





**CITY OF DALLAS**  
**BOARD OF ADJUSTMENT, PANEL A**  
**TUESDAY, MARCH 16, 2021**

**AGENDA**

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BRIEFING	Video Conference	11:00 A.M.
PUBLIC HEARING	Video Conference	1:00 P.M.

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**Neva Dean, Assistant Director**  
**Jennifer Muñoz, Chief Planner/Board Administrator**  
**Oscar Aguilera, Senior Planner**  
**LaTonia Jackson, Board Secretary**

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**PUBLIC TESTIMONY**

Minutes

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**MISCELLANEOUS ITEM**

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Approval of the January 19, 2021 Board of Adjustment Panel A Public Hearing Minutes	M1
Approval of the Board of Adjustment 2020 Annual Report	M2

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**UNCONTESTED CASES**

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**BDA201-011(OA)** 3710 Knight Street 1  
**REQUEST:** Application of Stephane Besson for a variance to  
the front yard setback regulations.

**BDA201-013(OA)** 2622 Brandon Street 2  
**REQUEST:** Application of Miguel Zuniga for a special exception to the side yard setback regulations.

**BDA201-016(OA)** 427 N. Moore Street 3  
**REQUEST:** Application of Rob Baldwin for a variance to the front yard setback regulations, and for a variance to the maximum allowed lot coverage.

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### REGULAR CASES

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**BDA201-012(JM)** 2516 Thomas Avenue 4  
**REQUEST:** Application of Scott Siers represented by Barbara Heile for a special exception to the visibility obstruction regulations.

**BDA201-022(JM)** 6255 W. Northwest Highway 5  
**REQUEST:** Application of Judd Mullinix for a special exception to the parking regulations.

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### HOLDOVER CASES

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None.

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## EXECUTIVE SESSION NOTICE

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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]

**FILE NUMBER:** BDA201-011(OA)

**BUILDING OFFICIAL'S REPORT:** Application of Stephane Besson for a variance to the front yard setback regulations at 3710 Knight Street. This property is more fully described as Part of Lot 10, Block F/1569, and is zoned an MF-2 Multifamily District within Planned Development District No. 193, which requires a front yard setback of 20 feet. The applicant proposes to construct a single-family residential structure and provide an eight-foot front yard setback, which will require a 12-foot variance to the front setback regulations.

**LOCATION:** 3710 Knight Street

**APPLICANT:** Stephane Besson

**REQUEST:**

A request for a variance to the front yard setback regulations of up to 12 feet is made to construct and maintain a three-story, single-family structure with, according to the submitted site plan, a total lot coverage of approximately 1,900 square feet, and, according to a document submitted with the application, a floor area of 2,900 square feet, as close as 8 feet from the front property line or as much as 12 feet into the required 20-foot front yard setback on a site that is undeveloped.

**STANDARD FOR A VARIANCE:**

Section 51(A)-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.

**STAFF RECOMMENDATION:**

Approval, subject to the following condition:

- Compliance with the submitted site plan is required.

Rationale:

- Staff concluded that the variance should be granted because of the restrictive area of the subject site. The 3,250 square-foot site is about 2,000 square feet less in area than 13 other properties that the applicant has listed in the same PD No. 193 (MF-2(A)) zoning district that average 5,300 square feet. Furthermore, the applicant has submitted a document indicating that the total floor area of the proposed home on the subject site at approximately 2,900 square feet is commensurate to 13 other structures in the same PD 193 (MF-2(A)) zoning district that have an average floor area of approximately 3,500 square feet.

**BACKGROUND INFORMATION:**

**Zoning:**

Site: PD No. 193 (MF-2) (Multifamily district)

North: PD No. 193 (MF-2) (Multifamily district)

South: PD No. 193 (MF-2) (Multifamily district)

East: PD No. 193 (MF-2) (Multifamily district)

West: PD No. 193 (MF-2) (Multifamily district)

**Land Use:**

The subject site is undeveloped. The areas to the north, east, south, and west are developed with residential uses.

**Zoning/BDA History:**

1. BDA189-102, Property at 3710 Knight Street (the subject site)

On September 17, 2019, the Board of Adjustment Panel A approved a request for a variance to the front yard setback regulations

of 12 feet.

The case report stated the request was made to construct and maintain a three-story single-family structure with a total “slab area” of approximately 1,900 square feet part of which is to be located eight-feet from the front yard setback or 12 feet into this 20-foot front yard setback on a site that is undeveloped.

2. BDA189-051, Property at 3710 Knight Street (the subject site)

On May 21, 2019, the Board of Adjustment Panel A denied a request for a variance to the front yard setback regulations of 15 feet without prejudice.

The case report stated the request was made to construct and maintain a three-story single-family structure with a total “slab area” of approximately 1,500 square feet part of which is to be located five feet from the front yard setback or 15 feet into this 20-foot front yard setback on a site that is undeveloped.

**GENERAL FACTS /STAFF ANALYSIS:**

This request for a variance to the front yard setback requirement of up to 12 feet focuses on constructing and maintaining a three-story, single-family structure with, according to the submitted site plan, a total lot coverage of approximately 1,900 square feet and a combined floor area of 2,900 square feet, as close as eight-feet from the front property line or as much as 12 feet into the 20-foot front yard setback on a site that is undeveloped.

The property is located in PD No. 193 MF-2(A) zoning district which requires a minimum front yard setback of 20 feet.

The subject site is flat, virtually rectangular, and according to the submitted application, contains 0.075 acres (or 3,250 square feet) in area. According to DCAD records, there are “no main improvements” or “no additional improvements” for the property addressed at 3710 Knight Street.

The applicant submitted a document indicating that the lot area of the site is 3,250 square feet and the floor area of the proposed home to be on the subject site is 2,900 square feet. The applicant’s document represents that the average lot area of 13 other

lots in the same PD No. 193 (MF-2) zoning district are approximately 5,300 square feet and the average floor area of homes is approximately 3,500 square feet.

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

- That granting the variance to the front yard setback regulations 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 is necessary to permit development of the subject site that differs from other parcels of land by being of such a restrictive area, shape, or slope, that the subject site cannot be developed in a manner commensurate with the development upon other parcels of land in districts with the same PD No. 193 (MF-2) zoning classification.
- 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 this parcel of land (the subject site) not permitted by this chapter to other parcels of land in districts with the same PD No. 193 (MF-2) zoning classification.

If the board were to grant the variance request and impose the submitted site plan as a condition, the structure in the front yard setback would be limited to what is shown on this document– which in this case is a structure that would be located as close as eight feet from the front property line or as much as 12 feet into the 20-foot front yard setback.

**Timeline:**

December 9, 2020: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.

January 6, 2021: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel A. This assignment was made in order to comply with Section 9(k) of the Board of Adjustment Working Rules of Procedure that states, “If a subsequent case is filed concerning the same request, that case must be returned to the panel hearing the previously filed case”.

January 8, 2021: The Board of Adjustment Senior Planner emailed the applicant the following information:

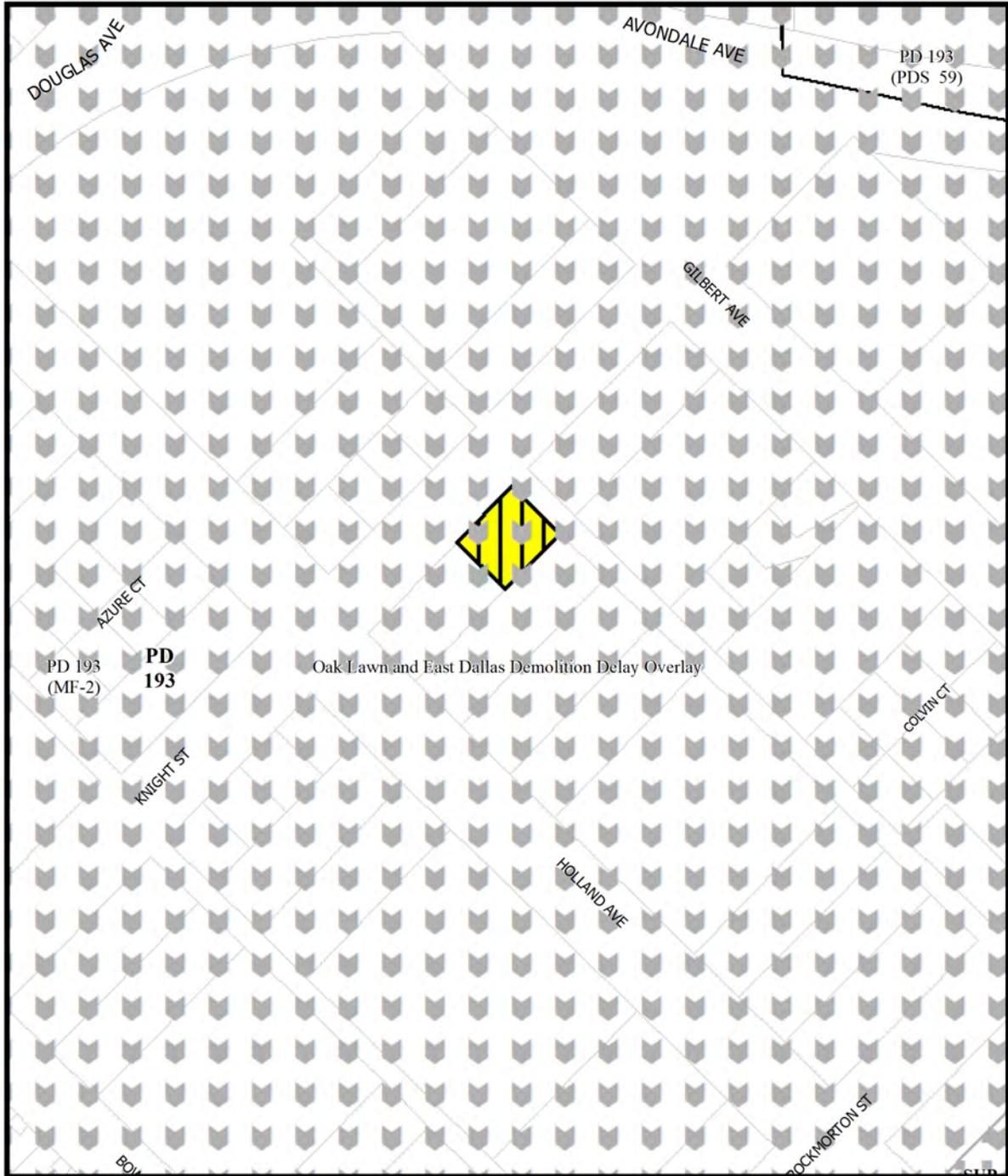
- a copy of the application materials including the Building Official’s report on the application;

- an attachment that provided the public hearing date and panel that will consider the application; the January 26<sup>th</sup> deadline to submit additional evidence for staff to factor into their analysis; and the February 5<sup>th</sup> 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.”

January 20, 2021: The applicant submitted additional information to staff beyond what was submitted with the original application (**Attachment A**).

January 28, 2021: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the March public hearings. Review team members in attendance included: the Sustainable Development and Construction Assistant Director, the Board of Adjustment Chief Planner/Board Administrator, the Sustainable Development and Construction Chief Arborist, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Sustainable Development and Construction Project Engineer, the Sustainable Development and Construction Department Senior Planner, and the Assistant City Attorney to the Board.

No review comment sheets were submitted in conjunction with this application.

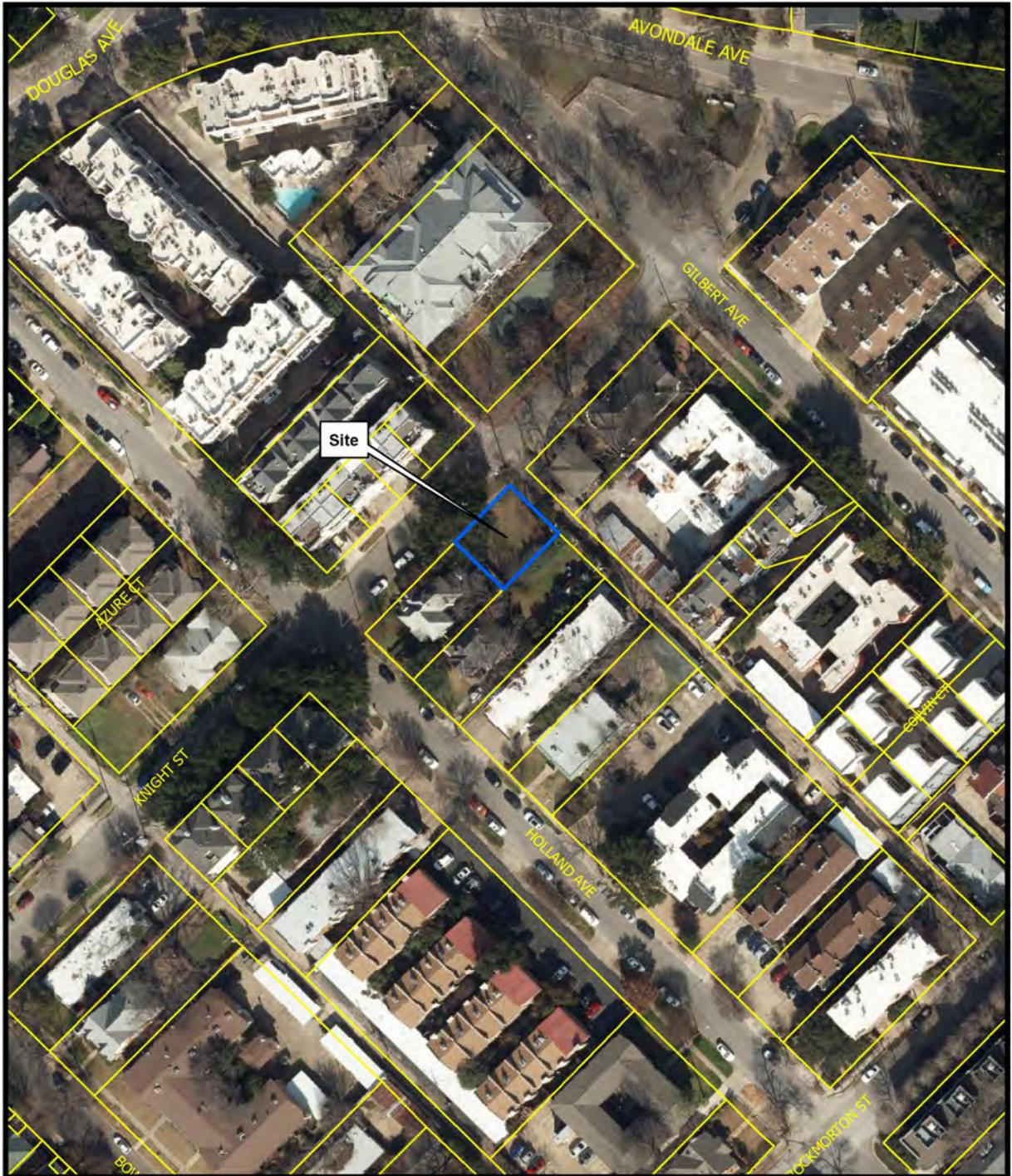


1:1,200

# ZONING MAP

Case no: BDA201-011

Date: 1/14/2021



1:1,200

# AERIAL MAP

Case no: BDA201-011

Date: 1/14/2021



APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 201-011

Data Relative to Subject Property:

Date: 12/9/2020 *col*

Location address: 3710 Knight Street Zoning District: PD 193 MF-2

Lot No.: Pt 10 Block No.: F/1569 Acreage: 0.075 Census Tract: 6.06

Street Frontage (in Feet): 1) 65 ft 2) \_\_\_\_\_ 3) \_\_\_\_\_ 4) \_\_\_\_\_ 5) \_\_\_\_\_

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Stephane Olivier Besson and Dana Terese Krieg

Applicant: Stephane Besson Telephone: 214 868 9889

Mailing Address: 4325 Stanhope Street, Dallas, TX Zip Code: 75205

E-mail Address: stephane.besson@willistowerswatson.com

Represented by: \_\_\_\_\_ Telephone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Zip Code: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Affirm that an appeal has been made for a Variance  , or Special Exception \_\_\_\_\_ , of front yard of 12' and provide 8' front yard setback to the required 20' front yard setback.

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:

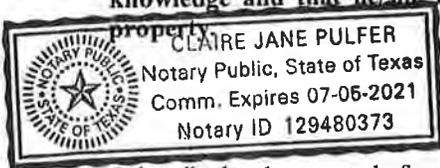
The appeal was granted on September 17, 2019 but the building permit was not applied for within 180 days due to COVID. The proposal is to develop this site for a single family structure that provides a 8' front yard setback, which is in line with the adjacent lot's setback along Knight Street. This site is smaller than the surrounding lots which are zoned

Note to Applicant: If the appeal requested in this application is granted by the Board of Adjustment, a MF-2 and permit must be applied for within 180 days of the date of the final action of the Board, unless the Board contain single family use. specifically grants a longer period.

Affidavit

Before me the undersigned on this day personally appeared Stephane Besson (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



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

Subscribed and sworn to before me this 9 day of DECEMBER, 2020

[Signature]  
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     STEPHAN BESSON

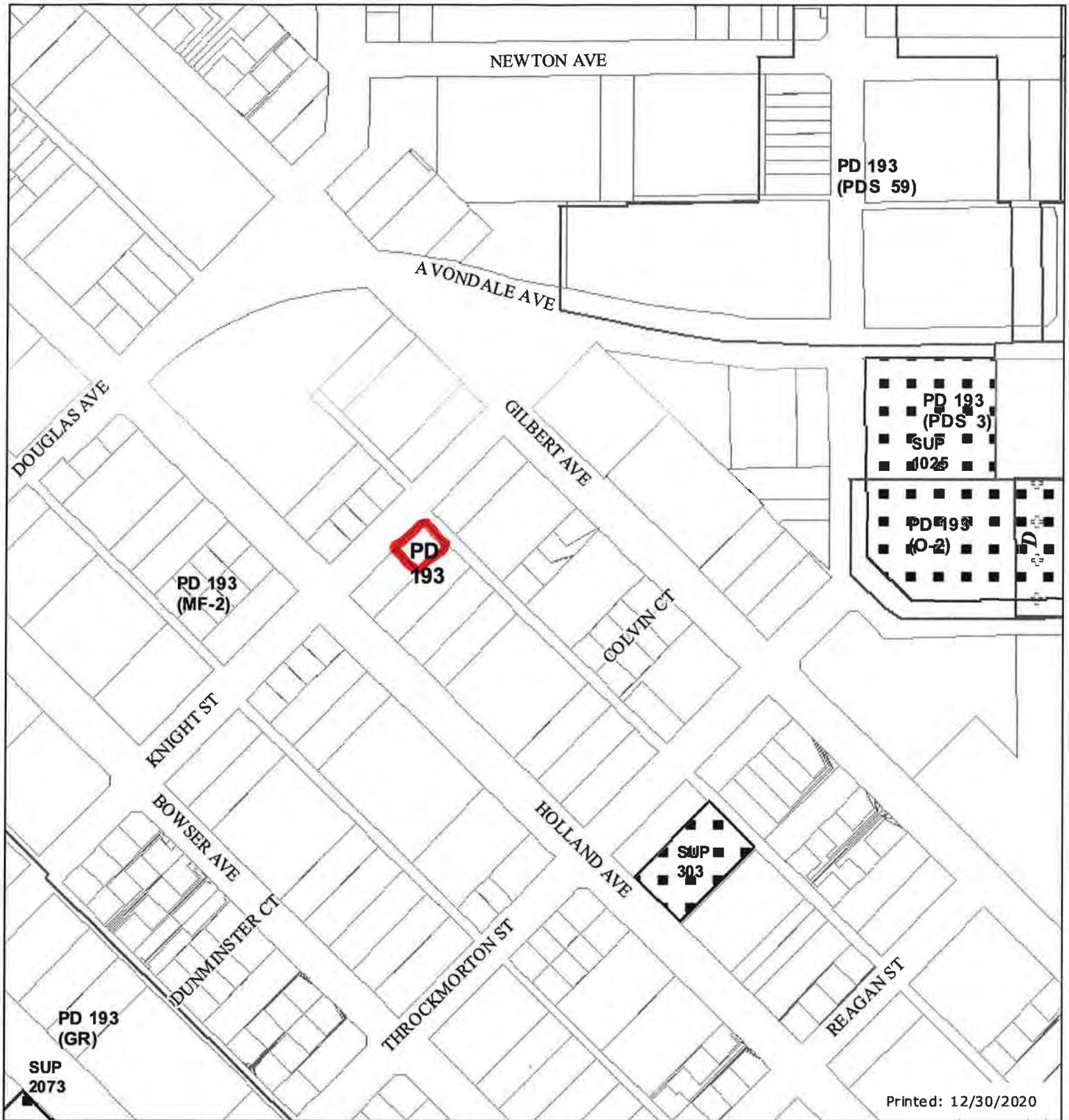
did submit a request     for a variance to the front yard setback regulations  
at     3710 Knight Street

BDA201-011. Application of Stephane Besson for a variance to the front yard setback regulations at 3710 KNIGHT ST. This property is more fully described as PT LT 10, Block F/1569, and is zoned PD-193 (MF-2), which requires a front yard setback of 20 feet. The applicant proposes to construct a single family residential structure and provide a 8 foot front yard setback, which will require a 12 foot variance to the front setback regulations.

Sincerely,

  
David Session, Building Official





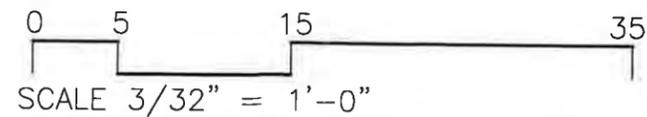
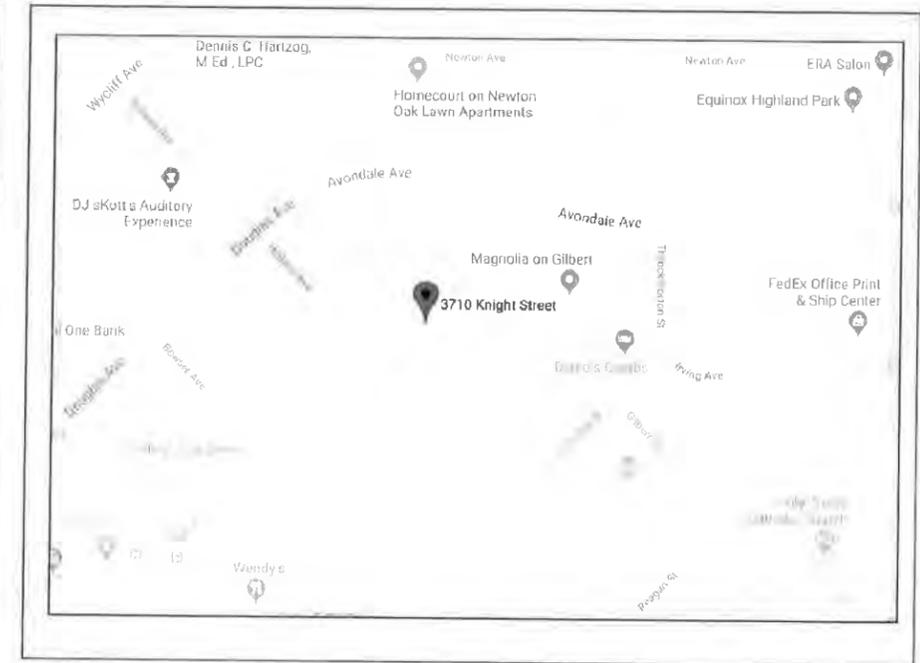
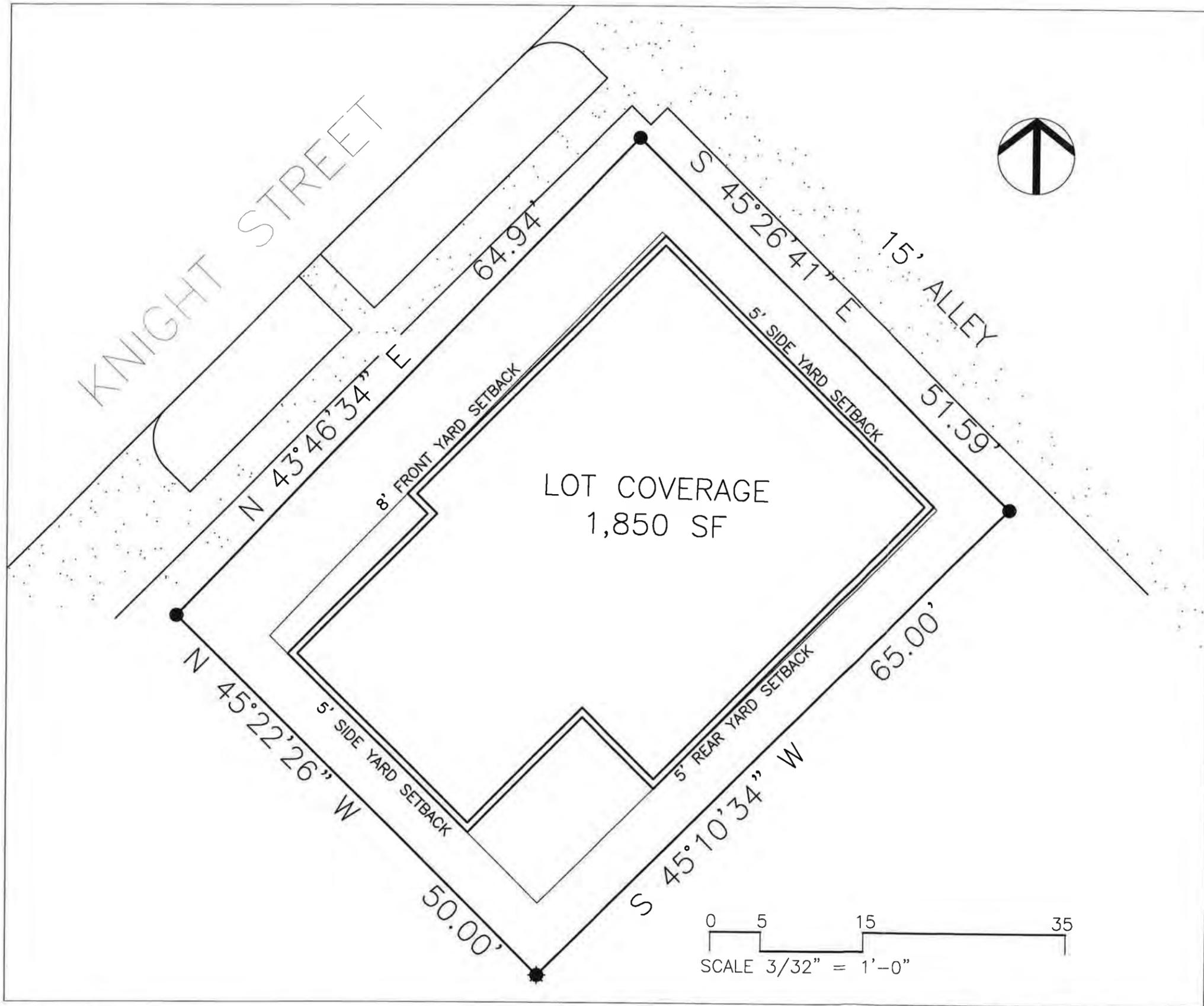
Printed: 12/30/2020

Legend

- City Limits
  - School
  - Floodplain**
  - 100 Year Flood Zone
  - Mill's Creek
  - Peak's Branch
  - X Protected by Levee
  - Parks
- railroad
  - Certified Parcels
  - Base Zoning
  - PD193 Oak Lawn
  - Dallas Environmental Corridors
  - SPSD Overlay
  - Deed Restrictions
  - SUP
- Dry Overlay**
  - D
  - D-1
  - CP
  - SP
  - MD Overlay
  - Historic Subdistricts
  - Historic Overlay
  - Height Map Overlay
- CD Subdistricts
  - PD Subdistricts
  - PDS Subdistricts
  - NSO Subdistricts
  - NSO\_Overlay
  - Escarpment Overlay
  - Parking Management Overlay
  - Shopfront Overlay

This data is to be used for graphical representation only. The accuracy is not to be taken/used as data produced by a Registered Professional Land Surveyor (RPLS) for the State of Texas. 'This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.' (Texas Government Code § 2051.102)





**parmadesign**  
 1712 south akard  
 dallas, tx 75215  
 214 769 0318

**Note**

**Title**  
 SITE PLAN AND LOCATION MAP

1-12

**Job Name-Location**  
 3710 KNIGHT  
 DALLAS, TEXAS

**Scale**  
 refer to drawing  
**Date**  
 6/25/2019

**Page Number**  
**S-1**

### 3710 Knight Comparable

The floor area of the proposed structure will be commensurate with other structures in the area and specifically in PD193 MF2 zoning subdistrict. The proposed building is not overbuilding on the lot.

Address	Land Use	Lot Area	Floor Area
<b>3710 Knight Street</b>	<b>Vacant - Subject Property</b>	<b>3,250</b>	<b>2,900</b>
4038 Holland Ave	Detached Single Family	4,750	2,213
4037 Holland Ave	Duplex	8,000	3,738
4033 Gilbert Ave	MF - 14 Units average size 836	15,800	11,704
4101 Gilbert Ave	Detached Single Family	8,000	2,718
4100 Holland Ave - A	MF Townhouse	2,378	2,479
4100 Holland Ave - B	MF Townhouse	1,626	2,479
4100 Holland Ave - C	MF Townhouse	1,626	2,479
4100 Holland Ave - D	MF Townhouse	2,396	2,479
4034 Holland Ave	Duplex	8,000	2,726
4030 Holland Ave	MF - 8 Units average size 852	8,000	6,816
3717 Throckmorton Street	Detached Single Family	3,600	1,186
3775 Colvin Ct - A	Attached Single Family	2,599	1,960
3775 Colvin Ct - B	Attached Single Family	1,597	1,960
<b>Average</b>		<b>5,259</b>	<b>3,457</b>



The number '0' indicates City of Dallas Ownership

 1:1,200	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="1" style="width: 100%;"> <tr> <td style="text-align: center;"><b>200'</b></td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;"><b>145</b></td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	<b>200'</b>	AREA OF NOTIFICATION	<b>145</b>	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <b>BDA201-011</b> Date: <b>1/14/2021</b>
<b>200'</b>	AREA OF NOTIFICATION					
<b>145</b>	NUMBER OF PROPERTY OWNERS NOTIFIED					

01/13/2021

## ***Notification List of Property Owners***

***BDA201-011***

***145 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	3710 KNIGHT ST	BESSON STEPHANE OLIVIER &
2	4035 HOLLAND AVE	GOONETILLEKE ANTHONY &
3	4026 HOLLAND AVE	Taxpayer at
4	4034 HOLLAND AVE	PEREZ PATRICIA
5	4038 HOLLAND AVE	OLSON JOHN E
6	4037 GILBERT AVE	GALUE ALBERTO JOSE &
7	4100 HOLLAND AVE	HELY JOHN P
8	4100 HOLLAND AVE	HAMLETT WILLIAM J & JENNIFER B
9	4100 HOLLAND AVE	SANDERS PHILIP J & ANTOINETTE M
10	4100 HOLLAND AVE	LAMBERT DAVID C & KRISTA C
11	4101 GILBERT AVE	MARTINEZ RENE &
12	4039 HOLLAND AVE	CAMPISE LEON
13	3638 KNIGHT ST	RAINEY BONNIE L & DAVID M ODELL
14	4023 GILBERT AVE	CONNOLLY PETER & SIOBHAN
15	4025 GILBERT AVE	PURDY ROBERT III
16	4027 GILBERT AVE	SZERLIP HAROLD M
17	4029 GILBERT AVE	SMEEDING JAMES E
18	3680 AZURE CT	WU TONG
19	4040 AVONDALE AVE	FLORES ALEJANDRA
20	4040 AVONDALE AVE	SMITH THERESA
21	4040 AVONDALE AVE	KLYMOV YEVGEN
22	4040 AVONDALE AVE	MASSIMILLO STEPHEN
23	4040 AVONDALE AVE	HOOKS JESSICA & JESSE
24	4040 AVONDALE AVE	GORMAN TAYLOR S
25	4040 AVONDALE AVE	SIUDZINSKI RONALD & BETTY
26	4040 AVONDALE AVE	WILBURN BART

01/13/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4040 AVONDALE AVE	YEE DENISE
28	4040 AVONDALE AVE	BATALOVA DINA
29	4040 AVONDALE AVE	MIDDLETON RICHARD
30	4040 AVONDALE AVE	KORSCHUN MIRANDA BLAIR
31	4040 AVONDALE AVE	ERLANSON SUZANNE
32	4040 AVONDALE AVE	HOWE MITCHELL
33	4040 AVONDALE AVE	MONGELL ANDREW JORDAN
34	4040 AVONDALE AVE	DAVIS MACEY
35	4040 AVONDALE AVE	KLYMOV YEVGEN A
36	4040 AVONDALE AVE	NASAB SAEED ROUHANI
37	4040 AVONDALE AVE	RAGLAND VICTORIA ELIZABETH
38	4040 AVONDALE AVE	PROFFITT JARED
39	4040 AVONDALE AVE	HARDING STEPHANIE M &
40	4040 AVONDALE AVE	BADALI MATTHEW III
41	4040 AVONDALE AVE	GRIFFING BARRY J
42	4040 AVONDALE AVE	KING CHRISTEN CELESTE
43	4040 AVONDALE AVE	WEISHEIT JEFFREY RYAN
44	4040 AVONDALE AVE	KIRST JONATHAN C & MINA
45	4040 AVONDALE AVE	WASHINGTON KENDALL
46	4040 AVONDALE AVE	GLASS TYLER DELL &
47	4040 AVONDALE AVE	BELL THOMAS
48	4040 AVONDALE AVE	RFU DALLAS LLC
49	4040 AVONDALE AVE	SPRACKLEN MICHAEL & MISTY
50	4040 AVONDALE AVE	GARCIA SCARLET M &
51	4040 AVONDALE AVE	MIRZAEIRAFE MEHRI
52	4040 AVONDALE AVE	KACINSKI CAITLIN ROSE
53	4040 AVONDALE AVE	CAMPBELL ALEXANDER
54	4040 AVONDALE AVE	BLALOCK MICHAEL L
55	4040 AVONDALE AVE	CALLAWAY LAUREN LOUREE
56	4033 GILBERT AVE	LESZINSKI SLAWOMIR
57	4033 GILBERT AVE	WEISFELD RONALD A

01/13/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4033 GILBERT AVE	SLAVOMIR LESZINSKI LIV TR
59	4033 GILBERT AVE	FIELD DREW
60	4033 GILBERT AVE	LESZINSKI SLAWOMIR TRUST
61	4021 GILBERT AVE	COLUNGA JENNIFER C
62	4021 GILBERT AVE	MCCARTHY COLLEEN A
63	4021 GILBERT AVE	HCP CAPITAL LLC
64	4021 GILBERT AVE	BORSKI BRIAN
65	4021 GILBERT AVE	STANDLEE LESLIE D
66	4021 GILBERT AVE	HCP CAPITAL LLC
67	4021 GILBERT AVE	HCP CAPITAL LLC
68	4021 GILBERT AVE	LEHMAN LEIGH ANN
69	4021 GILBERT AVE	BIEDIGER PATRICK
70	4021 GILBERT AVE	HCP CAPITAL LLC
71	4021 GILBERT AVE	RETZ MICHAEL M
72	4015 HOLLAND AVE	YARBROUGH ERICA
73	4015 HOLLAND AVE	HALE LYNN W
74	4015 HOLLAND AVE	CGI ENTERPRISES LLC
75	4015 HOLLAND AVE	SCOFIELD JAMES S & PAULA W
76	4015 HOLLAND AVE	TAYLOR CANTRELL
77	4015 HOLLAND AVE	SULLIVAN CLAIRE
78	4015 HOLLAND AVE	ALBERTSMAY LAURA &
79	4015 HOLLAND AVE	MARTIN SARAH J
80	4015 HOLLAND AVE	CHIDESTER JAY MARK
81	4015 HOLLAND AVE	MERCADO PATRICIA
82	4025 HOLLAND AVE	TURNER REAGAN NICOLE &
83	4025 HOLLAND AVE	ANDERSON RANDALL JUERGEN LIF EST
84	4025 HOLLAND AVE	COGANHORNER ERIN
85	4025 HOLLAND AVE	SMITH SUZANNE M
86	4025 HOLLAND AVE	WEST DOUGLAS G
87	4025 HOLLAND AVE	JACKSON MATTHEW T
88	4025 HOLLAND AVE	SUMLIN RICHARD

01/13/2021

<b>Label #</b>	<b>Address</b>	<b>Owner</b>
89	4025 HOLLAND AVE	GRAVIS MARY CAROLYN
90	4025 HOLLAND AVE	WRIGHT MEGAN LEIGH
91	4031 HOLLAND AVE	GNADINGER KATHERINE M
92	4031 HOLLAND AVE	DICKHANER KRISTIN &
93	4031 HOLLAND AVE	GRIFFIN MIRANDA
94	4031 HOLLAND AVE	ECTON CRISTY A
95	4031 HOLLAND AVE	FONTENAY LLC
96	4031 HOLLAND AVE	WETZEL CAMERON
97	4031 HOLLAND AVE	STANGEL JASON A
98	4031 HOLLAND AVE	PANDYA AMIT & REEMA SHAH
99	4106 HOLLAND AVE	MILLER CHRISTOPHER D SR &
100	4106 HOLLAND AVE	GRAY ALISON
101	4106 HOLLAND AVE	MORLEY REBECCA L
102	4106 HOLLAND AVE	SHERMAN JOSEPH ALLEN IV &
103	4020 HOLLAND AVE	KHODAPARAST AFAF &
104	4020 HOLLAND AVE	NGUYEN TRANG
105	4020 HOLLAND AVE	HUNTER BRYAN K
106	4020 HOLLAND AVE	WARBINGTON RICK D
107	4020 HOLLAND AVE	QUETIN JANE H
108	4020 HOLLAND AVE	NGUYEN THIEN D
109	4020 HOLLAND AVE	ALSINA MICHAEL KELLY &
110	4020 HOLLAND AVE	BOLDEN LARRY
111	4020 HOLLAND AVE	MALDONADO DANIELA
112	4020 HOLLAND AVE	ASTURIAS EDISON
113	4020 HOLLAND AVE	KRUGLICK BRITTANY E
114	4020 HOLLAND AVE	OLISY LLC
115	4020 HOLLAND AVE	SELF DAVID
116	4020 HOLLAND AVE	MESA RICARDO
117	4020 HOLLAND AVE	JIMENEZ JIMMY SANTIAGO
118	4020 HOLLAND AVE	SAROKHANIAN HAMLET
119	4020 HOLLAND AVE	RADOWICK BRIAN

01/13/2021

<b>Label #</b>	<b>Address</b>	<b>Owner</b>
120	4020 HOLLAND AVE	JACOBS TAYLOR
121	4030 HOLLAND AVE	MAGEE JUNE
122	4030 HOLLAND AVE	COWLE REBECCA
123	4030 HOLLAND AVE	NORFLEET GAIL
124	4030 HOLLAND AVE	FRISBIE JAMES A
125	4030 HOLLAND AVE	RIGA PROPERTIES LLC
126	4030 HOLLAND AVE	LEONARD JACK MICHAEL JR
127	4111 GILBERT AVE	HSIAO CHRIS L &
128	4111 GILBERT AVE	CRAWFORD ANN
129	4111 GILBERT AVE	MONTANA ALEXANDRA P
130	4111 GILBERT AVE	NIELSEN FERNANDA
131	4111 GILBERT AVE	NEWSOME MICHELLE H
132	4111 GILBERT AVE	MOORE PAUL MICHAEL &
133	4111 GILBERT AVE	SOKOLOWSKA ANNA
134	4111 GILBERT AVE	FRAZER BENJAMIN GUY
135	4111 GILBERT AVE	KING LEWIS R
136	4111 GILBERT AVE	GATES SUSAN J
137	4111 GILBERT AVE	MIRZA OMER &
138	4111 GILBERT AVE	STERN ROBERT J &
139	4111 GILBERT AVE	BROWN STEFANIE
140	4111 GILBERT AVE	SARMIENTO ERNIE
141	4111 GILBERT AVE	SHEN JUDY
142	4111 GILBERT AVE	NGO CALY
143	4111 GILBERT AVE	SCHLESSER MICHAEL A
144	4111 GILBERT AVE	GIRALDO ADRIANA
145	4111 GILBERT AVE	LEE SIMON J CRADDOCK

**FILE NUMBER:** BDA201-013(OA)

**BUILDING OFFICIAL'S REPORT:** Application of Miguel Zuniga for a special exception to the side yard setback regulations at 2622 Brandon Street. This property is more fully described as Lot 6, Block 14/3811, and is zoned an R-7.5(A) Single Family District, which requires a side yard setback of five feet. The applicant proposes to construct a single-family residential carport structure and provide a one-foot side yard setback, which will require a four-foot special exception to the side yard setback regulations.

**LOCATION:** 2622 Brandon Street

**APPLICANT:** Miguel Zuniga

**REQUEST:**

A request for a special exception to the side yard setback regulations of four-feet is made to maintain a 430 square-foot carport located one-foot from the site's eastern side property line or four feet into this five-foot required side yard setback on a site developed with a single-family structure.

**STANDARD FOR A SPECIAL EXCEPTION TO ALLOW A CARPORT IN THE SIDE YARD:**

The Board of Adjustment may grant a special exception to the minimum side yard requirements to allow a carport for a single-family or duplex use when, in the opinion of the Board, the carport will not have a detrimental impact on surrounding properties. In determining whether to grant a special exception, the Board shall consider the following:

- (1) Whether the requested special exception is compatible with the character of the neighborhood.
- (2) Whether the value of surrounding properties will be adversely affected.
- (3) The suitability of the size and location of the carport.
- (4) The materials to be used in construction of the carport.

(Storage of items other than motor vehicles are prohibited in a carport for which a special exception is granted in this section of the Code).

**STAFF RECOMMENDATION:**

No staff recommendation is made on this or any request for a special exception to the side yard setback regulations since the basis for this type of appeal is, when in the opinion of the board, the carport will not have a detrimental impact on surrounding properties.

**BACKGROUND INFORMATION:**

**Zoning:**

- Site: R-7.5(A) (Single family district)
- North: R-7.5(A) (Single family district)
- South: R-7.5(A) (Single family district)
- East: R-7.5(A) (Single family district)
- West: R-7.5(A) (Single family district)

**Land Use:**

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

**Zoning/BDA History:**

There have not been any recent related board or zoning cases recorded either on or near the subject site.

**GENERAL FACTS/STAFF ANALYSIS:**

This request for a special exception to the side yard setback of four feet focuses on maintaining a 430 square-foot carport located one-foot from the site's eastern side property line or four feet into this five-foot required side yard setback on a site developed with a single-family structure.

The R-7.5(A) Single Family District requires a five-foot side yard setback. The submitted site plan and elevations represent the size and materials of the carport and its location.

The submitted site plan represents the following:

- The carport is 35 feet-in-length and approximately 10 feet-in-width at the beginning of the carport (approximately 430 square feet in total area) of which approximately 45 percent is located in the eastern five-foot side yard setback.

The submitted elevation represents the following:

- Ranging in height from six feet nine inches to six feet seven inches.

- Metal roofing.
- Metal columns.

The Board Senior Planner conducted a field visit of the area approximately 500 feet east and west of the subject site and noted many other carports that appeared to be located in a side yard setback.

As of February 5, 2020, no letters had been submitted in support of or in opposition to this application.

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

- that granting this special exception to the side yard setback regulations of four feet will not have a detrimental impact on surrounding properties.

Granting this request and imposing the following conditions would require the carport to be maintained in the location and of the heights and materials as shown on these documents:

1. Compliance with the submitted site plan and elevation is required.
2. The carport structure must remain open at all times.
3. No lot-to-lot drainage is permitted in conjunction with this carport special exception.
4. All applicable building permits must be obtained.
5. No item (other than a motor vehicle) may be stored in the carport.

If the board were to grant this request and impose the submitted site plan and elevation as a condition to the request, the structure in the side yard setback would be limited to that what is shown on these documents – a carport located on the eastern side property line or four feet into this required five-foot side yard setback.

**Timeline:**

December 12, 2020: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.

January 6, 2021: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel A.

January 8, 2021: The Board Administrator emailed the applicant’s representative the following information:

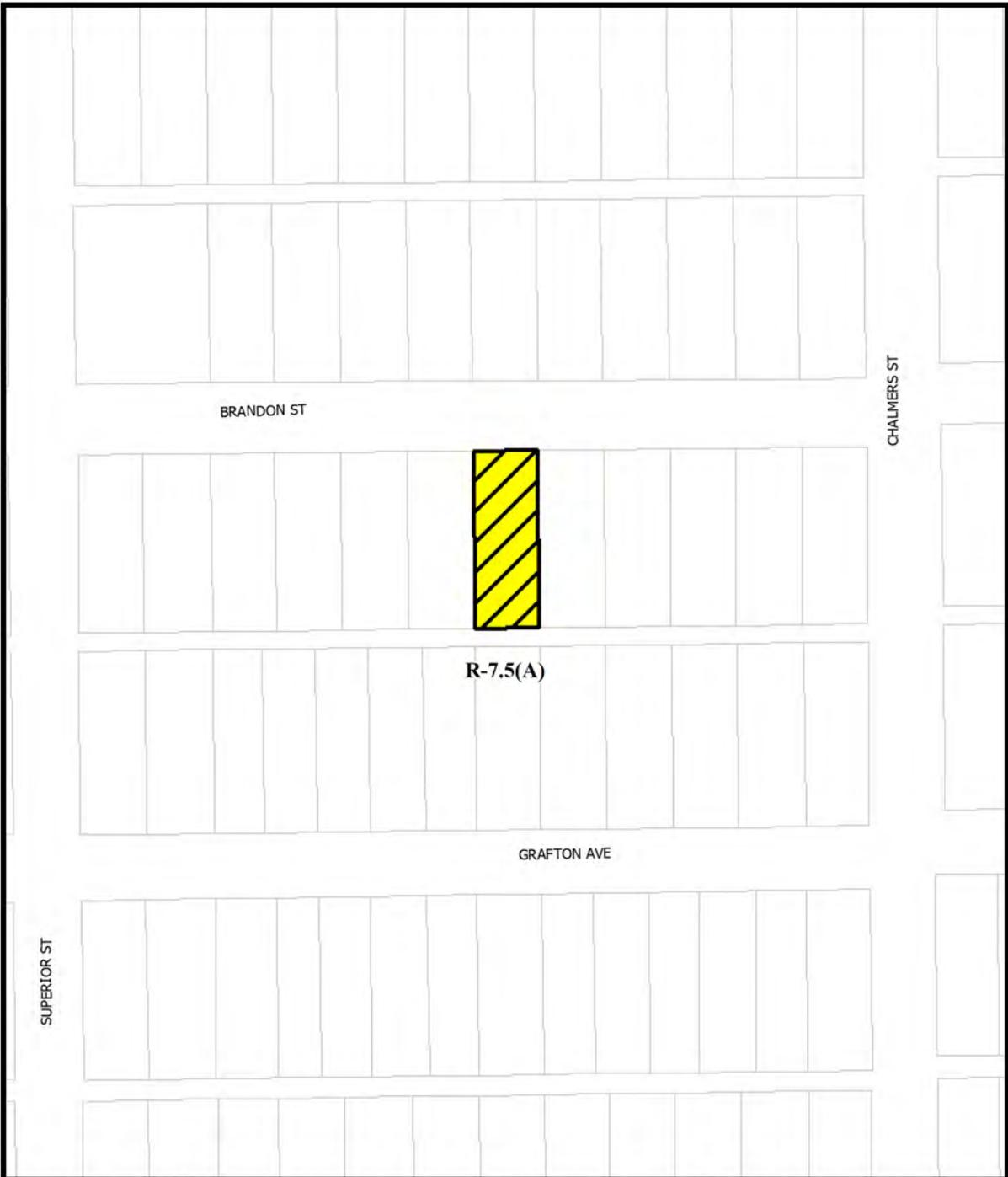
- a copy of the application materials including the Building Official’s report on the application;

- an attachment that provided the public hearing date and panel that will consider the application; the January 26<sup>th</sup> deadline to submit additional evidence for staff to factor into their analysis; and the February 5<sup>th</sup> 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.”

January 26, 2021: The applicant submitted additional information to staff beyond what was submitted with the original application (**Attachment A**).

January 28, 2021: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the March public hearings. Review team members in attendance included: the Sustainable Development and Construction Assistant Director, the Board of Adjustment Chief Planner/Board Administrator, the Sustainable Development and Construction Chief Arborist, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Sustainable Development and Construction Project Engineer, the Sustainable Development and Construction Department Senior Planner, and the Assistant City Attorney to the Board.

No review comment sheets were submitted in conjunction with this application.

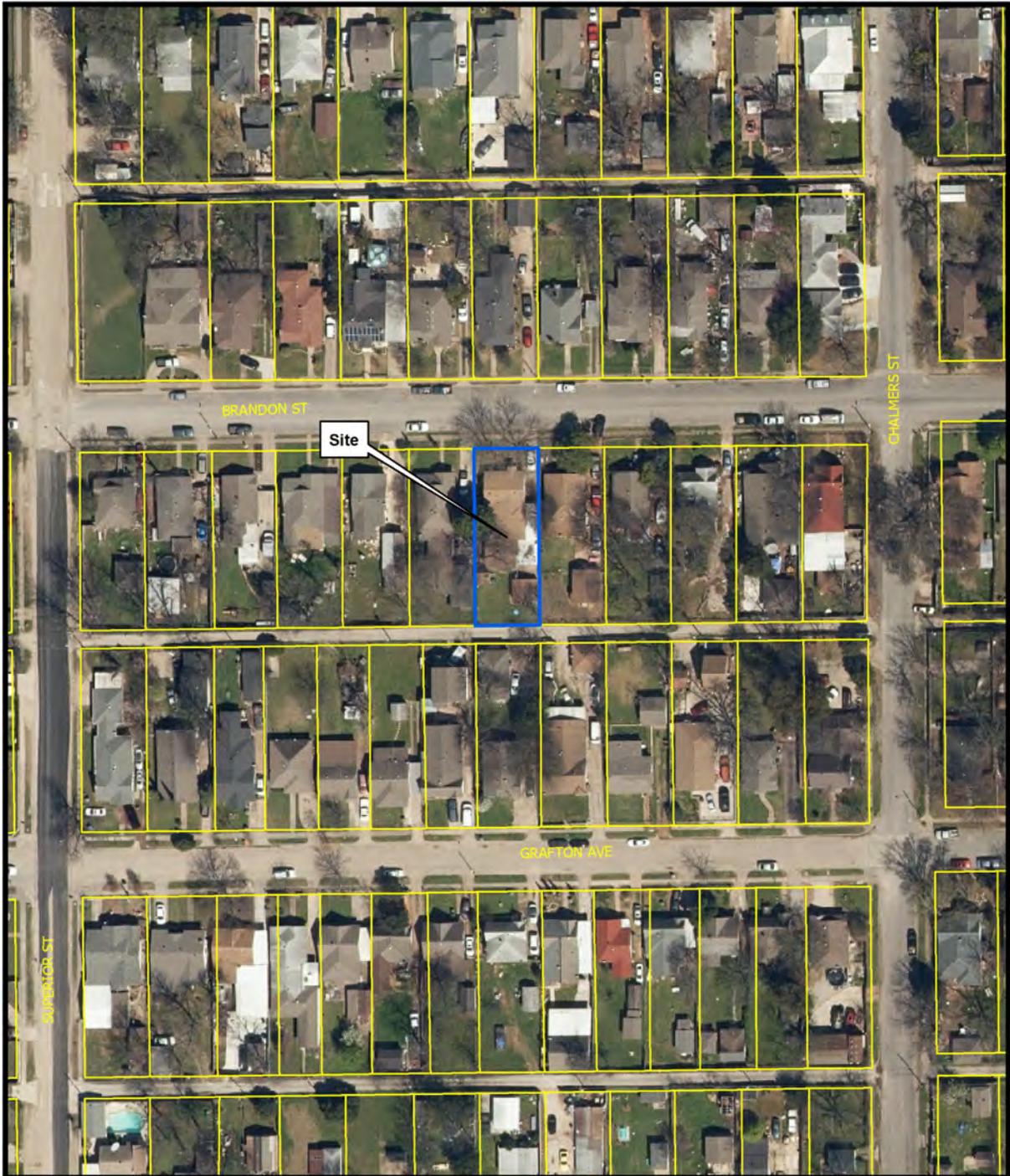


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# ZONING MAP

Case no: BDA201-013

Date: 1/14/2021



1:1,200

# AERIAL MAP

Case no: BDA201-013

Date: 1/14/2021



City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 201-013

Data Relative to Subject Property:

Date: 12-15-2020

Location address: 2622 BRANDON ST.

Zoning District: R 7-5(A)

Lot No.: 6 Block No.: 14/3811 Acreage: .154

Census Tract: 53.00

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

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Miguel ANGER Zuniga - Cisneros

Applicant: Miguel Zuniga

Telephone: 214-316-6447

Mailing Address: 2622 BRANDON ST.

Zip Code: \_\_\_\_\_

E-mail Address: Uncle-mike@att.net

Represented by: \_\_\_\_\_ Telephone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Zip Code: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Affirm that an appeal has been made for a Variance \_\_\_\_\_, or Special Exception , of Carport  
IN Side yard. ENCROACH 4' to the required 5' SYSB +  
provide a 1' SYSB for CARPORT.

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:

Carport is the same as others in the neighborhood  
AS to location + style.

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 \_\_\_\_\_

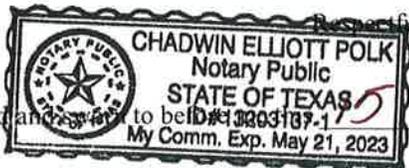
Miguel A Zuniga C  
(Affiant/Applicant's name printed)

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.

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020

Miguel A Zuniga C  
(Affiant/Applicant's signature)

December 2020  
Chadwin Polk



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 MIGUEL ZUNIGA

did submit a request for a special exception to the side yard setback regulations  
at 2622 Brandon Street

BDA201-013. Application of MIGUEL ZUNIGA for a special exception to the side yard setback regulations at 2622 BRANDON ST. This property is more fully described as Lot 6, Block 14/3811, and is zoned R-7.5(A), which requires a side yard setback of 5 feet. The applicant proposes to construct a single family residential carport structure and provide a 1 foot side yard setback, which will require a 4 foot special exception to the side yard setback regulations.

Sincerely,

*David Session*  
David Session, Building Official





Printed: 12/15/2020

### Legend

- |                      |                                |                       |                            |
|----------------------|--------------------------------|-----------------------|----------------------------|
| City Limits          | Railroad                       | Dry Overlay           | CD Subdistricts            |
| School               | Certified Parcels              | D                     | PD Subdistricts            |
| Floodplain           | Base Zoning                    | D-1                   | PDS Subdistricts           |
| 100 Year Flood Zone  | PD193 Oak Lawn                 | CP                    | NSO Subdistricts           |
| Mill's Creek         | Dallas Environmental Corridors | SP                    | NSO_Overlay                |
| Peak's Branch        | SPSD Overlay                   | MD Overlay            | Escarpment Overlay         |
| X Protected by Levee | Deed Restrictions              | Historic Subdistricts | Parking Management Overlay |
| Parks                | SUP                            | Historic Overlay      | Shop Front Overlay 2-9     |
|                      |                                | Height Map Overlay    |                            |

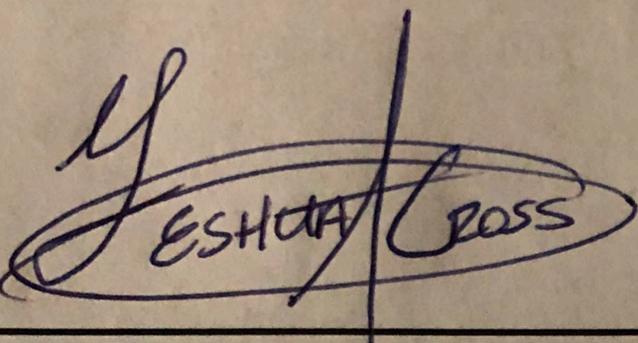
This data is to be used for graphical representation only. The accuracy is not to be taken/used as data produced by a Registered Professional Land Surveyor (RPLS) for the State of Texas. 'This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.' (Texas Government Code § 2051.102)





To whom it may concern,

I YESHUA CROSS, owner of 2618 Brandon St. Dallas Tx, 75211 inform you that I have no problem with my neighbor's metal porch located at the address of 2622 Brandon St. Dallas Tx, 75211. I have talked to the home owner Miguel Zuniga, my neighbor that I have no problem or inconvenience with his metal porch and can stay as is. If you have any further questions feel free to reach me at my cell phone number. Thank you.

X 

YESHUA CROSS

X 01-22-2021

DATE

X 214-991-6045

CELL NUMBER

X Miguel A. Zuniga

MIGUEL ZUNIGA

X 01-22-2021

DATE

X 214-316-6447

CELL NUMBER

Brandon st	3217	3212
	3207	3030
	3123	3026
	3119	2922
	3109	2830
	3027	2634
	2819	2436
	2718	
	2631	
	2619	
	2607	
	2531	
	2443	
	2435	



2819 BRANDON



2522 brandon



**3217 Brandon**



2634 Brandon St



2922 Brandon St



2443 brandon st

2602 BRANDON



2718 Brandon St



2431 Brandon St

3119 BRANDON



**2435 Brandon**

★ 2435



3109 BRANDON

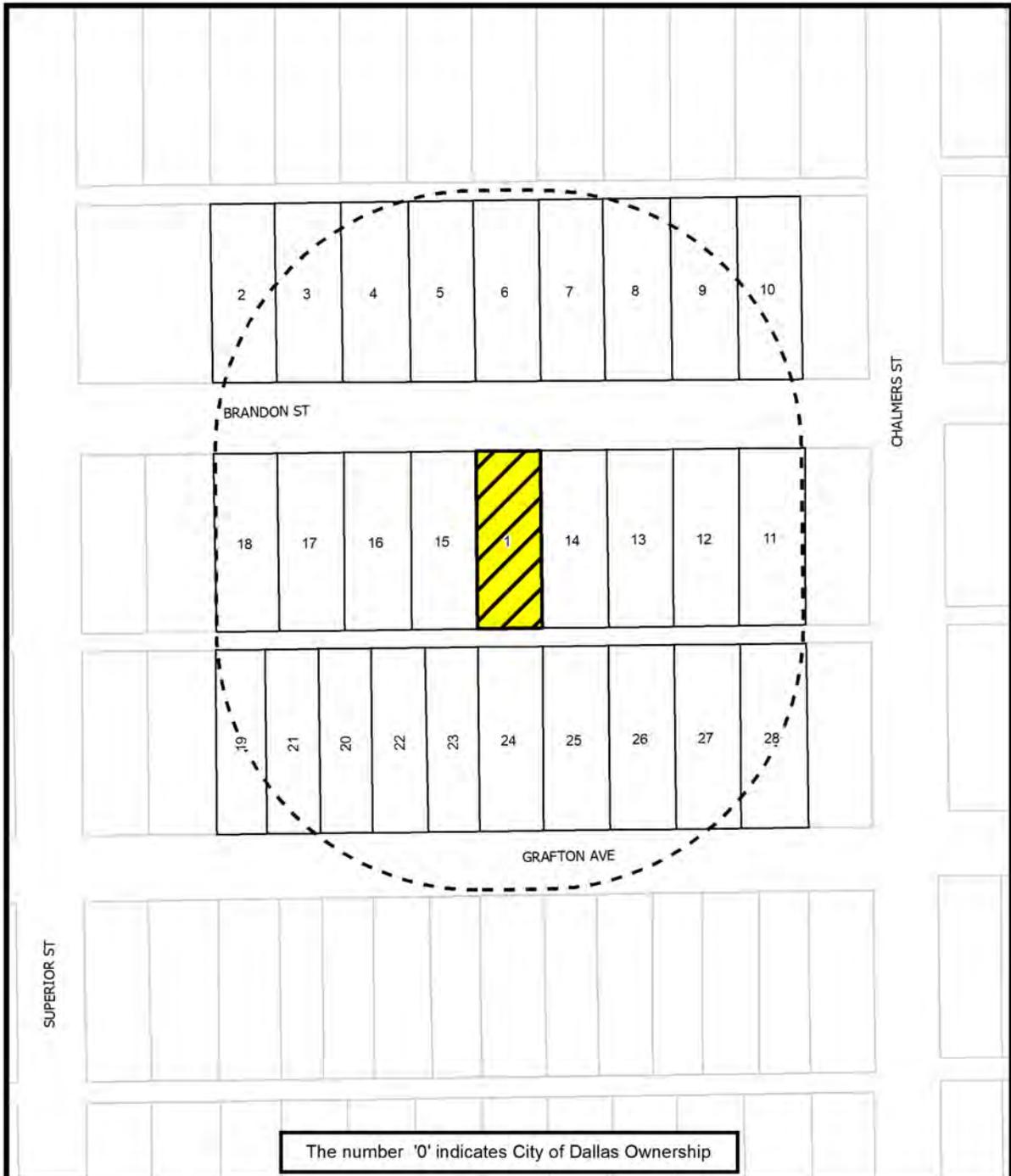
**3212 BRANDON**



2619 brandon

**2830 BRANDON**





 1:1,200	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="1" style="width: 100%;"> <tr> <td style="text-align: center;"><b>200'</b></td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;"><b>28</b></td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	<b>200'</b>	AREA OF NOTIFICATION	<b>28</b>	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u><b>BDA201-013</b></u> Date: <u><b>1/14/2021</b></u>
<b>200'</b>	AREA OF NOTIFICATION					
<b>28</b>	NUMBER OF PROPERTY OWNERS NOTIFIED					

01/13/2021

## ***Notification List of Property Owners***

### ***BDA201-013***

#### ***28 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	2622 BRANDON ST	ZUNIGA-CISNEROS MIGUEL ANGEL
2	2639 BRANDON ST	MARTINEZ JUANITA VASQUES
3	2635 BRANDON ST	SALINAS JORGE & LOURDES E
4	2631 BRANDON ST	HERNANDEZ ISRAEL
5	2627 BRANDON ST	TUELL PAUL
6	2623 BRANDON ST	REYES NATIVIDAD R
7	2619 BRANDON ST	HERNANDEZ JOSE OMERO &
8	2615 BRANDON ST	GARCIA TRINIDAD
9	2611 BRANDON ST	GRUPO CENTRAL DE DISCOS
10	2607 BRANDON ST	TOLAND ELVA R ESTATE OF
11	2606 BRANDON ST	GUTIERREZ ELUID &
12	2610 BRANDON ST	SWEARENGEN BUDDY W
13	2614 BRANDON ST	SILVA STEVE
14	2618 BRANDON ST	ANGUIANO MARSHALL
15	2626 BRANDON ST	CASTILLO MARIA RITA
16	2630 BRANDON ST	TRICA DUMITRU
17	2634 BRANDON ST	AYALA ALBERTO L & JANIE
18	2638 BRANDON ST	MUNIZ ANGELA MENDOZA
19	2641 GRAFTON AVE	AMARO MARIA D
20	2635 GRAFTON AVE	POSADAS REYNALDO R
21	2639 GRAFTON AVE	BUSTOS RAYMUNDO
22	2631 GRAFTON AVE	CRUZ VANESSA M
23	2627 GRAFTON AVE	HERNANDEZ JOSE E &
24	2623 GRAFTON AVE	HERNANDEZ MARGARITO &
25	2619 GRAFTON AVE	RODRIGUEZ JOSE O & BERTHA
26	2615 GRAFTON AVE	NUNEZ LUDIVINA G &

01/13/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2611 GRAFTON AVE	MONDRAGON ISIDRA
28	2607 GRAFTON AVE	DALLAS PATTEN PROPERTIES LLC

**FILE NUMBER:** BDA201-016(OA)

**BUILDING OFFICIAL'S REPORT:** Application of Rob Baldwin for a variance to the front yard setback regulations, and for a variance to the maximum allowed lot coverage of at 427 N. Moore Street. This property is more fully described as Lots 54 and 55, Block 3/7675, and is zoned an R-5(A) Single Family District, which requires 45 percent maximum lot coverage and requires a front yard setback of 20 feet. The applicant proposes to construct a single-family residential structure and provide a 17-foot front yard setback, which will require a three-foot variance to the front yard setback regulations, and to construct a single-family residential structure with 1,824 square feet of floor area, which will require a 24-square-foot variance to the maximum allowed lot coverage of 45 percent.

**LOCATION:** 427 N. Moore Street

**APPLICANT:** Rob Baldwin of Baldwin Associates

**REQUESTS:**

The following requests have been made on an undeveloped site:

1. A variance to the front yard setback regulations of three-feet is made to construct and maintain an 1,824 square-foot, two-story, single-family structure three-feet from the front property line or 17-feet into the 20-foot front yard setback; and
2. A variance to the maximum allowed lot coverage of 45 percent is made to construct and maintain an 1,824 square-foot, two-story, single-family structure which will require one percent (24 square-foot) variance to the lot coverage regulations.

**STANDARD FOR A VARIANCE:**

Section 51(A)-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.

**STAFF RECOMMENDATION:**

Approval, subject to the following condition:

- Compliance with the submitted site plan is required.

Rationale:

- Staff concluded that the subject site is unique and different from most lots in the R-5(A) District considering its restrictive lot area of 3,840 square feet so that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same R-5(A) zoning district.
- The applicant submitted a document (**Attachment A**) indicating, among other things, that the proposed structure on the subject site is commensurate to 63 other lots located in the same R-5(A) District.

**BACKGROUND INFORMATION:**

**Zoning:**

- Site: R-5(A) (Single family district)
- North: R-5(A) (Single family district)
- South: R-5(A) (Single family district)
- East: R-5(A) (Single family district)
- West: R-5(A) (Single family district)

**Land Use:**

The subject site is undeveloped. The areas to the north, east, south, and west are developed with single family uses.

**Zoning/BDA History:**

There have not been any related board or zoning cases recorded either on or near the subject site within the last five years.

## **GENERAL FACTS /STAFF ANALYSIS:**

The requests for variances to the front yard setback requirements and maximum lot coverage regulations focus on constructing and maintaining a 1,824-square-foot, two-story, single-family structure on an undeveloped lot zoned an R-5(A) Single Family District. In this district, a minimum front yard setback of 20 feet is required. Additionally, the maximum lot coverage is 45 percent.

The submitted site plan indicates that the proposed single-family structure will be located 17 feet from the front property line or three feet into this required 20-foot front yard setback. The subject site is slightly sloped, virtually rectangular (approximately 100 feet by 40 feet)—but narrow, and according to the submitted site plan 3,840 square feet in area. The site is zoned an R-5(A) District where lots are typically a minimum of 5,000 square feet in area. The subject site is 1,160 square feet smaller than the minimum size requirement.

The submitted site plan also indicates that the proposed 1,824-square-foot, two-story, single-family structure will exceed the allowed floor area by one percent (24 square feet) and provide a total of 46 percent lot coverage.

According to DCAD records, there are “no main improvements” or “no additional improvements” for property addressed at 427 N. Moore Street.

The applicant submitted a document (**Attachment A**) indicating, among other things, that the proposed additions on the subject site are commensurate to 63 other lots located in the same R-5(A) District.

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

- That granting the variance to the side yard setback regulations 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 is necessary to permit development of the subject site that differs from other parcels of land by being of such a restrictive area, shape, or slope, that the subject site cannot be developed in a manner commensurate with the development upon other parcels of land in districts with the same R-5(A) zoning classification.
- 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 this parcel of land (the subject site) not permitted by this chapter to other parcels of land in districts with the same R-5(A) zoning classification.

If the board were to grant the variance requests and impose the submitted site plan as a condition, the structure would be limited to what is shown on this document— a 1,824-square-foot, two-story, single-family structure located 17 feet from the front property line

or three feet into the 20-foot front yard setback, providing 46 percent lot coverage, one percent higher than the maximum.

**Timeline:**

December 18, 2020: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.

January 6, 2021: The Board of Adjustment Secretary assigned this case to the Board of Adjustment Panel A.

January 8, 2021: The Board Senior Planner emailed the applicant the following information:

- a copy of the application materials including the Building Official’s report on the application.
- an attachment that provided the public hearing date and panel that will consider the application; the January 26<sup>th</sup> deadline to submit additional evidence for staff to factor into their analysis; and the February 5<sup>th</sup> 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.”

January 27, 2021: The applicant submitted additional information to staff beyond what was submitted with the original application (**Attachment A**).

January 28, 2021: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the March public hearings. Review team members in attendance included: the Sustainable Development and Construction Assistant Director, the Board of Adjustment Chief Planner/Board Administrator, the Sustainable Development and Construction Chief Arborist, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Sustainable Development and Construction Project Engineer, the Sustainable Development and Construction Department Senior Planner, and the Assistant City Attorney to the Board.

No review comment sheets were submitted in conjunction with this application.

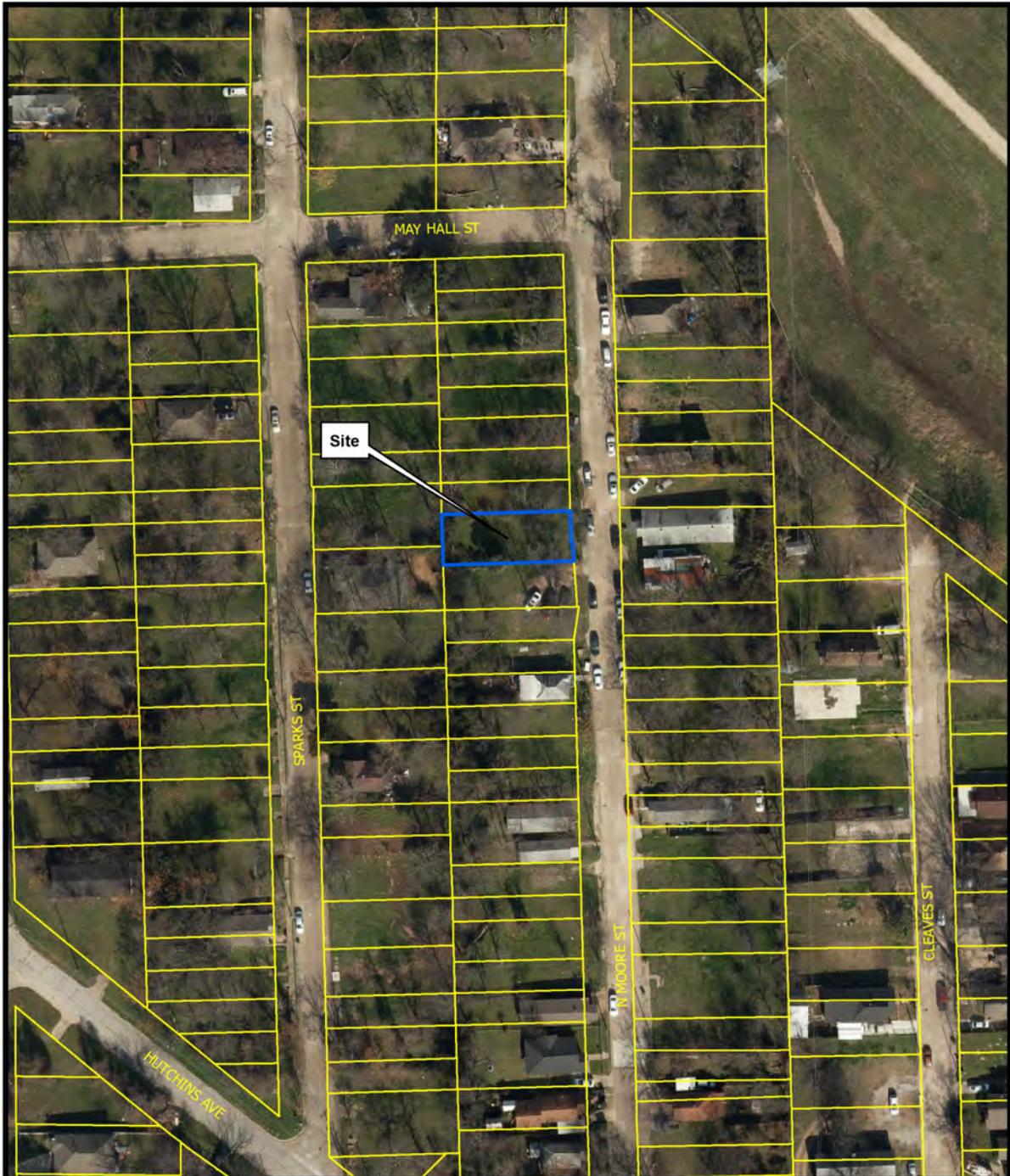


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# ZONING MAP

Case no: BDA201-016

Date: 1/14/2021



1:1,200

# AERIAL MAP

Case no: BDA201-016

Date: 1/14/2021



City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 201-016

Date: 12/18/2020

Data Relative to Subject Property:

Location address: 427 N. Moore St Zoning District: R-5(A)

Lot No.: 54 & 55 Block No.: 3/7675 Acreage: 0.092 sf Census Tract: 41.00

Street Frontage (in Feet): 1) 40 ft 2) \_\_\_\_\_ 3) \_\_\_\_\_ 4) \_\_\_\_\_ 5) \_\_\_\_\_

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Texas Heavenly Homes LTD

Applicant: Rob Baldwin, Baldwin Associates Telephone: 214-824-7949

Mailing Address: 3904 Elm Street Suite B Dallas TX Zip Code: 75226

E-mail Address: rob@baldwinplanning.com

Represented by: Rob Baldwin, Baldwin Associates Telephone: 214-824-7949

Mailing Address: 3904 Elm Street Suite B Dallas TX Zip Code: 75226

E-mail Address: rob@baldwinplanning.com

Affirm that an appeal has been made for a Variance X , or Special Exception    , of     
front setback variance of 3' and lot coverage variance of 1%

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 is approx. 4,000 square feet where the typical lot in an R-5(A) is 5,000 square feet. The proposed single family structure will provide a 17' front yard setback and a lot coverage of 46%. The lot size is a hardship in the ability to provide an appropriate sized home.

**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 Robert Baldwin  
(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 17 day of December, 2020



Michele Stoy  
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 Rob Baldwin

did submit a request for a variance to the front yard setback regulations, and variance to the maximum allowed lot coverage of 45%

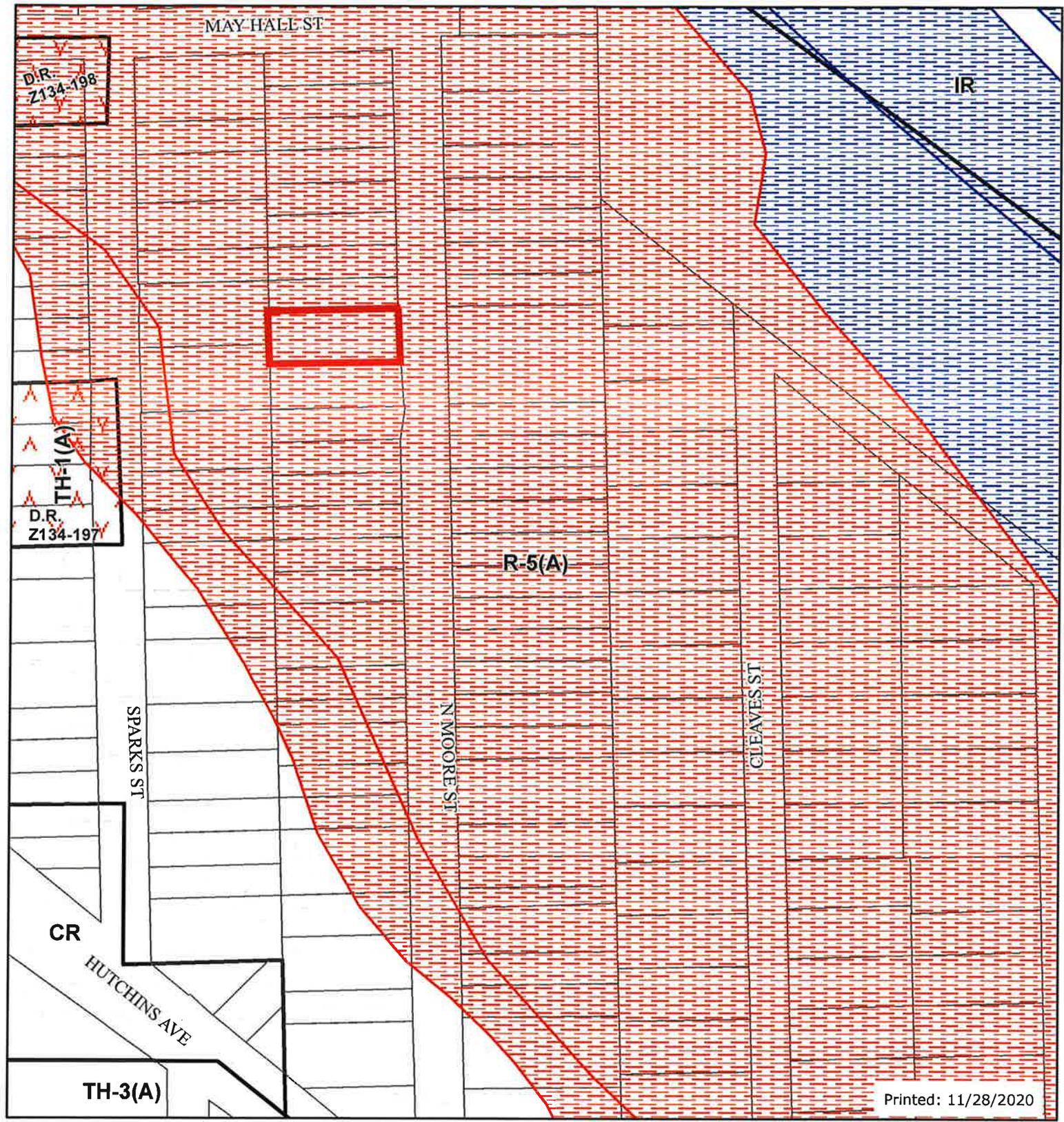
at 427 N Moore Street

BDA201-016. Application of Rob Baldwin for a variance to the front yard setback regulations, and for a variance to the maximum allowed lot coverage of 45% at 427 N MOORE ST. This property is more fully described as Lot 54 and 55, Block 3/7675, and is zoned R-5(A), which requires 45% maximum lot coverage and requires a front yard setback of 20 feet. The applicant proposes to construct a single family residential structure and provide a 17 foot front yard setback, which will require a 3 foot variance to the front yard setback regulations, and to construct a single family residential structure with 1824 square feet of floor area, which will require a 24 square foot variance to the maximum allowed lot coverage of 45%.

Sincerely,

  
David Session, Building Official



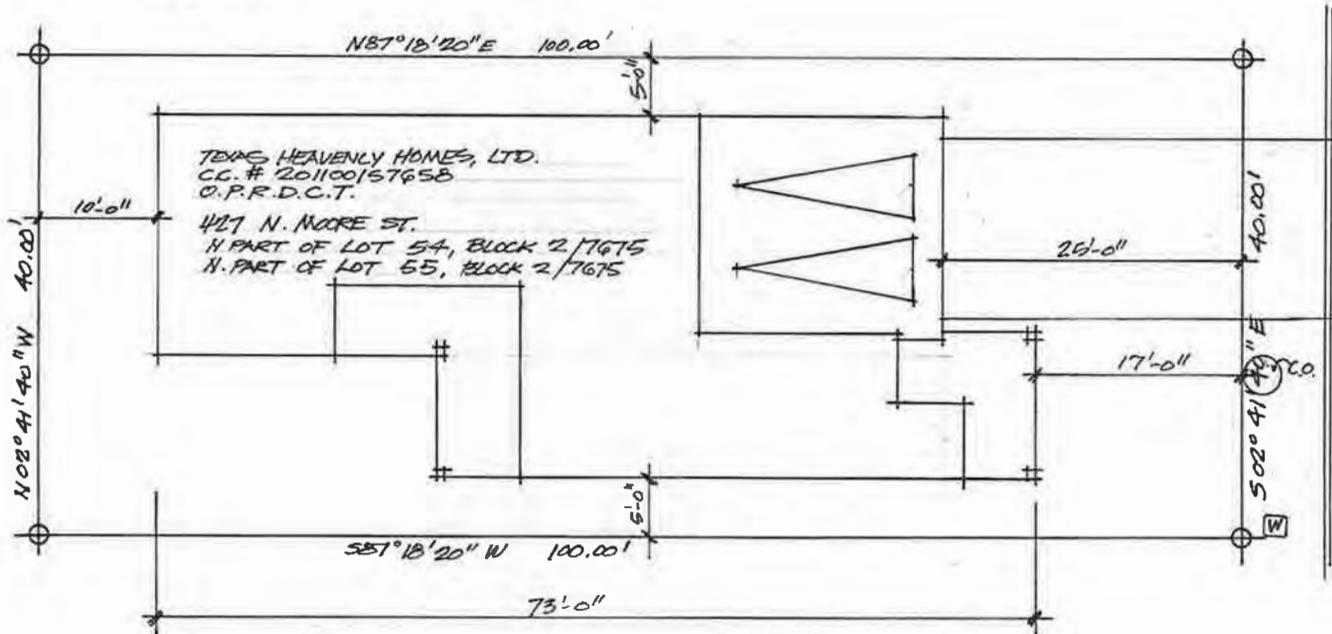


**Legend**

- City Limits
- School
- Floodplain**
  - 100 Year Flood Zone
  - Mill's Creek
  - Peak's Branch
  - X Protected by Levee
  - Parks
- railroad
- Certified Parcels
- Base Zoning
- PD193 Oak Lawn
- Dallas Environmental Corridors
- SPSD Overlay
- Deed Restrictions
- SUP
- Dry Overlay**
  - D
  - D-1
  - CP
  - SP
  - MD Overlay
  - Historic Subdistricts
  - Historic Overlay
  - Height Map Overlay
- CD Subdistricts
- PD Subdistricts
- PDS Subdistricts
- NSO Subdistricts
- NSO\_Overlay
- Escarpment Overlay
- Parking Management Overlay
- Shop Front Overlay 3-10

This data is to be used for graphical representation only. The accuracy is not to be taken/used as data produced by a Registered Professional Land Surveyor (RPLS) for the State of Texas. 'This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.' (Texas Government Code § 2051.102)





RESIDENCE, PORCH,  $\frac{1}{2}$  PATIO = 1824 SF  
 LOT = 4000 SF LOT COVERAGE 46%

### 427 N. Moore St.

TEXAS HEAVENLY HOMES  
 DALLAS, TX

THE BOTTOMS  
 DALLAS, TX



The drawings presented are illustrative character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan/floor plan changes, etc.) ©2020 BSB Design, Inc.

DECEMBER 14, 2020 |



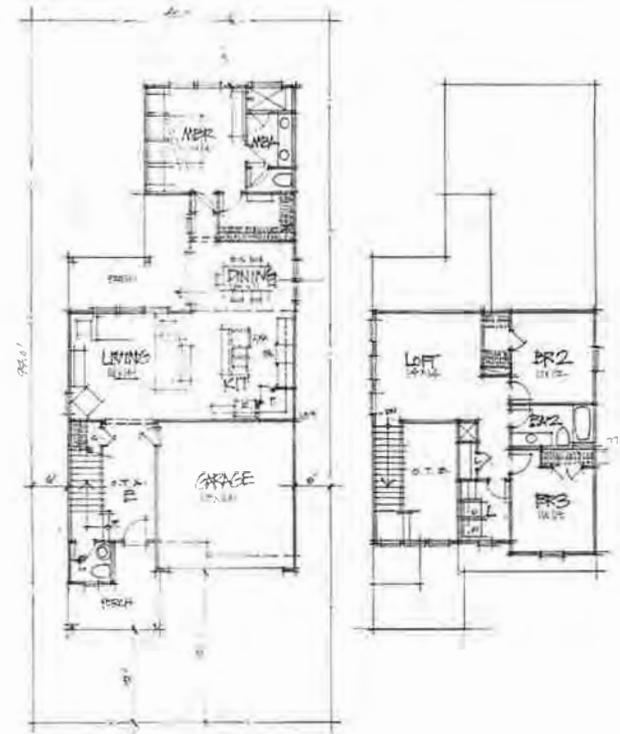
PLAN 3C



PLAN 3B



PLAN 3A



PLAN 3 1961 SF

TEXAS HEAVENLY HOMES  
DALLAS, TX

THE BOTTOMS  
DALLAS, TX



The drawings presented are illustrative character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan/floor plan changes, etc.) ©2016 BSB Design, Inc.

October 18, 2019 | SF190294

Moore Street - West side

Moore Street - East side

Street Number	Floor Area	Land Area
325	630	3,155
329	Vacant	4,758
333	Vacant	2,432
335	684	4,087
337	824	3,143
401	840	4,895
401	972	2,410
403	Vacant	2,380
405	Vacant	3,065
407	Vacant	1,803
409	Vacant	2,477
411	532 / 800	4,791
413	Vacant	2,417
415	Vacant	2,419
417	Vacant	2,457
419	608	2,373
421	Vacant	2,452
423	Vacant	2,533
425	Vacant	3,536
<b>427</b>	<b>Vacant</b>	<b>3,840</b>
501	Vacant	2,387
503	Vacant	2,433
505	Vacant	2,409
507	Vacant	2,361
509	Vacant	2,498
511	Vacant	2,409
513	Vacant	2,418
515	Vacant	2,472

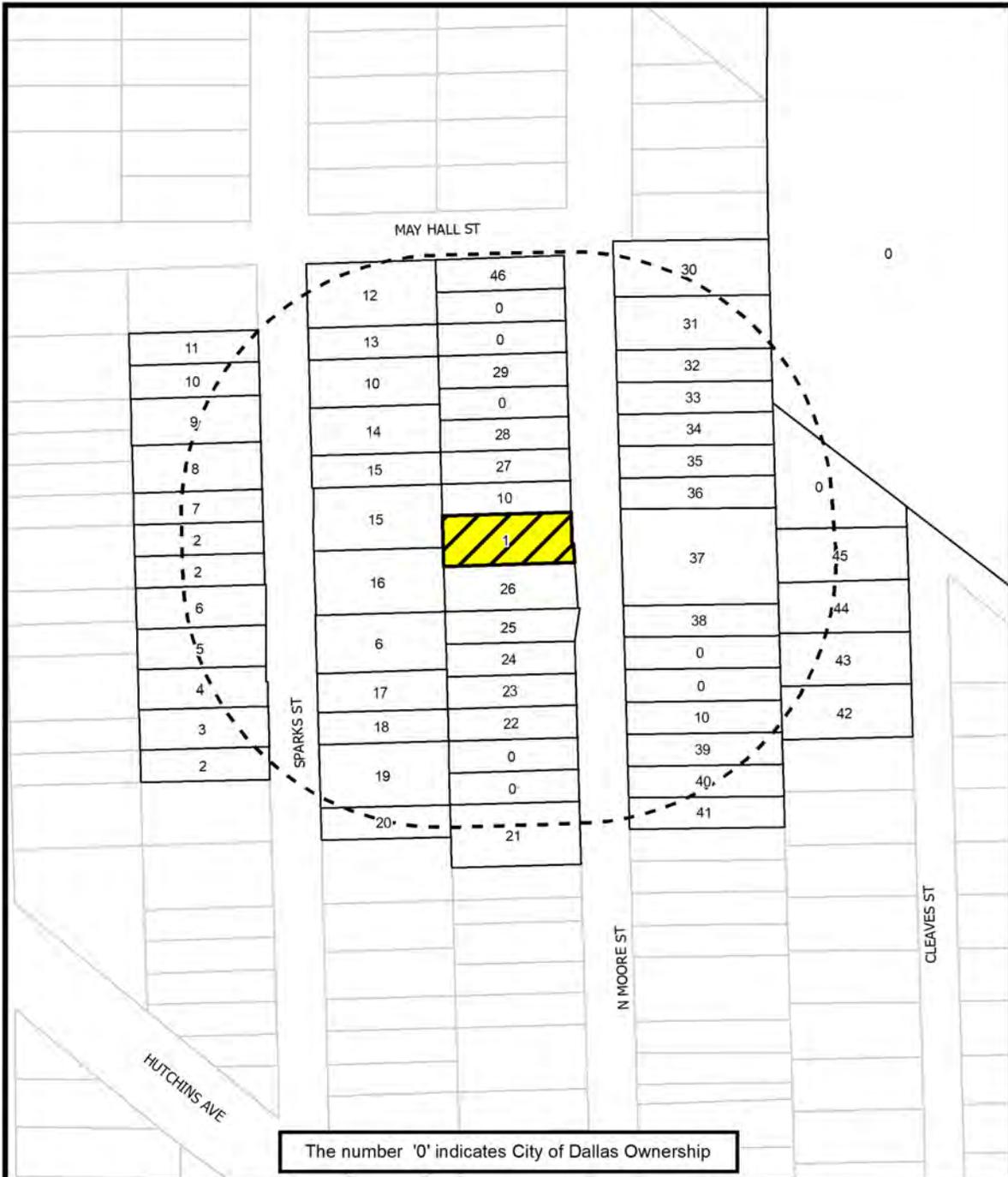
Street Number	Floor Area	Land Area
1503	Vacant	4,365
322	Vacant	2,819
324	Vacant	4,043
<b>326</b>	<b>Vacant</b>	<b>3,400</b>
328	Vacant	3,696
330	628	6,439
336	Vacant	2,892
338	Vacant	2,850
340	Vacant	4,256
342	560	1,671
402	Vacant	2,759
404	Vacant	2,968
406	Vacant	5,876
410	Vacant	2,874
410	Vacant	2,974
412	Vacant	2,909
416	Vacant	2,905
418	732	2,861
420	Vacant	2,878
<b>422</b>	<b>Vacant</b>	<b>2,946</b>
424	Vacant	2,924
426	Vacant	2,922
428	Vacant	2,933
430	Vacant	2,894
436	1960, 1056	8,777
500	Vacant	2,877
502	952	2,883
504	Vacant	2,935
506	Vacant	2,880
508	Vacant	2,937
510	816	4,859
512	Vacant	5,093
600	Vacant	3,786
602	Vacant	3,552
604	Vacant	3,641
606	Vacant	2,536
608	Vacant	1,782

	Floor Area	Land Area
Average of blockface	210.4	2,886
Average of built	736.3	3,551
Typical R-5(A) lot based on max lot coverage	2,250	5,000
Number of vacant lots	21	

	Floor Area	Land Area
Average of blockface	180	3,475
Average of built	950	4,582
Typical R-5(A) lot based on max lot coverage	2,250	5,000
Number of vacant lots	30	

BDA Addresses	Proposed Floor Area	Land Area
<b>427</b>	<b>1961</b>	<b>3,840</b>

BDA Addresses	Proposed Floor Area	Land Area
<b>326</b>	<b>1482</b>	<b>3,400</b>
<b>422</b>	<b>1482</b>	<b>2,946</b>



The number '0' indicates City of Dallas Ownership

 1:1,200	<h2 style="text-align: center;">NOTIFICATION</h2> <p> <span style="border: 1px solid black; padding: 2px;">200'</span> AREA OF NOTIFICATION  <span style="border: 1px solid black; padding: 2px;">46</span> NUMBER OF PROPERTY OWNERS NOTIFIED         </p>	<p>Case no: <b>BDA201-016</b></p> <p>Date: <b>1/14/2021</b></p>
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01/13/2021

## ***Notification List of Property Owners***

***BDA201-016***

***46 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	427 N MOORE ST	Taxpayer at
2	423 SPARKS ST	FELDER ROBERT CARL
3	425 SPARKS ST	Taxpayer at
4	427 SPARKS ST	Taxpayer at
5	429 SPARKS ST	Taxpayer at
6	431 SPARKS ST	DALLAS HOUSING ACQUISITION & DEV CORP
7	435 SPARKS ST	WACHE LLC
8	437 SPARKS ST	Taxpayer at
9	439 SPARKS ST	LOWERY TASHA M
10	441 SPARKS ST	DALLAS HOUSING ACQUISITION & DEV CORP
11	443 SPARKS ST	JONES CHARLES E
12	452 SPARKS ST	WYNN DIANE
13	450 SPARKS ST	Taxpayer at
14	438 SPARKS ST	COBBS CLYDE B SR
15	436 SPARKS ST	MOORE MRS LORAIN
16	432 SPARKS ST	NEDD ETHEL
17	428 SPARKS ST	Taxpayer at
18	424 SPARKS ST	Taxpayer at
19	422 SPARKS ST	WATSON BEATRICE &
20	420 SPARKS ST	GRIFFIN STREET MANAGEMENT INC
21	411 N MOORE ST	LEOS PEDRO GARCIA
22	417 N MOORE ST	ESPINO CLAUDIA SALAS
23	419 N MOORE ST	SIMMONS MARY ELLEN EST OF
24	421 N MOORE ST	Taxpayer at
25	423 N MOORE ST	JOHNSON WILLIE
26	425 N MOORE ST	TRUE PURPOSE CHURCH TR

01/13/2021

<b>Label #</b>	<b>Address</b>	<b>Owner</b>
27	503 N MOORE ST	DUNN KAYE REVELLE
28	505 N MOORE ST	HUBERT PEARLIE
29	509 N MOORE ST	CLIFT DAVID
30	512 N MOORE ST	BODY CLINTON ET AL
31	510 N MOORE ST	Taxpayer at
32	508 N MOORE ST	CASSLE ROSCOE
33	506 N MOORE ST	WADE BEATRICE
34	504 N MOORE ST	Taxpayer at
35	502 N MOORE ST	Taxpayer at
36	500 N MOORE ST	TRUE PURPOSE BAPTIST CHURCH
37	436 N MOORE ST	TRUE PURPOSE BAPT CHURCH
38	430 N MOORE ST	TRUE PURPOSE CHURCH
39	422 N MOORE ST	Taxpayer at
40	420 N MOORE ST	JOHNSON D KIRK
41	418 N MOORE ST	DREAD VICTORIA
42	439 CLEAVES ST	COMEJO JOSE LUIS
43	441 CLEAVES ST	FENSTER STEFAN
44	443 CLEAVES ST	Taxpayer at
45	445 CLEAVES ST	Taxpayer at
46	515 N MOORE ST	KING HOLLIS

**FILE NUMBER:** BDA201-012(JM)

**BUILDING OFFICIAL'S REPORT:** Application of Scott Siers represented by Barbara Heile for a special exception to the visibility obstruction regulations at 2516 Thomas Avenue. This property is more fully described as Lot 6, Block E/551, and is zoned an H-25 and Tract 1 within PD No. 225, which requires a 20-foot visibility triangle at driveway approaches. The applicant proposes to maintain a single-family residential fence structure in a required visibility obstruction triangle, which will require a special exception to the visibility obstruction regulation.

**LOCATION:** 2516 Thomas Avenue

**APPLICANT:** Scott Siers represented by Barbara Heile

**REQUESTS:**

A request for a special exception to the visual obstruction regulations is made to locate and maintain portions of an six-foot-high solid wood fence in one of the two 20-foot visibility triangles at the driveway approach into the site from Routh Street. The property is developed with a single family home.

**STANDARD FOR A SPECIAL EXCEPTION TO THE VISUAL OBSTRUCTION REGULATIONS:**

Section 51A-4.602(d)(3) of the Dallas Development Code states that the board shall grant a special exception to the requirements of the visual obstruction regulations when, in the opinion of the board, the item will not constitute a traffic hazard.

**STAFF RECOMMENDATION (visual obstruction regulations):**

- No staff recommendation is made on this or any request for a special exception to the visual obstruction regulations since the basis for this type of appeal is when in the opinion of the board, the special exception will not constitute a traffic hazard.

## **BACKGROUND INFORMATION:**

### **Zoning:**

Site: H-25 and Tract 1 within PD No. 225  
North: H-25 and Tract 1 within PD No. 225  
East: H-25 and Tract 1 within PD No. 225  
South: H-25 and Tract 1 within PD No. 225  
West: H-25 and Tract 1 within PD No. 225

### **Land Use:**

The subject site and surrounding properties are developed with single family uses. The site to the south is development with a multifamily use.

### **Zoning/BDA History:**

1. BDA156-117, Property at 2214 Routh Street (east of the subject site)

On November 16, 2016, the Board of Adjustment Panel B denied a request for variance to the off-street parking regulations of 6' 6" without prejudice.

The case report stated the request was made to locate and maintain parking spaces in enclosed structures (garages for a duplex structure use proposed on the undeveloped site) located 13 feet six inches from the Routh Street front property/right-of-way line or six feet six inches into the required 20-foot distance that parking spaces in enclosed structures must be from this street right-of-way.

2. BDA167-017(SL), Property at 2214 Routh Street (east of the subject site)

On February 22, 2017, the Board of Adjustment Panel B denied a request for a variance to the off-street parking regulations with prejudice.

The case report stated the request was made to locate and maintain parking spaces in enclosed structures (garages for a duplex structure use proposed on the undeveloped site) located 13 feet six inches from the Routh Street front property/right-of-way line or six feet six inches into the required 20-foot distance that parking spaces in enclosed structures must be from this street right-of-way.

## **GENERAL FACTS/STAFF ANALYSIS:**

A request for a special exception to the visual obstruction regulations is made to locate and maintain portions of an six-foot-high solid wood fence in one of the two 20-foot visibility triangles at the driveway approach into the site from Routh Street. The property is developed with a single family home.

Section 51A-4.602(d) of the Dallas Development Code states that a person shall not erect, place, or maintain a structure, berm, plant life, or any other item on a lot if the item is:

- in a visibility triangle as defined in the Code (45-foot visibility triangles at street intersections and 20-foot visibility triangles at drive approaches and alleys on properties zoned single family); and
- between two-and-a-half and eight-feet-in-height measured from the top of the adjacent street curb (or the grade of the portion on the street adjacent to the visibility triangle).

The property is located in an H-25 and Tract 1 within PD No. 225 which requires the portion of a lot with a triangular area formed by connecting the point of intersection of the edge of a driveway or alley and the adjacent street curb line (or, if there is no street curb, what would be the normal street curb line) and points on the driveway or alley edge end the street curb line 20 feet from the intersection.

A site plan and elevation have been submitted indicating portions of a six-foot-high solid wood fence is located within one of the two 20-foot visibility triangles at the driveway approach into the site from Routh Street.

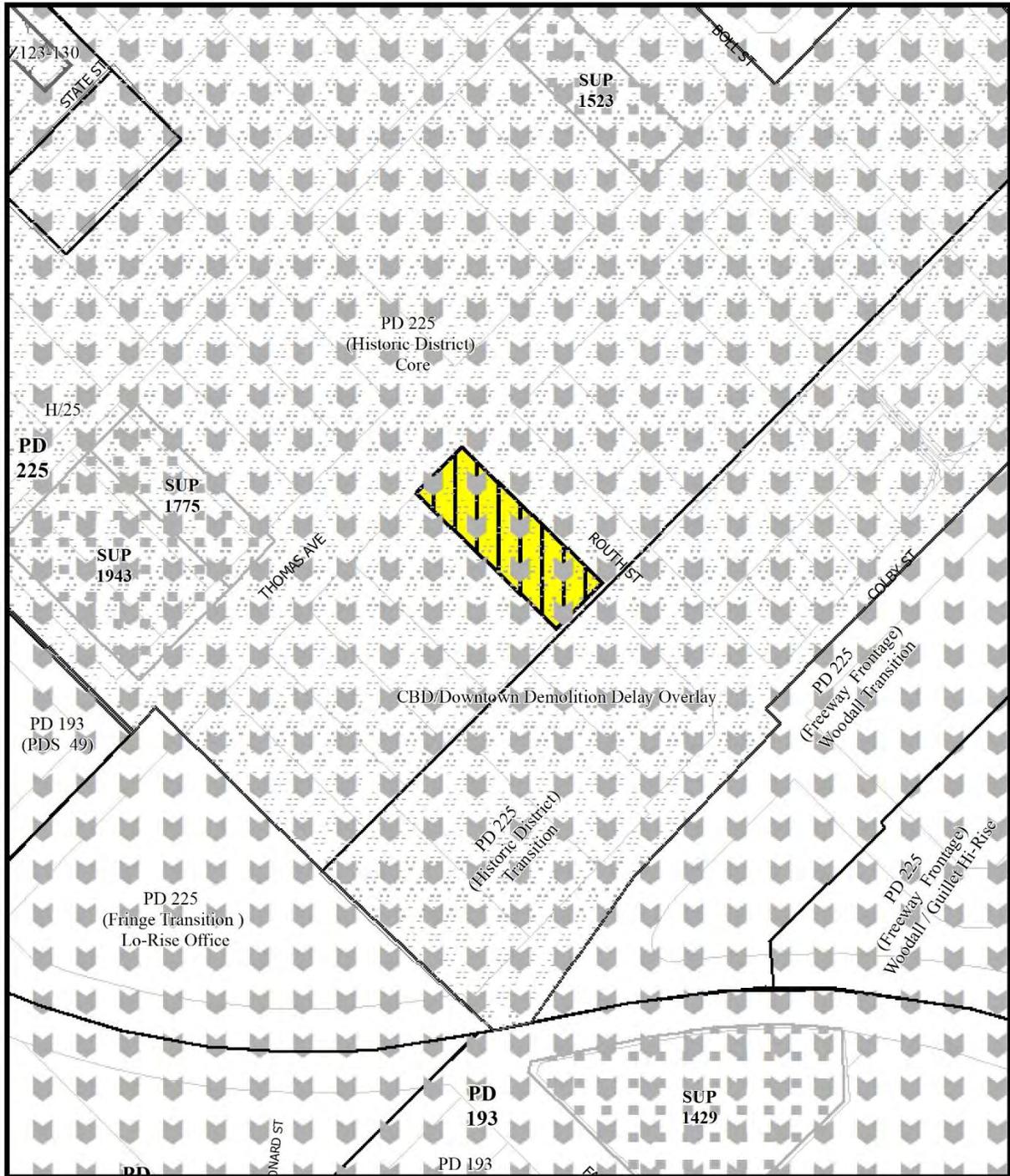
The Sustainable Development Department Senior Engineer has objections to the request and determined that the fence should be designed and constructed outside of the visibility triangle. An exception should not compromise visibility of pedestrians or moving objects on future sidewalk or adjacent street. (**Attachment A**).

The applicant has the burden of proof in establishing how granting this request to maintain portions of an six-foot-high solid wood fence in one of the two 20-foot visibility triangles at the intersection of the Routh Street and the driveway approach into the property does not constitute a traffic hazard.

Granting these requests with a condition imposed that the applicant complies with the submitted site plan and elevation would limit the items to be located and maintained in one of the two 20-foot visibility triangles at the driveway approach into the site from Routh Street, to what is shown on these documents – a portion of a six-foot-high solid wood fence.

## **Timeline:**

- November 7, 2020: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.
- January 6, 2021: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel A.
- January 8, 2021: The Board Administrator emailed the applicant’s representative the following information:
- a copy of the application materials including the Building Official’s report on the application;
  - an attachment that provided the public hearing date and panel that will consider the application; the January 26<sup>th</sup> deadline to submit additional evidence for staff to factor into their analysis; and the February 5<sup>th</sup> 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.”
- January 28, 2021: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the February public hearings. Review team members in attendance included: the Sustainable Development and Construction Assistant Director, the Board of Adjustment Chief Planner/Board Administrator, the Sustainable Development and Construction Chief Arborist, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Sustainable Development and Construction Project Engineer, the Sustainable Development and Construction Department Senior Planner, and the Assistant City Attorney to the Board.
- January 29, 2021: The Sustainable Development and Construction Senior Engineer submitted a review comment sheet marked “objects to the request” (**Attachment A**).

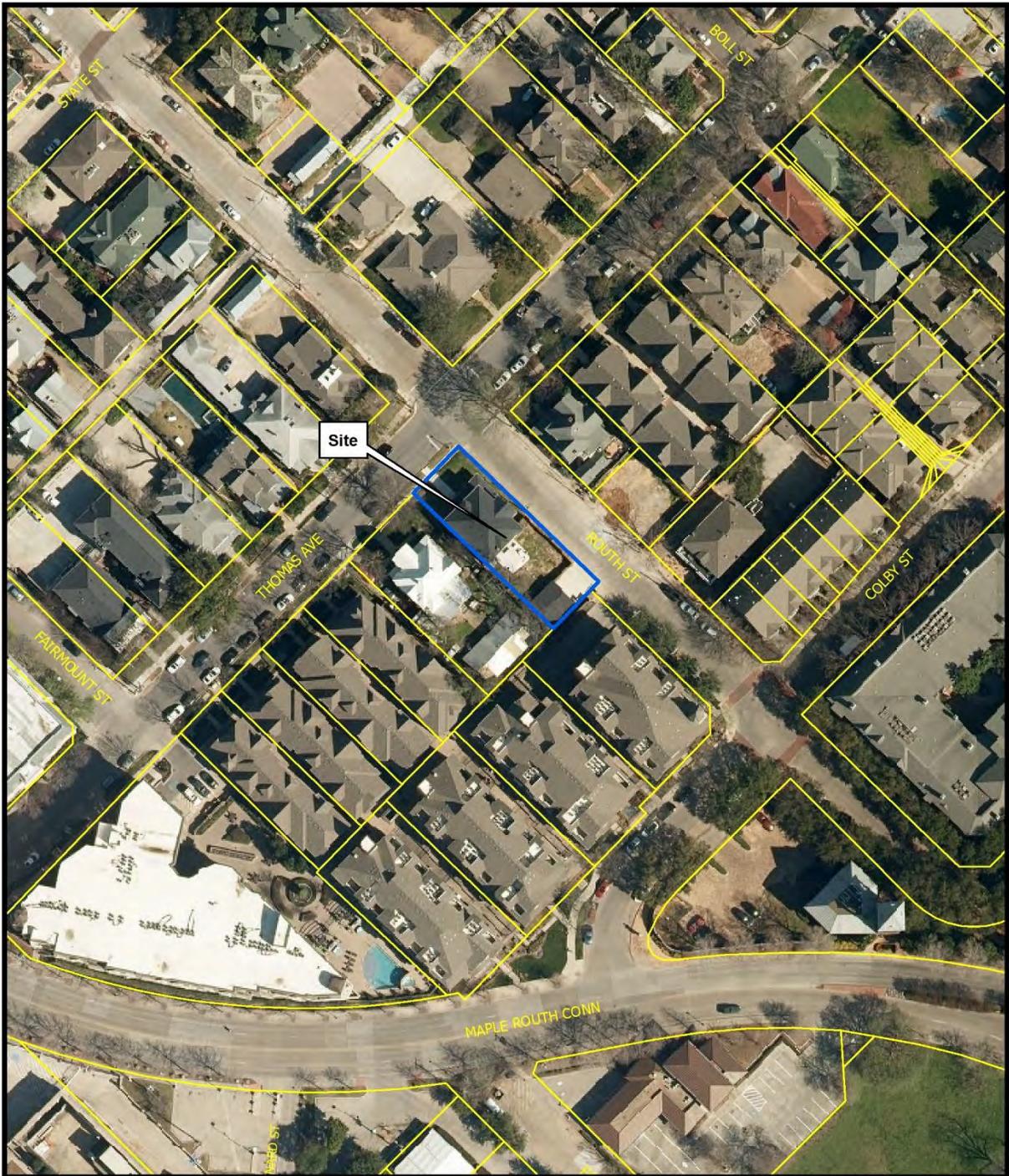


1:1,200

# ZONING MAP

Case no: BDA201-012

Date: 1/14/2021



1:1,200

# AERIAL MAP

Case no: BDA201-012

Date: 1/14/2021



City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 201-012

Date: 11-7-2020

Data Relative to Subject Property:

Location address: 2516 Thomas Ave Zoning District: PD-225 H-25 (Tract 2)

Lot No.: 6 Block No.: E/551 Acreage: .17<sup>th</sup> of .172 Census Tract: 17.03

Street Frontage (in Feet): 1) 50 2) 150 3) \_\_\_\_\_ 4) \_\_\_\_\_ 5) \_\_\_\_\_

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Scott Siers

Applicant: Scott Siers Telephone: (941) 730-1315

Mailing Address: 2516 Thomas Ave Zip Code: 75201

E-mail Address: ScottSiers@gmail.com

Represented by: Barbara Heile Telephone: (502) 419-4376

Mailing Address: 2516 Thomas Ave Zip Code: 75201

E-mail Address: barbheile@gmail.com

Affirm that an appeal has been made for a Variance \_\_, or Special Exception X, of the visibility triangle at driveway

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:

Fence is of similar material & placement as others in neighborhood. The new fence is in the exact location as the old fence, which had been in place for more than 40 years.

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.

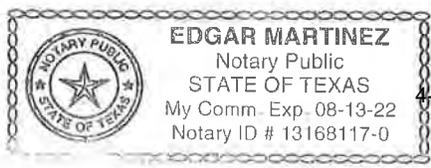
Affidavit

Before me the undersigned on this day personally appeared Scott Siers  
(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 17<sup>th</sup> day of November, 2020



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





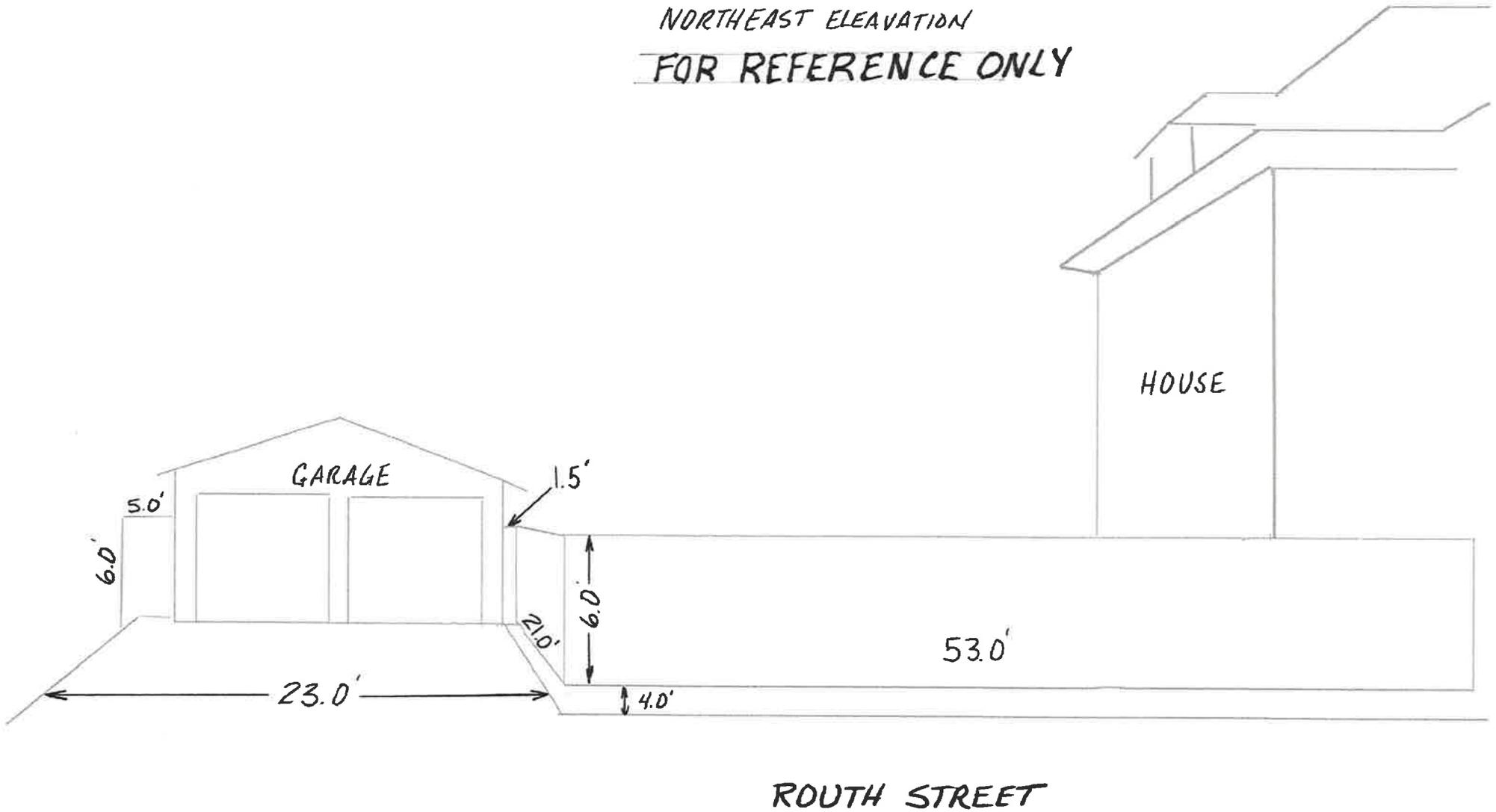


Reference only  
Not to Scale.

2516 THOMAS AVE.

NORTHEAST ELEVATION

FOR REFERENCE ONLY



REVIEW COMMENT SHEET  
BOARD OF ADJUSTMENT  
HEARING OF FEBRUARY 16, 2021 (A)

Has no objections

Has no objections if certain conditions  
are met (see comments below or attached)

Recommends denial  
(see comments below or attached)

No comments

BDA 201-011 (OA)

BDA 201-012 (JM)

BDA 201-013 (OA)

BDA 201-016 (OA)

BDA 201-022 (JM)

COMMENTS:

---

***Fence should be designed and constructed outside of the visibility triangle. An exception should not compromise visibility of pedestrians or moving objects on future sidewalk or adjacent street.***

---

***David Nevarez, PE, PTOE, DEV - Engineering***

Name/Title/Department

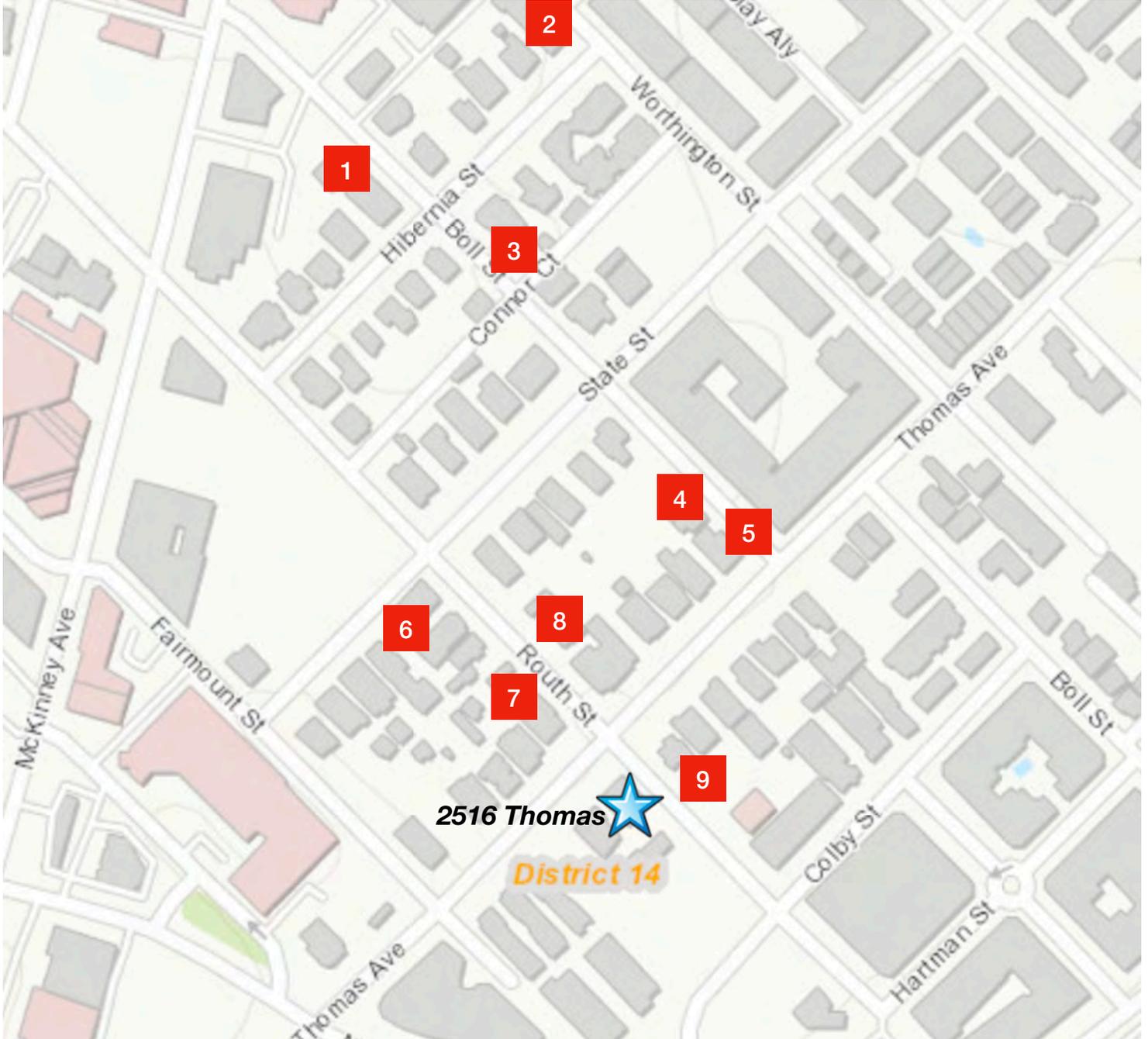
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***1/28/2021***

Date

Please respond to each case and provide comments that justify or elaborate on your response. Dockets distributed to the Board will indicate those who have attended the review team meeting and who have responded in writing with comments.

### State Thomas does not have Visibility Triangles across the district



**1) 2511 Boll. ( No Visibility Triangle )**



**2) 2501 Worthington ( No Visibility Triangle )**



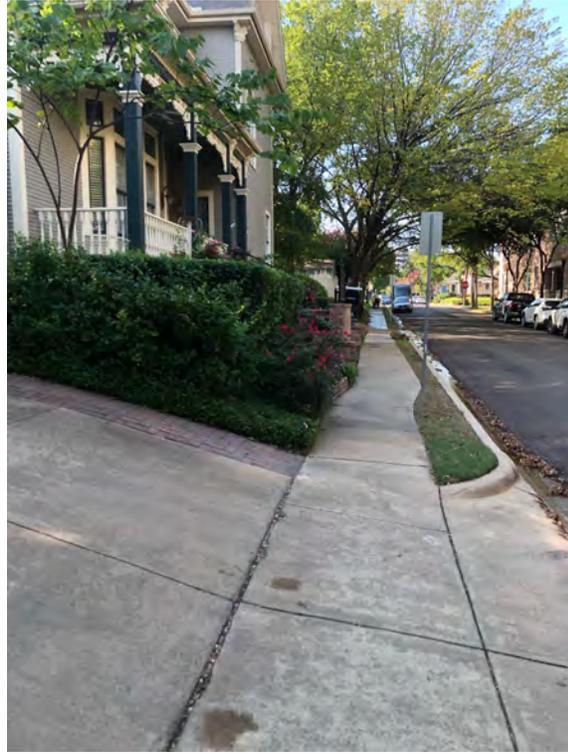
**3) 2410 Boll ( No Visibility Triangle )**



**4) 2309 Boll ( No Visibility Triangle )**



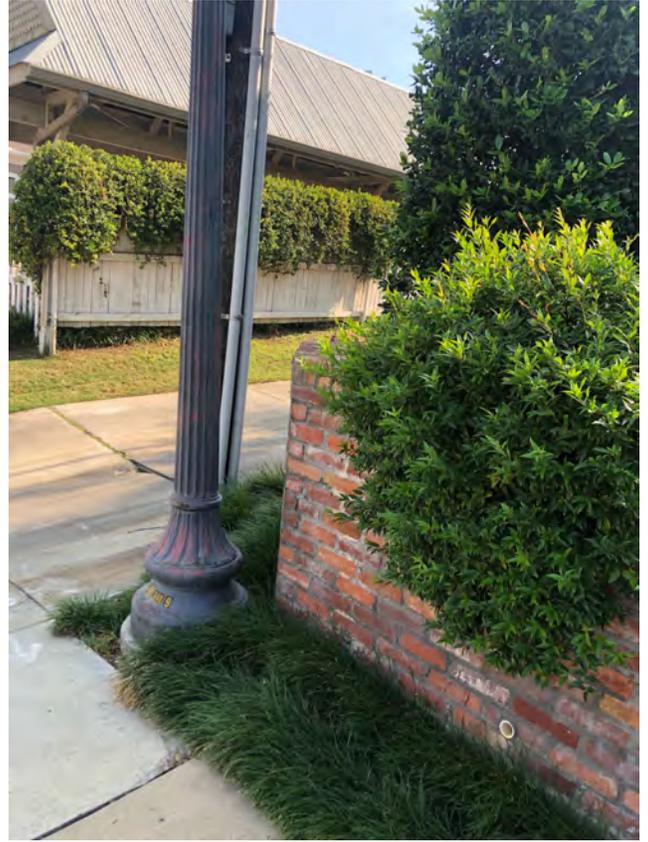
**5) 2625 Thomas ( No Visibility Triangle )**



**6) 2512 State ( No Visibility Triangle )**



**7) 2315 Routh ( No Visibility Triangle )**

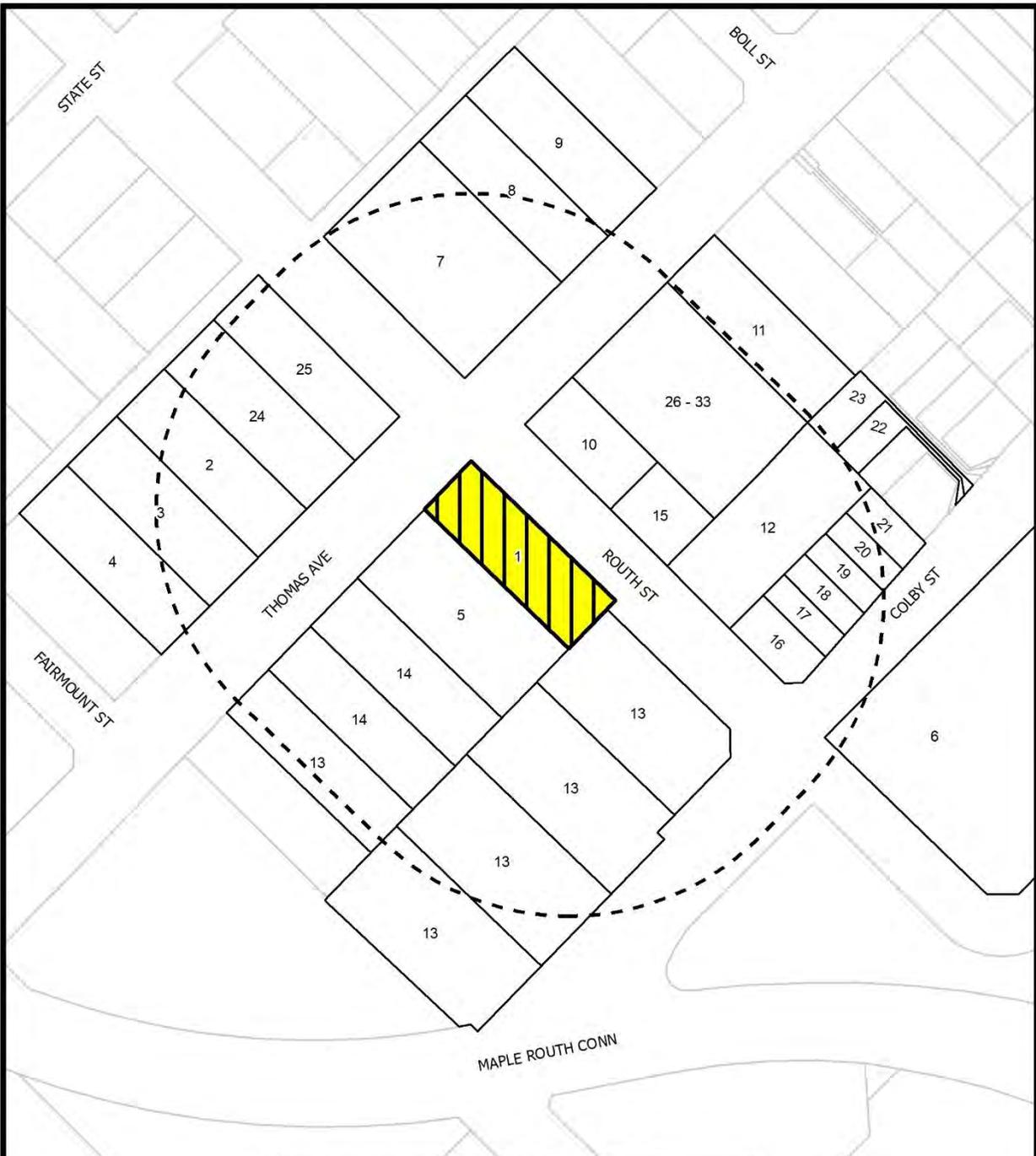


**8) 2312 Routh ( No Visibility Triangle )**



**9) 2600 Thomas ( No Visibility Triangle )**





The number '0' indicates City of Dallas Ownership



1:1,200

# NOTIFICATION

**200'**

AREA OF NOTIFICATION

**33**

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BDA201-012**

Date: **1/14/2021**

01/13/2021

## ***Notification List of Property Owners***

### ***BDA201-012***

#### ***33 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	2516 THOMAS ST	SIERS SCOTT ANDREW
2	2515 THOMAS AVE	Taxpayer at
3	2509 THOMAS AVE	YLAWS LLC
4	2505 THOMAS AVE	5701 MAIN ST LLC
5	2512 THOMAS AVE	HEARST JUDITH SMITH
6	2121 ROUTH ST	POST APARTMENT HOMES LP
7	2605 THOMAS AVE	DOOFER LLC
8	2609 THOMAS AVE	2609 THOMAS LLC
9	2613 THOMAS AVE	BOBUM III LLC
10	2600 THOMAS AVE	LAWSON YOLANDA R
11	2612 THOMAS AVE	HEWITT CHRISTOPHER M & SARA S
12	2208 ROUTH ST	TENNARK LLC
13	2521 COLBY ST	STATE THOMAS APARTMENTS &
14	2508 THOMAS AVE	STATE THOMAS APARTMENTS
15	2214 ROUTH ST	RESI PROPERTY INTERESTS LLC
16	2601 COLBY ST	RAMONA HOLDINGS LP
17	2603 COLBY ST	GALLERANO LISA STALER
18	2605 COLBY ST	WILLIAMSON DIANE MARIE
19	2607 COLBY ST	JEANS STEPHEN D
20	2609 COLBY ST	COHN CRAIG
21	2611 COLBY ST	SARWIN PETER
22	2615 COLBY ST	WHITE SARAH POLLAN
23	2615 COLBY ST	THAMMASITHIBOON NITAYA &
24	2517 THOMAS AVE	Taxpayer at
25	2519 THOMAS AVE	Taxpayer at
26	2604 THOMAS AVE	HEDDESHEIMER CHRISTINA

01/13/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2604 THOMAS AVE	FETSKO URSULA PAIGE
28	2608 THOMAS AVE	CARELLE JANICE LIVING TRUST
29	2608 THOMAS AVE	VIERE JANE MARION
30	2608 THOMAS AVE	LAMONTE KIRK & JENNIFER
31	2608 THOMAS AVE	KOLBE FAMILY HOLDINGS LLC
32	2608 THOMAS AVE	MCGAHEY GREGORY B & KRISTIN M
33	2608 THOMAS AVE	YAZBECK PAUL J

**FILE NUMBER:** BDA201-022(JM)

**BUILDING OFFICIAL'S REPORT:** Application of Judd Mullinix for a special exception to the parking regulations at 6255 W. Northwest Hwy. This property is more fully described as Block 5463 and is zoned Subarea B within Planned Development District No. 15, which requires parking to be provided. The applicant proposes to construct a multi-family residential structure for a multifamily use, and provide 286 of the required 353 parking spaces, which will require a 67-space special exception (19 percent reduction) to the parking regulation.

**LOCATION:** 6255 W. Northwest Hwy.

**APPLICANT:** Judd Mullinix

**REQUEST:**

A request for a special exception to the off-street parking regulations of 67 spaces is made to construct and maintain a multifamily use and to provide 268 of the 335 required off-street parking spaces.

**STANDARD FOR A SPECIAL EXCEPTION TO THE OFF-STREET PARKING REGULATIONS:**

Section 51A-4.311 of the Dallas Development Code states the following:

- 1) The Board of Adjustment may grant a special exception to authorize a reduction in the number of off-street parking spaces required under this article *if the board finds*, after a public hearing, that *the parking demand generated by the use does not warrant the number of off-street parking spaces required, and the special exception would not create a traffic hazard or increase traffic congestion on adjacent and nearby streets.* The maximum reduction authorized by this section is 25 percent or one space, whichever is greater, minus the number of parking spaces currently not provided due to delta credits, as defined in Section 51A-4.704(b)(A). For the commercial amusement (inside) use and the industrial (inside) use, the maximum reduction authorized by this section is 75 percent or one space, whichever is greater, minus the number of parking spaces currently not provided due to delta credits, as defined in Section 51A-4.704(b)(4)(A). For office use, the maximum reduction authorized by this section is 35 percent or one space, whichever is greater, minus the number of parking spaces currently not provided due to delta credits, as defined in Section 51A-

4.704(b)(4)(A). Applicants may seek a special exception to the parking requirements under this section and an administrative parking reduction under Section 51A-4.313. The greater reduction will apply, but the reduction may not be combined.

- 2) In determining whether to grant a special exception, the board shall consider the following factors:
  - (A) The extent to which the parking spaces provided will be remote, shared, or packed parking.
  - (B) The parking demand and trip generation characteristics of all uses for which the special exception is requested.
  - (C) Whether or not the subject property or any property in the general area is part of a modified delta overlay district.
  - (D) The current and probable future capacities of adjacent and nearby streets based on the city's thoroughfare plan.
  - (E) The availability of public transit and the likelihood of its use.
  - (F) The feasibility of parking mitigation measures and the likelihood of their effectiveness.
- 3) In granting a special exception, the board shall specify the uses to which the special exception applies. A special exception granted by the board for a particular use automatically and immediately terminates if and when that use is changed or discontinued.
- 4) In granting a special exception, the board may:
  - (A) Establish a termination date for the special exception or; otherwise provide for the reassessment of conditions after a specified period of time;
  - (B) Impose restrictions on access to or from the subject property; or
  - (C) Impose any other reasonable conditions that would have the effect of improving traffic safety or lessening congestion on the streets.
- 5) The board shall not grant a special exception to reduce the number of off-street parking spaces required in an ordinance granting or amending a specific use permit.
- 6) The board shall not grant a special exception to reduce the number of off-street parking spaces expressly required in the text or development plan of an ordinance establishing or amending regulations governing a specific planned development district. This prohibition does not apply when:

- (A) the ordinance does not expressly specify a minimum number of spaces, but instead simply makes references to the existing off-street parking regulations in Chapter 51; or
- (B) the regulations governing that specific district expressly authorize the board to grant the special exception.

**STAFF RECOMMENDATION:**

Approval.

Rationale:

- The Sustainable Development and Construction Department Senior Engineer reviewed the provided parking study and has no objections to the request.

**BACKGROUND INFORMATION:**

**Zoning:**

Site: Subarea B within PD No. 15  
North: MF-1(A) Multifamily District  
East: Subarea B within PD No. 15  
South: City of University Park  
West: Subarea A within PD No. 15

**Land Use:**

The subject site is undeveloped. The areas to the north, east, and west are developed with multifamily uses. The property across W. Northwest Hwy. is a church.

**Zoning/BDA History:**

There have not been any related board or zoning cases in the immediate vicinity within the last five years.

**GENERAL FACTS/STAFF ANALYSIS:**

A request for a special exception to the off-street parking regulations of 67 spaces is made to construct and maintain a multifamily use and to provide 286 of the 353 required off-street parking spaces.

PD No. 15 references Chapter 51A. Accordingly, per SEC 51A-4.209(b)(5), a multifamily use is defined as three or more dwelling units located on a lot. The off-street parking requirement is one space per bedroom with a minimum of one space per dwelling unit.

Additional guest parking is required the available parking is reserved. According to the information provided in review of the request, the multifamily development will consist of approximately 93 one-bedroom, 97 two-bedroom, and 22 three-bedroom units. A total of 338 off-street parking spaces are required. A revised building official's report submitted on February 8, 2021 indicates the parking to be provided is 286 spaces, which will require a 19 percent reduction in parking for the difference of 67 spaces (**Attachment D**).

The applicant provided two parking studies to support the request (**Attachments A and B**).

The Sustainable Development and Construction Department Senior Engineer has no objections to the request (**Attachment C**).

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

- The parking demand generated by the proposed multifamily structure does not warrant the number of off-street parking spaces required: and
- The special exception of 67 spaces (or a 20 percent reduction of the required off-street parking) would not create a traffic hazard or increase traffic congestion on adjacent and nearby streets.

If the board were to grant this request a condition may be imposed that the special exception of 67 spaces shall automatically and immediately terminate if and when the multifamily use is changed or discontinued.

**Timeline:**

December 23, 2020: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

January 6, 2021: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel A.

January 8, 2021: The Board Administrator emailed the applicant's representative the following information:

- a copy of the application materials including the Building Official's report on the application;
- an attachment that provided the public hearing date and panel that will consider the application; the January 26<sup>th</sup> deadline to submit additional evidence for staff to factor into their analysis;

and the February 5<sup>th</sup> 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."

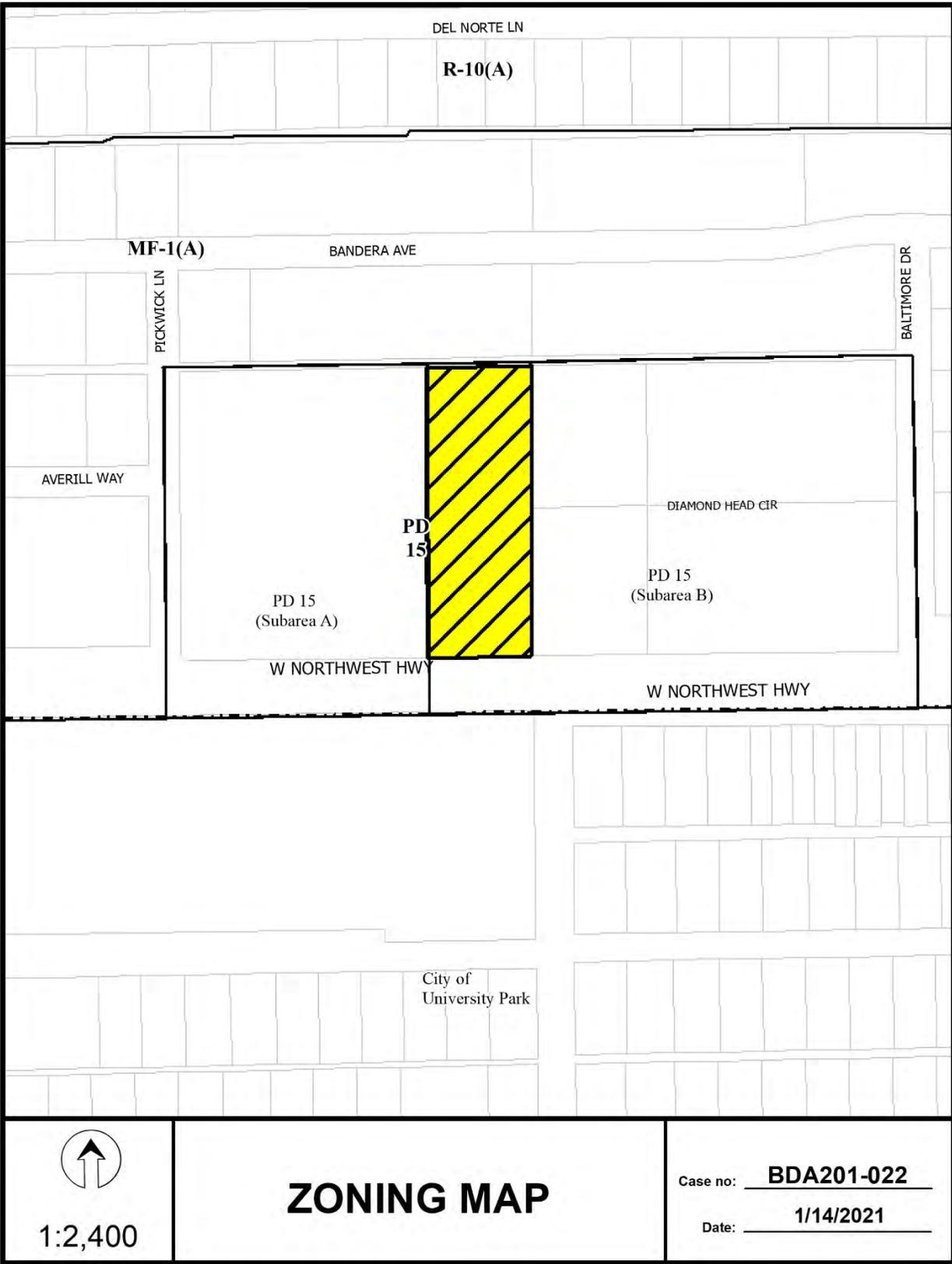
January 25, 2021: The applicant submitted additional information to staff beyond what was submitted with the original application (**Attachment A**)

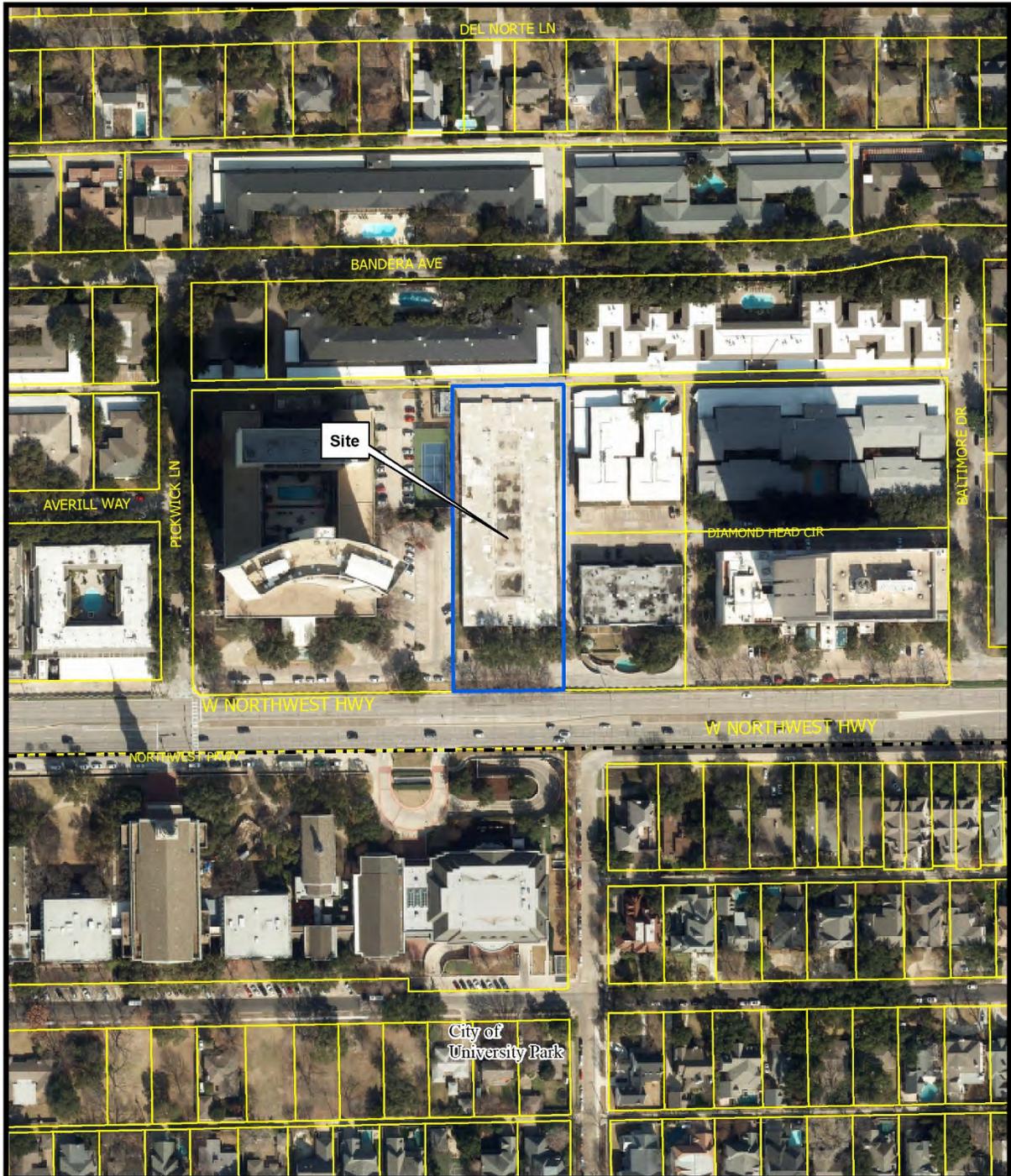
January 28, 2021: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the February public hearings. Review team members in attendance included: the Sustainable Development and Construction Assistant Director, the Board of Adjustment Chief Planner/Board Administrator, the Sustainable Development and Construction Chief Arborist, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Sustainable Development and Construction Project Engineer, the Sustainable Development and Construction Department Senior Planner, and the Assistant City Attorney to the Board.

January 26, 2021: The applicant submitted additional information to staff beyond what was submitted with the original application (**Attachment B**)

January 29, 2021: The Sustainable Development and Construction Senior Engineer submitted a review comment sheet marked "no objection" (**Attachment C**).

February 8, 2021: A revised building official's report clarified the request to be a 19 percent reduction (**Attachment D**).





1:2,400

# AERIAL MAP

Case no: BDA201-022

Date: 1/14/2021



City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 201-022

Data Relative to Subject Property:

Date: ~~12-18-2020~~ 12-23-2020

Location address: 6255 W NORTHWEST HWY, DALLAS, TX 75225 Zoning District: PD-15 (SUBAREA B)

Lot No.: - Block No.: 5463 Acreage: 1.8613 Census Tract: 77.00

Street Frontage (in Feet): 1) 174 2)          3)          4)          5)         

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Preston Place Condo Assoc. Inc. from Raymond F. Ratcliff Investments, Inc.

Applicant: JUDD MULLINIX Telephone: 972-731-3817

Mailing Address: 13455 NOEL RD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TX Zip Code: 75201

E-mail Address: Judd.Mullinix@kimley-horn.com

Represented by: Same as Applicant Telephone:         

Mailing Address:          Zip Code:         

E-mail Address:         

Affirm that an appeal has been made for a Variance     , or Special Exception , of          20% of the required 335 parking spaces (67 Total Spaces).

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 number of units with two or more bedrooms requires significantly more parking than required for this type of development, as evidenced by the provided parking analysis.

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.

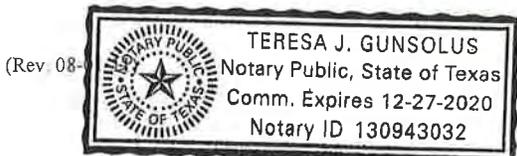
Affidavit

Before me the undersigned on this day personally appeared JUDD MULLINIX (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 22nd day of December, 2020



Teresa J. Gunsolus  
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**

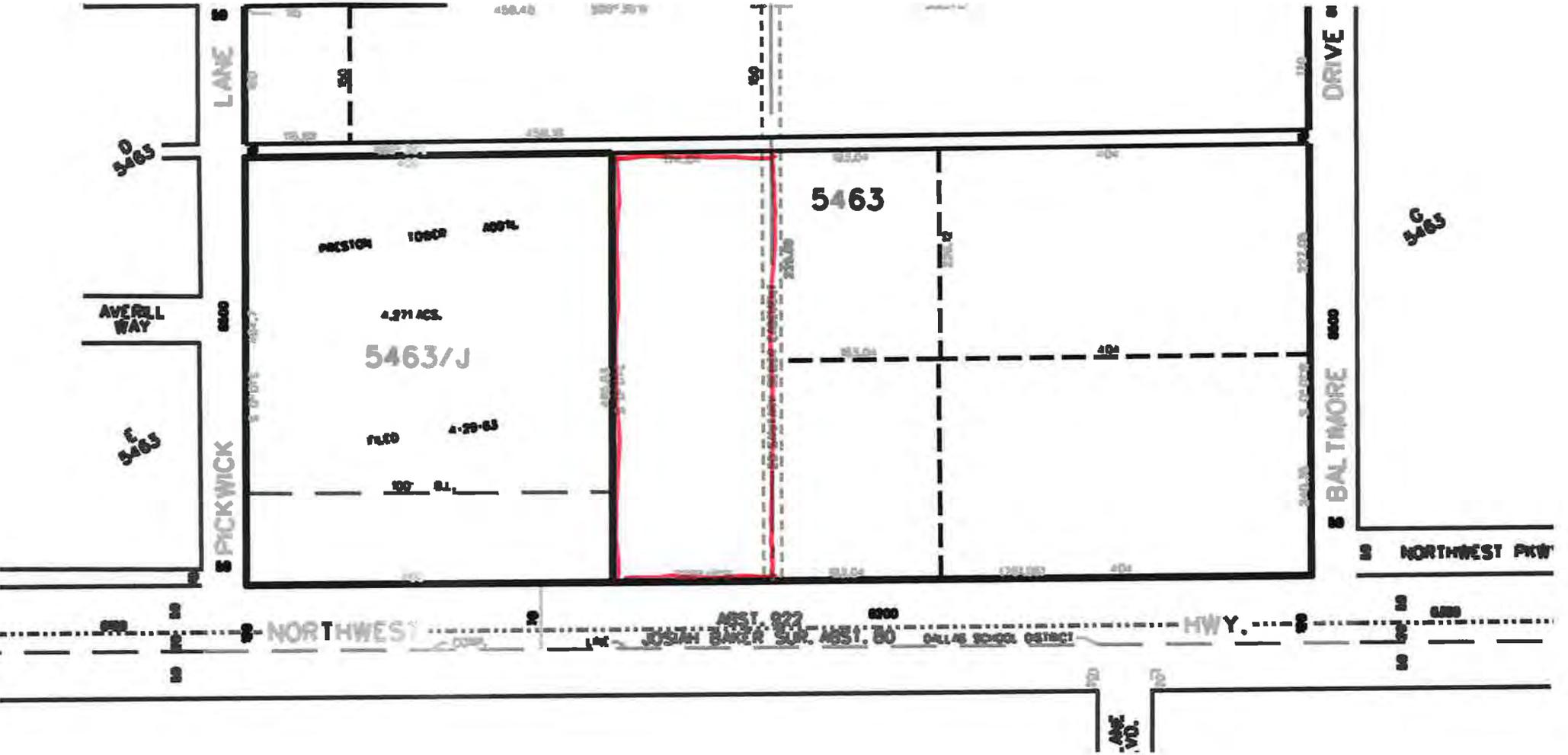
I hereby certify that Judd Mullinix

did submit a request for a special exception to the parking regulations  
at 6255 W Northwest Hwy

BDA201-022. Application of Judd Mullinix for a special exception to the parking regulation: at 6255 W. Northwest Hwy. This property is more fully described as Block 5463, and is zoned PD-15 (subarea B), which requires parking to be provided. The applicant proposes to construct a multi-family residential structure for a multi-family use, and provide 268 of the required 335 parking spaces, which will require a 67 space special exception (20% reduction) to the parking regulation.

Sincerely,

  
David Session, Building Official





Printed: 1/6/2021

### Legend

- |                      |                                |                       |                            |
|----------------------|--------------------------------|-----------------------|----------------------------|
| City Limits          | railroad                       | Dry Overlay           | CD Subdistricts            |
| School               | Certified Parcels              | D                     | PD Subdistricts            |
| Floodplain           | Base Zoning                    | D-1                   | PDS Subdistricts           |
| 100 Year Flood Zone  | PD193 Oak Lawn                 | CP                    | NSO Subdistricts           |
| Mill's Creek         | Dallas Environmental Corridors | SP                    | NSO_Overlay                |
| Peak's Branch        | SPSP Overlay                   | MD Overlay            | Escarpment Overlay         |
| X Protected by Levee | Deed Restrictions              | Historic Subdistricts | Parking Management Overlay |
| Parks                | SUP                            | Historic Overlay      | 5-11 Stop Front Overlay    |
|                      |                                | Height Map Overlay    |                            |

This data is to be used for graphical representation only. The accuracy is not to be taken/used as data produced by a Registered Professional Land Surveyor (RPLS) for the State of Texas. This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.' (Texas Government Code § 2051.102)



UTILITY EASEMENT TO  
D.P. & L. CO. AND S.W.B.T. CO.  
VOL. 78115, PG. 2048, D.R.D.C.T.

15' ALLEY (VOLUME 34, PAGE 193, M.R.D.C.T.)

N 89°38'00" E 174.05'

PROPERTY LINE

BUILDING OVERHANG  
(TYP.)

AREA OF IMPROVEMENTS  
FOR SPECIAL EXCEPTION  
REQUEST

GARAGE PARKING SUMMARY	
LEVEL	# SPACES
B1	100
1	71
P2	79
3	85
TOTAL	335

ADD'L SURFACE PARKING\*  
4

\*SURFACE PARKING DOES  
NOT COUNT TOWARD  
REQUIRED PARKING

BLOCK J/5463  
PRESTON TOWER CONDOMINIUMS  
(VOLUME 79005, PAGE 1066, C.R.D.C.T.)

BUILDING OVERHANG  
(TYP.)

24' INGRESS & EGRESS EASEMENT  
VOL. 970, PG. 760, D.R.D.C.T.

PROP (4) SURFACE PARKING STALLS

PROP. ACCESS  
EASEMENT

S 89°46'00" W 174.05'

N 89°46'00" E 183.04'

W NORTHWEST HWY

TRANSFORMERS  
EM. GENERATOR

20' BUILDING SETBACK

TRASH

LOADING

PROP. ACCESS  
EASEMENT

CITY BLOCK 5463  
DIPLOMAT CONDOMINIUM  
(VOLUME 73251, PAGE 2052, D.R.D.C.T.)

20' SANITARY SEWER EASEMENT  
CITY OF DALLAS  
VOL. 3244, PG. 31, D.R.D.C.T.

124.3'

81,077 SQUARE FEET  
1.8613 ACRES  
CITY BLOCK 5463  
PRESTON PLACE CONDOMINIUM  
(VOLUME 79084, PAGE 2410, C.R.D.C.T.)  
6255 W. NORTHWEST HIGHWAY

26.0'

PROPOSED 4-STORY PARKING GARAGE  
ONE STORY BELOW GRADE  
3 STORIES ABOVE GRADE

TULANE BOULEVARD

60' PUBLIC UTILITY EASEMENT  
VOL. 5502, PG. 656, D.R.D.C.T.  
S 89°46'05" W 183.04'

DIAMOND HEAD CIRCLE

20' ELECTRIC EASEMENT  
D.P. & L. CO.  
VOL. 390, PG. 1, D.R.D.C.T.

CITY BLOCK 5463  
ROYAL ORLEANS CONDOMINIUM  
(VOLUME 73245, PAGE 921, D.R.D.C.T.)  
(VOLUME 75098, PAGE 328, C.R.D.C.T.)

40' 70' BUILDING SETBACK

70' 90' BUILDING SETBACK

20.0'

26.0'

SITE PLAN  
PRESTON HOLLOW  
MULTIFAMILY  
6255 W NORTHWEST HWY  
DALLAS, TX 75225  
12/18/2020



0 20 40  
GRAPHIC SCALE IN FEET  
SCALE: 1" = 40'

Kimley»Horn

13455 Nwmi Road, Two Galena Office Tower  
Suite 700, Dallas, TX 75240  
Ph: (972) 770-1300  
State of Texas Registration No. F-928

NOTE: THIS SITE PLAN IS CONCEPTUAL IN NATURE AND IS NOT  
INTENDED TO BE USED FOR CONSTRUCTION PURPOSES  
5-12

## MEMO

**To:** Christopher Nash (The Hanover Company)      **Date:** December 16, 2020

**From:** Troy Jamail      **Pages:** 09

**CC:**

**RE:** The Hanover Company Preston Hollow Residential Development – Parking Ratio

Introduction

At the request of The Hanover Company, HWA Parking performed an on-site parking utilization study of multifamily high-rise residential developments within Houston, Texas. The intent of this study was to collect and assess actual parking usage data of relevant residential developments and analyze the data to determine actual parking ratios for multifamily residential planning of the Preston Hollow proposed development.

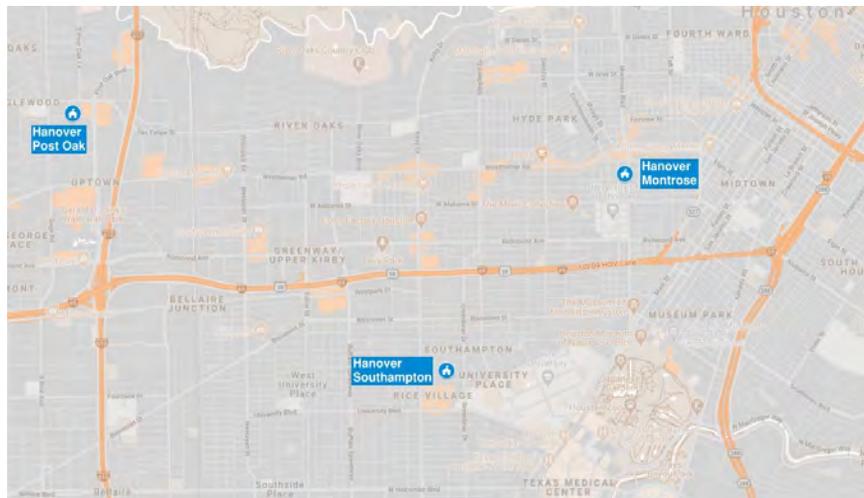
The following summary and analysis are based on site observations during nighttime data collection periods conducted on Tuesday, June 12, 2018 (collection day 1), and Wednesday, June 13, 2018 (collection day 2). On-site data collection was conducted each hour between 8:00 PM and 2:00 AM.

Study Area

The study sites were selected, with stakeholder input, as similar development type and CBD proximity as the proposed Preston Hollow development. The three (3) study sites are residential multifamily high-rise towers with residential units stacked over structured parking. The residential development study sites are located in Houston's Midtown, Texas Medical Center, and Uptown areas.

The study site locations, as shown in image to the right, included the following multifamily high-rise residential developments.

- Hanover Post Oak
- Hanover Southampton
- Hanover Montrose

Conclusions

The City of Dallas Development Code Parking Regulations requires a parking ratio for multifamily development of 1 parking space per bedroom. Our parking study, with similar multifamily developments to the Hanover proposed Preston Hollow development, concludes a .76/bed parking ratio. It's our expert option that a .76/bed ratio is recommended as a parking planning ratio for the proposed Hanover Preston Hollow multifamily residential development.

### Definition of Terms

Throughout this document, certain terminology specific to parking and parking analysis is used. The following definitions are provided to help clarify their meaning to a broad audience who may be more or less familiar with parking concepts.

*Physical Parking Supply (PPS)* - The total number of parking spaces within the defined study area.

*User Group* - The amount of parking spaces supplied to or required by specific classifications of parking patrons. Examples include faculty, staff, commuter and resident students and visitors. Each of these populations may be classified as a user group.

*Parking Demand* - The number of parking spaces required to satisfy user parking needs on any given day. This is estimated by comparing the number of vehicles parked in the study area, the building destination of the user group and number of users in the study area.

*Utilization* - The number of parking spaces occupied by vehicles. This information is gathered by performing parked vehicle counts in each parking facility located within the study area.

*Demand Factor* - The ratio of the number of vehicles observed to occupy parking spaces compared to a reference population statistic. For example, if there are 1,000 employees and an observed peak occupancy of 400 vehicles in the employee lot, the Demand Ratio is 0.40 (400/1000) per employee.

**Study Findings**

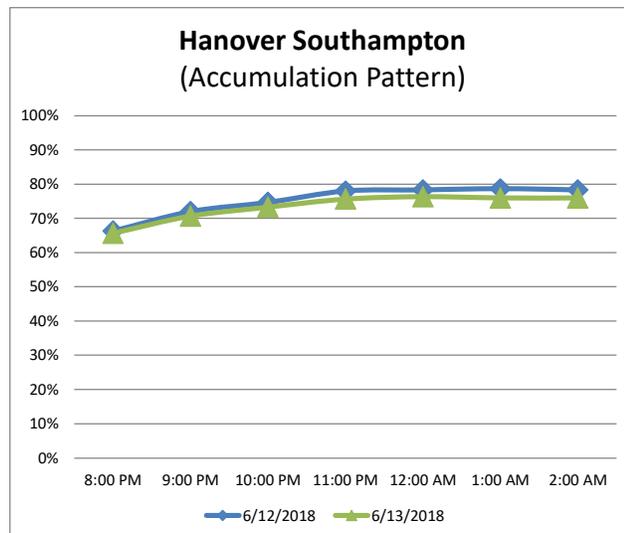
HWA Parking observed and collected data each hour throughout the survey time (8:00 PM to 2:00 AM) for each site. The tables below represent the demand data collected for each site.

Location		<b>Hanover Southampton</b>						
Main / Sub Land Use		Multi-Family Residential (Apartment)						
No. of Units		206						
Unit Occupancy Rate		99%						
Occupancy Rate Unit Adjustment		204						
Avg. SF/Unit		1,432 SF						
Total Residential SF		294,992 SF						
Resi Parking Spaces/Unit Ratio		1.46						
No. of Beds		327						
Resi Parking Spaces/Bed Ratio		0.92						
Residential Parking		300 (secured, behind gate)						
Public Parking		0						
Total Parking Supply		300						
Occupancy Rate Resi Parking Adj.		297						
Parking Type		Secured Residential						

Time		8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM	1:00 AM	2:00 AM
<b>6/12/2018</b>	Hourly Demand	199	216	224	234	235	236	235
<b>6/13/2018</b>	Hourly Demand	197	212	220	227	229	228	228

Hourly Average	198	214	222	231	232	232	232
Hourly Occupancy	66%	71%	74%	77%	77%	77%	77%

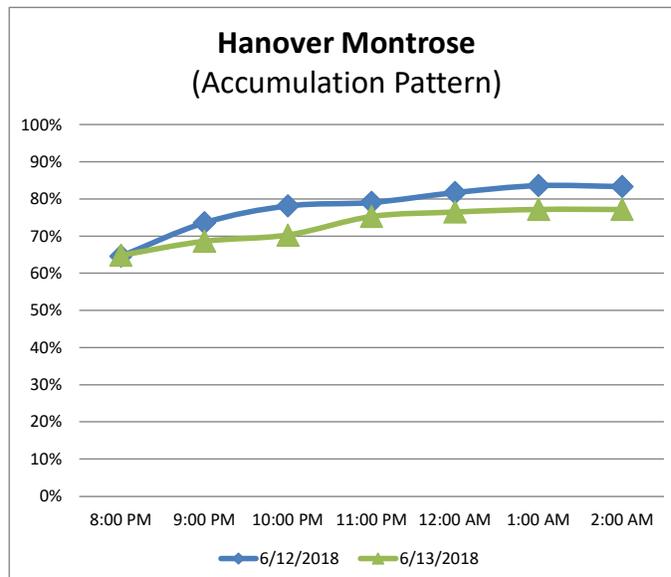
Hourly Peak Demand	199	216	224	234	235	236	235
Resi Hrly Occupancy (Adjusted)	67%	72%	75%	78%	78%	78%	78%
Hourly Resi Parking Ratio/Bed	0.61	0.66	0.69	0.72	0.72	0.72	0.72
Hourly Resi Parking Ratio/Unit	0.98	1.06	1.10	1.15	1.15	1.16	1.15



Location		Hanover Montrose
Main / Sub Land Use		Multi-Family Residential (Apartment)
No. of Units		327
Unit Occupancy Rate		95.0%
Occupancy Rate Unit Adjustment		311
Avg. SF/Unit		994 SF
Total Residential SF		325,038 SF
Resi Parking Spaces/Unit Ratio		1.29
No. of Beds		459
Resi Parking Spaces/Bed Ratio		0.92
Residential Parking		421 (secured, behind gate)
Public Parking		0
Total Parking Supply		421
Occupancy Rate Resi Parking Adj.		400
Parking Type		Secured Residential

Time		8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM	1:00 AM	2:00 AM
<b>6/12/2018</b>	Hourly Demand	272	310	329	333	344	352	351
<b>6/13/2018</b>	Hourly Demand	273	289	296	317	322	325	325

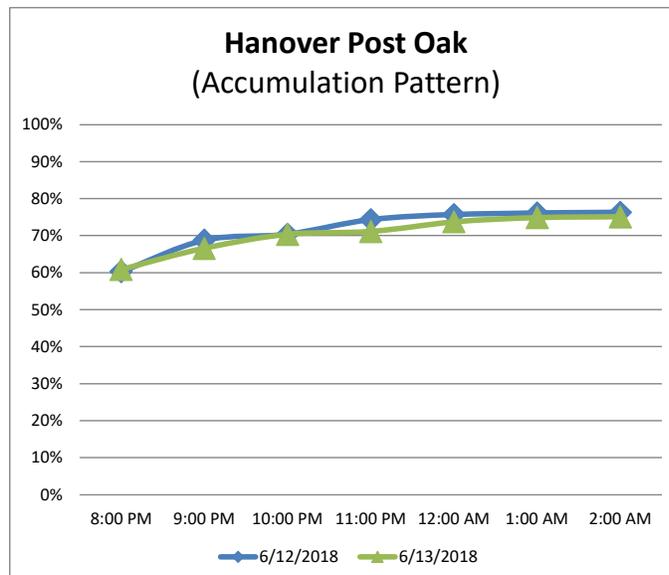
Hourly Average	273	300	313	325	333	339	338
Hourly Occupancy	65%	71%	74%	77%	79%	80%	80%
Hourly Peak Demand	273	310	329	333	344	352	351
Resi Hrly Occupancy (Adjusted)	68%	75%	78%	81%	83%	85%	85%
Hourly Resi Parking Ratio/Bed	0.59	0.68	0.72	0.73	0.75	0.77	0.76
Hourly Resi Parking Ratio/Unit	0.88	1.00	1.06	1.07	1.11	1.13	1.13



Location		Hanover Post Oak
Main / Sub Land Use		Multi-Family Residential (Apartment)
No. of Units		355
Unit Occupancy Rate		95.0%
Occupancy Rate Unit Adjustment		337
Avg. SF/Unit		1,060 SF
Total Residential SF		376,300 SF
Resi Parking Spaces/Unit Ratio		1.43
No. of Beds		488
Resi Parking Spaces/Bed Ratio		1.04
Residential Parking		506 (secured, behind gate)
Public Parking		0
Total Parking Supply		506
Occupancy Rate Resi Parking Adj.		481
Parking Type		Secured Residential

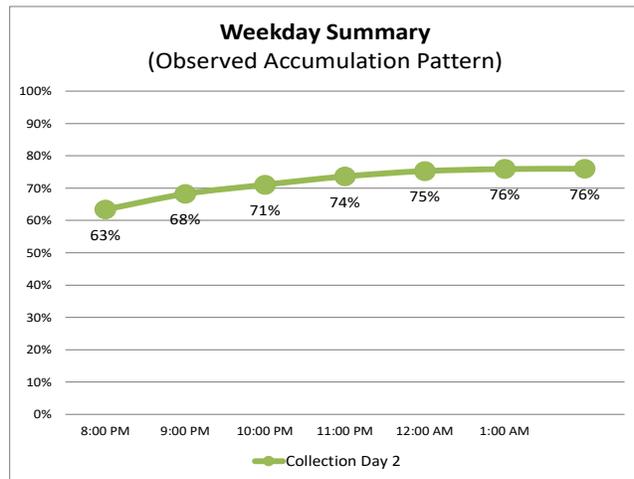
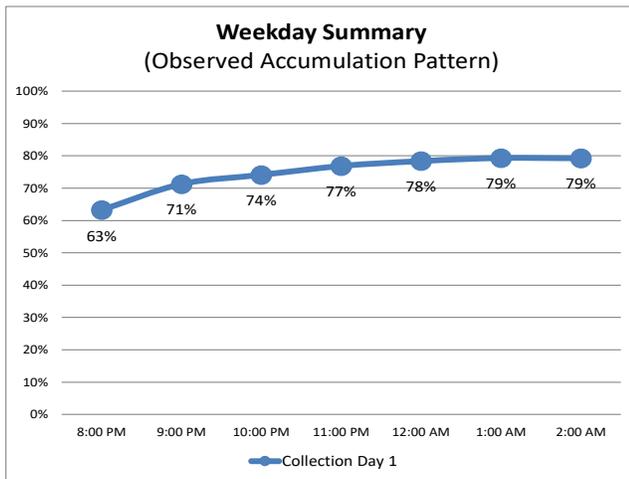
Time		8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM	1:00 AM	2:00 AM
<b>6/12/2018</b>	Hourly Demand	305	348	356	376	383	385	386
<b>6/13/2018</b>	Hourly Demand	308	337	356	360	373	379	380

Hourly Average	307	343	356	368	378	382	383
Hourly Occupancy	61%	68%	70%	73%	75%	75%	76%
Hourly Peak Demand	308	348	356	376	383	385	386
Resi Hrly Occupancy (Adjusted)	64%	71%	74%	77%	79%	79%	80%
Hourly Resi Parking Ratio/Bed	0.63	0.71	0.73	0.77	0.78	0.79	0.79
Hourly Resi Parking Ratio/Unit	0.91	1.03	1.06	1.11	1.14	1.14	1.14



Combining the onsite data collected from the three sites, parking demand peaked at 973 cars parked at 1:00 AM on collection day 1. As shown in the table and charts below, the combined onsite physical parking supply is 1,227 spaces, to provide an observed peak parking utilization of 79% of the total available parking.

		WEEKDAY SUMMARY (3 Properties)						
Location		Houston, Texas						
Main / Sub Land Use		Multi-Family Residential High-Rise (Apartment)						
No. of Units		888						
Unit Occupancy Rate		96.3%						
Occupancy Rate Unit Adjustment		855						
Avg. SF/Unit		1,122 SF						
Total Residential SF		996,330 SF						
Resi Parking Spaces/Unit Ratio		1.38						
No. of Beds		1,274						
Resi Parking Spaces/Bed Ratio		0.96						
Total Parking Supply		1,227						
Occupancy Rate Resi Parking Adj.		1,182						
Parking Type		Secured Residential						
Time		8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM	1:00 AM	2:00 AM
<b>Collection Day 1</b>	Hourly Demand	776	874	909	943	962	973	972
<b>Collection Day 2</b>	Hourly Demand	778	838	872	904	924	932	933
	Hourly Average	777	856	891	924	943	953	953
	Hourly Occupancy	63%	70%	73%	75%	77%	78%	78%
	Hourly Peak Demand	778	874	909	943	962	973	972
	Resi Hrly Occupancy (Adjusted)	66%	72%	75%	78%	80%	81%	81%
	Hourly Resi Parking Ratio/Bed	0.61	0.69	0.71	0.74	0.76	0.76	0.76
	Hourly Resi Parking Ratio/Unit	0.91	1.02	1.06	1.10	1.12	1.14	1.14



Parking Ratio

The study sites averaged an occupancy rate of 96.3% at the time of the data collection. Adjusting the data to reflect a 100% occupancy, the table below represents adjusted parking demand figures for a 100% occupied development. The adjusted demand analysis shows a per bed demand factor of .76. The .76 per bed demand factor starts at midnight and remains until the end of our data collection at 2:00 AM.

Time	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM	1:00 AM	2:00 AM
Hourly Peak Demand	778	874	909	943	962	973	972
Resi Hrly Occupancy (Adjusted)	66%	72%	75%	78%	80%	81%	81%
Hourly Resi Parking Ratio/Bed	0.61	0.69	0.71	0.74	0.76	0.76	0.76
Hourly Resi Parking Ratio/Unit	0.91	1.02	1.06	1.10	1.12	1.14	1.14

*HWA PARKING is a specialized design and consulting firm with a sole emphasis on parking solutions. Since 2010, HWA PARKING has provided parking analysis, planning, and design services on over 800 projects with over 650,000 parking spaces, across 62 cities, 18 US States and 7 Countries.*



## MEMORANDUM

To: The Hanover Company

From: Scot A. Johnson, P.E., PTOE  
Kimley-Horn and Associates, Inc.  
Registered Firm F-928

Date: January 26, 2021

Subject: Parking Demand Analysis of PD-15 and Nearby Developments  
Preston Place  
Dallas, Texas



### **Introduction**

Kimley-Horn and Associates, Inc. (KH) was retained to conduct a parking occupancy study of multifamily residential buildings around the proposed Preston Place redevelopment in PD 15. Part of the redevelopment is the request for a parking special exception. HWA Parking provided a December 16, 2020 study with repeated observations of three comparable sites in Houston, Texas. The HWA study recommended a parking supply of 0.76 spaces per bedroom, a reduction from the conventional Dallas code requirement for multifamily of 1 per bedroom.

This study is intended to provide local verification for the technical backing of the request for a parking special exception that equates to 0.76 spaces per bedroom. Due to time constraints and lack of access to secured garages, only a limited number of observations were possible.

Careful sizing of parking areas to specific uses will prevent the waste of space and building materials that is caused by providing parking that is rarely if ever used. Excessive parking also has negative impacts on often-hidden issues like walkable design, storm water runoff, and urban heat island effects.

### **Data Collection and Local Observations**

Parking observations were made in January 2021 at four locations around the Preston Place redevelopment site. Three locations were within PD 15 (Royal Orleans, Diamond Head, and Diplomat) and the fourth was adjacent, the recently-developed The Laurel Preston Hollow (partial PD 946). It should be noted that the three PD 15 sites are condo buildings (with unknown numbers of rentals) while The Laurel is a rental-only building.

As of the observations in January 2021, COVID-19 activity restrictions were somewhat lifted, although there were still significant disruptions in some travel behaviors. However, no change is expected to the peak residential parking demands which occur overnight. The 2021 data matches very closely with pre-COVID data KH has collected at other locations around Dallas, as well as with national research by ULI and ITE.

Residential parking occupancy data is collected after approximately 11 PM, in the overnight hours when residential parking occupancy is at its peak. Average occupancy across the study sites is assumed to be in line with the local average of about 95%. Unit numbers and bedroom counts were taken from the City of Dallas PD 15 documents, Dallas Central Appraisal District, or residential marketing databases.



The data collection included counting vehicles located on the site for residents and guest (with or without gates); vehicles outside the gate, which is available for visitors and future residents; parking garages; and on-street spaces adjacent to the residential buildings. It should be noted that for this study, each enclosed parking garage is treated as an occupied parking space without regard to if it actually holds a vehicle.

Several sites had trailers, boats, or portable storage containers at the parking units, which were included as occupied parking spaces. All the study locations had plenty of parking supply available, so a constrained supply or other miscellaneous use of parking spaces did not affect the basic parking behavior. Similarly, the observations showed that street parking was only partially occupied overnight. This meant that vehicles parked adjacent to buildings could be confidently counted as part of that building's parking demand, since people arriving at a building would always find a space at the shortest distance from their destination.

**Table 1** provides the number of units, bedrooms, and the observed parking demand at each study location. The highest parking occupancy numbers are used to find the parking spaces per unit or per bedroom.

**Table 1: Observed Overnight Residential Parking Demand**

Location	Multifamily Building	Total Dwelling Units	Total Bedrooms	Occupancy Rate	Occupied Dwelling Units	Occupied Bedrooms	Sunday	Monday	Observed Maximums	
							1/24/2021	1/25/2021	Observed Parking Demand per Dwelling Unit	Observed Parking Demand per Bedroom
							Vehicles Counted	Vehicles Counted		
1	Royal Orleans	20	40	95%	19	38	25	28	1.47	0.74
2	Diamond Head	40	83	95%	38	79	50	49	1.32	0.63
3	Diplomat	15	29	95%	14	28	13	13	0.93	0.46
4	The Laurel Preston Hollow (Rental)	161	253	95%	153	240	174	-	1.14	0.73
<b>Summary</b>		<b>236</b>	<b>405</b>	<b>-</b>	<b>224</b>	<b>385</b>	<b>262</b>	<b>90</b>	Max <b>1.47</b>	Max <b>0.74</b>
									Average <b>1.17</b>	Average <b>0.68</b>

The observed parking demand across the 4 sites averaged 1.17 vehicles per unit with a range of 0.93 to 1.47 spaces per unit.

The average number of vehicles per bedroom was calculated to be 0.68 ranging from 0.46 to 0.74.

**Conclusion**

The observed parking demand at sites nearby and with similar characteristics to the proposed Preston Place redevelopment shows that the amount of parking actually used by residential buildings is significantly lower than the Dallas standard of 1 space per bedroom. The proposed rate of 0.76 spaces per bedroom would still exceed the actual demand observed at all the nearby sites.

**END**

REVIEW COMMENT SHEET  
BOARD OF ADJUSTMENT  
HEARING OF FEBRUARY 16, 2021 (A)

Has no objections

Has no objections if certain conditions  
are met (see comments below or attached)

Recommends denial  
(see comments below or attached)

No comments

BDA 201-011 (OA)

BDA 201-012 (JM)

BDA 201-013 (OA)

BDA 201-016 (OA)

BDA 201-022 (JM)

COMMENTS:

---

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***David Nevarez, PE, PTOE, DEV - Engineering***

Name/Title/Department

---

***1/29/2021***

Date

Please respond to each case and provide comments that justify or elaborate on your response. Dockets distributed to the Board will indicate those who have attended the review team meeting and who have responded in writing with comments.

MEMORANDUM OF  
ACTION TAKEN BY THE  
BOARD OF ADJUSTMENT

Date of Hearing \_\_\_\_\_

Appeal was--Granted OR Denied

Remarks \_\_\_\_\_

Chairman

**Building Official's Report**

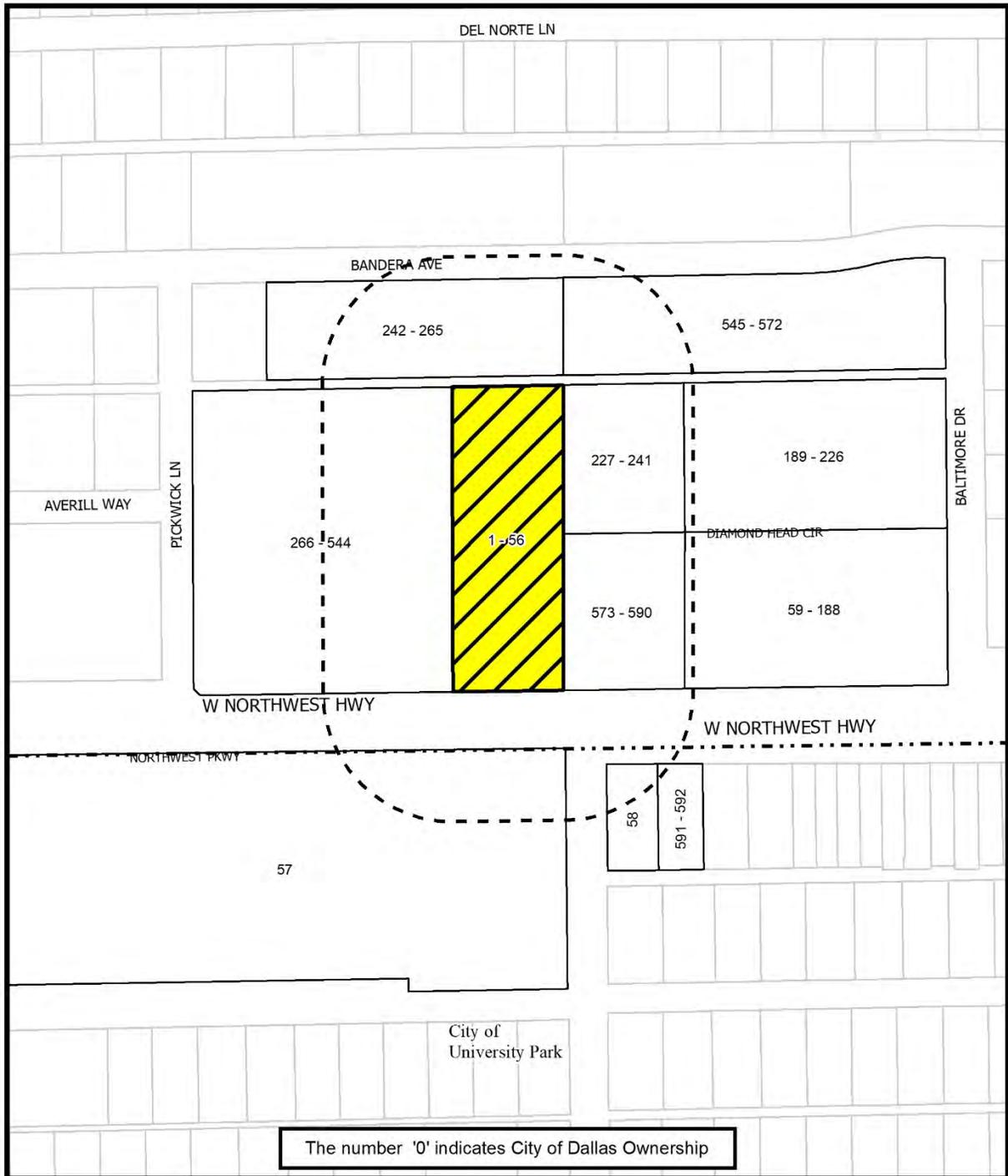
I hereby certify that Judd Mullinix

did submit a request for a special exception to the parking regulations  
at 6255 W Northwest Hwy

BDA201-022. Application of Judd Mullinix for a special exception to the parking regulation: at 6255 W. Northwest Hwy. This property is more fully described as Block 5463, and is zoned PD-15 (subarea B), which requires parking to be provided. The applicant proposes to construct a multi-family residential structure for a multi-family use, and provide 286 of the required 353 parking spaces, which will require a 67 space special exception (19% reduction) to the parking regulation.

Sincerely,

  
David Session, Building Official



 1:2,400	<h2 style="text-align: center;">NOTIFICATION</h2> <p> <span style="border: 1px solid black; padding: 2px;">200'</span> AREA OF NOTIFICATION  <span style="border: 1px solid black; padding: 2px;">592</span> NUMBER OF PROPERTY OWNERS NOTIFIED         </p>	Case no: <u><b>BDA201-022</b></u> Date: <u>1/14/2021</u>
--	--	---

01/14/2021

## ***Notification List of Property Owners***

***BDA201-022***

***592 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	6255 W NORTHWEST HWY	FERRELL KERMIT D &
2	6255 W NORTHWEST HWY	WILSON KRISTINA A
3	6255 W NORTHWEST HWY	CARSON FREIDA &
4	6255 W NORTHWEST HWY	SPENCER ARNOLD & MARY
5	6255 W NORTHWEST HWY	CASAD DEDE W
6	6255 W NORTHWEST HWY	SYKESSNYDER DEIRDRE C
7	6255 W NORTHWEST HWY	NELSON HELDA H
8	6255 W NORTHWEST HWY	SMART JESSIE REVOCABLE TRUST
9	6255 W NORTHWEST HWY	ROOTH SUSAN JANET
10	6255 W NORTHWEST HWY	MEREDITH JOSEPH B & LISA W
11	6255 W NORTHWEST HWY	NICHOLSON ANNE R
12	6255 W NORTHWEST HWY	FLOWERS COLLEEN
13	6255 W NORTHWEST HWY	PUGH WESTON
14	6255 W NORTHWEST HWY	ANDERSON SHARON E
15	6255 W NORTHWEST HWY	COX CATHERINE CARR
16	6255 W NORTHWEST HWY	PAMELA WOLF LIVING TR
17	6255 W NORTHWEST HWY	SMITH BETTY JENENE LIFE ESTATE &
18	6255 W NORTHWEST HWY	SMITHSON KELVIN CHAD &
19	6255 W NORTHWEST HWY	SUTHERLIN JOHNSON B &
20	6255 W NORTHWEST HWY	KOZUSKO DAVID
21	6255 W NORTHWEST HWY	ADAIR HELEN H
22	6255 W NORTHWEST HWY	OHAN NANCY E
23	6255 W NORTHWEST HWY	SCHAPIRO DIANE M
24	6255 W NORTHWEST HWY	PORTER MARVIN TRUST 2015
25	6255 W NORTHWEST HWY	NGUYEN LAM
26	6255 W NORTHWEST HWY	PRISCILLA LANE

01/14/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6255 W NORTHWEST HWY	DRESSER BETTY JO &
28	6255 W NORTHWEST HWY	MCMAHON KEVIN GEORGE & AMY MARIE
29	6255 W NORTHWEST HWY	DOUBLE J LIVING TRUST THE
30	6255 W NORTHWEST HWY	STUART KAREN
31	6255 W NORTHWEST HWY	HIGGINS JEAN WHITE
32	6255 W NORTHWEST HWY	LESASSIER JOHN R & CAROLYN A
33	6255 W NORTHWEST HWY	MEYER LINDA W LIVING TRUST
34	6255 W NORTHWEST HWY	ANDRUS GAIL LEWIS
35	6255 W NORTHWEST HWY	TRUE CONNIE A
36	6255 W NORTHWEST HWY	WILBER LYN R
37	6255 W NORTHWEST HWY	RESCH PATRICE MORIN &
38	6255 W NORTHWEST HWY	NELSON HILDA H
39	6255 W NORTHWEST HWY	DENARDO VINCENZO E
40	6255 W NORTHWEST HWY	MCKENZIE NINYA &
41	6255 W NORTHWEST HWY	DICKSON KENNETH M & MARY JANE
42	6255 W NORTHWEST HWY	MCCARTIN ANN C
43	6255 W NORTHWEST HWY	SPENCER ARNOLD & MARY
44	6255 W NORTHWEST HWY	KIMBERLING COURTNEY
45	6255 W NORTHWEST HWY	FLOWERS COLLEEN &
46	6255 W NORTHWEST HWY	BERGAMASCO NANCY A
47	6255 W NORTHWEST HWY	NWH 314 LLC
48	6255 W NORTHWEST HWY	MEREDITH JOYDEL MCGREDE
49	6255 W NORTHWEST HWY	BROYLES LYNETTE
50	6255 W NORTHWEST HWY	KINGMAN HOLDINGS LLC
51	6255 W NORTHWEST HWY	BARHAM SUSAN R
52	6255 W NORTHWEST HWY	HADDAD CAROL W
53	6255 W NORTHWEST HWY	LUNDY JOHN C & MELINDA M
54	6255 W NORTHWEST HWY	BEAVERS CAROL
55	6255 W NORTHWEST HWY	BERGAMASCO JANIE F
56	6255 W NORTHWEST HWY	SHAW SUSAN
57	3933 NORTHWEST HWY	PARK CITIES BAPTIST

01/14/2021

<b>Label #</b>	<b>Address</b>	<b>Owner</b>
58	8440 TULANE ST	DAWSON DEBRA K
59	6335 W NORTHWEST HWY	BRYANT DAVID H EST OF
60	6335 W NORTHWEST HWY	BEREN CARL M & HANNAH K
61	6335 W NORTHWEST HWY	STEWART LINDA H
62	6335 W NORTHWEST HWY	HAWN SHIRLEY S
63	6335 W NORTHWEST HWY	MEADOWS ELIZABETH MICHELLE &
64	6335 W NORTHWEST HWY	COIMBRA CAETANO
65	6335 W NORTHWEST HWY	FLEMING JOELL FINK
66	6335 W NORTHWEST HWY	MARION FAMILY TRUST THE
67	6335 W NORTHWEST HWY	GARDINER GENA & PHIL
68	6335 W NORTHWEST HWY	BOCKBRADER CLAYTON E &
69	6335 W NORTHWEST HWY	BUEHRING CARY F
70	6335 W NORTHWEST HWY	SWETLAND JERRY H & MARY D
71	6335 W NORTHWEST HWY	JAFFE DAVID BRUCE & GEORGANNE V
72	6335 W NORTHWEST HWY	DALY GAIL M &
73	6335 W NORTHWEST HWY	GLAZE BETTY REED
74	6335 W NORTHWEST HWY	ORTIZ REBECA
75	6335 W NORTHWEST HWY	GRANOWSKY ALVIN
76	6335 W NORTHWEST HWY	NAYFA NELLIE SHADID
77	6335 W NORTHWEST HWY	EPPELAND THOMAS S &
78	6335 W NORTHWEST HWY	WADEL LOUIS B EST OF
79	6335 W NORTHWEST HWY	COOKE STEPHEN J
80	6335 W NORTHWEST HWY	STURGES NANCY R
81	6335 W NORTHWEST HWY	ABNEY JAMES K JR & SARA SCHOLZ
82	6335 W NORTHWEST HWY	COKER BLANCHE W
83	6335 W NORTHWEST HWY	SCHRANIL BEN L DR
84	6335 W NORTHWEST HWY	WALDMAN ROBERT
85	6335 W NORTHWEST HWY	ABNEY JAMES K JR &
86	6335 W NORTHWEST HWY	DUCE LEORA
87	6335 W NORTHWEST HWY	FLATT MADELINE JOAN LAMB
88	6335 W NORTHWEST HWY	BIRD PATRICIA C

01/14/2021

<b>Label #</b>	<b>Address</b>	<b>Owner</b>
89	6335 W NORTHWEST HWY	WALTON PAUL N & BEVERLY C
90	6335 W NORTHWEST HWY	MIZE ROBY D
91	6335 W NORTHWEST HWY	LEWIS BRYAN MICHAEL TRUST
92	6335 W NORTHWEST HWY	HUNT THOMAS R SR
93	6335 W NORTHWEST HWY	NORMAN JOHN ANDERSON &
94	6335 W NORTHWEST HWY	ISAMINGER ARLENE REVOCABLE
95	6335 W NORTHWEST HWY	QUINLAN SVEA W TRUST
96	6335 W NORTHWEST HWY	WILLIAMS JAMIE GILMER
97	6335 W NORTHWEST HWY	SCHEINBERG ROBERT R
98	6335 W NORTHWEST HWY	MARQUEZ CAROLYN G LIV TR THE
99	6335 W NORTHWEST HWY	DEANPRASAD WILMA H
100	6335 W NORTHWEST HWY	WEBB JAMES H & SHERRON A
101	6335 W NORTHWEST HWY	CROCKETT CHRIS A & MICHELLE
102	6335 W NORTHWEST HWY	HIRSH CRISTY J
103	6335 W NORTHWEST HWY	HAYNES NORINE C
104	6335 W NORTHWEST HWY	BERWALD ARTHUR L & ROSALEE M
105	6335 W NORTHWEST HWY	FARABAUGH JANET LOUISE
106	6335 W NORTHWEST HWY	BLACK GEORGIA SUE
107	6335 W NORTHWEST HWY	HARRIS PAUL & PATRICIA L
108	6335 W NORTHWEST HWY	TUNE BARBARA C
109	6335 W NORTHWEST HWY	HERNANDEZ MICHAEL NICHOLAS
110	6335 W NORTHWEST HWY	DARDEN MARGARET & LYNN
111	6335 W NORTHWEST HWY	MUNNELL MELANIE L
112	6335 W NORTHWEST HWY	BAHU RAJA & MAY
113	6335 W NORTHWEST HWY	ALDINGER THOMAS K & NANCY
114	6335 W NORTHWEST HWY	DEWBERRY JAMES A & BARBARA
115	6335 W NORTHWEST HWY	HENIKA ELIZABETH A
116	6335 W NORTHWEST HWY	MALIK KHALID
117	6335 W NORTHWEST HWY	CONIGLIO MARTHA
118	6335 W NORTHWEST HWY	TEDFORD WILLIAM H JR
119	6335 W NORTHWEST HWY	LEE GRANT L & DIANE M MENDOZA

01/14/2021

<b>Label #</b>	<b>Address</b>	<b>Owner</b>
120	6335 W NORTHWEST HWY	BATES LIVING TRUST
121	6335 W NORTHWEST HWY	LEY DORIS REVOCABLE LIVING TRUST THE
122	6335 W NORTHWEST HWY	LUBAR NANCY J
123	6335 W NORTHWEST HWY	CURTIS HAROLD R & BILLIE F
124	6335 W NORTHWEST HWY	ALTWEIN DONALD C
125	6335 W NORTHWEST HWY	ZELLEY SANDRA N
126	6335 W NORTHWEST HWY	PERCIVAL YOUNG CARLA &
127	6335 W NORTHWEST HWY	RAMJI ZUL & MUMTAZ
128	6335 W NORTHWEST HWY	LEICHLITER MARY LEEPER
129	6335 W NORTHWEST HWY	TOBIAN BEVERLY H
130	6335 W NORTHWEST HWY	FRANCIS ANTHONY F & ANGELA B
131	6335 W NORTHWEST HWY	FOGELMAN KAREN
132	6335 W NORTHWEST HWY	ROMBERG BERTHOLD &
133	6335 W NORTHWEST HWY	CARTWRIGHT LINDA
134	6335 W NORTHWEST HWY	HENRY FAMILY TRUST THE
135	6335 W NORTHWEST HWY	BRADLEY JAMES CLINTON
136	6335 W NORTHWEST HWY	GOLDEN BOBBY J & MARLA S
137	6335 W NORTHWEST HWY	JOHNSON BARBARA N TRUST
138	6335 W NORTHWEST HWY	MIZE ROBY
139	6335 W NORTHWEST HWY	POHANKA LYNN REVOCABLE TRUST
140	6335 W NORTHWEST HWY	MYRIN NAOMI
141	6335 W NORTHWEST HWY	CAMPBELL JAMES A &
142	6335 W NORTHWEST HWY	SCHWARTZ GEORGIA P FAMILY TRUST
143	6335 W NORTHWEST HWY	PACE PATRICIA O
144	6335 W NORTHWEST HWY	SHIU JIMMIE &
145	6335 W NORTHWEST HWY	OSTRANDER INVESTMENTS LLC
146	6335 W NORTHWEST HWY	VELVIN DAVID GLEN & MARY JO
147	6335 W NORTHWEST HWY	LODGE CHENNEL LINDA
148	6335 W NORTHWEST HWY	FARRELL JUNE
149	6335 W NORTHWEST HWY	STRONG BOBBIE A
150	6335 W NORTHWEST HWY	WOLENS STEVEN D TR ET AL

01/14/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	6335 W NORTHWEST HWY	CHEE IMING
152	6335 W NORTHWEST HWY	CHARAT FRANCIS
153	6335 W NORTHWEST HWY	DEQUINONES VICTORIA M BARR
154	6335 W NORTHWEST HWY	JOHNSON KATHRYN
155	6335 W NORTHWEST HWY	NASHER ANDREA
156	6335 W NORTHWEST HWY	CLARK SHIRLEY A
157	6335 W NORTHWEST HWY	RUBIN DEVORA
158	6335 W NORTHWEST HWY	JALONICK MARY M
159	6335 W NORTHWEST HWY	MANZI FAMILY TRUST THE
160	6335 W NORTHWEST HWY	DONSKY LINDA
161	6335 W NORTHWEST HWY	BOGART LYNNE
162	6335 W NORTHWEST HWY	MERRIMAN CAROL J
163	6335 W NORTHWEST HWY	CRAFT JAMES EDWIN & PAM LESLIE
164	6335 W NORTHWEST HWY	CALABRIA MERIAM TRUSTEE
165	6335 W NORTHWEST HWY	HOOPER WILLIAM LIFE ESTAT
166	6335 W NORTHWEST HWY	RUBIN SHIRLEY
167	6335 W NORTHWEST HWY	YARRIN SARAH H
168	6335 W NORTHWEST HWY	BRAMLETT JANET
169	6335 W NORTHWEST HWY	BROWN HERBERT L JR & EDWINA M
170	6335 W NORTHWEST HWY	BROWN LORRAINE GRUNDER
171	6335 W NORTHWEST HWY	SWANGO BETH
172	6335 W NORTHWEST HWY	PAILET HARRELL & MARILYN D
173	6335 W NORTHWEST HWY	SCHMIDT-NOWARA WOLFGANG &
174	6335 W NORTHWEST HWY	KOBELL JOSEPH E JR
175	6335 W NORTHWEST HWY	HOBBS LINDA J & JAMES B
176	6335 W NORTHWEST HWY	KOGAN INNA FAMILY LIVING TRUST
177	6335 W NORTHWEST HWY	BLEDSOE EMMA LEE EST OF
178	6335 W NORTHWEST HWY	FEKETE REVOCABLE TRUST
179	6335 W NORTHWEST HWY	HEWITT JOHN J JR
180	6335 W NORTHWEST HWY	BERKLEY JOYCE
181	6335 W NORTHWEST HWY	FURNISH VICTOR P

01/14/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	6335 W NORTHWEST HWY	VICK LINDA ANN
183	6335 W NORTHWEST HWY	LLOYD JULIA MILLER
184	6335 W NORTHWEST HWY	ROSENFELD BETTY
185	6335 W NORTHWEST HWY	GOODMAN JOHN C
186	6335 W NORTHWEST HWY	PACKER BARBARA TR
187	6335 W NORTHWEST HWY	SHORT LINDSAY TRUST
188	6335 W NORTHWEST HWY	NARDIZZI LOUIS R & ROSSANA
189	6333 DIAMOND HEAD CIR	MORRIS JAMES E
190	6333 DIAMOND HEAD CIR	PIPER PAMELA D
191	6333 DIAMOND HEAD CIR	PRESAS MITCHELL E
192	6337 DIAMOND HEAD CIR	NANCE JANET IRVIN
193	6337 DIAMOND HEAD CIR	WILLIAMS LISA ANN
194	6337 DIAMOND HEAD CIR	RIZVI SYED ZULFIQAR H
195	6357 DIAMOND HEAD CIR	HENDRIX JO ANN
196	6357 DIAMOND HEAD CIR	STRAUGHAN ROBERT IV & BARBARA
197	6357 DIAMOND HEAD CIR	COOK FREDERICK ROBERT JR
198	6357 DIAMOND HEAD CIR	SCHROEDER MARILYN
199	6361 DIAMOND HEAD CIR	SALTER ROBYN
200	6361 DIAMOND HEAD CIR	FLOYD JOHN & MARY
201	6361 DIAMOND HEAD CIR	ALBRIGHT AMBER S & MICHAEL A
202	6361 DIAMOND HEAD CIR	SCOTT CONDOS LLC
203	6343 DIAMOND HEAD CIR	GLOVER TRUST
204	6343 DIAMOND HEAD CIR	SESSIONS LEONARD A & LINDA L
205	6341 DIAMOND HEAD CIR	ROWE KENNETH W
206	6341 DIAMOND HEAD CIR	COYLE BETTY
207	6345 DIAMOND HEAD CIR	GILCHRIST JENNIE M &
208	6345 DIAMOND HEAD CIR	EDWARDS COURTNEY
209	6345 DIAMOND HEAD CIR	DORNAK NICOLE GRACE &
210	6345 DIAMOND HEAD CIR	WANNER DALE A & COLIN H
211	6365 DIAMOND HEAD CIR	COVINGTON SHIRLEY C
212	6365 DIAMOND HEAD CIR	COWDREY WILLIAM R

01/14/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	6365 DIAMOND HEAD CIR	MCVOY ROY LANELLE
214	6369 DIAMOND HEAD CIR	SHUEY TRUST
215	6369 DIAMOND HEAD CIR	PRATT JILL A
216	6367 DIAMOND HEAD CIR	PANIPINTO JAMES J
217	6367 DIAMOND HEAD CIR	SHIPMAN NANCY L
218	6349 DIAMOND HEAD CIR	HENRY KATHLEEN O
219	6349 DIAMOND HEAD CIR	KOTHMANN SIDNEY S & JANE J
220	6349 DIAMOND HEAD CIR	WELLS CHARLOTTE
221	6349 DIAMOND HEAD CIR	STEVENS SHIRLEY ANN
222	6353 DIAMOND HEAD CIR	4036 GLENWICK LLC
223	6353 DIAMOND HEAD CIR	KALAN ANDREA ROSE
224	6353 DIAMOND HEAD CIR	KUHL SHARON MAUS &
225	6353 DIAMOND HEAD CIR	CORPORATE INVESTMENTS LLC
226	6349 DIAMOND HEAD CIR	FORD BRIAN
227	6307 DIAMOND HEAD CIR	CAMMACK ROBERT & ANTOINETTE
228	6307 DIAMOND HEAD CIR	CAPERTON MARILYN
229	6307 DIAMOND HEAD CIR	PRICE CAROL MILLER
230	6307 DIAMOND HEAD CIR	PUNG MARGARET M
231	6307 DIAMOND HEAD CIR	LOGAN HELEN L
232	6307 DIAMOND HEAD CIR	2018 J MURRAY REVOCABLE TR
233	6307 DIAMOND HEAD CIR	LANE NANCY CARLA
234	6307 DIAMOND HEAD CIR	TERINGO FRANCES SHIVERS
235	6307 DIAMOND HEAD CIR	COFFEE LORRAINE H
236	6307 DIAMOND HEAD CIR	SHERROD MARY M
237	6307 DIAMOND HEAD CIR	SCOTT MARY ANN
238	6307 DIAMOND HEAD CIR	LONDON CHELSEA M
239	6307 DIAMOND HEAD CIR	FUQUA CASSANDRA C
240	6307 DIAMOND HEAD CIR	CONLEY MAURA
241	6307 DIAMOND HEAD CIR	SUTHERLIN J BRYAN ET AL
242	6214 BANDERA AVE	PATOUT VENETIA MARIA N &
243	6214 BANDERA AVE	MURPHY MAJORIE D

01/14/2021

<b>Label #</b>	<b>Address</b>	<b>Owner</b>
244	6218 BANDERA AVE	OLSCHWANGER LARRY
245	6218 BANDERA AVE	CLARKE CHARLES A &
246	6218 BANDERA AVE	SKEIBROK LEIF & GEORGIE FONDA
247	6222 BANDERA AVE	BOONE WILLIAM THOMSON & PETREA CARTER
248	6222 BANDERA AVE	GRINNAN CATHERINE C
249	6222 BANDERA AVE	TURPIN DOUGLAS JR &
250	6222 BANDERA AVE	HARRIS DONNA MARIE
251	6226 BANDERA AVE	DUNKLIN MADELINE C
252	6226 BANDERA AVE	CAMPLIN CATHY
253	6226 BANDERA AVE	ROTH BEN A & ROSEANN P
254	6226 BANDERA AVE	HAGIN LESLIE JO
255	6226 BANDERA AVE	WHAVERS GILBERT & NOELLA
256	6230 BANDERA AVE	WILSON JENNIFER
257	6230 BANDERA AVE	ROYAL AUDRA
258	6230 BANDERA AVE	BUCHANAN BEVERLY KAY
259	6230 BANDERA AVE	CASTONGUAY TIMOTHY G
260	6234 BANDERA AVE	JAYNES EDWIN T
261	6234 BANDERA AVE	DYER DIANA &
262	6234 BANDERA AVE	PETERS SHAUNACH & CHARLES W
263	6234 BANDERA AVE	FOY HELEN
264	6238 BANDERA AVE	GARRETT RUTH N
265	6238 BANDERA AVE	TUCKER ROBERT
266	6211 W NORTHWEST HWY	MINOR TRAVIS
267	6211 W NORTHWEST HWY	URBAN THEATRES INC
268	6211 W NORTHWEST HWY	RHODES SARA
269	6211 W NORTHWEST HWY	SHRIME PRESTON TOWERS
270	6211 W NORTHWEST HWY	LUNA SCOTT L & SHARON RENE
271	6211 W NORTHWEST HWY	MALOUF PETER G
272	6211 W NORTHWEST HWY	MALOUF PETER G
273	6211 W NORTHWEST HWY	HERERRA WILLIAM S
274	6211 W NORTHWEST HWY	SCOTT SARAH BETH

01/14/2021

<b>Label #</b>	<b>Address</b>	<b>Owner</b>
275	6211 W NORTHWEST HWY	GALE ARTHUR PINKARD
276	6211 W NORTHWEST HWY	LAWHON JOHN III & TOMMIE C
277	6211 W NORTHWEST HWY	METCALFE SCOTT &
278	6211 W NORTHWEST HWY	GLASSCOCK SANDRA
279	6211 W NORTHWEST HWY	POLURU SRINIVAS
280	6211 W NORTHWEST HWY	MIRANDA WILLIAM L
281	6211 W NORTHWEST HWY	BROUN STACY N
282	6211 W NORTHWEST HWY	MCFADDEN DAVID
283	6211 W NORTHWEST HWY	MCFADDEN DAVID
284	6211 W NORTHWEST HWY	GALE ARTHUR
285	6211 W NORTHWEST HWY	AUERBACH JAN
286	6211 W NORTHWEST HWY	
287	6211 W NORTHWEST HWY	WIGNALL DAVID A &
288	6211 W NORTHWEST HWY	LEMON JETTIE L
289	6211 W NORTHWEST HWY	JNJ VENTURES LP
290	6211 W NORTHWEST HWY	GODFREY RITA A
291	6211 W NORTHWEST HWY	BENSONMARKS SUSAN G
292	6211 W NORTHWEST HWY	WENNMOHS LEONARD L
293	6211 W NORTHWEST HWY	JAGNEAUX ANNEMARIE
294	6211 W NORTHWEST HWY	VALDEZ ROSE MARIE
295	6211 W NORTHWEST HWY	SHINSKIE KAREN M
296	6211 W NORTHWEST HWY	LANE WILLIAM E
297	6211 W NORTHWEST HWY	DIBI GEORGE
298	6211 W NORTHWEST HWY	BLAND WILLIAM J & MARJORIE L
299	6211 W NORTHWEST HWY	BLACKWOOD SUE L
300	6211 W NORTHWEST HWY	BALLAS JULIE
301	6211 W NORTHWEST HWY	BALLAS VICTOR
302	6211 W NORTHWEST HWY	NGUYEN MICHAEL
303	6211 W NORTHWEST HWY	CALLAHAN BETH BARNETT
304	6211 W NORTHWEST HWY	NEIMAN JANEL
305	6211 W NORTHWEST HWY	TOLVAJ ISTVAN K

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
306	6211 W NORTHWEST HWY	VAUGHN BLAKE L & EDIE M
307	6211 W NORTHWEST HWY	STEPHENS KAY T
308	6211 W NORTHWEST HWY	PRUITT RICHARD & SANDRA
309	6211 W NORTHWEST HWY	AMERMAN GAYLA
310	6211 W NORTHWEST HWY	HUNT CHARLES M TRUSTEE
311	6211 W NORTHWEST HWY	T R WATSON ENTERPRISES LLC
312	6211 W NORTHWEST HWY	MCFADDEN DAVID
313	6211 W NORTHWEST HWY	WILLS DANNY R
314	6211 W NORTHWEST HWY	LOVING JACKIE TRUSTEE
315	6211 W NORTHWEST HWY	ZT REVOCABLE TRUST THE
316	6211 W NORTHWEST HWY	DOLLAHAN NORA
317	6211 W NORTHWEST HWY	COSTELLO MARY DENISE
318	6211 W NORTHWEST HWY	SPASOVSKI GORAN & SPASOVSKI SANJA
319	6211 W NORTHWEST HWY	PL8 SOLO 401K TRUST
320	6211 W NORTHWEST HWY	GALE ARTHUR P
321	6211 W NORTHWEST HWY	ALLEN NANCY J
322	6211 W NORTHWEST HWY	KIRK BRIAN J
323	6211 W NORTHWEST HWY	PIERCE ALAN K FAMILY TRST
324	6211 W NORTHWEST HWY	HAMLET RHONDA J
325	6211 W NORTHWEST HWY	RONEY LINDA F
326	6211 W NORTHWEST HWY	WINN ROBERT T & JULIE G WINN
327	6211 W NORTHWEST HWY	J D RENTALS LLC
328	6211 W NORTHWEST HWY	CHAMBERLAIN HOWARD E
329	6211 W NORTHWEST HWY	DANNER PATRICK R
330	6211 W NORTHWEST HWY	SCHOFIELD CHARLOTTE
331	6211 W NORTHWEST HWY	ALLEN MARIBETH
332	6211 W NORTHWEST HWY	HALL GEORGE T
333	6211 W NORTHWEST HWY	MILLER PAMELA ANN
334	6211 W NORTHWEST HWY	SPRUIELL CAROL
335	6211 W NORTHWEST HWY	LOBB JENNIFER
336	6211 W NORTHWEST HWY	KOBELL JOHN F

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
337	6211 W NORTHWEST HWY	SCHUMACHER DONNA LEE
338	6211 W NORTHWEST HWY	CASTRO KIM &
339	6211 W NORTHWEST HWY	XU QINGMEI
340	6211 W NORTHWEST HWY	GALE ARTHUR P
341	6211 W NORTHWEST HWY	MUELLER ANDREA T
342	6211 W NORTHWEST HWY	DECRESSAIN DOM
343	6211 W NORTHWEST HWY	KAISER ROBERT CRESSWELL &
344	6211 W NORTHWEST HWY	KAISER ROBERT CRESSWELL &
345	6211 W NORTHWEST HWY	OPSAHL TOM & DEBORAH
346	6211 W NORTHWEST HWY	PARADIES JED &
347	6211 W NORTHWEST HWY	ONCKEN WILLIAM III TR
348	6211 W NORTHWEST HWY	BEAIRD FLORENCE
349	6211 W NORTHWEST HWY	SATEK BENITA
350	6211 W NORTHWEST HWY	TOSCH LINDSEY E
351	6211 W NORTHWEST HWY	KAPRIELIAN AMBER DAWN
352	6211 W NORTHWEST HWY	FRIEDMAN MARSHALL
353	6211 W NORTHWEST HWY	MCKINNEY PATRICIA L
354	6211 W NORTHWEST HWY	RUTKOFKY DIANE & STEPHEN
355	6211 W NORTHWEST HWY	HILKER THOMAS
356	6211 W NORTHWEST HWY	RASKIN CHRISTINA AIDE
357	6211 W NORTHWEST HWY	JOHNSON JEAN ELAINE
358	6211 W NORTHWEST HWY	BROOKS RITA AVIS
359	6211 W NORTHWEST HWY	DINSMORE GARY L JR
360	6211 W NORTHWEST HWY	CULP ROBERT E
361	6211 W NORTHWEST HWY	HAYTH BEATRICE Y
362	6211 W NORTHWEST HWY	REKERDRES SUSAN
363	6211 W NORTHWEST HWY	GUZMAN CARMEN C
364	6211 W NORTHWEST HWY	FOSTER LISA M
365	6211 W NORTHWEST HWY	ANDERSON DIAL H
366	6211 W NORTHWEST HWY	WOLF E JEAN EST OF
367	6211 W NORTHWEST HWY	CONNER CANDICE

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
368	6211 W NORTHWEST HWY	CAMERON CHRISTINA
369	6211 W NORTHWEST HWY	SIEGEL PRISCILLA M
370	6211 W NORTHWEST HWY	YEAGER STANLEY C &
371	6211 W NORTHWEST HWY	GRAFIAS INVESTMENTS LLC
372	6211 W NORTHWEST HWY	HALL MADISON K
373	6211 W NORTHWEST HWY	GEARHART BETTY J
374	6211 W NORTHWEST HWY	KAMMERLOHR KENT H LIVING TRUST
375	6211 W NORTHWEST HWY	PATTERSON CHRISTINE E
376	6211 W NORTHWEST HWY	DOSWELL FLORENCE
377	6211 W NORTHWEST HWY	BROWN TIMOTHY M
378	6211 W NORTHWEST HWY	DUNKLIN MARGARET HAILEY TRUST
379	6211 W NORTHWEST HWY	HALL GEORGE T
380	6211 W NORTHWEST HWY	MCCABE SHAUN EDWARD
381	6211 W NORTHWEST HWY	BARBER BRUCE & BRENDA
382	6211 W NORTHWEST HWY	HELLEBUSCH STEPHEN J &
383	6211 W NORTHWEST HWY	SAHLIYEH RAFIHA FARAH
384	6211 W NORTHWEST HWY	JOHNSON BRANDON
385	6211 W NORTHWEST HWY	BAGHERI BEHROUZ
386	6211 W NORTHWEST HWY	STAVRON SOPHIA J
387	6211 W NORTHWEST HWY	VALENTINE MARGARET RUBY
388	6211 W NORTHWEST HWY	MEYER JOHN A JR & LIV TR
389	6211 W NORTHWEST HWY	WIGNALL DAVID ALAN &
390	6211 W NORTHWEST HWY	CASAS JUDY
391	6211 W NORTHWEST HWY	CAMALIER KARA NOELLE
392	6211 W NORTHWEST HWY	HALL CATHERINE T
393	6211 W NORTHWEST HWY	CUSACK RAYMOND JOHN JR
394	6211 W NORTHWEST HWY	MANIAGO REVOCABLE TRUST
395	6211 W NORTHWEST HWY	SERTSOZ JENIFER
396	6211 W NORTHWEST HWY	CHRIST CHARLES G
397	6211 W NORTHWEST HWY	JONES STEPHEN L
398	6211 W NORTHWEST HWY	WUNTCH FLONNIS MIRIAM WEST

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
399	6211 W NORTHWEST HWY	APT NORMA JO
400	6211 W NORTHWEST HWY	CREWS KEN & KATHIANN
401	6211 W NORTHWEST HWY	STILES DEVON E REVOCABLE LIVING TR
402	6211 W NORTHWEST HWY	NACKE BRUCE K
403	6211 W NORTHWEST HWY	NEVILL JERRY WAYNE & JEAN ELIZABETH
404	6211 W NORTHWEST HWY	ST MARKS FUND LLC
405	6211 W NORTHWEST HWY	JONES BRENT L
406	6211 W NORTHWEST HWY	MYERS CAROL L
407	6211 W NORTHWEST HWY	CHRISTIAN RICHARD & LESA
408	6211 W NORTHWEST HWY	1020 LTD
409	6211 W NORTHWEST HWY	HEROD LOGAN M
410	6211 W NORTHWEST HWY	SAMUEL CELESTE
411	6211 W NORTHWEST HWY	BOWLING CAROLYN M
412	6211 W NORTHWEST HWY	TAUBENFELD RITA F
413	6211 W NORTHWEST HWY	WALKER ALLEN C
414	6211 W NORTHWEST HWY	BRADFORD JIM QUINTON & BRENDA RUTH
415	6211 W NORTHWEST HWY	LEONE AMANDA
416	6211 W NORTHWEST HWY	BERNET JILL LAUREN
417	6211 W NORTHWEST HWY	TURNER SANDRA O
418	6211 W NORTHWEST HWY	HUEY CATHERINE B
419	6211 W NORTHWEST HWY	LOTTER CHARLES ROBERT
420	6211 W NORTHWEST HWY	CALCOTE EDWARD A
421	6211 W NORTHWEST HWY	HOVERMAN JOHN RUSSELL & ISABEL V
422	6211 W NORTHWEST HWY	LOCKHART DEBORAH
423	6211 W NORTHWEST HWY	HOLLENSHEAD TODD &
424	6211 W NORTHWEST HWY	WARREN JOHN F
425	6211 W NORTHWEST HWY	WARREN LESLIE
426	6211 W NORTHWEST HWY	SAEGERT ANN M &
427	6211 W NORTHWEST HWY	WARREN MICHAEL M
428	6211 W NORTHWEST HWY	COKE PEGGY ANN
429	6211 W NORTHWEST HWY	ZAHEDITEHRANI SAMIRA

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430	6211 W NORTHWEST HWY	KEPNER GERALD G JR &
431	6211 W NORTHWEST HWY	PARKER REVOCABLE TRUST
432	6211 W NORTHWEST HWY	KILLION SHARON L
433	6211 W NORTHWEST HWY	SCHULTE MARY
434	6211 W NORTHWEST HWY	KALENDER NIMET
435	6211 W NORTHWEST HWY	SCHULTE MARY ALICE
436	6211 W NORTHWEST HWY	DEAKINS J THOMAS &
437	6211 W NORTHWEST HWY	CHAPMAN CHARLES E &
438	6211 W NORTHWEST HWY	PETRASH DAVID L & LAURA F
439	6211 W NORTHWEST HWY	KOBELL JOSEPH E JR
440	6211 W NORTHWEST HWY	BOWER BEVERLY BUMPASS
441	6211 W NORTHWEST HWY	STOVER JEAN C
442	6211 W NORTHWEST HWY	HARGROVE MAC ETAL
443	6211 W NORTHWEST HWY	MIRANDA STEPHANIE & WILLIAM L
444	6211 W NORTHWEST HWY	SHANNON BARBARA J &
445	6211 W NORTHWEST HWY	WINN ROBERT & JAN LIVING TRUST THE
446	6211 W NORTHWEST HWY	MILLER GERRY A
447	6211 W NORTHWEST HWY	LABARBA SAM J LIFE ESTATE
448	6211 W NORTHWEST HWY	VANSICKLE RAY
449	6211 W NORTHWEST HWY	WIGNALL RONALD D & BARBARA
450	6211 W NORTHWEST HWY	ANDREWS RICHARD A & WILMA M
451	6211 W NORTHWEST HWY	PARROTT RANDALL J &
452	6211 W NORTHWEST HWY	CHORTEK SYLVIA
453	6211 W NORTHWEST HWY	FRIERSON TERESA LIFE ESTATE
454	6211 W NORTHWEST HWY	RODERICK STEPHEN WILLIAM
455	6211 W NORTHWEST HWY	SUTTER CHRISTOPHER & JANNA
456	6211 W NORTHWEST HWY	HARPER CAROLYN FAYE
457	6211 W NORTHWEST HWY	BROWN TIMOTHY LEA
458	6211 W NORTHWEST HWY	HOUSE JOANN
459	6211 W NORTHWEST HWY	STEWART SUSAN G &
460	6211 W NORTHWEST HWY	JAMISON RONALD E TR &

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461	6211 W NORTHWEST HWY	JAMESON FRANCE & JOE
462	6211 W NORTHWEST HWY	NR YANG PROPERTIES LLC
463	6211 W NORTHWEST HWY	MCCREA JEANNE
464	6211 W NORTHWEST HWY	DAHLEM STEPHEN P &
465	6211 W NORTHWEST HWY	COOK JAMES W & MARGIE A
466	6211 W NORTHWEST HWY	RODERICK STEPHEN WILLIAM
467	6211 W NORTHWEST HWY	MILLER SAMUEL R &
468	6211 W NORTHWEST HWY	GOETZ JOHN J
469	6211 W NORTHWEST HWY	HATCHETT JAMES M &
470	6211 W NORTHWEST HWY	HAWLEY ELIZABETH H
471	6211 W NORTHWEST HWY	FRIERSON TATIANA LIFE ESTATE
472	6211 W NORTHWEST HWY	BIZEK CLIFFORD C TRUSTEE
473	6211 W NORTHWEST HWY	MELGREN FAMILY TRUST THE
474	6211 W NORTHWEST HWY	KRIZOV CLAIR E
475	6211 W NORTHWEST HWY	MOORE CHARLES V & PATRICIA A
476	6211 W NORTHWEST HWY	BEHRNS ROBIN L
477	6211 W NORTHWEST HWY	MEYERS JOHN F
478	6211 W NORTHWEST HWY	SALZMANN JAMES B & LISA HALE
479	6211 W NORTHWEST HWY	TERWILLIGER ANNE
480	6211 W NORTHWEST HWY	GONZALEZ GEORGE
481	6211 W NORTHWEST HWY	GUL FATMA & HAKAN
482	6211 W NORTHWEST HWY	KING DAVID M
483	6211 W NORTHWEST HWY	BEHRNS HELEN
484	6211 W NORTHWEST HWY	PARKER RICHARD C &
485	6211 W NORTHWEST HWY	MCCUNE BARBARA
486	6211 W NORTHWEST HWY	PARKER RICHARD & HESTER
487	6211 W NORTHWEST HWY	BROWN PATRICK L & LINDA K
488	6211 W NORTHWEST HWY	YOUNG JEAN DREVER &
489	6211 W NORTHWEST HWY	MIRANDA FRANCIS L & ANN R
490	6211 W NORTHWEST HWY	GRADO LUIS ANTHONY
491	6211 W NORTHWEST HWY	PRITCHETT JOHN W

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492	6211 W NORTHWEST HWY	BROOKSHIRE BRADLEY & ANN
493	6211 W NORTHWEST HWY	ASHWORTH GLEN
494	6211 W NORTHWEST HWY	ROMMEL JILL NICHOLS
495	6211 W NORTHWEST HWY	DEPOI DIANE
496	6211 W NORTHWEST HWY	SHELTON LORRAIN LIVING TR
497	6211 W NORTHWEST HWY	REINKE MARTIN
498	6211 W NORTHWEST HWY	BEVEREN JACOBA VAN
499	6211 W NORTHWEST HWY	SCHUMACHER SCOTT
500	6211 W NORTHWEST HWY	VULTEE TONI VENTIMIGLIA
501	6211 W NORTHWEST HWY	HALLIBURTON GEORGE T III &
502	6211 W NORTHWEST HWY	HARLAN ELIZABETH B
503	6211 W NORTHWEST HWY	OZNICK JOHN ANTHONY &
504	6211 W NORTHWEST HWY	GUTMAN GREG
505	6211 W NORTHWEST HWY	VERONA DANIEL A
506	6211 W NORTHWEST HWY	TODORA MICHAEL & MELISSA
507	6211 W NORTHWEST HWY	BESCOS JESS F EST OF
508	6211 W NORTHWEST HWY	CRUTCHER MARTHA KATHLEEN
509	6211 W NORTHWEST HWY	CRUTCHER MICHAEL
510	6211 W NORTHWEST HWY	JORDAN JAY MICHAEL
511	6211 W NORTHWEST HWY	TERWILLIGER PATRICIA
512	6211 W NORTHWEST HWY	WEBBER RICHARD A
513	6211 W NORTHWEST HWY	SMITH JIMMY E & KATHY L
514	6211 W NORTHWEST HWY	WARMACK DANIEL & SUSAN
515	6211 W NORTHWEST HWY	EASTERLING STEPHEN E
516	6211 W NORTHWEST HWY	UPTON NANCY B
517	6211 W NORTHWEST HWY	DOSWELL HOUSTON J & FLORENCE A
518	6211 W NORTHWEST HWY	DUVALL JERRY
519	6211 W NORTHWEST HWY	WOLFFARTH SHAWN & JENNIFER
520	6211 W NORTHWEST HWY	DOSWELL FLORENCE EST OF
521	6211 W NORTHWEST HWY	KRITZER WILLIAM C JR
522	6211 W NORTHWEST HWY	LEE DONNA R

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
523	6211 W NORTHWEST HWY	DRJ PLAN
524	6211 W NORTHWEST HWY	ARENAMEDIA LTD
525	6211 W NORTHWEST HWY	PARSA HASSAN
526	6211 W NORTHWEST HWY	BECKER STEPHEN J &
527	6211 W NORTHWEST HWY	MALECHEK KEVIN
528	6211 W NORTHWEST HWY	CRISSEY FAMILY LIVING TRUST
529	6211 W NORTHWEST HWY	SCHLACHTER REALTY INC
530	6211 W NORTHWEST HWY	SCHLACHTER REALTY LTD
531	6211 W NORTHWEST HWY	CAMP GLENDA
532	6211 W NORTHWEST HWY	FLORIHOMA LLC
533	6211 W NORTHWEST HWY	BARMAKI NASRIN
534	6211 W NORTHWEST HWY	BARMAKI NASRIN
535	6211 W NORTHWEST HWY	ANGELONE ALFONSO &
536	6211 W NORTHWEST HWY	CLINESMITH JERRY E
537	6211 W NORTHWEST HWY	CIRCLE J LAND & CATTLE CO
538	6211 W NORTHWEST HWY	JONES RAY E
539	6211 W NORTHWEST HWY	GALE MAXINE ESTATE
540	6211 W NORTHWEST HWY	CROW ELIZABETH DAVIS &
541	6211 W NORTHWEST HWY	LEE LIZA
542	6211 W NORTHWEST HWY	IBARRA GUADALUPE
543	6211 W NORTHWEST HWY	HARGROVE CECIL M & KATHERINE C
544	6211 W NORTHWEST HWY	B & M DEATHERAGE LLC
545	6306 BANDERA AVE	SHEAD JUSTIN BLAINE &
546	6306 BANDERA AVE	BARBRE JOHNNIE F
547	6306 BANDERA AVE	KESTER PAUL M &
548	6310 BANDERA AVE	WALKER NORMA
549	6310 BANDERA AVE	SLATER DENYS JR
550	6310 BANDERA AVE	SADLER BOBBIE W
551	6314 BANDERA AVE	TURNER MYRA JOY
552	6314 BANDERA AVE	ROGERS MARY
553	6314 BANDERA AVE	PHH REALTY CAPITAL LLC

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<b>Label #</b>	<b>Address</b>	<b>Owner</b>
554	6318 BANDERA AVE	MARINO NANCY M
555	6318 BANDERA AVE	KELLY PATRICK DONALD
556	6318 BANDERA AVE	FORREST ROBERT
557	6320 BANDERA AVE	MARTIN EVERETT S &
558	6320 BANDERA AVE	WALLIS MICHAEL A & JULIE O
559	6320 BANDERA AVE	PENDLETON FRED A &
560	6324 BANDERA AVE	ADAMS DORIS D LIV TR
561	6324 BANDERA AVE	HARRISON HENRY N & MICHELLE M
562	6324 BANDERA AVE	POCHET STEPHANE
563	6324 BANDERA AVE	HARMON DARYL &
564	6328 BANDERA AVE	SADLER WILLIAM A & JULIE J
565	6328 BANDERA AVE	DAVIS JANA DANIELS
566	6328 BANDERA AVE	GIERING LILLIAN A
567	6328 BANDERA AVE	CEWAP UNLIMITED LLC
568	6332 BANDERA AVE	GARRETT BETTY A
569	6332 BANDERA AVE	SUTHERLIN LAURIE MARIE
570	6332 BANDERA AVE	WILKINS GROVER CLEVELAND &
571	6332 BANDERA AVE	PAUL EDWARD W &
572	6318 BANDERA AVE	BARAJAS TERESA ALENE
573	6306 DIAMOND HEAD CIR	OLEXA LAVELLE
574	6306 DIAMOND HEAD CIR	DES MOINES BUILDING LLC
575	6306 DIAMOND HEAD CIR	GEORGALIS ALYSSA CAROL
576	6306 DIAMOND HEAD CIR	NEEL JASPER P
577	6306 DIAMOND HEAD CIR	KEHR LIVING TRUST
578	6306 DIAMOND HEAD CIR	SIDERIS BASIL K & ANN
579	6306 DIAMOND HEAD CIR	BLACKMAR JOAN
580	6306 DIAMOND HEAD CIR	SCHLOOT CARL ETAL
581	6306 DIAMOND HEAD CIR	GOOD GREG &
582	6306 DIAMOND HEAD CIR	LONDON TERRY E & NANCY
583	6306 DIAMOND HEAD CIR	DENARDO VINCENZO E
584	6306 DIAMOND HEAD CIR	SIMMONS FAMILY LIVING TRUST THE

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
585	6306 DIAMOND HEAD CIR	ALEXANDER CORA
586	6306 DIAMOND HEAD CIR	THORNE ELIZABETH TR &
587	6306 DIAMOND HEAD CIR	DENARDO VINCENZO E
588	6306 DIAMOND HEAD CIR	MINTER ZACH H
589	6306 DIAMOND HEAD CIR	BURGHHER SHIRLEY E & J KEITH SHORT CO- TRUSTEES
590	6306 DIAMOND HEAD CIR	NEWBERRY FRED KENNETH JR
591	3837 NORTHWEST PKWY	TIDWELL ROBERTA L ET AL
592	3839 NORTHWEST PKWY	MELTON JAMES WILSON