAMILY REVOCABLE
2174	6493	BORDEAUX AVE	PATTERSON DAVID & BARBARA
2175	6495	BORDEAUX AVE	OHMER JEFFREY D
2176	6497	BORDEAUX AVE	JONES LISA D
2177	6499	BORDEAUX AVE	SMITH MICHAEL J
2178	6461	BORDEAUX AVE	JEFFERY ELISE
2179	6463	BORDEAUX AVE	CRONE MARY ELLEN
2180	6465	BORDEAUX AVE	AZAD NAYLEE
2181	6467	BORDEAUX AVE	GATEWOOD ROBERT H JR &
2182	6469	BORDEAUX AVE	WHITE CHARLES CLAYTON
2183	6471	BORDEAUX AVE	SMITH YARISA D
2184	6453	BORDEAUX AVE	YOCH MANAGEMENT TRUST
2185	6455	BORDEAUX AVE	FIKE BRANDON J
2186	6457	BORDEAUX AVE	FOSTER JEAN C
2187	6459	BORDEAUX AVE	TURLEY STEPHEN D
2188	6413	BORDEAUX AVE	JENNINGS ZACHARY EDWARD
2189	6415	BORDEAUX AVE	WHITEHILL MARGARET LEE
2190	6417	BORDEAUX AVE	THOMAS JEFFREY ALAN
2191	6419	BORDEAUX AVE	MAYO MICHEAL J
2192	6421	BORDEAUX AVE	MAY ELEANOR S
2193	6423	BORDEAUX AVE	BECK JENNIFER L
2194	6425	BORDEAUX AVE	CLAYTON SARAH
2195	6427	BORDEAUX AVE	KLEIN STEVEN F & DANA C
2196	6429	BORDEAUX AVE	GOFORTH GEORGE

Label #	*Address*		*Owner*
2197	6431	BORDEAUX AVE	SMITH NATHAN SAMUEL
2198	6433	BORDEAUX AVE	MARTIN DAVID & LORY
2199	6435	BORDEAUX AVE	HARP CRYSTAL
2200	6437	BORDEAUX AVE	GUTIERREZ CHRISTOPHER M
2201	6439	BORDEAUX AVE	SONNIER SCHALACEY
2202	6441	BORDEAUX AVE	SULLIVAN PATRICK MICHAEL
2203	6443	BORDEAUX AVE	BECKMAN BRADLEY J JR
2204	6445	BORDEAUX AVE	ALLISON TY ANTWUNE
2205	6447	BORDEAUX AVE	BALDWIN JAMIE C
2206	6449	BORDEAUX AVE	WAGNER TATYANA
2207	6451	BORDEAUX AVE	SONG FAMILY REVOCABLE TRUST THE
2208	6401	BORDEAUX AVE	HANLON BRION
2209	6403	BORDEAUX AVE	STRATFORD EQUITIES LLC
2210	6405	BORDEAUX AVE	HUSSAIN NAVAID
2211	6407	BORDEAUX AVE	BARRY TAYLOR &
2212	6409	BORDEAUX AVE	MCGOWAN RHONDA
2213	6337	BORDEAUX AVE	MEULENAERE DAVID K
2214	6339	BORDEAUX AVE	ADAMS ED & PAT GALLAGHER
2215	6341	BORDEAUX AVE	DOSSETT DENNIS L
2216	6343	BORDEAUX AVE	RUEDEMANN NANCY SUE
2217	6345	BORDEAUX AVE	WILDBURGER ADELLE M
2218	6347	BORDEAUX AVE	ROATH KAREN D
2219	6349	BORDEAUX AVE	HILL THOMAS AUSBON
2220	6351	BORDEAUX AVE	HILL THOMAS A
2221	6353	BORDEAUX AVE	BEASLEY MARGARET L
2222	6357	BORDEAUX AVE	DAVIS KIMBERLY TRAYE
2223	6359	BORDEAUX AVE	MEHENDALE NEELESH H ETAL
2224	6361	BORDEAUX AVE	HEIMLICH ERIC V & CYNTHIA R
2225	6363	BORDEAUX AVE	NELSON SANDRA L
2226	6365	BORDEAUX AVE	ADAMEK JOHNNY R &
2227	6367	BORDEAUX AVE	USRY CHERYL A

Label #	*Address*		*Owner*
2228	6369	BORDEAUX AVE	OLIVE WALK PPTIES LLC
2229	6371	BORDEAUX AVE	HUNTER RICHARD B JR
2230	6373	BORDEAUX AVE	LULSEGED LIDYA ASSEFA
2231	6375	BORDEAUX AVE	FIGURELLI BARBARA
2232	6456	BORDEAUX AVE	DE MARCO ROBERT T
2233	6458	BORDEAUX AVE	MOITZ MELISSA & RICHARD JR
2234	6460	BORDEAUX AVE	SCHULTZE ULRIKE
2235	6462	BORDEAUX AVE	FAUSETT SCOTT K
2236	6464	BORDEAUX AVE	DAY EVELYN H
2237	6466	BORDEAUX AVE	ROSS LISA RENEE
2238	6468	BORDEAUX AVE	EELLS ANDREW T & NOHELIA A
2239	6470	BORDEAUX AVE	COWLEY KAREN H
2240	6472	BORDEAUX AVE	KAZI SABIHA
2241	6474	BORDEAUX AVE	FREEMAN REBECCA E
2242	6476	BORDEAUX AVE	HINOJOSA ALICIA C
2243	6478	BORDEAUX AVE	LEWIS SHERIDAN F
2244	6480	BORDEAUX AVE	DAUGHERTY RICHARD & TONYA M
2245	6482	BORDEAUX AVE	MBLS REVOCABLE TRUST
2246	6484	BORDEAUX AVE	COLLINS CHRISTA
2247	6486	BORDEAUX AVE	SANDLER FRADA
2248	6488	BORDEAUX AVE	MARSHALL ROBERT L
2249	6490	BORDEAUX AVE	MCMAHON LAUREN K
2250	6492	BORDEAUX AVE	LUCAS CHRISTINA MARIE
2251	6494	BORDEAUX AVE	MASTERS BILL JOHN
2252	6496	BORDEAUX AVE	GEIGER PATRICK &
2253	6498	BORDEAUX AVE	FRANK PORFIRIA J
2254	6444	BORDEAUX AVE	PRETZLAFF KARA &
2255	6446	BORDEAUX AVE	CODY CRISTAL L
2256	6448	BORDEAUX AVE	MERIWETHER WILLIAM THOMAS &
2257	6450	BORDEAUX AVE	AMINMAHMOUDI MASOUMEH &
2258	6452	BORDEAUX AVE	FREEMAN CARRA

Label #	*Address*		*Owner*
2259	6454	BORDEAUX AVE	SICILIANO MICHELANGELO
2260	6400	BORDEAUX AVE	GASS CHARLEEN S
2261	6402	BORDEAUX AVE	HINOJOSA EMMANUEL
2262	6404	BORDEAUX AVE	GAMBER JOY ELAINE & ROYAL NATHANIEL
2263	6406	BORDEAUX AVE	WAGNER RACHEL
2264	6408	BORDEAUX AVE	SHIELDS JOSEPH M
2265	6410	BORDEAUX AVE	SARVER HEATHER L
2266	6412	BORDEAUX AVE	JONES CATHERINE
2267	6414	BORDEAUX AVE	UNGUREANU VANDA
2268	6416	BORDEAUX AVE	SMITH OLIVIA GRACE
2269	6418	BORDEAUX AVE	WOODBURY MICHELLE
2270	6420	BORDEAUX AVE	BURNS SHERILYN JOY
2271	6422	BORDEAUX AVE	BEATTY EMILY MARGARET
2272	6424	BORDEAUX AVE	OLIVE WALK PPTIES LLC
2273	6426	BORDEAUX AVE	PORTER RONALD JAMES
2274	6428	BORDEAUX AVE	RIFKIN GARY S
2275	6430	BORDEAUX AVE	CLIFTON DOUGLAS W
2276	6432	BORDEAUX AVE	NALL STEVE
2277	6434	BORDEAUX AVE	HALL JEFFREY A
2278	6436	BORDEAUX AVE	MORGAN MELISSA BETH ET AL
2279	6438	BORDEAUX AVE	ENLOW FAMILY TRUST
2280	6440	BORDEAUX AVE	PORCARI CYNTHIA L
2281	6442	BORDEAUX AVE	SANDOVAL BARRY D
2282	6336	BORDEAUX AVE	MELISH LEONARD JEROME JR
2283	6338	BORDEAUX AVE	VISSER JOHN E
2284	6340	BORDEAUX AVE	MONTGOMERY MARGARET
2285	6342	BORDEAUX AVE	STALLCUP ELLEN C
2286	6344	BORDEAUX AVE	GERTSON CAROL A
2287	6346	BORDEAUX AVE	JOHNSON JIM S & SUSAN H
2288	6348	BORDEAUX AVE	SHEIKH KHADIJA
2289	6350	BORDEAUX AVE	ENKE ERINN SHALENE

Label #	*Address*		*Owner*
2290	6352	BORDEAUX AVE	WITT CAROLINE W
2291	6354	BORDEAUX AVE	KC&G PROPERTIES LLC
2292	6356	BORDEAUX AVE	PERRYMAN KRISTAN
2293	6358	BORDEAUX AVE	CRAWFORD MARK S
2294	6360	BORDEAUX AVE	ROYE JAMES ANDREW
2295	6362	BORDEAUX AVE	JACKSON MICHEAL W
2296	6364	BORDEAUX AVE	IRWIN WILLIAM C
2297	6366	BORDEAUX AVE	DION LONA JEAN
2298	6368	BORDEAUX AVE	HENDRIX CHRIS E
2299	6370	BORDEAUX AVE	GEORGE CHRISTOPHER M
2300	6372	BORDEAUX AVE	MCELYEA MATTHEW S
2301	6374	BORDEAUX AVE	RABE HAYLEY
2302	6376	BORDEAUX AVE	CROSSLEY ANNE BLAIR
2303	6378	BORDEAUX AVE	FARAH MARY ELYSE
2304	6324	BORDEAUX AVE	COX AMY SUE
2305	6326	BORDEAUX AVE	ELDER JAMES LEE III
2306	6328	BORDEAUX AVE	JOSEPH TOM S & STEFFI ALIE
2307	6330	BORDEAUX AVE	ANTROSS LLC
2308	6332	BORDEAUX AVE	SUAREZ PETER M JR
2309	6334	BORDEAUX AVE	TUCKER LINDA E LIFETIME
2310	6314	BORDEAUX AVE	FERGUSON NANCY S
2311	6316	BORDEAUX AVE	GONZALEZ VERONICA DARLENE
2312	6318	BORDEAUX AVE	WIMSA LLC
2313	6320	BORDEAUX AVE	FORD LEIGH R
2314	6322	BORDEAUX AVE	FIELD BIANCA
2315	6449	ORIOLE DR	AREVALOS STEPHEN N
2316	6451	ORIOLE DR	JOHNSON JIM S
2317	6453	ORIOLE DR	KUEHL TABITHA M
2318	6455	ORIOLE DR	LANE KELLY K
2319	6441	ORIOLE DR	LILES JUDY A
2320	6443	ORIOLE DR	BUSH EMMA J

Label #	*Address*		*Owner*
2321	6445	ORIOLE DR	MARR BRYAN WESLEY &
2322	6447	ORIOLE DR	FUTRELL L RON JR
2323	6401	ORIOLE DR	KELLEY NANCY ANN
2324	6403	ORIOLE DR	ENLOW JAMES A &
2325	6405	ORIOLE DR	BELL DAVID & HAYLEY
2326	6407	ORIOLE DR	COX JOHN ROBERT
2327	6409	ORIOLE DR	WORTHINGTON SUSAN C
2328	6411	ORIOLE DR	BERRY RUSSELL
2329	6413	ORIOLE DR	FRAWLEY STEVEN A
2330	6415	ORIOLE DR	JOHNSON JIM SCOTT
2331	6417	ORIOLE DR	LEWIS BRANDEE YVONNE
2332	6419	ORIOLE DR	DANIELSON KEVIN L
2333	6421	ORIOLE DR	HOFFMAN KEITH
2334	6423	ORIOLE DR	SUAN MCKENZIE LEHUA
2335	6425	ORIOLE DR	GRAHAM PROPERTY INVESTMENT
2336	6427	ORIOLE DR	HUGHES MEGAN LEIGH
2337	6429	ORIOLE DR	CEVALLOS NICHOLAS D
2338	6431	ORIOLE DR	BALDWIN DAVID
2339	6433	ORIOLE DR	SMITH JUDY GATHRIGHT
2340	6435	ORIOLE DR	BAXTER MADISON KNIGHT
2341	6437	ORIOLE AVE	BLAIR KEVIN ANDREW &
2342	6439	ORIOLE DR	HENDRIX CHRIS E
2343	6365	ORIOLE DR	MORRISON M MONICA
2344	6367	ORIOLE DR	ALTMAN MARCUS I
2345	6369	ORIOLE DR	WANG CYNTHIA
2346	6371	ORIOLE DR	OLIVE WALK PPTIES LLC
2347	6325	ORIOLE DR	BAKER RAMONA A &
2348	6327	BORDEAUX AVE	HARRISON JOSHUA
2349	6329	ORIOLE DR	PALERMO JO CAROLE
2350	6331	ORIOLE DR	WILSON MICHAEL
2351	6333	ORIOLE DR	SIMMONS JANELLE K

Label #	*Address*		*Owner*
2352	6335	ORIOLE DR	STIERWALD VERONIKA &
2353	6337	ORIOLE DR	SCOTT PAUL T
2354	6339	ORIOLE DR	NAUGHTON ELIZABETH A
2355	6341	ORIOLE DR	WHEELER ALBERT &
2356	6343	ORIOLE DR	WAGNER YVONNE C
2357	6345	ORIOLE DR	MARTIN DEBRA D
2358	6347	ORIOLE DR	BLACKWELL JANET E
2359	6349	ORIOLE DR	ANYZESKI DARLENE M
2360	6351	ORIOLE DR	SCHAEFBAUER SUZANNE
2361	6353	ORIOLE DR	LYDAY LESLIE MARVIN
2362	6355	ORIOLE DR	KUSKI CHRISTOPHER KENNETH
2363	6357	ORIOLE DR	LOGAN JENNIFER J
2364	6359	ORIOLE DR	GRIFFIN LAURA
2365	6361	ORIOLE DR	OTTO STEPHANIE L
2366	6363	ORIOLE DR	DEPAULA STEPHEN D & KAREN
2367	6317	ORIOLE DR	LERNER PATRICIA M
2368	6319	ORIOLE DR	KIRBY KATIE
2369	6321	ORIOLE DR	KEECH KEVIN
2370	6323	ORIOLE DR	THORSTENS PAMELA ANN
2371	6355	BORDEAUX AVE	RICCIARDELLI LISA MICHELLE
2372	6312	BORDEAUX AVE	GARCIA RODDY
2373	2702	LOVE FIELD DR	SOUTHWEST AIRLINES CO
2374	8020	DENTON DR	JACKS AUTO SUPPLY
2375	7212	HERB KELLEHER WAY	HERTZ RENT A CAR
2376	7020	HERB KELLEHER WAY	AVIS RENT A CAR
2377	3407	HAWES AVE	HERTZ CORPORATION
2378	8333	LEMMON AVE	SOUTHWESTERN BELL
2379	3410	HAWES AVE	EAN HOLDINGS LLC
2380	8611	LEMMON AVE	BUSINESS JET CENTER
2381	3250	LOVE FIELD DR	MLT DEVELOPMENT
2382	7366	CEDAR SPRINGS RD	ENTERPRISE HOLDINGS

ELM THICKET - NORTH PARK



Neighborhood Plus
Neighborhood Action Plan



BACKGROUND & OVERVIEW

In spring of 2016, the Elm Thicket – Northpark neighborhood was selected as Council District 2's Neighborhood Plus Target area. Located just east of Love Field airport and bounded by Mockingbird to the south, Lovers Lane to the north, Inwood Road to the east, and Lemmon Avenue to the west (see map on page 3), Elm Thicket – Northpark enjoys a prime location with its proximity to the airport, several shopping opportunities, job centers, and transportation options.

Elm Thicket - Northpark has been experiencing significant physical and demographic shifts over the past 20 years or so, including a sharp decline in its traditional African-American demographic, a large rise in the Hispanic and white populations, as well as rising property values and new construction.

For over two years now, many residents and neighborhood leaders have been working through the Neighborhood Crime Watch with Councilmember Medrano, City Code representatives, the Dallas Police Department (DPD), and other City departments to build stronger relationships and address community concerns. Because of this work, Councilmember Medrano designated Elm Thicket – Northpark as one of the Neighborhood Plus Focus Areas.

Led by the Department of Planning and Urban Design, the Neighborhood Plus Target Area Initiative engages residents in the neighborhood to understand the conditions and changes in their neighborhoods and develop a vision for their future, a leadership structure, and a framework for action.

This document represents the final summary of the planning effort in Elm Thicket - Northpark, called a Neighborhood Action Plan, which will outline:

- The community engagement process
- Demographic, physical, and other conditions
- The community concerns and priorities gathered through this process
- The short and long term action steps developed for the city, the neighborhood, and external partners to achieve the neighborhood's vision for its future.

COMMUNITY ENGAGEMENT

Community engagement is at the core of the Neighborhood Plus initiative. Described below are a number of different engagement tools that were utilized in order to better understand and address the needs of the community.

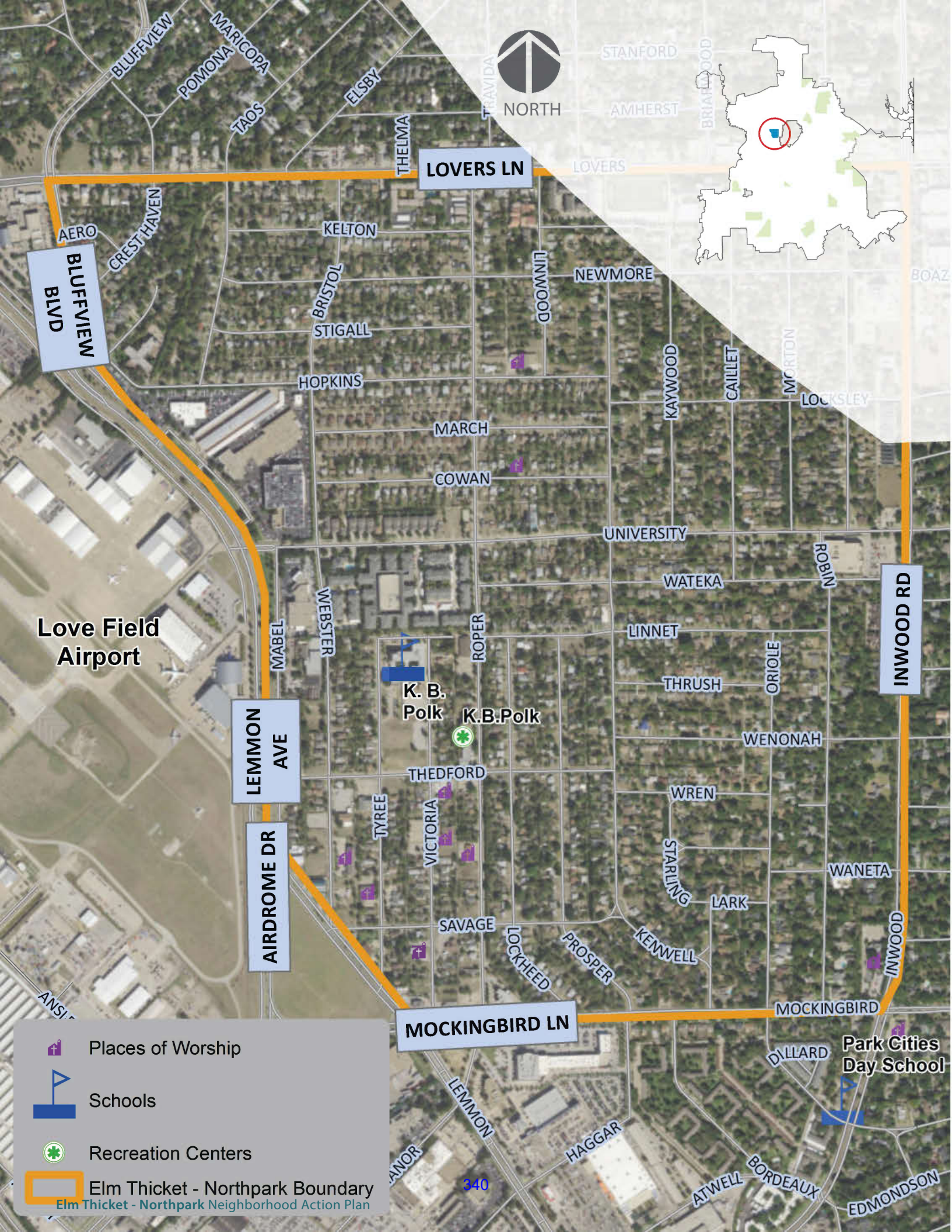
1) Juneteenth Survey: Nearly 60 individuals participated in a survey conducted by Neighborhood Plus staff at the 2015 Juneteenth Celebration in Elm Thicket – Northpark. Respondents listed their top assets in the neighborhood as well as most pressing challenges. Results of the survey were presented to the Advisory Council and the first community meeting.

2) Community Meetings: Three formal community meetings were held at the KB Polk Recreation Center to define a vision statement for the Elm Thicket – Northpark Target Area Initiative, to discuss challenges and assets of the neighborhood, and provide feedback on action steps developed in the Advisory Council meetings. Mailouts were sent to residents and flyers posted at the Recreation Center.

3) Advisory Council: Councilmember Medrano selected members from the community to form an Advisory Council that met on a regular basis to plan community events, review resident feedback, and develop implementable action steps.

4) Project Website: A project website was developed early in the process to explain the purpose of the Elm Thicket – Northpark Neighborhood Plus initiative, to inform residents of upcoming events, and to post meeting materials and summaries from completed meetings.

5) Community Events: Several community events have been facilitated by Neighborhood Plus staff, the Advisory Council, Councilmember Medrano's office, the KB Polk Recreation Center, and other departments and external organizations. These events focused on neighborhood beautification, code compliance, education on home repair services, property tax and loan issues, and neighborhood history preservation.


NORTH
BLUFFVIEW
POMONA
MARICOPA
TAOS
ELSBY
THELMA
LOVERS LN
AERO
CREST HAVEN
BLUFFVIEW BLVD
KELTON
BRISTOL
LINWOOD
NEWMORE
STIGALL
HOPKINS
KAYWOOD
CAILLET
MARCH
COWAN
UNIVERSITY
ROBIN
WATEKA
INWOOD RD
Love Field Airport
MABEL
WEBSTER
ROPER
LINNET
ORIOLE
K. B. Polk
K.B.Polk
THRUSH
WENONAH
LEMMON AVE
THEDFORD
WREN
TYREE
VICTORIA
STARLING
WANETA
AIRDROME DR
LARK
SAVAGE
LOCKHEED
PROSPER
KENWELL
INWOOD
MOCKINGBIRD
MOCKINGBIRD LN
DILLARD
Park Cities Day School
LEMMON
HAGGAR
ATWELL
BORDEAUX
EDMONDSON
STANFORD
AMHERST
LOVERS
Places of Worship
Schools
Recreation Centers
Elm Thicket - Northpark Boundary

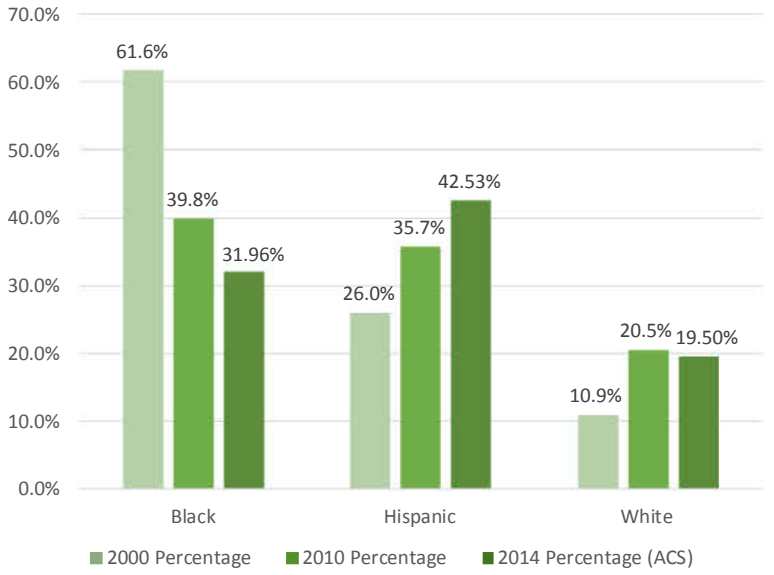
NEIGHBORHOOD STATISTICS

NEIGHBORHOOD POPULATION
5,570

PREDOMINATLY SINGLE FAMILY HOUSING

NEIGHBORHOOD SIZE
APPROXIMATELY 1,500 SINGLE FAMILY HOMES
.8 SQUARE MILES

SIGNIFICANT RACIAL/ETHINC CHANGES FROM 2000 TO 2014

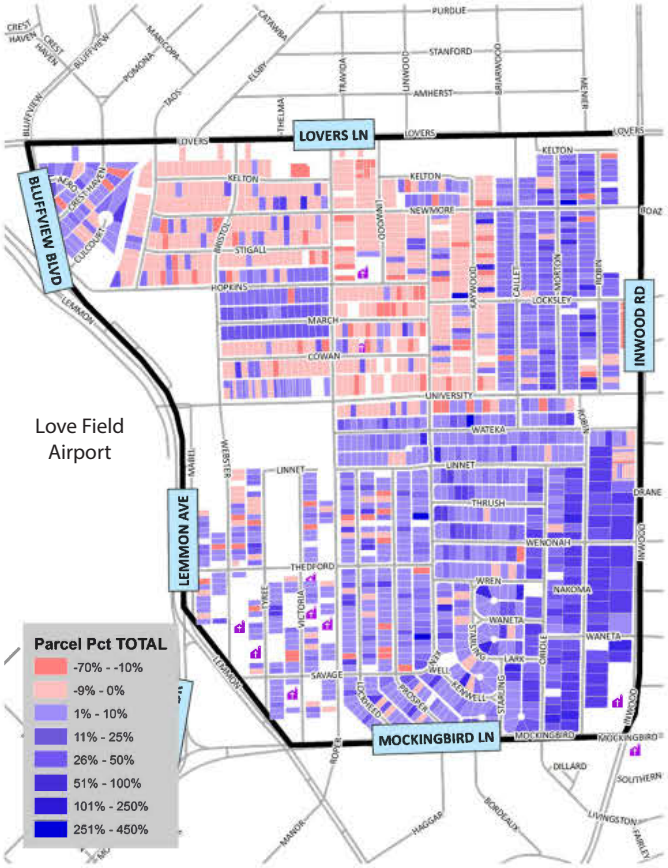


CURRENT CONDITIONS

Elm Thicket – Northpark has undergone extensive social and physical change in recent years. As shown above, the African American population has dropped by half from 62% of the neighborhood's population in 2000 to 32% in 2014. In the same time, the Hispanic population has risen dramatically, from 26% to 42.5%. The white population has doubled from 11 to 19.5% of the neighborhood's population.

In addition to the demographic change, there are key physical and economic differences between the eastern and western portions of the neighborhood. As shown to the right, while property values are rising significantly for many of the lots closer to Inwood Road, some as much as 50% or 60% or more in the past 5 years (compared to 10% citywide), many on the western side of Roper are either barely growing or in a decline. The eastern blocks are also seeing most of the new construction, with over 40 new homes built in the past 5 years, most of them tear downs. In terms of housing condition, more of the homes in lower condition tend to focus west of Roper. There is also a significant number of rental single family homes, as shown on the next page, around 30%, with most of them also focusing on the western blocks of the neighborhood.

PROPERTY VALUE CHANGE FROM 2010-2015, VERY HIGH IN SOME AREAS, LOW IN OTHERS



NEIGHBORHOOD FEEDBACK

Mission Statement :

"To support a diverse, safe neighborhood with quality housing, infrastructure, and institutions for all its residents, and to preserve and protect the legacy and heritage of this historic Dallas neighborhood."

Neighborhood Concerns:

The community identified five main challenges facing the neighborhood:

1) The need for stronger code enforcement (such as homes not being maintained, loose/dead animals, yard maintenance, and others),
2) The rapid increase in property value for many residents,
3) Infrastructure needs (such as sidewalks, alleys, streets, lights),
4) Absentee landlords of single family rental homes,
5) The lack of parks and open space.

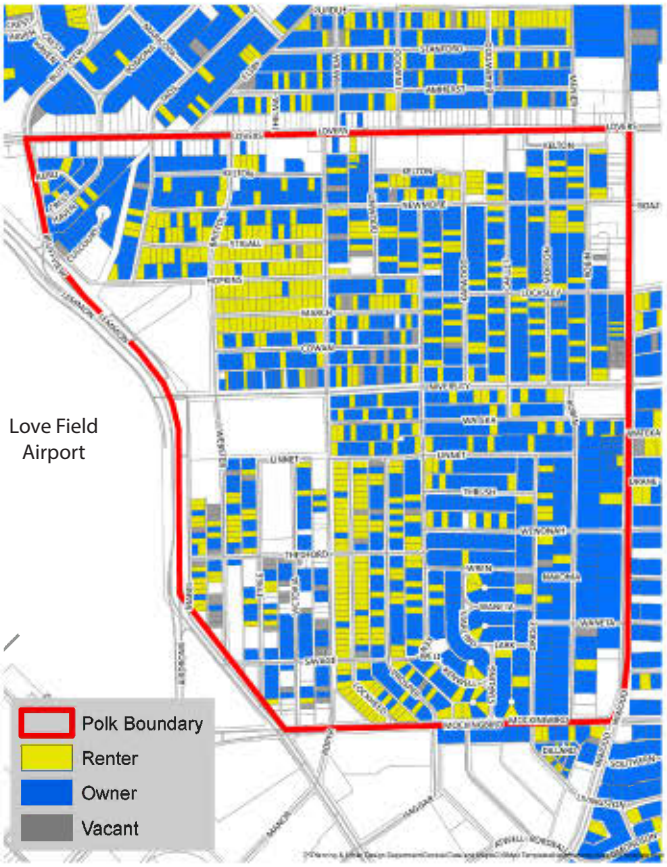
Neighborhood Priorities:

The community also identified five main priorities for the neighborhood:

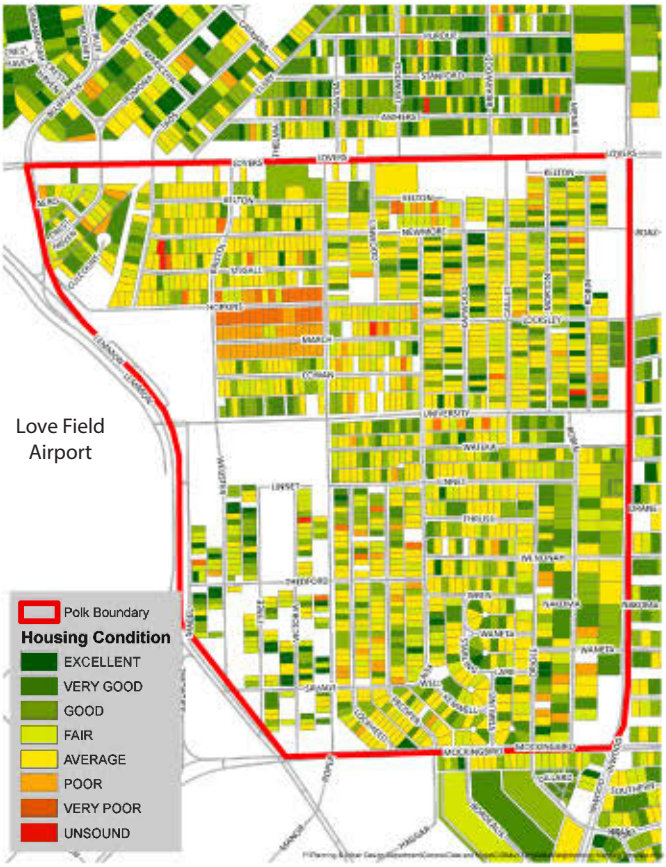
1) Managing neighborhood change (displacement prevention, maintaining diversity, concerns over new development),
2) Improving physical conditions of the neighborhood (such as home repair, code enforcement, infrastructure needs),
3) improving of rental properties,
4) Improving safety,
5) New social programs for the elderly and youth.

CURRENT CONDITIONS (CONTINUED FROM PAGE 4)

RENTER VERSES OWNER SINGLE FAMILY HOMES



SINGLE FAMILY HOUSING CONDITION RATINGS



NEIGHBORHOOD ACTION PLAN

About the Plan Recomendations
This section highlights short and long-term action items based on the key issues identified by the community throughout the public engagement process carried out between June 2016 and February 2017. The advisory council developed this list with the help of City staff and the Councilmember to reflect the community's priorities and take advantage of opportunities developed through their work sessions. A draft of this chart was presented at the final community planning meeting on January 28th, 2017.

The short-term action steps are designed to equip the community and its leaders to address pressing concerns and to focus city services to show immediate impact. Most of these actions revolved around hosting community events to deliver these services and build partnerships between the community and various city departments and other organizations. Longer term action steps are those challenges and opportunities that require more significant investment of time or resources.



Community clean-up day for residents and partners to clear trash and beautify the neighborhood



Residents learning about property taxes and reverse mortages at a tax education workshop

Category	Action Step	Short Term or Long Term Action Step	Responsible Organization
Code Compliance	Dedicated Code Officer	Short Term	Code Compliance
	Code Crawl	Short Term	Code Compliance
	Continued Education and Relationship Building with Crime Watch and City	Long Term	Code Compliance, Advisory Council, Councilmember, Neighborhood Plus
Beautification	Community Clean-up	Short Term	Advisory Council, Neighborhood Plus, Councilmember
	Neighborhood Beautification/ Landscaping Collaboration	Long Term	Advisory Council, Neighborhood Plus, Councilmember
	Ongoing Community Clean-ups	Long Term	Advisory Council, Neighborhood Plus, Councilmember
Home Repair	Home Repair Workshop	Short Term	Advisory Council, Neighborhood Plus, Councilmember
	Home Repair Inscentive Program	Long Term	Housing/ Community Services Department
	Home Repair Assistance	Long Term	Habitat for Humanity

(Continued on next page)

NEIGHBORHOOD ACTION PLAN (CONTINUED)

Ensuring Successful Implementation
Community ownership of the action plan will be essential for ensuring successful implementation. The City will work with residents of the community to ensure they have a successful leadership structure and access to internal and external partners. It is recommended that the neighborhood commit to establishing a Neighborhood Association and assigning workgroups to areas of importance to the neighborhood.



Residents learning about home repair - related programs and services at a home repair workshop

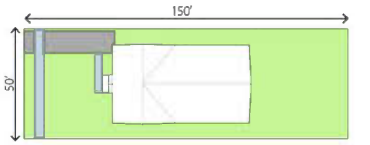
Category	Action Step	Short Term or Long Term Action Step	Responsible Organization
Crime/ Public Safety	DPD Education and Extra Patrols for Motor Vehicle Breakins and Burgleries	Short Term	DPD
Parks/ Open Space	Build park near KB Polk With Bond Funding	Long Term	Parks Department
Infrastructure needs	Develop Infrastructure Needs Inventory, Submit for Bond Program and CDBG Funding	Short Term/ Long Term	Advisory Council, Neighborhood Plus, Councilmember
Neighborhood History Preservation and Storytelling	BC Collaboration, Neighborhood Stories Project	Long Term	BC Workshop, Neighborhood Plus, Advisory Council
Neighborhood Stabalization	Tax Education Workshop	Short Term	Advisory Council, Neighborhood Plus, Councilmember
	Single Family Rental Registration Program	Long Term	Code Compliance
	Increase Homeownership	Long Term	Non-profit Builders
	Neighborhood PD (zoning change) or Neighborhood Tax Increment Financing District	Long Term	Advisory Council, Neighborhood Plus, Councilmember, Sustainable Development and Construction, Economic Development
Neighborhood Capacity Building	Establish Elm Thicket - Northpark NA	Short Term/ Long Term	Advisory Council, Neighborhood Plus, Councilmember
	Develop Resource Book for Community Leadership Moving Forward	Long Term	Advisory Council, Neighborhood Plus, Councilmember
	Build Crime Watch Capacity, Outreach and Education	Long Term	DPD, Advisory Council, Neighborhood Plus, Councilmember

NEIGHBORHOOD STABILIZATION

Residents of Elm Thicket - Northpark recognize that their neighborhood is going to change, grow, and diversify over time. Given its prime location and proximity to high income neighborhoods, the neighborhood has been experiencing a significant number of new construction and property tax increases. With growth and change however have come concerns that the scale of change are going to displace traditional residents and make this desirable neighborhood and location less affordable.

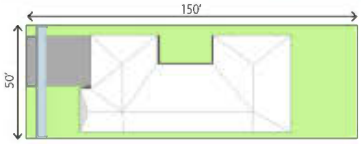
Research has been presented through the Neighborhood Plus process to help residents understand the physical and economic changes taking place in Elm Thicket - Northpark. Page 4 shows a map of property value increases throughout the neighborhood, the graphic below shows the scale of the historic housing compared to the new construction replacing them. To the right is a map of new constructions in the past 5 years. Tools have been presented to the community and Advisory council and incorporated into the action plan that could help manage the scale of new construction to fit more in line with existing character or raise revenue to tap into the growing tax base to generate funding for improvement projects.

Historic Housing



Average Lot Size	7,500 sf
Average Lot Coverage	30%
Average House Size	1,200-2,000 sf

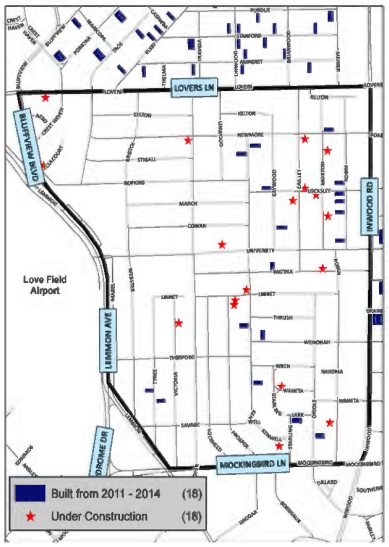
Newly Constructed Housing



Average Lot Size	7,500 sf
Average Lot Coverage	45%
Average House Size	2,500-4,500 sf







Over 40 homes built or under construction in the last 5 years, mostly teardowns with much larger scale and lot covereage

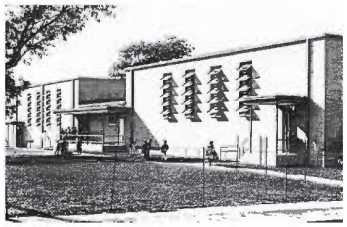
ELM THICKET - NORTHPARK HISTORY AND THE NEIGHBORHOOD STORIES PROJECT

THE PROJECT

In collaboration between BC Workshop, Neighborhood Plus, and Neighborhood residents, a Neighborhood Stories project will capture the stories of residents, gather historical photos and archive information to help the neighborhood tell the story of this historic and dynamic part of the city. Interviews will be recorded and presented to the community in June of 2017 and a research booklet will explain the history of the neighborhood in greater detail.

THE HISTORY

From its foundation as a Freedman's town in the early 20th century, to a small country town without water or infrastructure, to the large displacement by the Love Field airport expansion, Elm Thicket has seen many changes in the history of a neighborhood rich in culture that prides itself in its churches, school, and organizations.



Two pieces of Elm Thicket's history: KB Polk Elementary is dedicated in 1963 (above), and the Hilliard Memorial Golf Course for blacks is dedicated in 1950 (below)

Dedication Slated Today For Negro Golf Course

The Elm Thicket Negro Golf Course, just south of Love Field, will be dedicated at 2 p.m. Sunday. The dedication ceremony, in which city officials will participate, will be held at the course golf shop on Lemmon between Grove and Hawes. There will be seats for 800 persons.

Mayor Wallace H. Savage, Park

THE STORIES

Residents will share their stories to the community, preserving them for generations to come, stories of growing up or moving to the neighborhood, about life in the neighborhood, the school and churches, and the racial divide happening all over the country.



Seniors who gather at KB Polk Recreation Center engage in lively discussion while sharing their memories of the neighborhood

PROJECT TIMELINE

This section highlights the main events facilitated as part of the Neighborhood Plus. Events on the left are associated with the planning process, designed to develop a neighborhood vision and action plan, events on the right are community events that were facilitated to provide residents with tools and capacity building experience.

PLANNING EVENTS

Community Meeting #1
July 23, 2016
Neighborhood Plus facilitated the first community meeting/ workshop, asking residents to define key assets and challenges and vision statement



Community Meeting #2
August 13, 2016
The second community meeting involved deciding on a final vision statement and reviewing a preliminary list of action steps



Community Meeting #3
January 28, 2017
A draft action plan was presented to the community, emphaszing a neighborhood stabalization strategy developed by the advisory council



Neighborhood Plus Open House
July 1st, 2017
Event to reveal final action plan and promote neighborhood ownership and continued partnership with the city



2016

2017

COMMUNITY EVENTS



Juneteenth Celebration
June 18th, 2016
Neighborhood Plus staff introduced themselves and conducted a neighborhood survey to better understand neighborhood issues and concerns



Code Crawl
September 24, 2016
Code officers and volunteers educated residents on code violations, largest code crawl in Dallas history x3



Community Clean-up
October 1, 2016
Dozens of volunteers gathered trash, cleaned alleyways, and helped seniors with their lawns



Home Repair Workshop
October 15, 2016
Residents learned about home repair-related programs, asked direct questions with service providers



Neighborhood Stories Intro Workshop
February 4, 2017
Residents told stories about the neighborhood's past, facilitated by BC Workshop and Neighborhood Plus



Tax Education Workshop
February 25, 2017
Residents learned and asked questions about property taxes, exemptions, assessments, and reverse mortages from County experts



SPECIAL THANKS

It takes many individuals and organizations to build the consensus and capacity to enact change within neighborhoods. This year-long endeavor and the action plan will require diligence and leadership between the city and neighborhood. Special thanks to those who have put in many hours in educating, volunteering, participating, and contributing to Elm Thicket - Northpark's future.

NEIGHBORHOOD PLUS
Brian Price - Team Lead

ELM THICKET - NORTHPARK INTERNAL CITY TEAM
Lolita Jackson - Parks and Recreation
Michael Price - Parks and Recreation
Jimmy Vaughan - Dallas Police Department
Tyrone McGill - Code Compliance
Neely Blackman - Code Compliance
LaShonna Slider - Code Compliance
Juanita Cortez - Code Compliance
Jon Hubach - Economic Development
Wesley Nute, JR - Community Prosecution

COUNCILMEMBER ADAM MEDRANO - DISTRICT 2

COUNCILMEMBER'S OFFICE
Monica Moreno
Vernesha Cathey

EXTERNAL PARTNERS
bc Workshop
Dallas County
Habitat for Humanity

ELM THICKET - NORTHPARK ADVISORY COUNCIL
Todd Flick
Joyce Lockley
Jonathan Maples
Brenda Oliver
Gus Perez
Kimberly Sims
Josh Terry



NOTES:



For more information about the Elm Thicket- Northpark Project, visit our website at: http://dallascityhall.com/departments/pnv/Pages/ElmThicket_Northpark.aspx

To learn more about Neighborhood Plus, visit: http://dallascityhall.com/departments/pnv/Pages/neighborhoodplus.aspx



FILE NUMBER: BDA234-111_FR1(BT)

BUILDING OFFICIAL'S REPORT: BDA234-111(BT) Application of Daniel Le to **(1)** appeal the decision of the administrative official at **6529 VICTORIA AVE**. This property is more fully described as Block P/2606, Lot 18, and is zoned PD-67 (Tract 3), which allows a person who is aggrieved by the decision of an administrative official and is the owner of real property within 200 feet of the subject site related to a specific application, address, or project, may appeal to the board. The applicant proposes to **(1)** appeal the decision of an administrative official in the issuance of a building permit and associated master permit.

LOCATION: 6529 Victoria Ave.

APPLICANT: Daniel Le

REQUEST:

The applicant is requesting a fee reimbursement for the application submitted to appeal the decision of the administrative official at 6529 Victoria Ave. which will appear before Panel B on September 18, 2024.

STANDARD FOR A FEE WAIVER OR REIMBURSEMENT:

Section 51A-1.105(b)(6) of the Dallas Development Code specifies the board of adjustment may waive the filing fee if the board finds that **payment of the fee would result in substantial financial hardship to the applicant**. The applicant may either pay the fee and request reimbursement at the hearing on the matter or request that the issue of financial hardship be placed on the board's miscellaneous docket for predetermination. If the issue is placed on the miscellaneous docket, the applicant may not apply to the merits of the request for a waiver have been determined by the board. In making this determination, the board may require the production of financial documents.

STAFF RECOMMENDATION:

The staff does not make a recommendation on fee waiver requests since the standard is whether the board finds that payment of the fee would result in substantial financial hardship to the applicant.

BDA234-111(BT) and BDA234-111_FR1

Supplemental Evidence Affidavit

My name is Daniel Le. My date of birth is May 9, 1989, and my address is 108 N Bernica Dr. Garland TX. I am over eighteen years of age, I am of sound mind, and I am fully competent to make this affidavit. I am the applicant for Board of Adjustment (Panel A) Case BDA 234-111(BT) requesting the Board reverse the administrative official's decision to revoke my building permits for construction of a partially completed duplex at 6529 Victoria Avenue, Dallas, Texas 75209 and Case BDA234-111_FR1 requesting that the Board reimburse the fees paid to appeal decision of the administrative official. In support of my request, I provide the enclosed supplemental evidence. To the best of my knowledge, the supplemental evidence, including any and all exhibits contained or referenced herein, is true and correct.

Respectfully submitted: _____

Applicant Daniel Le

Sworn and subscribed before me, this day of 27th September 2024.

_____

Notary Public, State of Texas

Tran Tran
My Commission Expires
3/21/2028
Notary ID 134819482

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