



City of Dallas

BOARD OF ADJUSTMENT (PANEL C)

**December 12, 2022, Briefing at 11:00 A.M. and the Public Hearing at 1:00 P.M.
Dallas City Hall, 6ES Council Briefing Room and Videoconference**

* The Board of Adjustment hearing will be held by videoconference and in 6ES at City Hall. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure **by joining the meeting virtually**, must register online at <https://form.jotform.com/210907944450153> or contact the Development Services Department at 214-670-4545 **by the close of business Friday, December 9, 2022. All virtual speakers will be required to show their video in order to address the board.** Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; and bit.ly/cityofdallastv or [YouTube.com/CityofDallasCityHall](https://www.youtube.com/CityofDallasCityHall), and the WebEx link: <https://bit.ly/12122022C>

AGENDA

- I. **Call to Order** Robert Agnich, Vice-Chair
- II. **Staff Presentation/Briefing**
- III. **Public Hearing** Board of Adjustment
- IV. **Public Testimony**
- V. **Miscellaneous Items -**
 - o Approval of Panel C Minutes – November 14, 2022
 - o Approval of Special Called Meeting Minutes- November 1, 2022
 - o Approval of 2021-2022 BOA Annual Report
- VI. **Case Docket** Board of Adjustment
 - Uncontested Items
 - Holdover Items
 - Individual Items
- VII. **Adjournment**

Handgun Prohibition Notice for Meetings of Governmental Entities

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

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

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

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

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

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

EXECUTIVE SESSION NOTICE

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

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

UNCONTESTED CASE(S)

BDA212-113(OA)	10203 Hollow Way Rd REQUEST: Application of Karl Crawley for a special exception to the fence height regulations	1
BDA212-114(OA)	3516 Northaven Rd REQUEST: Application of Marcelo Migoni for a special exception to the single-family use regulations	2
BDA212-115(OA)	238 Hillvale Drive REQUEST: Application of Wendy Golson for a special exception to the urban forest conservation regulations	3
BDA212-116(OA)	937 S Belt Line Rd REQUEST: Application of Autozone Parts Inc. represented by Alicia Coronilla for a special exception to the landscaping regulations	4

HOLDOVERS

BDA212-105(OA)	3923 Frontier Ln. REQUEST: Application of Baldwin Associates for a variance to the front yard setback regulations, for a special exception to the fence height regulations, for a special exception to the fence standards regulations, and for a special exception to the visibility obstruction regulations	5
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INDIVIDUAL CASES

None.

FILE NUMBER: BDA212-113(OA)

BUILDING OFFICIAL'S REPORT: Application of Karl Crawley for a special exception to the fence height regulations at 10203 Hollow Way Road. This property is more fully described as Lot 1, Block 5517, and is zoned an R-1ac(A) Single Family District, which limits the height of a fence in the front yard to four feet. The applicant proposes to construct a 7' 6' high fence with 11' 2" and ¾" columns and a 12' high gate in a required front yard, which requires an eight-foot special exception to the fence regulations.

LOCATION: 10203 Hollow Way Road

APPLICANT: Karl Crawley, Masterplan Texas

REQUEST:

A request for an 8' special exception to the fence height regulations is made to construct and maintain a 7' 6" high limestone fence with up to 11' 2" and ¾" limestone columns with a 7' high iron pedestrian gate, and a 12' high iron gate in the required front yard on a site developed with a single-family home.

STANDARD FOR A SPECIAL EXCEPTION TO FENCE STANDARDS:

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

STAFF RECOMMENDATION:

No staff recommendation is made on this or any request for a special exception to the fence standards since the basis for this type of appeal is when *in the opinion of the board*, the special exception will not adversely affect neighboring property.

BACKGROUND INFORMATION:

Zoning:

<u>Site:</u>	R-1ac(A) (Single Family District)
<u>Northwest:</u>	R-1ac(A) (Single Family District)
<u>Northeast:</u>	R-1ac (A) (Single Family District)
<u>East:</u>	R-1ac (A) (Single Family District)
<u>South:</u>	R-1ac (A) (Single Family District)
<u>West:</u>	R-1ac (A) (Single Family District)

Land Use:

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

Zoning/BDA History:

There have been four related board cases in the vicinity within the last five years.

1. **BDA212-082:** On September 19, 2022, Panel C denied without prejudice an eight-foot special exception to the fence height regulations at 10203 Hollow Way Road, the subject site.
2. **BDA212-022:** On April 20, 2022, Panel B granted a special exception to the height requirement for fences a special exception to the surface area openness requirement subject to compliance with the submitted site plan and elevation is required at 10007 Hollow Way Rd.
3. **BDA212-033:** On April 20, 2022, Panel B granted a special exception to the height requirement for fences a special exception to the surface area openness requirement subject to compliance with the submitted site plan and elevation is required at 10007 Hollow Way Rd.
4. **BDA212-089:** On October 20, 2021, Panel B, Board of Adjustment granted a request for a special exception to the fence regulations, a special exception to the fence standards regulations, and two special exceptions to the visual obstruction regulations at 9646 Douglas Avenue.

GENERAL FACTS/STAFF ANALYSIS:

The purpose of this request focuses on constructing and maintaining a 7' 6" high limestone fence with up to 11' 2' and ¾" high limestone columns with a 7' high iron pedestrian gate, and a 12' high iron gate in the required front yard on a site developed with a single-family.

The subject site is zoned an R-1ac(A) Single Family District and requires a minimum front yard setback of 40 feet. The Dallas Development Code states that in all residential districts except multifamily districts, a fence may not exceed four feet above grade when located in the required front yard.

According to DCAD, the property contains 2.00 acres and is developed with a two-story, 10,382-square-foot single-family structure constructed in 2007. Additional improvements include a 1,248-square-foot attached garage, tennis court, and pool. The proposed fence has not yet been constructed.

According to the submitted site plan and elevation plan submitted, the applicant proposes:

- A 19' wide decorative iron gate with a maximum height of 12' and an automatic opener.

- The gate is to be located 26' from the property line that curves 104' along Hollow Way Road.
- The proposed up to 7' 6" tall walls surrounding the gates are limestone with up to 11'2" and ¾" high limestone columns and cast stone caps and gas lanterns on either side of the gates.
- These sections of the solid walls are set back from 19' 7" on the south, to 24'4" to the north from the property line along Hollow Way Road.
- The northern wall section contains an iron pedestrian gate that is 3' wide and 7' tall.

Staff conducted a field visit of the site and surrounding area (approximately 400 feet north, south, east, and west of the subject site) and noticed other fences that are above four feet-in-height and located in a front yard setback. Please refer to the above history for fence locations.

As of December 2, 2022, no letters have been submitted in support or in opposition to the request.

The applicant has the burden of proof in establishing that the special exception to the fence standards related to the height of up to eight feet located on Hollow Way Road will not adversely affect neighboring properties.

Granting the special exception to the fence standards related to the height would require the proposal exceeding 4' in height in the front yard setback located along Hollow Way Road to be maintained in the locations and heights as shown on the site plan and elevation plan. However, granting this request will not provide any relief to the Dallas Development Code regulations other than allowing the additional height for the fence structure.

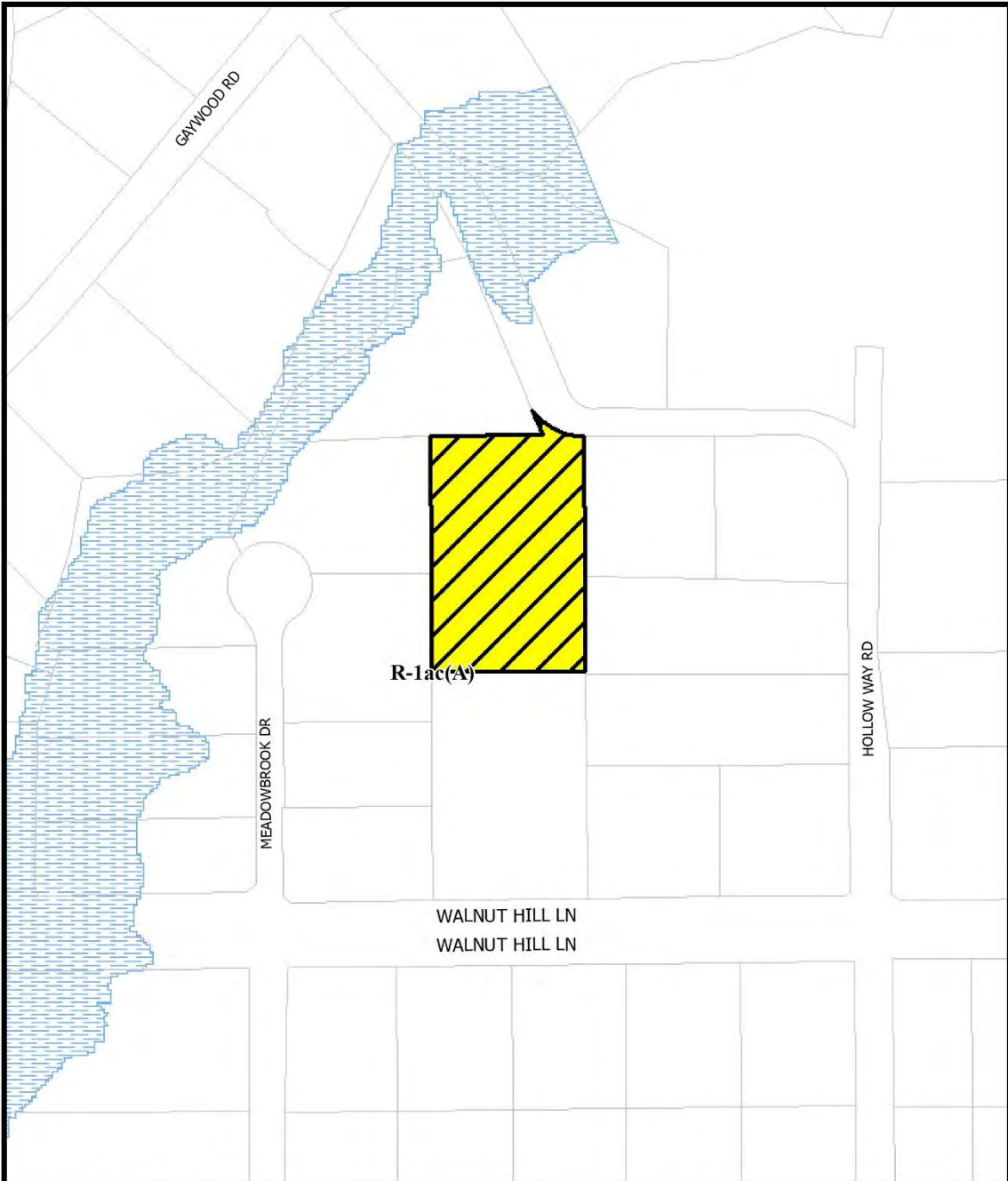
Timeline:

- September 26, 2022: The applicant submitted an "Application/Appeal to the Board of Adjustment."
- November 9, 2022: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel C.
- November 9, 2022: The Sustainable Development and Construction Department Senior Planner emailed the applicant the following information:
 - an attachment that provided the public hearing date and panel that will consider the application; the November 22nd deadline to submit additional evidence for staff to factor into their analysis; and the December 2nd 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.

November 29, 2022:

The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the September public hearings. Review team members in attendance included: the Board of Adjustment Chief Planner/Board Administrator, the Development Services Chief Arborist, the Development Services Senior Plans Examiner, the Development Services Chief Planner, the Assistant City Attorney to the Board, and the Senior Planner.

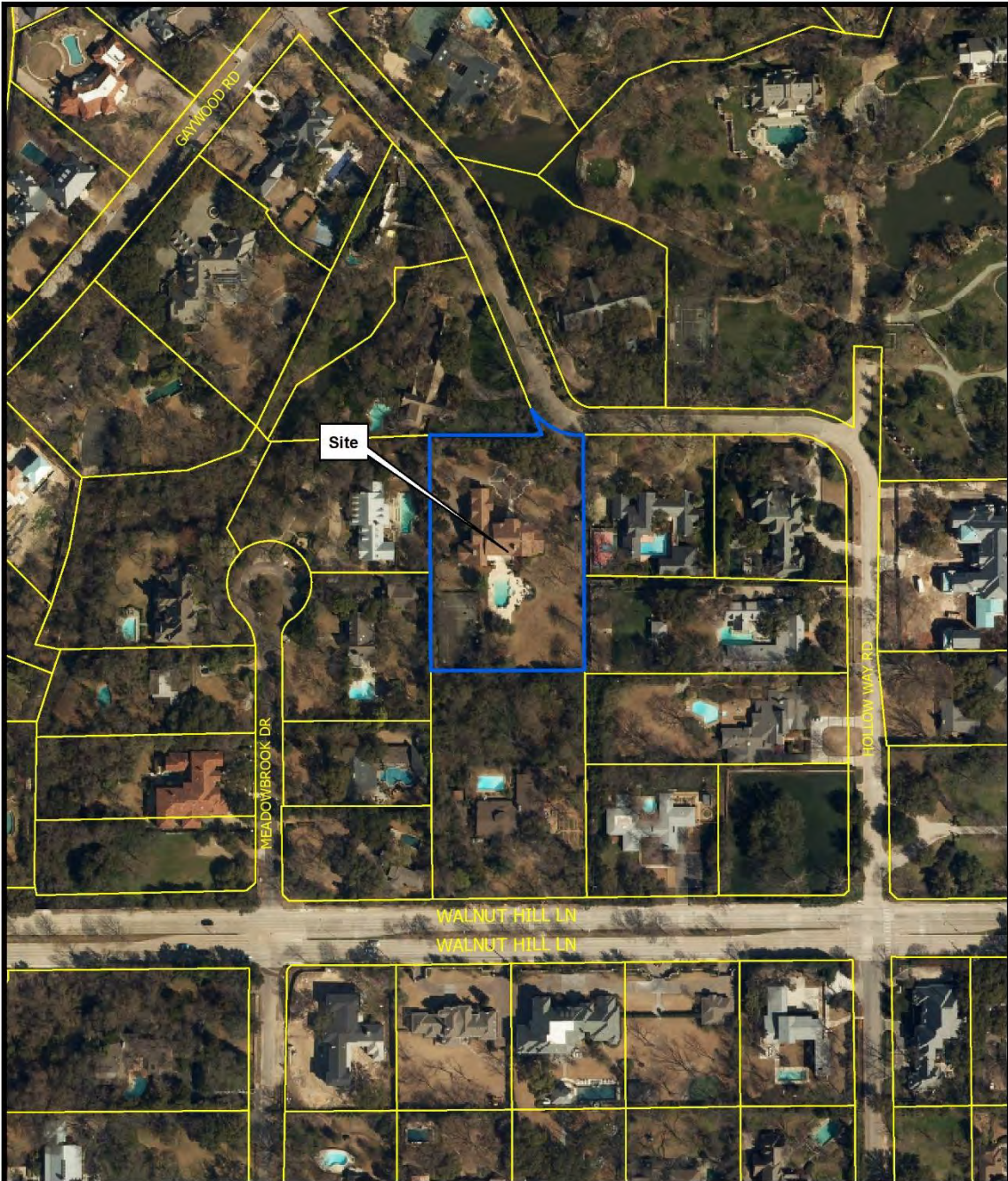


1:2,400

ZONING MAP

Case no: BDA212-113

Date: 11/16/2022



1:2,400

AERIAL MAP

Case no: BDA212-113

Date: 11/16/2022



 1:2,400	NOTIFICATION		Case no: BDA212-113
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">14</div> NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 11/16/2022	

11/16/2022

Notification List of Property Owners

BDA212-113

14 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10203 HOLLOW WAY RD	MILLER SCOTT K & DONNA L
2	10030 MEADOWBROOK DR	NEUHOFF JOE B
3	10300 GAYWOOD RD	BENEFIT OF THE FGH RESIDENTIAL QUALIFYING TRUST
4	10020 MEADOWBROOK DR	LAMM BEN
5	10040 MEADOWBROOK DR	PVILLE 782 LLC
6	5333 WALNUT HILL LN	BRUCE CARL EDWARD &
7	10200 HOLLOW WAY RD	MAYFLOWER 10200 TRUST
8	10221 HOLLOW WAY RD	BURKHEAD WAYNE Z &
9	10211 HOLLOW WAY RD	PARK ROYAL HOMES LLC
10	10131 HOLLOW WAY RD	KELLEY MATT & JAN E
11	10041 HOLLOW WAY RD	SEALY SCOTT P & DIANE G
12	10033 HOLLOW WAY RD	SALIM MICHAEL D &
13	10023 HOLLOW WAY RD	LECLAIR LEWIS T &
14	5415 WALNUT HILL LN	MP MEADOW LTD



City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 212-113

Date: 9/26/2022

Data Relative to Subject Property:

Location address: 10203 Hollow Way Road Zoning District: R-1ac(A)

Lot No.: 1 Block No.: 5517 Acreage: 2 ac. (1.96) Census Tract: 76.05

Street Frontage (in Feet): 1) ^{108'}80.5 ft. 2) _____ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Scott K. Miller and Donna L. Miller

Applicant: Karl A Crawley, MASTERPLAN Telephone: 214 761 9197

Mailing Address: 2201 Main St., Ste. 1280 Dallas TX Zip Code: 75201

E-mail Address: karl@masterplantexas.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 x , of 8 feet for an open gate and columns and 4 feet for a solid fence in the front yard of Hollow Way Road

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 and gate heights are commensurate with area properties, is set back approximately 20 feet from the front property line on the lot which is located in a curve in the road.

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

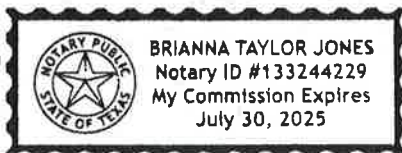
Before me the undersigned on this day personally appeared Karl A Crawley
(Affiant/Applicant's name printed)

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 26 day of September, 2022

(Rev. 08-01-11)



[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 Karl Crawley

did submit a request for a special exception to the fence height regulations
at 10203 HOLLOW WAY RD.

BDA212-113. Application of Karl Crawley for a special exception to the fence height regulations at 10203 HOLLOW WAY RD. This property is more fully described as Block 5517, Lot 1 and is zoned R-1ac(A), which limits the height of a fence in the front yard to 4 feet. The applicant proposes to construct an 8-foot high fence with a 12-foot high gate in a required front yard, which will require an 8 foot special exception to the fence regulations.

Sincerely,


David Session, Building Official



Printed: 10/21/2022

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community 5333

- City Limits
- Dallas Tax Parcels
- Base Zoning
- Main Address
- Account
- Tax Parcel
- Platted Lines
- Setbacks
- Addition Boundaries
- Final
- Platted Block
- Final
- Current Year BDA Cases
- Five Year Old BDA Cases
- Previous Year Plat Cases
- Streets
- Zoning Grid
- City Limits
- Floodplain
- 0.2 Pct Annual Flood Hazard
- 1 Pct Annual Chance Flood Hazard
- Certified Parcels
- Base Zoning

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)



CITY OF DALLAS PLAT BOOKS

MAY 23, 1945
 JULY 11, 1945
 ANNEXED SURVEY D. R. S. C. GALLOWAY

ORD NO 3623
 ABST 523

ADDITION

SCALE 200 FT EQUALS 1 INCH

BLOCKS 5517
 DALLAS

SCHOOL DIST.

1-10-48

T E PEPPERMAN SURVOR RECD 3-27-56

LOBELLO ESTATES ADDITION

5518

5511

5525

MAYFLOWER

5517

MEADERS

5517

NETHERLAND

5528

MEADERS

5517

NO. 1

MEADERS

5517

5514

5529

2AC

2AC

22.832 AC HERE

2.4 AC

2.03 AC

5516

NORTHBROOK ESTATES ADD.

5530
 A
 ESTATES
 ADD.

GAYWOOD (Worwood)

WALLER DRIVE

5517

MEADERS

5517

MEADOWBROOK DRIVE

5517

PADGETTS

5517

BROADMOOR PARKS

5517

HOLLOW WAY ROAD

5517

5517

5517

5517

5517

5517

5517

5517

5517

WALNUT HILL

5601

5602

INWOOD

5605

5605

5605

5605

5605



Surveyed by Survey Division



CITY OF DALLAS

AFFIDAVIT

Appeal number: BDA 212-113

I, Scott K Miller, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 10203 Hollow Way Road
(Address of property as stated on application)

Authorize: Karl A Crawley, Masterplan
(Applicant's name as stated on application)

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

- Variance (specify below)
- X Special Exception (specify below)
- Other Appeal (specify below)

to allow a fence with a height greater than four (4) feet in the required front yard.

<u>Scott K Miller</u>	<u><i>Scott Miller</i></u>	<u>9/21/22</u>
Print name of property owner/agent	Signature of property owner/agent	Date

Before me, the undersigned, on this day personally appeared Scott K. MILLER

Who on his/her oath certifies that the above statements are true and correct to his/her best knowledge.

Subscribed and sworn to before me this 21st day of SEPTEMBER, 2022



Carolyn Franz Almstedt
 Notary Public for Dallas County, Texas
 Commission expires on 05/15/2024

PLAT OF
PADGETT'S SUBDIVISION

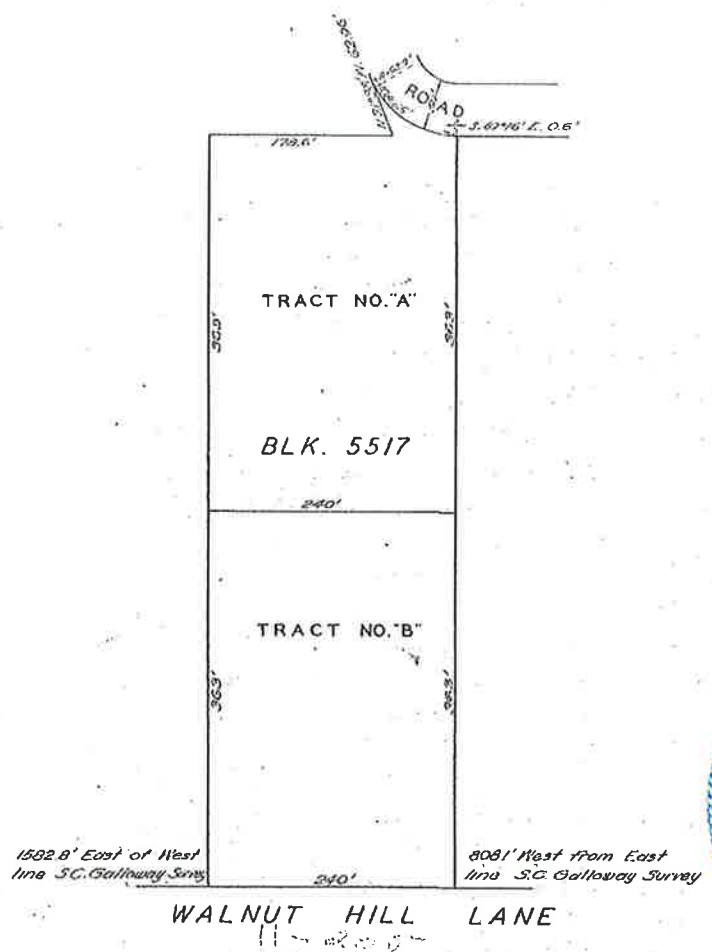
A PART OF CITY BLOCK 5517

CITY OF DALLAS, TEXAS

SCALE 1"=40' - MAY 28, 1947

SCALE REDUCED TO 1"=100'

JOE R. JOHN
ENGINEER AND SURVEYOR



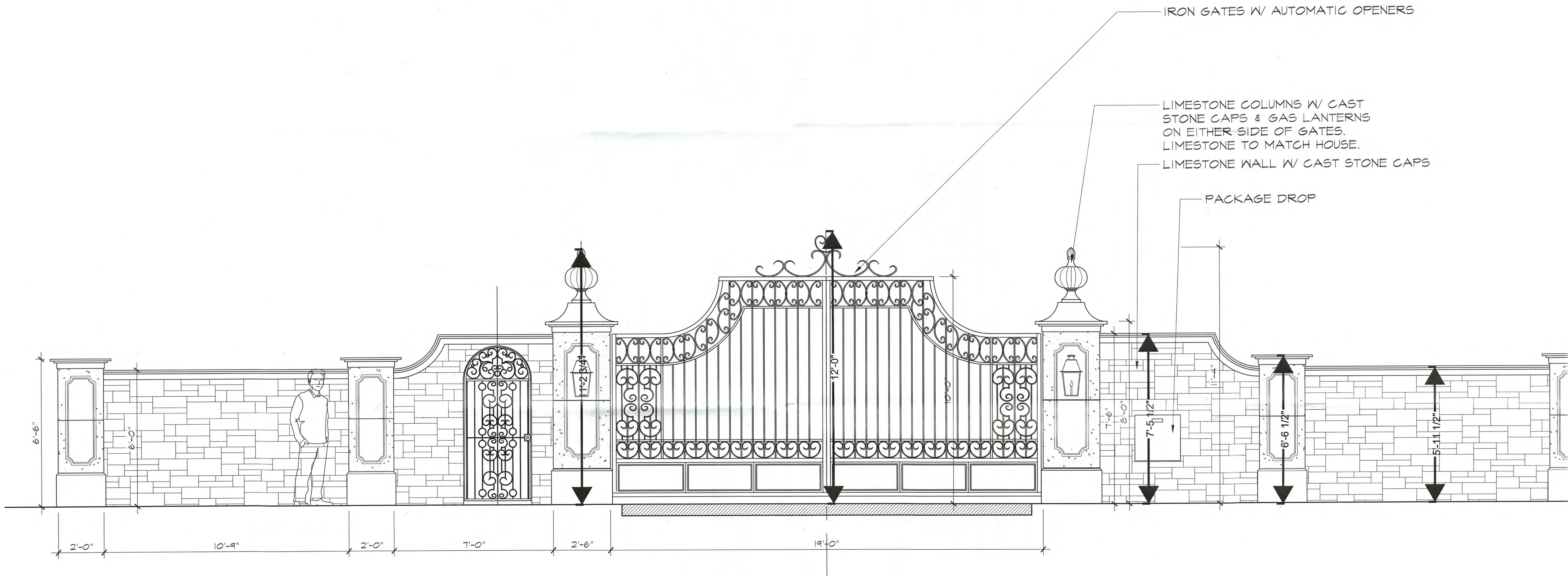
59679-----\$ 4.00 Map
1.75 Fee
\$ 5.75

OWNER'S CERTIFICATE

HAL W. PADGETT, OWNER
TO: PLAT & DEDICATION
PADGETT'S SUBDIVISION
OF PART BLK 5517, DALLAS

STATE OF TEXAS)
COUNTY OF DALLAS) WHEREAS I, HAL W. PADGETT, am the owner of a certain tract of land situated in the
S. C. GALLOWAY SURVEY, ABSTRACT NO. 523, Dallas County, Texas, and in City of Dallas,
Official Block No. 5517, said Tract being described by metes and bounds as follows:

TRACT NO. 1. BEGINNING at a point in the North line of Walnut Hill Lane, said point being an iron stake which is 1582.8 ft. East of the original East line of M.F. Fortner Survey and the West line of S.C. Galloway Survey, said point of beginning being also 1048.1 ft. West from the East line of said S.C. Galloway Survey, and running, THENCE 90 deg. to the left at right angles to said North line of Walnut Hill Lane, a distance of 726 ft. to an iron pipe for corner; THENCE 90 deg. right, parallel with the North line of Walnut Hill Lane, 240 ft. to an iron pipe for corner; THENCE 90 deg. right, and parallel with the first described line, 726 ft. to an iron pipe for corner in the North line of Walnut Hill Lane; THENCE 90 deg. to the right along the North line of Walnut Hill Lane, 240 ft. to the place of beginning.

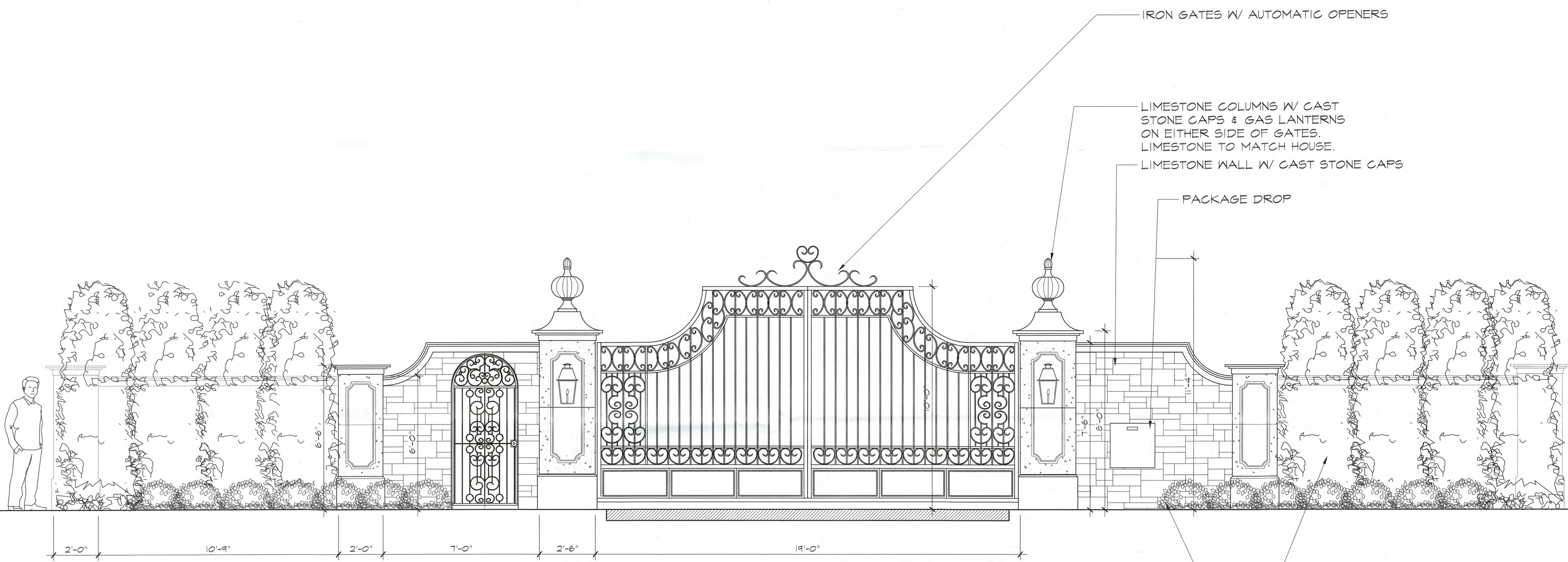


ENTRY GATE ELEVATION
SCALE: 1/2" = 1'-0"

MILLER RESIDENCE
10203 HOLLOW WAY ROAD, DALLAS TEXAS

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They are not to be used by others
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Britton & Associates, Inc. is not
responsible for verification of city, state,
or deed restrictions, including flood
plains, easement, right of way,
property line, and/or utility.





IRON GATES W/ AUTOMATIC OPENERS

LIMESTONE COLUMNS W/ CAST
STONE CAPS & GAS LANTERNS
ON EITHER SIDE OF GATES.
LIMESTONE TO MATCH HOUSE.

LIMESTONE WALL W/ CAST STONE CAPS

PACKAGE DROP

NELLIE R. STEVEN'S HOLLIES
10' TALL

SHRUBS: AZALEAS

ENTRY GATE ELEVATION
SCALE: 1/2" = 1'-0"

MILLER RESIDENCE
10203 HOLLOW WAY ROAD, DALLAS TEXAS

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plains, easement, right of way,
property line, and/or utility.



SEPTEMBER 20, 2022

FILE NUMBER: BDA212-114(OA)

BUILDING OFFICIAL'S REPORT: Application of Marcelo Migoni for a special exception to the single-family use regulations at 3516 Northaven Road. This property is more fully described as Lot 25 Block 4/6439 and is zoned an R-10(A) Single Family District, which limits the number of dwelling units to one. The applicant proposes to construct and maintain an additional dwelling unit, not for rent, which will require a special exception to the single-family zoning use regulations.

LOCATION: 3516 Northaven Road

APPLICANT: Marcelo Migoni

REQUEST:

A request for a special exception to the single-family use regulations is made to construct and maintain a one-story additional dwelling unit structure on a site being developed with a single-family use.

STANDARD FOR A SPECIAL EXCEPTION TO THE SINGLE FAMILY USE REGULATIONS TO AUTHORIZE AN ADDITIONAL DWELLING UNIT:

Section 51-4.201(b)(1)(E)(i) of the Dallas Development Code specifies that the board may grant a special exception to the single-family use regulations of the Dallas Development Code to authorize an additional dwelling unit on a lot when, in the opinion of the board, the additional dwelling unit will not: 1) be used as rental accommodations; or 2) adversely affect neighboring properties.

In granting this type of special exception, the board shall require the applicant to deed restrict the subject property to prevent the use of the additional dwelling unit as rental accommodations.

STAFF RECOMMENDATION:

No staff recommendation is made on this or any request for a special exception to authorize an additional dwelling unit since the basis for this type of appeal is when in the opinion of the board, the additional dwelling unit will not: 1) be used as rental accommodations; or 2) adversely affect neighboring properties.

BACKGROUND INFORMATION

Zoning:

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

Land Use:

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

Zoning/BDA History:

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

GENERAL FACTS/STAFF ANALYSIS:

This request for a special exception to the single-family use regulations focuses on constructing and maintaining a one-story additional dwelling on a site developed with a single-family use.

The site is zoned an R-10(A) Single Family District where the Dallas Development Code permits one dwelling unit per lot.

The single-family use regulations of the Dallas Development Code state that only one dwelling unit may be located on a lot and that the Board of Adjustment may grant a special exception to this provision and authorize an additional dwelling unit on a lot when, in the opinion of the board, the special exception will not: (1) be use as rental accommodations; or (2) adversely affect neighboring properties.

The Dallas Development Code defines:

- a “single family” use as “one dwelling unit located on a lot;” and a “dwelling unit” as “one or more rooms to be a single housekeeping unit to accommodate one family and containing one or more kitchens, one or more bathrooms, and one or more bedrooms.”
- a “kitchen” as “any room or area used for cooking or preparing food and containing one or more ovens, stoves, hot plates, or microwave ovens; one or more refrigerators; and one or more sinks. This definition does not include outdoor cooking facilities.”

- a “bathroom” as “any room used for personal hygiene and containing a shower or bathtub or containing a toilet and sink.”
- a “bedroom” as “any room in a dwelling unit other than a kitchen, dining room, living room, bathroom, or closet. Additional dining rooms and living rooms, and all dens, game rooms, sunrooms, and other similar rooms are considered bedrooms.”

The submitted site plan identifies the location of two building footprints, the larger of the two denoted as “3516 Northaven Road,” which is the proposed single family residential main structure. The smaller of the two structures is marked as “ADU”.

This request centers on the function of what is proposed to be inside the smaller structure on the site – the “ADU” structure, specifically its collection of rooms/features shown on the floor plan: one bedroom, living room, a kitchen, and a bathroom.

Note that DCAD website is down due to a ransomware attack. Therefore, staff is unable to verify the information provided with the site plan. However, a site visit by staff revealed that the information provided is correct. According to the submitted site plan the main structure contains 2,212 square feet of total living area and the proposed additional dwelling unit will contain 360 square feet of living area.

The applicant has the burden of proof in establishing that the additional dwelling unit will not be used as rental accommodations (by providing deed restrictions, if approved) and will not adversely affect neighboring properties.

As of December 2, 2022, no letters have been submitted in support or in opposition to the request.

Granting this special exception request will not provide any relief to the Dallas Development Code regulations other than allowing an additional dwelling unit on the site (i.e. development on the site must meet all required code requirements).

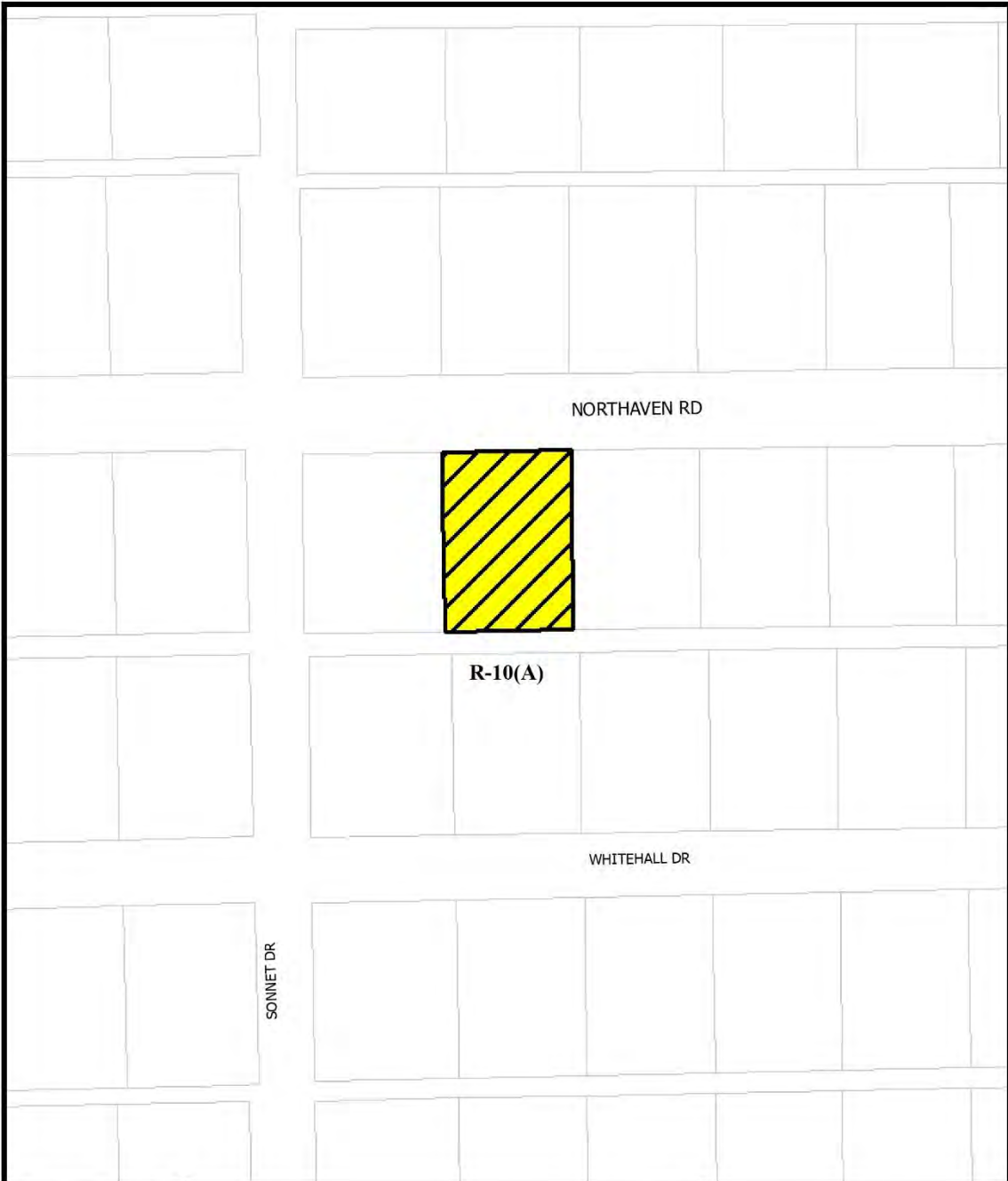
The Dallas Development Code states that in granting this type of special exception, the board shall require the applicant to deed restrict the subject property to prevent the use of the additional dwelling unit as rental accommodations.

Timeline:

- October 3, 2022: The applicant submitted an “Application/Appeal to the Board of Adjustment.”
- November 9, 2022: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel C.
- November 9, 2022: The Sustainable Development and Construction Department Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the November 22nd deadline to submit additional evidence for staff to factor into their analysis; and the December 2nd 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.

November 29, 2022: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the September public hearings. Review team members in attendance included: the Board of Adjustment Chief Planner/Board Administrator, the Development Services Chief Arborist, the Development Services Senior Plans Examiner, the Development Services Chief Planner, the Assistant City Attorney to the Board, and the Senior Planner.

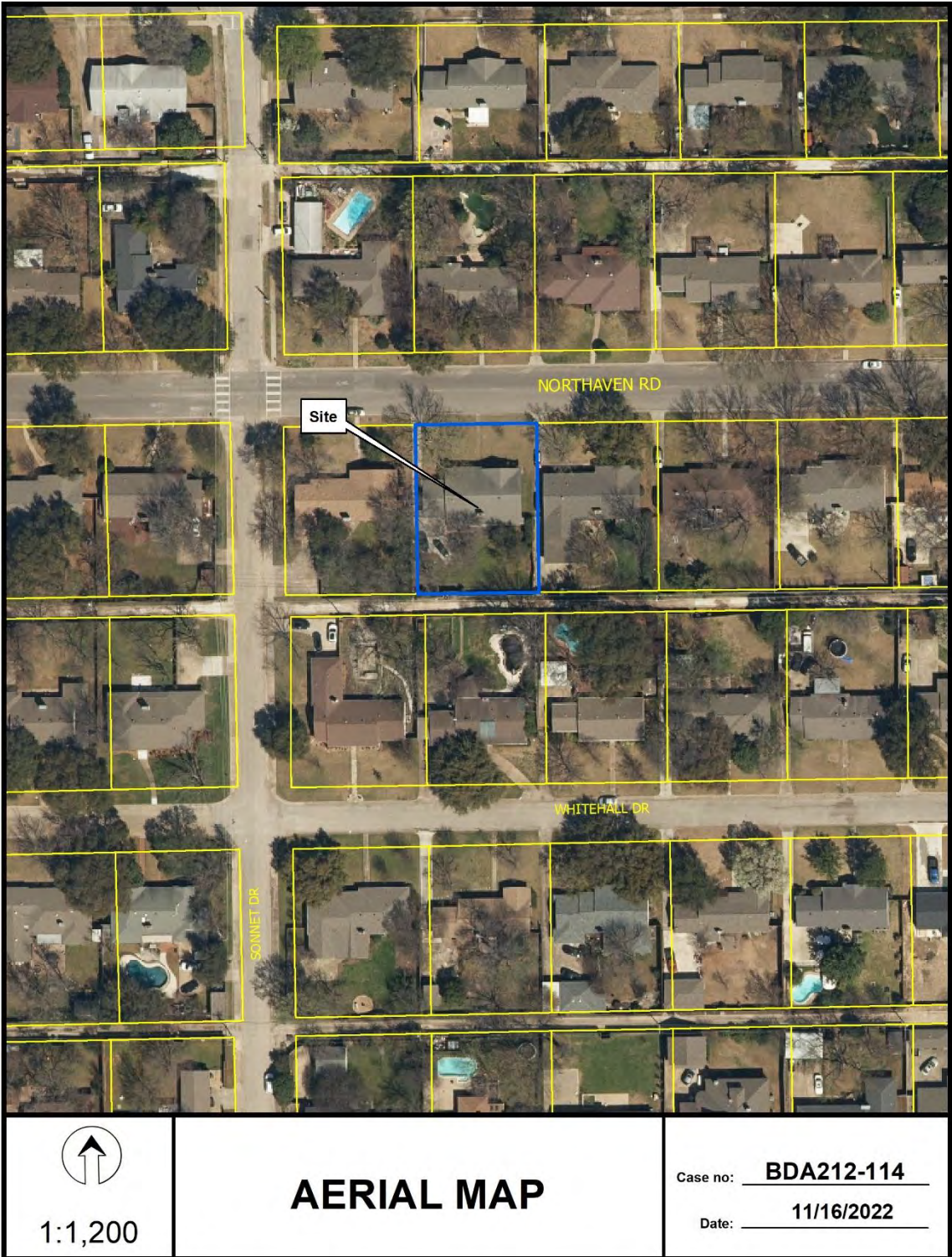


1:1,200

ZONING MAP

Case no: BDA212-114

Date: 11/16/2022

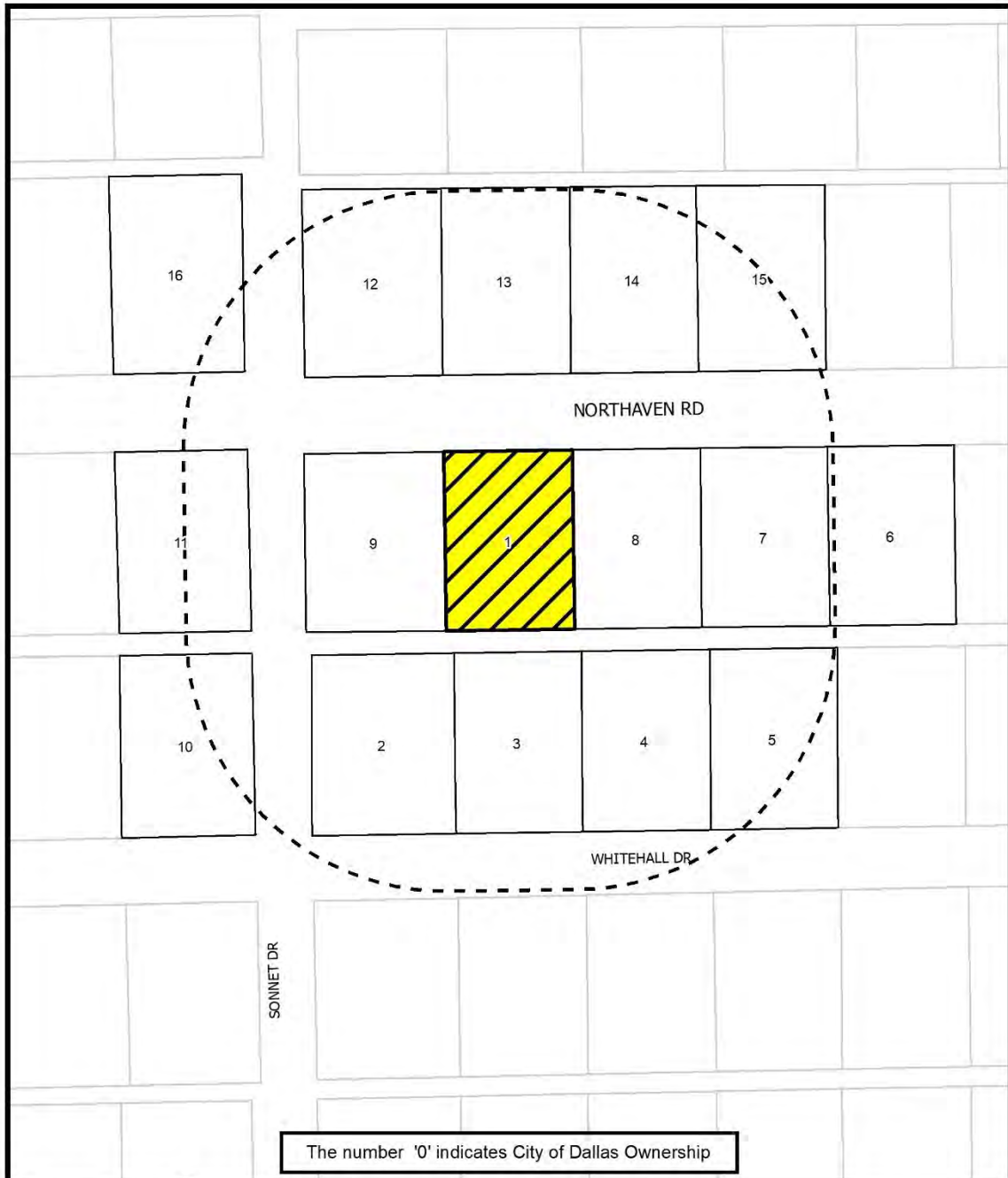


1:1,200

AERIAL MAP

Case no: BDA212-114

Date: 11/16/2022




 1:1,200

NOTIFICATION

200' AREA OF NOTIFICATION
16 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BDA212-114**
 Date: **11/16/2022**

11/16/2022

Notification List of Property Owners

BDA212-114

16 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3516 NORTHAVEN RD	Taxpayer at
2	3509 WHITEHALL DR	KIRKMAN SCOTT & ASHLEY A
3	3515 WHITEHALL DR	ROLLAND RENEE TOW
4	3523 WHITEHALL DR	COOPER ANGELA S & ADAM M
5	3529 WHITEHALL DR	MOSLEY DAN FARRAR
6	3536 NORTHAVEN RD	Taxpayer at
7	3530 NORTHAVEN RD	OTTONELLO CATALINA MANCEBO
8	3524 NORTHAVEN RD	WESTFALL MARY M & ERNEST N
9	3510 NORTHAVEN RD	CREECY HAYLEY A & CHRISTOPHER J
10	3455 WHITEHALL DR	GOLD JOSHUA SETH &
11	3448 NORTHAVEN RD	CAVALLO ENZO & SERENA BANFI
12	3509 NORTHAVEN RD	Taxpayer at
13	3515 NORTHAVEN RD	ALVAREZ LUIS & JENNA
14	3523 NORTHAVEN RD	CORRALES MARIA ODILA
15	3529 NORTHAVEN RD	TABORL JONPAUL & MEGAN
16	3449 NORTHAVEN RD	BAEHLER MARGARET M



APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 212-114

Data Relative to Subject Property:

Date: 10/4/22

Location address: 3516 NORTHAVEN RD. DALLAS TX-75229 Zoning District: R-10(A)

Lot No.: 25 Block No.: 4/6439 Acreage: 0.31 Census Tract: _____

Street Frontage (in Feet): 1) 98ft 2) _____ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): MARCELO & SUMNER MIGNONI

Applicant: MARCELO MIGNONI Telephone: 469-554-3260

Mailing Address: 3516 NORTHAVEN RD. DALLAS, TX. Zip Code: 75229

E-mail Address: Marcelomignoni@gmail.com

Represented by: N/A Telephone: _____

Mailing Address: _____ Zip Code: _____

E-mail Address: _____

Affirm that an appeal has been made for a Variance __, or Special Exception , of AN ADDITIONAL DWELLING UNIT NOT FOR RENT

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 ADDITIONAL DWELLING UNIT WILL NOT BE USED AS RENTAL ACCOMMODATIONS OR ADVERSELY AFFECT NEIGHBORING PROPERTIES SINGLE FAMILY USE

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

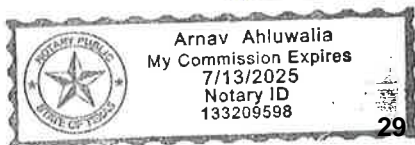
Before me the undersigned on this day personally appeared MARCELO MIGNONI (Affiant/Applicant's name printed)

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 1st day of OCTOBER, 2022

(Rev. 08-01-11)



Arnav Ahluwalia
Notary Public in and for Dallas County, Texas
[Signature]
P.A.A.

MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT

Date of Hearing _____

Appeal was--Granted OR Denied

Remarks _____

Chairman

Building Official's Report

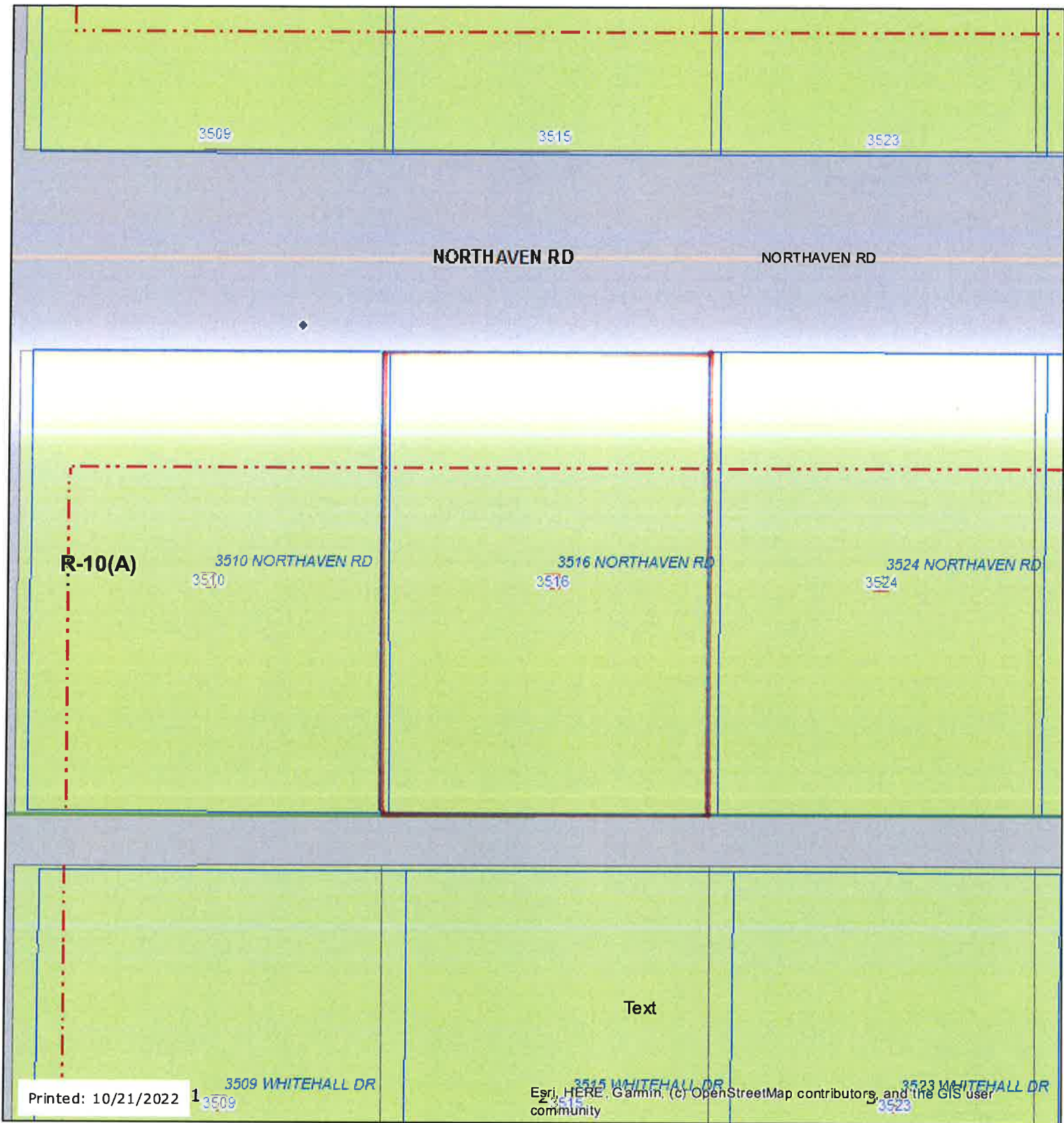
I hereby certify that MARCELO MIGONI










did submit a request for a special exception to the single family regulations
at 3516 NORTHAVEN ROAD

BDA212-114. Application of MARCELO MIGONI for a special exception to the single family regulations at 3516 NORTHAVEN RD. This property is more fully described as Block 4/6439, Lot 25 and is zoned R-10(A), which limits the number of dwelling units to one. The applicant proposes to construct an additional dwelling unit (not for rent), which will require a special exception to the single family zoning use regulations.

Sincerely,


David Session, Building Official



-  City Limits
-  Dallas Tax Periods
-  Base Zoning
- Main Address**
-  Tax Parcel
- Platted Lines**
-  Setbacks
- Addition Boundaries**
-  Final
- Platted Parcels**
-  Final
- Platted Block**
-  Final
-  Public Right of Way

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)



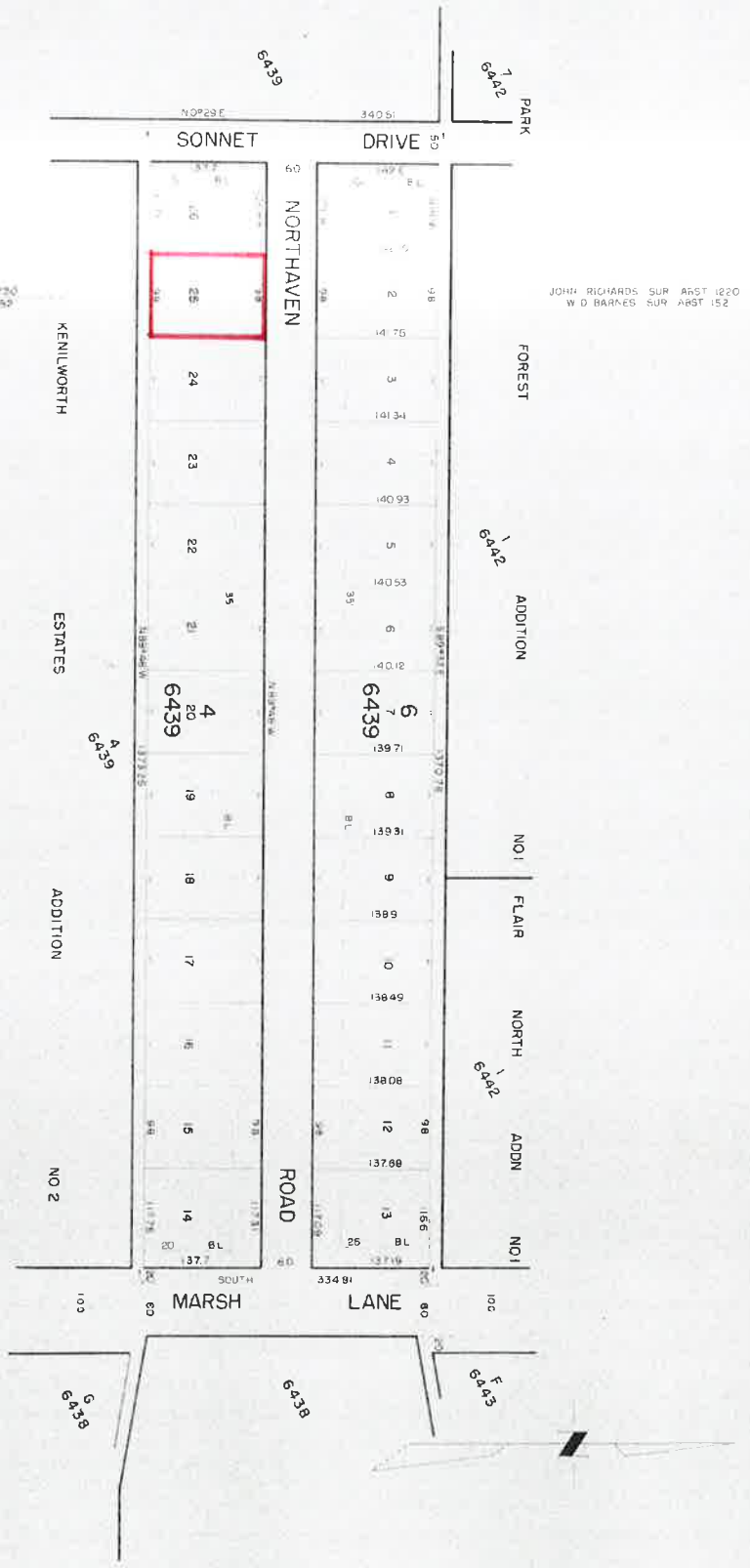
ANNEXED FEB 13, 1951
 SURVEY JOHN RICHARDS
 W D BARNES

ORD NO 5027
 ABST 1220
 152

CITY OF DALLAS PLAT BOOKS
 ADDITION KENILWORTH ESTATES - 3RD INSTALLMENT

SCALE 100 FT EQUALS 1 INCH

4 B 6
 BLOCKS 6439
 SCHOOL DISTRICT DALLAS





CITY OF DALLAS

AFFIDAVIT

Appeal number: BDA 22-114

I, SUMMER MIGONI, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 3516 NORTHAVEN RD. DALLAS TX 75229
(Address of property as stated on application)

Authorize: MARCELO MIGONI
(Applicant's name as stated on application)

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

- Variance (specify below)
- Special Exception (specify below)
- Other Appeal (specify below)

Specify: A SPECIAL EXCEPTION TO ALLOW AN ADDITIONAL DWELLING UNIT TO BE BUILT (NOT FOR RENT)

Summer Migoni
Print name of property owner or registered agent

[Signature]
Signature of property owner or registered agent

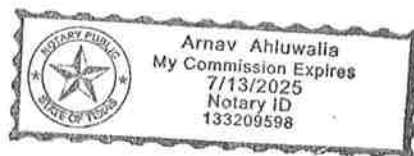
Date 10/1/2022

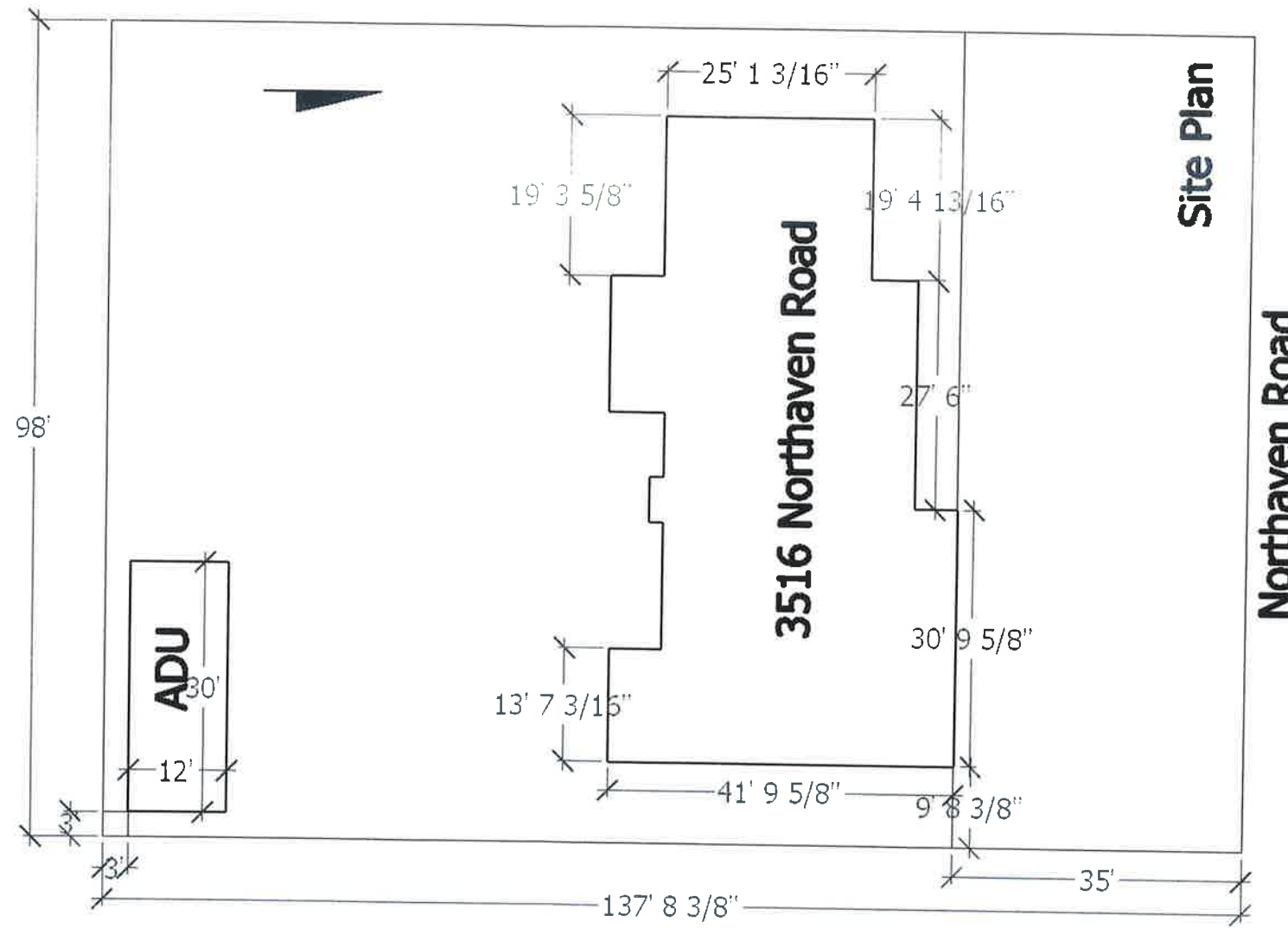
Before me, the undersigned, on this day personally appeared SUMMER MIGONI

Who on his/her oath certifies that the above statements are true and correct to his/her best knowledge.

Subscribed and sworn to before me this 1st day of OCTOBER, 2022

Arnav Ahluwalia
Notary Public for Dallas County, Texas
A.A. COLLIN
Commission expires on 07/13/2025





1" = 20' Scale
Site Plan



REVISIONS	
MM/DD/YY	REMARKS
07 / 14 / 22	Eric Benavides
---	---
---	---
---	---
---	---

A 01



Floor Plan
1/2" to 1'



3516 Northaven Road Dallas Texas

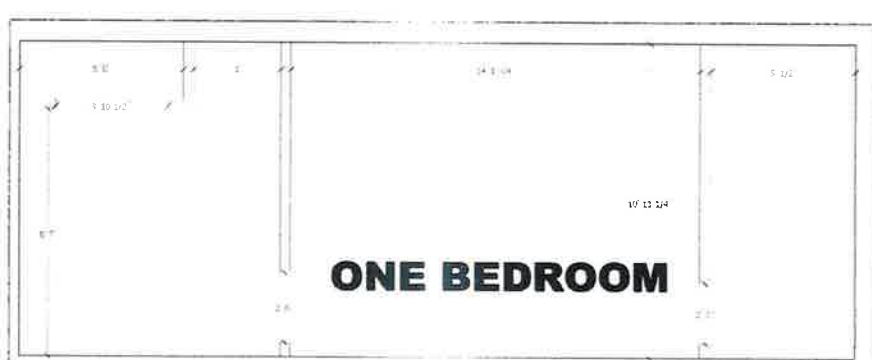
REVISIONS

	MM/DD/YY	REMARKS
1	06 / 28 / 22	Eric Benavides
2	-- / -- / --	...
3	-- / -- / --	...
4	-- / -- / --	...
5	-- / -- / --	...

A 01



12'x30' Small Home Kit



****WILL LOOK SIMILAR TO ABOVE RENDERINGS**

I confirm that I have seen the above renderings

Renderings contained herein are only representative of the final assembly and installation of the kit product description of this proposal. The buyer is responsible for the assembly and installation of the supplied components. All furniture/furnishings shown are not included.

Renderings do not reflect the actual product size, shape, configuration, arrangement, color, options, or accessories of the Buyer's particular order.

Backyard Workroom Initials G.M.
Client Initials M.M.

2901 Technology Drive Suite 199 | Plano Texas 75074 | Office 214-206-1759

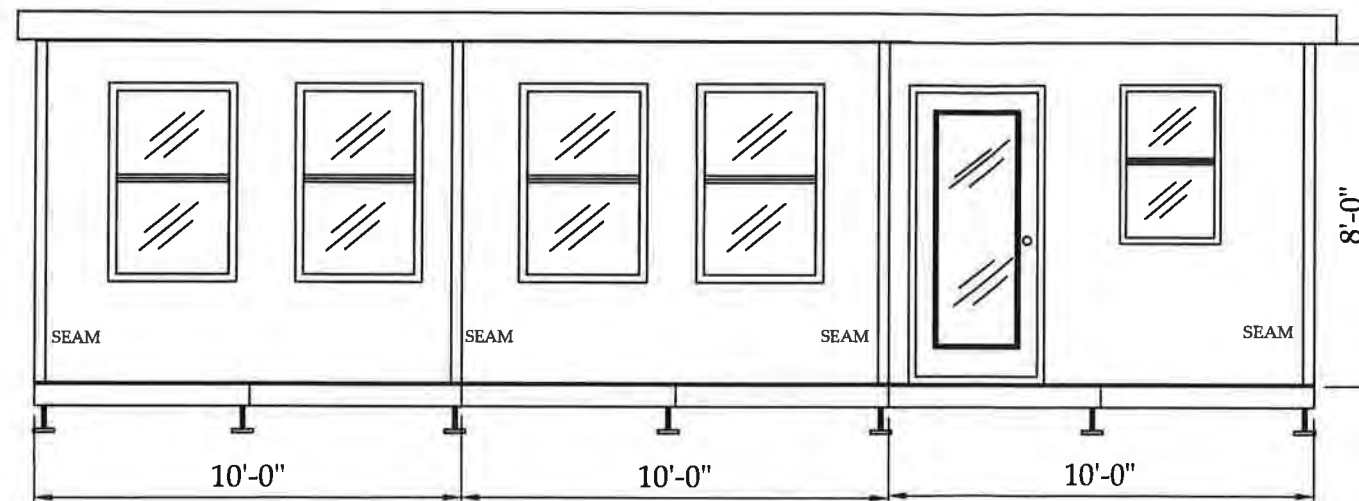
backyardworkroom.com | info@backyardworkroom.com

Daniel Smith

Digitally signed by
Daniel Smith
Date: 2022.10.11
15:33:08 -04'00'



FRONT ELEVATION



DOOR: 2-8 / 6-8
WOOD JAMB
STEEL DOOR

WINDOWS 2-8/4-6
VINYL
FIRE EXIT

TRIM: DAP ALEX PLUS
ALL PURPOSE ACRYLIC
LATEX CAULK

F8 TRIM SCREWS FOR
AROUND WINDOWS

ELECTRONIC SEAL COVERS ALL 14 SHEETS
CODE: 2015 INTERNATIONAL BUILDING CODE (IBC) TX
TEXAS : F-15436



Daniel C. Smith, PE
Consulting Engineer
5068 Isabella Cannon Dr
Raleigh, NC 27612
www.dansmithpe.com
Ph: 919 844 6050

MARCELO MIGNONI
3516 HORTHAVEN
DALLAS, TEXAS 75229

For Construction
 Not For Construction
Checked By: DCS
Drawn By: DCS
Project # **BK-1112**
Date: **9-5-2022**

Revisions:

Sheet Title:
12 x 30
SCALE 1/2" = 1'

Sheet:
D1
of
14

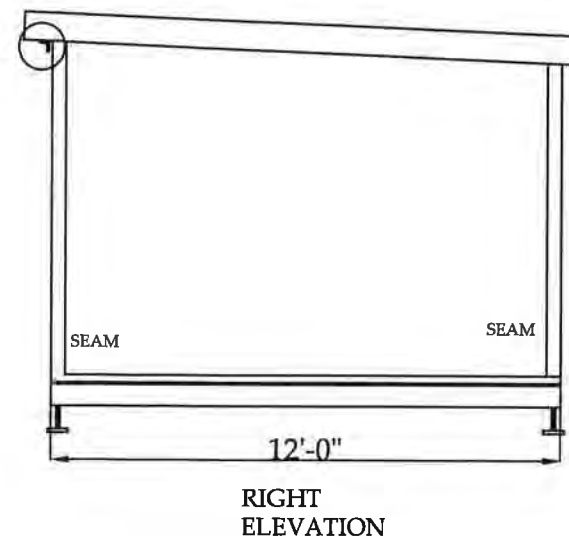
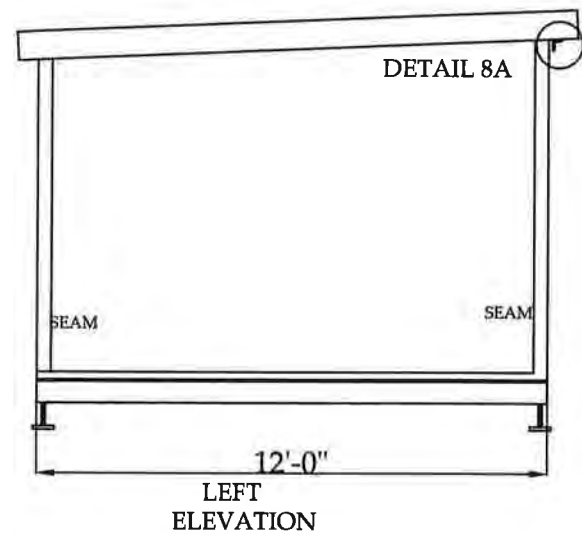


REGISTRATION #F-15436



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Ph: 919 844 6050

SIDE ELEVATIONS



MARCELO MIGONI
3516 HORTHAVEN
DALLAS, TEXAS 75229

For Construction
 Not For Construction

Checked By: DCS
Drawn By: DCS

Project # **BK-1112**
Date: **9-5-2022**

Revisions:

Sheet Title:
12 x 30

SCALE 1/2" = 1'

Sheet:
D2
of
14

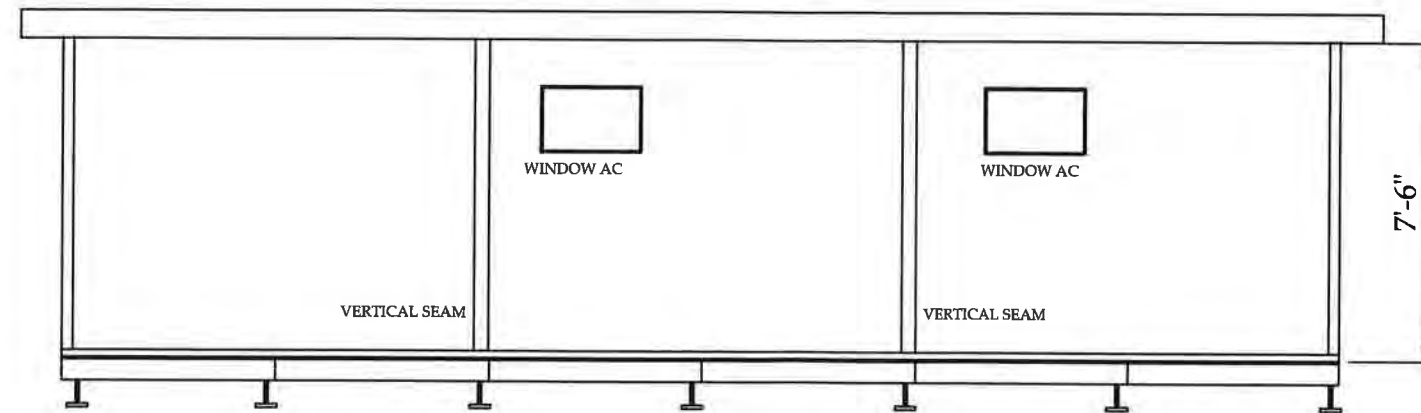


REGISTRATION #F-15436



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Consulting Engineer
5068 Isabella Cannon Dr
Raleigh, NC 27612
www.dansmithpe.com
Ph: 919 844.6050

REAR ELEVATION



MARCELO MIGNONI
3516 HORTHAVEN
DALLAS, TEXAS 75229

For Construction
 Not For Construction

Checked By: DCS
Drawn By: DCS

Project # BK-1112
Date: 9-5-2022

Revisions:

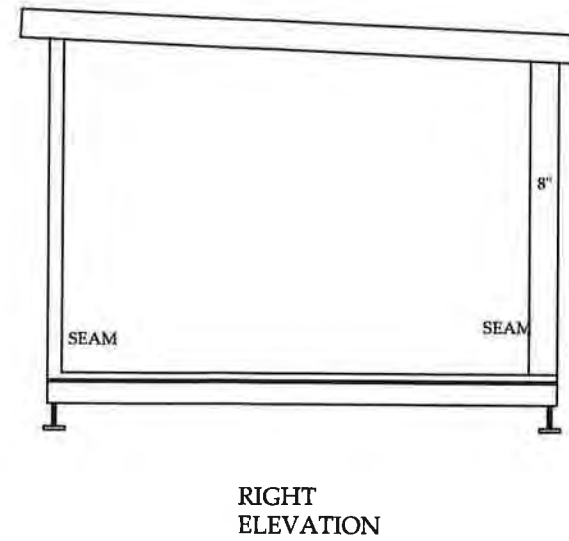
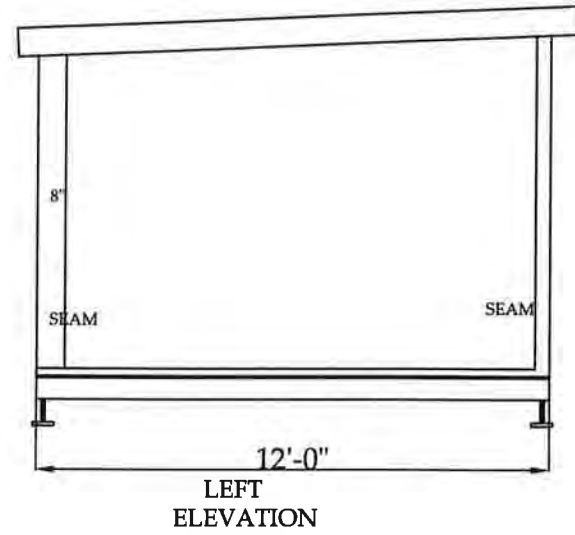
Sheet Title:
12 x 30

SCALE 1/2" = 1'

Sheet:
D3
of
14



INSULATION



INSULATION

ROOF 8" THK DuPONT PC20 R42
 WALLS 4" THK DuPONT PC20 R21

TEMPSHIELD DOUBLE BUBBLE DOUBLE FOIL
 R16.8

ALL INSULATION IS CONTINUOUS

FLOOR DETAILS

- a) $\frac{1}{2}$ " BC PLYWOOD W/SELF-TAPPING SCREWS INTO CEE CHANNEL
- b) 3" AIR GAP
- c) TEMP SHIELD DOUBLE BUBBLE DOUBLE FOIL



Daniel C. Smith, PE
 Consulting Engineer
 5068 Isabella Cannon Dr
 Raleigh, NC 27612
 www.dansmithpe.com
 Ph: 919.844.6050

MARCELO MIGNONI
 3516 HORTHAVEN
 DALLAS, TEXAS 75229

For Construction
 Not For Construction

Checked By: DCS
 Drawn By: DCS

Project # **BK-1112**

Date **9-5-2022**

Revisions:

Sheet Title:
 12 x 30

SCALE 1/2" = 1'

Sheet:
 D4
 of
 14

FILE NUMBER: BDA212-115(OA)

BUILDING OFFICIAL'S REPORT: Application of Wendy Golson for a special exception to the urban forest conservation regulations at 238 Hillvale Drive. This property is more fully described as Lot 17, Block 6625 and is zoned an R-7.5(A) Single Family District, which requires mandatory tree preservation and mitigation. The applicant proposes to construct a residential subdivision and requests an extended deadline for compliance and reduction in the required mitigation, which will require a special exception to the urban forest conservation regulations.

LOCATION: 238 Hillvale Drive

APPLICANT: Wendy Golson

REQUEST:

A request for a special exception to the urban forest conservation requirements focuses on asking for an unspecified time extension to complete all required tree replacement on a property that is being developed as a residential subdivision.

STANDARD FOR A SPECIAL EXCEPTION TO THE URBAN FOREST CONSERVATION REQUIREMENTS:

(1) The board may grant a special exception to the requirements of Division 51A-10.130, other than fee and notice requirements, upon making a special finding from the evidence presented that:

(A) strict compliance with the requirements of Division 51A-10.130 will unreasonably burden the use of the property;

(B) the special exception will not adversely affect neighboring property; and

(C) the requirements are not imposed by a site-specific landscape plan or tree mitigation plan approved by the city plan commission or city council.

(2) In determining whether to grant a special exception under Paragraph (1), the board shall consider the following factors:

(A) The extent to which there is residential adjacency.

(B) The topography of the site.

(C) The extent to which landscaping exists for which no credit is given under this article.

(D) The ability to plant replacement trees safely on the property.

(E) The extent to which alternative methods of replacement will compensate for a reduction of tree mitigation or extended time for tree replacement.

STAFF RECOMMENDATION:

Approval, subject to the following condition:

- The applicant must fully comply with the Article X tree replacement requirements with one exception: the time in which to fully mitigate trees removed on the property is extended until April 30, 2024.

Rationale:

- The Chief Arborist supports the request his condition imposed.

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: RR Regional Retail District

Land Use:

The property is undeveloped. Properties to the north, east, and south are developed with single-family uses. Properties to the west are zoned for commercial use, and largely developed with auto and truck-related uses.

Zoning/BDA History:

There has been one related board or zoning cases in the immediate vicinity within the last five years.

1. BDA212-091: On September 19, 2022, the Board of Adjustment Panel C denied a request for a special exception to the tree conservation requirements contained in Article X of the Dallas Development Code, without prejudice at the subject site.

GENERAL FACTS/STAFF ANALYSIS:

This request for a special exception to the urban forest conservation requirements focuses on asking for an unspecified time extension to complete all required tree replacement on a property that is being developed as a residential subdivision.

The City of Dallas chief arborist submitted a memo regarding the applicant’s request (Attachment A).

The chief arborist’s memo states the following with regard to “request”:

The applicant is seeking a special exception to the tree conservation requirements of Article X. The request is to consider a special exception for the timing provisions of the Tree Conservation Division of Article X.

The chief arborist’s memo states the following regarding “provision”:

A large number of mature protected trees were removed from the property in April 2022 without a tree removal application which is required under Article X. Fill material was stored and graded across the property raising the grade of the lot affecting some of the trees. The owner intends for future construction of a shared access development of single-family units and the property has been platted for this purpose. The property design can comply with minimum Article X landscaping requirements for shared access developments.

Based on staff verification of a tree survey, 412.6 classified inches from 30 protected trees were removed, or will be removed, for the proposed development. The 2.72-acre site area for the development requires a minimum of 30 site trees in landscaping. The nine-lot design requires a minimum of 10% landscape area which would be provided on the plan

The chief arborist’s memo states the following regarding “deficiencies”:

The city ordinance under Sec. 51A-10.134(c)(5) stipulates that all replacement must occur within 30 days. If the property owner provides the building official with an affidavit stating that all replacement trees will be planted within six months, the building official may allow the planting to occur at the later date. In addition, for residential subdivisions, on-site tree replacement may also occur with the completion of a tree replacement plan for the development. Additional time may be allotted for the site tree replacement to be planted to be completed at the end of the development. However, all required tree replacement that is not scheduled to be planted within the approved plan design for the development site must be completed within the six months after tree removal.

The applicant has made a request for an alternate replacement deadline date for all removal from what is required by ordinance, or for a period of no later than 18 months of the board decision.

Timing

Ordinance

Request

30 days/6 months (with affidavit to extend)

April 30, 2024 requested deadline

Trees removed to be mitigated:

Ordinance	Diameter inches	Request
Tree classification		412.6" mitigated at completion (no change).
Four significant trees (1.5x)	162"	
Class 2 (0.7x)	233.8"	
Class 3 (0.4x)	16.8"	
	412.6	

Significant trees are native red oaks at 24" diameter or greater with a mitigation 1.5 times the base measurement (ex.: 24" tree is 36"). Class 2, or standard 'favored' trees, have mitigation reduced to 70% of baseline. Class 3 trees are listed for lower mitigation rates at 40% of baseline.

The applicant has made further mention of pursuing specific methods of mitigation including payment to the Reforestation Fund and donation of trees to a city department. These methods are available at any point within the mitigation deadline period under Section 51A-10.135, and any combination of the methods may be applied after required planting on site is determined.

The chief arborist's memo states the following regarding the "recommendation":

The chief arborist has no objections to the time extension request with an established completion date for tree replacement of April 30, 2024, and without further stipulations beyond the Article X methods of tree replacement by ordinance.

If the board were to grant this request, and impose the staff suggested condition, the applicant would only be provided relief from fully compliance with the regulations related to the time in which all removed on the property must be fully mitigated by the applicant.

Timeline:

October 05, 2022: The applicant submitted an "Application/Appeal to the Board of Adjustment."

November 9, 2022: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel C.

November 9, 2022: The Sustainable Development and Construction Department Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the November 22nd deadline to submit additional evidence for staff to factor into their analysis; and the December 2nd deadline to submit

additional evidence to be incorporated into the board's docket materials.

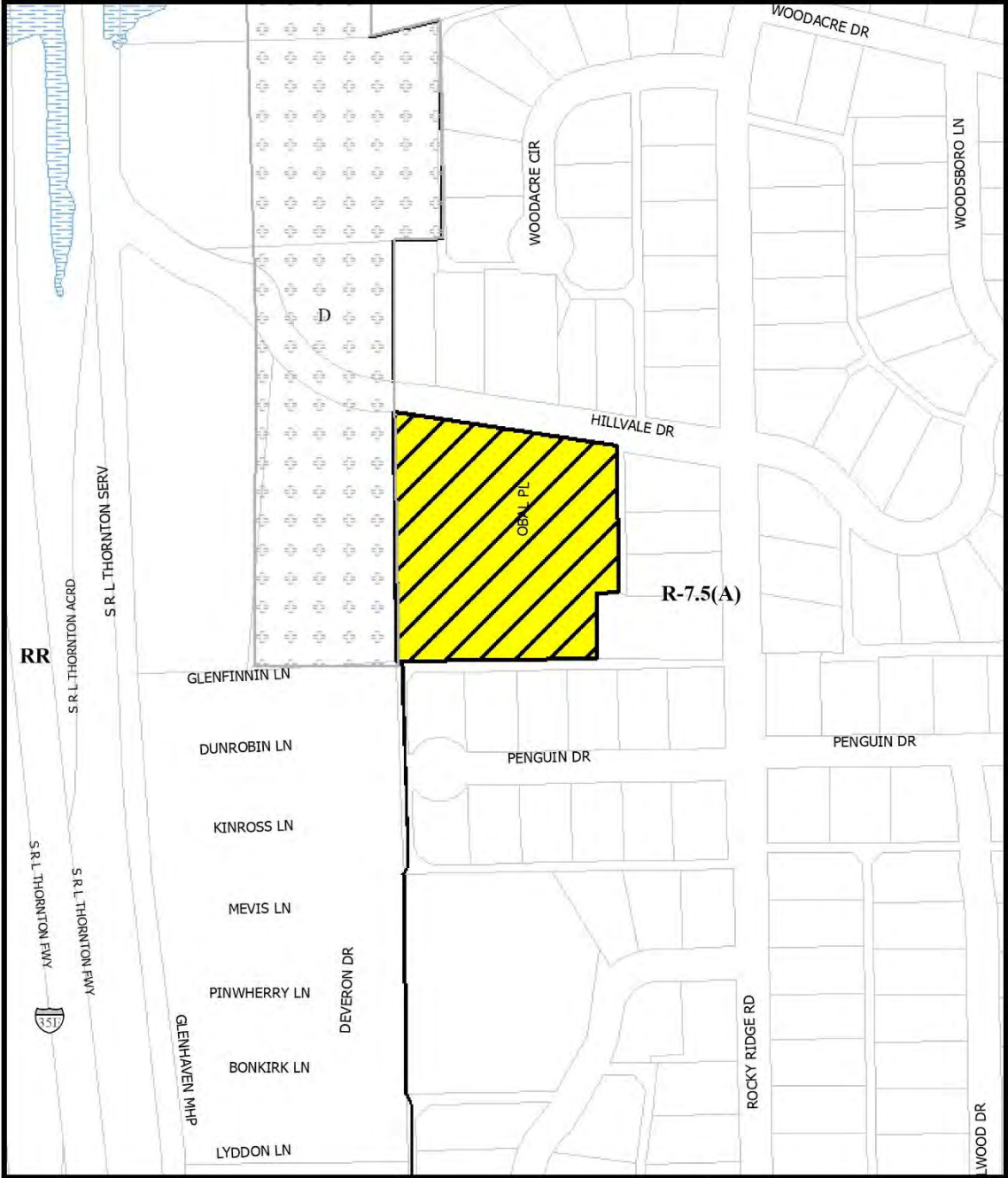
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

November 29, 2022:

The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the September public hearings. Review team members in attendance included: the Board of Adjustment Chief Planner/Board Administrator, the Development Services Chief Arborist, the Development Services Senior Plans Examiner, the Development Services Chief Planner, the Assistant City Attorney to the Board, and the Senior Planner.

November 30, 2022:

The Development Services Chief Arborist provided staff with a memo (Attachment A).

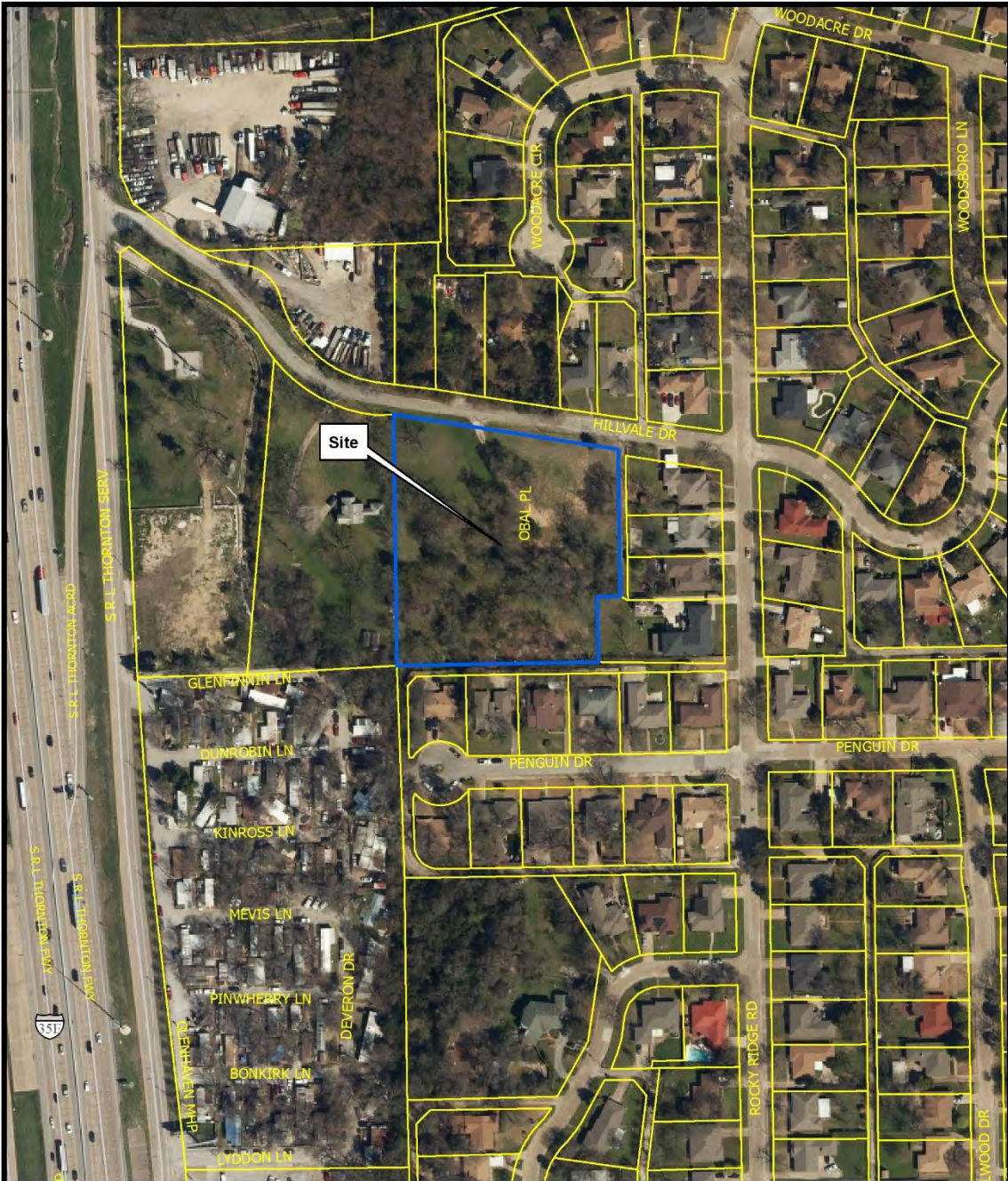


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ZONING MAP

Case no: BDA212-115

Date: 11/16/2022



1:2,400

AERIAL MAP

Case no: BDA212-115

Date: 11/16/2022



 1:2,400	NOTIFICATION		Case no: BDA212-115
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">88</div> NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 11/16/2022	

11/16/2022

Notification List of Property Owners

BDA212-115

88 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	238 HILLVALE DR	CASTIEL INVESTMENT LLC
2	5500 S R L THORNTON FWY	BLC TEXANA GLEN HAVEN JV LP
3	104 BONKIRK LN	TORRES CELIA
4	102 BONKIRK LN	ALVAREZ BRENDA
5	101 BONKIRK LN	NOLVIA YENETH VILLEDA
6	109 BONKIRK LN	MARTINEZ EDUARDO
7	108 PINWHERRY LN	GONZALEZ HERMINIA
8	101 PINWHERRY LN	CERVANTES HERNANDEZ VERONICA
9	107 PINWHERRY LN	PINA MAXIMILIANO
10	109 PINWHERRY LN	GONZALEZ ANGELICA
11	112 MEVIS LN	RODRIGUEZ ANGELICA
12	108 MEVIS LN	GONZALES J GUADALUPE
13	104 MEVIS LN	BUSTOS MOISES
14	109 MEVIS LN	MARTINEZ MARIA INES
15	111 MEVIS LN	ABLE JUAN
16	110 KINROSS LN	HERRERA JUANA
17	114 KINROSS LN	THARALDSON OWEN
18	101 KINROSS LN	REVERA FRANCO
19	103 KINROSS LN	RAMIREZ POLO
20	105 KINROSS LN	DAVILA ARTURO
21	109 KINROSS LN	FRIAS PEDRO
22	110 DUNROBIN LN	ROQUE MAYOLO
23	103 DUNROBIN LN	MARTINEZ ANNA
24	105 DUNROBIN LN	SANCHEZ SAUL
25	115 DUNROBIN LN	RIVERA AUDELIA
26	110 GLENFINNIN LN	GALLARDO JACINTO R

11/16/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	106 GLENFINNIN LN	LOPEZ MARIA CARMEN
28	5541 DEVERON DR	COOLINA VERDIN
29	5533 DEVERON DR	MIRANDA MARIE
30	5529 DEVERON DR	LOPEZ ENACIO
31	5513 DEVERON DR	AGUIRRE JOSUE
32	5509 DEVERON DR	FISCAL EDUARDO
33	103 LYDDON LN	RIOS DULCE
34	106 BONKIRK LN	ROBERSON JEAN
35	107 LYDDON LN	COSTILLA JOSE
36	110 BONKIRK LN	JUAREZ MARTA
37	111 LYDDON LN	VAZQUEZ VIRAVANA
38	103 BONKIRK LN	GUADALUPE MODETA
39	112 PINWHERRY LN	AGUINAGA FRANCISCO
40	110 PINWHERRY LN	AVILES JUAN
41	106 PINWHERRY LN	ORDAZ JOSE
42	104 PINWHERRY LN	LUCIO GERARDO
43	106 MEVIS LN	SMITH MICHELL
44	114 MEVIS LN	ROQUE BEATRIZ GARCIA
45	110 MEVIS LN	HERNANDEZ RAUL SANCHEZ
46	102 MEVIS LN	TORREZ MARIA DEL CARMEN
47	101 MEVIS LN	LUGO MARTIN
48	103 MEVIS LN	GONZALES JORGE A.
49	115 KINROSS LN	PEREZ JESUS
50	106 KINROSS LN	BERNAL SAMUEL
51	102 KINROSS LN	CRUZ PATRICIA
52	112 DUNROBIN LN	CONTRERAS FERNANEDO
53	108 DUNROBIN LN	AGUILAR LEANDRO
54	104 DUNROBIN LN	MERITETH DAVID
55	101 DUNROBIN LN	RIVERA JOSE
56	107 DUNROBIN LN	CHAVEZ JOSE
57	109 DUNROBIN LN	MENDEZ JOSE

11/16/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	111 DUNROBIN LN	DAVILLA JUAN
59	114 GLENFINNIN LN	LOPEZ EDDIE
60	5543 DEVERON DR	GONZALES TOBIAS
61	5537 DEVERON DR	AVILES MARIA
62	5525 DEVERON DR	AGULLAR LEONARDO
63	5517 DEVERON DR	VELAZQUEZ-CERVANTES, MA. MARGARITA
64	102 GLENFINNIN LN	GARCIA SIMEON
65	5319 ROCKY RIDGE RD	ARAIZA JUAN CARLOS MARTINEZ &
66	235 HILLVALE DR	CLOPTON GREGORY
67	5305 ROCKY RIDGE RD	KING AUDREY J
68	5311 ROCKY RIDGE RD	SPENCER GLADYS I
69	5315 ROCKY RIDGE RD	CAGER L C JR
70	231 HILLVALE DR	JOHNSON MRS GIDDINGS
71	305 HILLVALE DR	EDWARDS GLORIA J
72	311 HILLVALE DR	HENDERSON BARRY MAURICE
73	5223 ROCKY RIDGE RD	HOLLAND JACQUELY D &
74	5215 ROCKY RIDGE RD	WILSON TERESA &
75	339 PENGUIN DR	TAYLOR CEROL S
76	333 PENGUIN DR	HARRISON JOYCE
77	327 PENGUIN DR	HIGH BILLY ROY JR &
78	321 PENGUIN DR	HESTER KELSEY J
79	315 PENGUIN DR	CASEREZ KARINA ALEJANDRE
80	307 PENGUIN DR	DELEON SILVIA
81	334 PENGUIN DR	ALEXANDER HUELENE JOHNSON
82	328 PENGUIN DR	WATSON R L
83	322 PENGUIN DR	JOHNSON GLORIA L
84	316 PENGUIN DR	GUY BETTY
85	308 PENGUIN DR	GAINES TONY D & DEBORAH K
86	5214 S R L THORNTON FWY	MARTINEZ JOSE
87	214 HILLVALE DR	DEERE LOUIS E
88	113 HILLVALE DR	VASQUEZ DONANCIANO &



City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 212-115

Data Relative to Subject Property:

Date: 10-06-22

Location address: 238 Hillvale Dr. Dallas Tx 75241 Zoning District: R-7-S(A)

Lot No.: 17 Block No.: 6625 Acreage: 2.72 Census Tract: 10-08-22

Street Frontage (in Feet): 1) 347.75 2) _____ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Wendy Golson - CASTLE Investment LLC

Applicant: Wendy Golson Telephone: 972-684-4321

Mailing Address: 555 Promenade Pkwy, #513, Irving Tx Zip Code: 75039

E-mail Address: wendy@wendygolson.com

Represented by: Wendy Golson Telephone: 972-684-4321

Mailing Address: 555 Promenade Pkwy, #513, Irving Tx Zip Code: 75039

E-mail Address: wendy@wendygolson.com

Affirm that an appeal has been made for a Variance __, or Special Exception X, of _____
An extension of the timing for the completion of tree mitigation, We would like to request an extension to
April 30th 2024

The tree conservation regulations of Article 10.

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:

Owner is financially unable to complete the mitigation or pay the fine in the required time frame
Owner will like to donate Trees to the city, and pay cash to the City fund in several instalments
Considering the lage amount of fine, or tree size, owner requests 18 month to complete mitigation

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

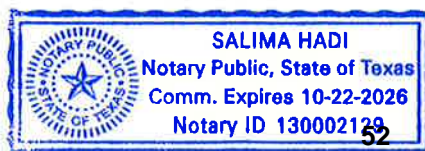
Before me the undersigned on this day personally appeared Wendy Golson
(Affiant/Applicant's name printed)

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 05 day of October, 2022

(Rev. 08-01-11)



[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 WENDY GOLSON

did submit a request for a special exception to the landscaping regulations requesting a time extension

at 238 HILLVALE DRIVE

BDA212-115. Application of Wendy Golson for a special exception to the tree preservation regulations at 238 Hillvale Drive. This property is more fully described as Lot 17, Block 6625 and is zoned an R-7.5(A) Single Family District, which requires mandatory tree preservation and mitigation. The applicant proposes to construct a residential subdivision and requests an extended deadline for compliance in the required mitigation, which will require a special exception to the tree preservation regulations

Sincerely,


David Session, Building Official

Proposed Tree Mitigation Plan


I will like the opportunity to complete the required Tree mitigation by donating cash to the City reforestation fund, and donating trees to the City of Dallas Park department to complete the remaining required mitigation.

We will like to make donations and payments in installment considering the large sum of money that will need to be paid and also the number of trees, due to the inches required to complete mitigation.

Timing

I am requesting 18 months, or, on or before April 30th 2024 to complete the tree mitigation process.

Wendy Golson



10-04-2022

For Castiel Investment LLC

Departmental Boards and Commission Agendas
Dallas City Hall
1500 Marilla St.
Dallas, Texas 75201

Hello,

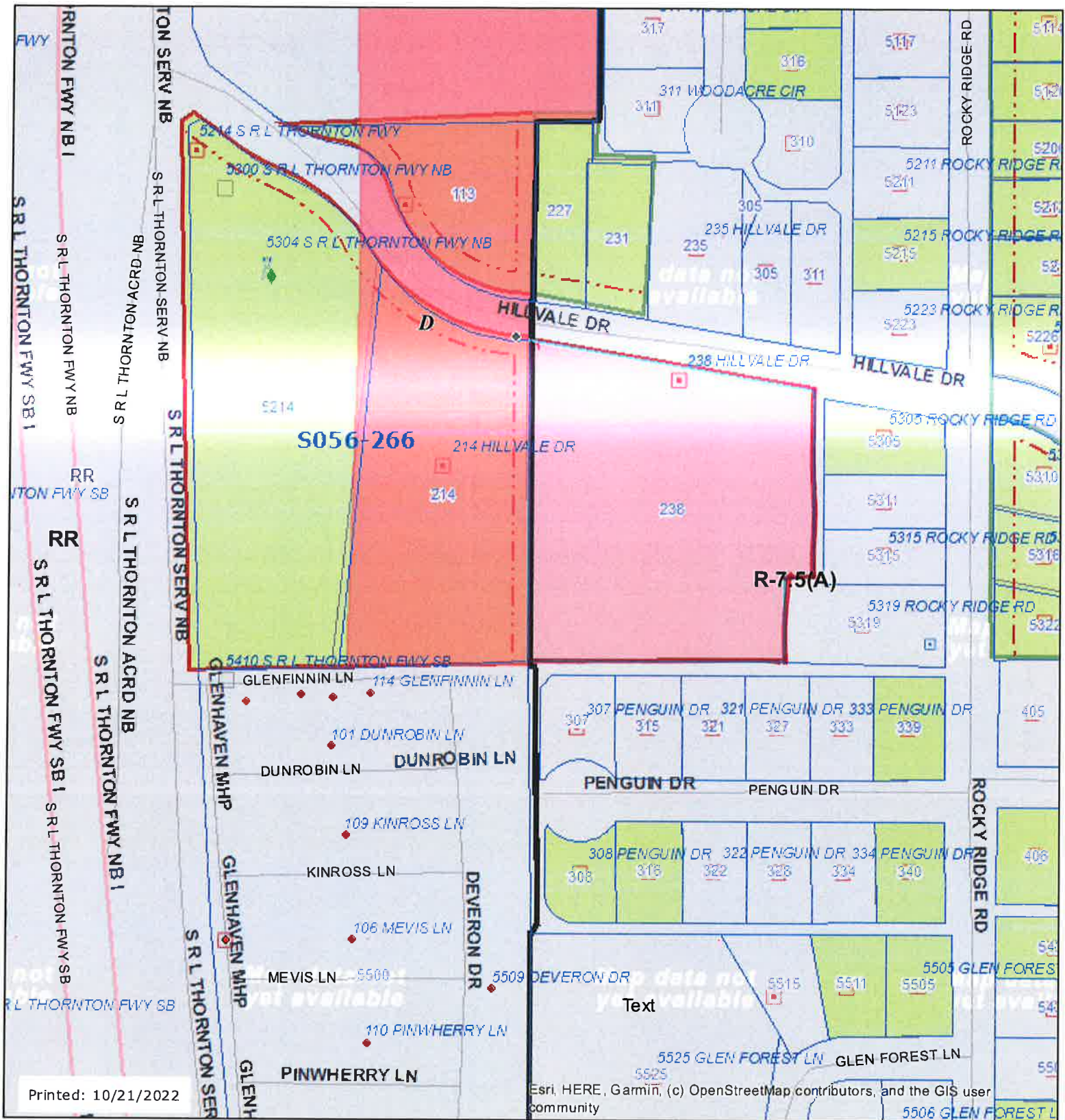
I, Wendy Golson, being the owner of 238 Hillvale Dr, Dallas Tx 75241, also known as DALLAS HILLVALE BLK 6625 PT LT 17, will be plating the vacant lot to reflect the dimensions that are shown on the submitted site plan.

Sincerely,
Wendy Golson



10-04-2022

For Castiel Investment LLC



Printed: 10/21/2022

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

- | | | |
|--------------------|-----------------------|----------------------------------|
| City Limits | Sub-Address | Current Year Plat Cases |
| Dallas Tax Parcels | Suite | Highways |
| Base Zoning | Platted Lines | Streets |
| Dry Overlay | Selbacks | Zoning Grid |
| Override 1 | Addition Boundaries | City Limits |
| Main Addresses | Preliminary | Floodplain |
| Account | Final | 0.2 Pct Annual Flood Hazard |
| Cell Tower | Plat Parcels | 1 Pct Annual Chance Flood Hazard |
| Sign | Preliminary | Certified Parcels |
| Plat Parcel | Final | Base Zoning |
| Tax Parcel | Platted Block | Dry Overlay |
| | Public Right of Way | D |
| | Current Year BDACases | |

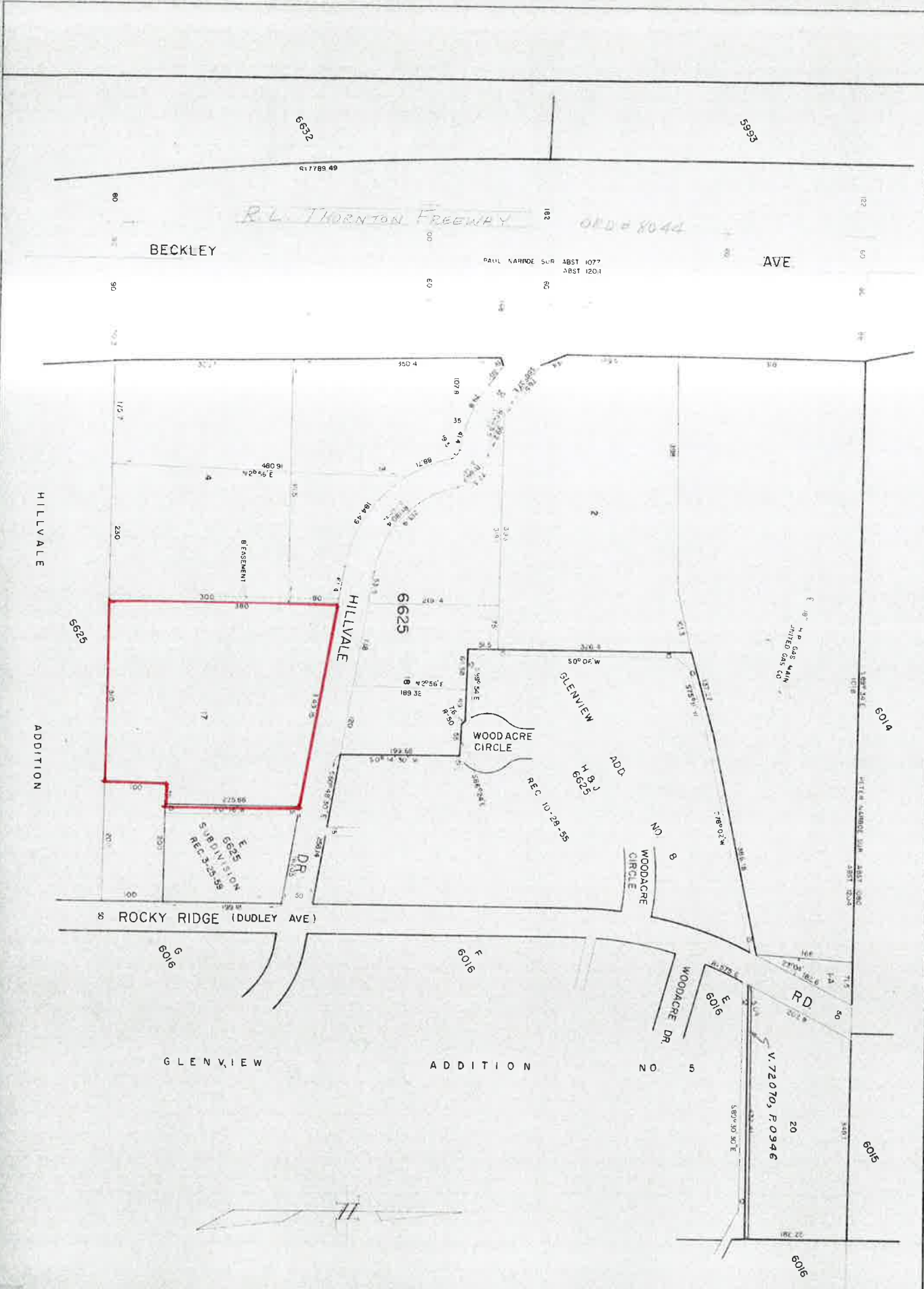
This data is to be used for graphical representation only. The accuracy is not to be taken/used as data produced by a Registered Professional Land Surveyor (RPLS) for the State of Texas. This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, 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)

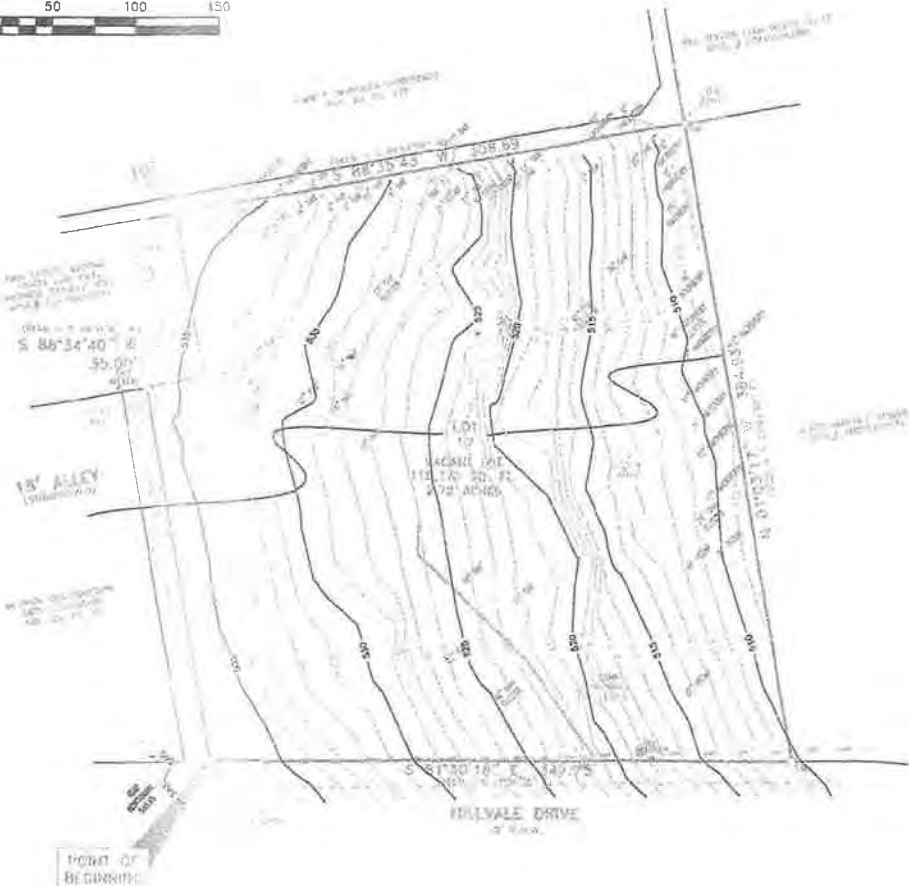


ANNEXED JUNE 19, 1951
SURVEY SAMUEL D RICKETTS

CITY OF DALLAS PLAT BOOKS
ADDITION HILLVALE (PART)
SCALE 100 FT. EQUALS 1 INCH

BLOCKS 6625
SCHOOL DISTRICT DALLAS





238 Hillvale Drive

Being a portion of Lot 17, Block 6625, of HILLVALE ADDITION, an Addition to Dallas County, Texas, according to the Plat thereof recorded in Volume 7, page 212, Map Records of Dallas County, Texas, some being a tract of land conveyed to Alexander Naoum Gianolas, by deed recorded in Instrument Number 201700154375, Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the intersection of the West line of a 15 foot unimproved alley, dedicated by Merrick Construction Co's Subdivision, an Addition to Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 39, Page 55, Map/Plat Records of Dallas County, Texas and the South line of Hillvale Drive (50 foot right-of-way):

THENCE South 01 degree 11 minutes 17 seconds East, along the said West line of said 15 foot alley, a distance of 225.13 feet to a 5/8 inch iron pipe found for corner, said corner being the Southwest corner of said 15 foot alley, and lying on the North line of a tract of land conveyed to Juan Carlos Martinez Ariza and wife, Patricia Ramirez Solo, by deed recorded in Instrument Number 201700142864, Official Public Records of Dallas County, Texas;

THENCE South 88 degrees 34 minutes 40 seconds West, along the said North line of Aralzo/Soto tract, a distance of 35.00 feet to a 5/8 inch iron rod found for corner, said corner being the Northwest corner of said Aralzo/Soto tract;

THENCE South 01 degree 11 minutes 17 seconds East, along the West line of said Aralzo/Soto tract, a distance of 100.00 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of said Aralzo/Soto tract, and lying on the North line of a 10 foot unimproved alley, dedicated by John T. Worsham Subdivision, an Addition to Dallas County, Texas, according to the Map or Plat thereof, recorded in Volume 45, Page 129, Map/Plat Records of Dallas County, Texas;

THENCE South 89 degrees 35 minutes 43 seconds West, along the said North line of 10 foot alley, a distance of 308.69 feet to a 3/4 inch iron pipe found for corner, said corner being the Northwest corner of said 15 foot alley, same being the Northeast corner of a tract of land conveyed to BLC Texana Glen Haven JV, LP, by deed recorded in Instrument Number 202100365695, Official Public Records of Dallas County, Texas, and being the Southeast corner of Jesus Sanchez Addition, an Addition to Dallas County, Texas, according to the Plat thereof recorded in Instrument Number 20070154578, Map Records of Dallas County, Texas;

THENCE North 01 degree 03 minutes 17 seconds East, along the East line of said Jesus Sanchez Addition, a distance of 384.93 feet to a 60D nail found for corner, said corner being the Northeast corner of said Jesus Sanchez Addition, and lying on the aforementioned South line of Hillvale Drive;

THENCE South 81 degrees 30 minutes 18 second East, along the said South line of Hillvale Drive, a distance of 347.75 feet to the POINT OF BEGINNING and containing 118,375 square feet or 2.72 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to the client that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 27th day of June, 2022

Byron Connolly
Registered Professional Land Surveyor



BENCHMARK INFO
NAME: 62-C-7
ELEVATION: 492.55'
LOCATION: LANCASTER ROAD - KINGSLEY DRIVE
DESCRIPTION: SPOT ON CONCRETE CURB OF STORM SEWER INLET, SOUTH SIDE OF KINGSLEY DRIVE AND 50 FEET EAST OF CENTERLINE OF LANCASTER ROAD.

NOTE: According to the F.A.R.M. in Map No. AR112CG490X, this property does lie in Zone X, and DOES NOT lie within the 100 year flood zone.

ACCEPTED BY: _____ DATE: _____

NOTES:
BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE.
EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

REVISIONS		
DATE	BY	NOTES

LEGEND	
○ 1/2" IRON ROD FOUND	■ POLE OR DISK FOUND
○ 3/4" IRON PIPE FOUND	■ COLUEN
○ 5/8" IRON PIPE FOUND	■ ASB CONSTRUCTION
○ 60D NAIL FOUND	■ FENCE MONUMENT
○ 1" CUT SET	■ CONCRETE PAVING
○ 5/8" ROD FOUND	■ OVERHEAD ELECTRIC SERVICE
○ UNDERGROUND ELECTRIC	■ OVERHEAD POWER LINE
○ OVERHEAD ELECTRIC	■ POWER POLE
○ POINT FOR CORNER	■ GRAVEL/ROCK ROAD OR DRIVE

CBG
1413 E. IH-30, Ste. 7
GEOGRAPHIC, TX 75043
P 214.349.2216
F 214.349.2216
www.cbgtel.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 50'	06/27/2022	2125070-0	SEE CERT.	JCM

TOPO AND TREES
SAMUEL D. ROCKLITS SURVEY, ABSTRACT NO. 1204
DALLAS COUNTY, TEXAS
238 HILLVALE DRIVE

GENERAL NOTES:

1. ALL MATERIALS AND CONSTRUCTION WITHIN STREET RIGHT-OF-WAY SHALL CONFORM TO THE CITY/COUNTY STANDARDS CONSTRUCTION DETAILS AND SPECIFICATIONS.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROJECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT - ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC. MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPERTY LINE AND GRADE DURING CONSTRUCTION OF THIS PROJECT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA/SITE.
4. THE PAVING CONTRACTOR SHALL NOT PLACE PERMANENT PAVEMENT UNTIL ALL SLEEVING FOR IRRIGATION, ELECTRIC GAS, TELEPHONE, CABLE TV, SITE IRRIGATION, ETC. HAS BEEN INSTALLED. IT SHALL BE THE PAVING CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL SLEEVING IS IN PLACE PRIOR TO PLACING OF PERMANENT PAVEMENT.
5. ALL PAVING AND EARTHWORK OPERATIONS SHALL CONFORM TO THE RECOMMENDATIONS IN THE GEOTECHNICAL INVESTIGATION REPORT.
6. ALL DIMENSIONS ARE FROM BACK OF CURB, EDGE OF PAVEMENT, OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
7. ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL.
8. SLOPE WITHIN THE HANDICAP PARKING AND STRIPED AREA SHALL NOT EXCEED 2% IN ANY DIRECTION.
9. ALL CURB RADI ARE 1.5' UNLESS OTHERWISE SPECIFIED EXCEPT FOR AT END OF PARKING SPACES AND FLUMES WHERE THE RADI IS 0'.
10. PAVEMENT DIRECTLY AROUND THE BUILDING (SIDEWALK, LANDSCAPE FEATURES, ETC.) SHALL BE PER THE DIRECTION OF THE OWNER/ARCHITECT.
11. DRIVEWAY CONNECTION TO SUMMIT AVENUE SHALL BE PER THE CITY OF DALLAS'S PAVEMENT STANDARDS AND DETAILS.
12. NO WORK SHALL BE PERFORMED ON ADJACENT PROPERTIES. THERE IS NO PROPOSED ACCESS TO THE 'S' ALLEY.
13. THE SAWCUT LINES ARE FOR GENERAL REPRESENTATION ONLY AND MAY VARY DEPENDING ON EXISTING FIELD CONDITIONS OF PAVEMENT JOINTS. CONTRACTOR SHALL FOLLOW THE CITY'S PAVEMENT MANUAL, /GUIDE FOR CORRECT SAWCUTTING LOCATIONS AND PROCEDURES.
14. STANDARD SUBGRADE COMPACTION IS 98% (95% FOR SIDEWALK) STANDARD PROCTOR DENSITY AT MINUS 2% TO PLUS 4% OF OPTIMUM MOISTURE TO THE DEPTH SPECIFIED. ALTERNATE ACCEPTABLE SUBSTITUTIONS FOR SUBGRADE STABILIZATION WHEN APPROVED BY THE CITY ARE AS FOLLOWS:
 - 14.1. 6" LIME STABILIZATION, IN LIEU OF LIME STABILIZATION, AN ADDITIONAL 2-INCH MAY BE ADDED TO THE TOTAL THICKNESS OF THE CONCRETE PAVEMENT FOR THE DRIVEWAY IN THE CITY R.O.W. (WITH NO. 4 REINFORCED BARS - IF TOTAL THICKNESS IS 9 INCHES OR MORE.)
15. DRIVE APPROACH PAVEMENT DEPTH SHOULD MATCH ON-SITE PAVEMENT DEPTH IF ON-SITE PAVEMENT IS THICKER THAN THE MINIMUM THICKNESS FOR APPROACHES.
16. SAWCUT LINES SHOWN ON THE DESIGN PLANS FOR THE REMOVAL AND REPLACEMENT OF CONCRETE PAVEMENT, DRIVES, SLABS, SIDEWALKS, ETC., ARE FOR INFORMATION PURPOSES ONLY. IF PAVEMENT IS MORE THAN 5 YEARS OLD, THE PAVEMENT CUT AND REPAIR STANDARDS MANUAL MUST BE FOLLOWED. IF PAVEMENT IS 5 YEARS OLD OR LESS, THE ENTIRE CONCRETE PANEL MUST BE REPLACED.
17. NO TRAFFIC LANE OR SIDEWALK ALONG ANY PUBLIC STREET OR ALLEY IS TO BE CLOSED WITHOUT FIRST OBTAINING THE APPROPRIATE PERMIT(S), FROM PAUL THOMPSON OR RUSSELL FINLEY WITH THE CITY OF DALLAS CLOSURE OF ANY TRAFFIC LANE MUST BE RESTRICTED TO THE HOURS OF 9:00AM TO 3:30PM WORKDAYS.

18. DEVELOPER MUST PLANT ON ADDITION TWO-INCH CALIPER TREE PER EACH PUBLIC STREET PARKING SPACE THAT IS COUNTED TOWARDS THE GUEST PARKING REQUIREMENTS.
19. ALL PROPOSED SIDEWALKS, BARRIER-FREE RAMPS, AND DRIVE APPROACHES MUST REFER FOR THE 2010-1 STANDARD CONSTRUCTION DETAILS AND PAGE NUMBER.

GENERAL NOTES FOR DRIVE APPROACH DETAILS:

- A. MINIMUM PAVEMENT DEPTH IS 8". DRIVE APPROACH PAVEMENT DEPTH SHOULD MATCH ON-SITE PAVEMENT DEPTH IF ON-SITE PAVEMENT IS THICKER THAN THE MINIMUM THICKNESS FOR APPROACHES.
- B. HAND FINISH CLASS - TEST STRENGTH IS 4,500 PSI COMPRESSIVE STRENGTH AT 28 DAYS AFTER PLACEMENT.
- C. STANDARD SUBGRADE COMPACTION UNDER DRIVE APPROACHES IS 98% STANDARD PROCTOR DENSITY AT MINUS 2% TO PLUS 4% OF OPTIMUM MOISTURE TO THE DEPTH SPECIFIED. 6" LIME STABILIZATION MAY BE SUBSTITUTED WITH 1" OF REINFORCED CONCRETE WHEN APPROVED BY THE CITY, IN LIEU OF ALL OPTIONS EXCEPT FOR COMPACTED SUBGRADE. TWO ADDITIONAL INCHES OF CONCRETE MUST BE ADDED TO THE CONCRETE THICKNESS.
- D. #3 BARS ARE REQUIRED FOR CONCRETE THICKNESS LESS THAN 9", SPACED ON 24" CENTER. #4 BARS ARE REQUIRED FOR CONCRETE THICKNESS THAT IS 9" OR GREATER, SPACED ON 24" CENTERS.
- E. 1" REDWOOD EXPANSION JOINTS ARE REQUIRED AT ALL PROPERTY LINES.
- F. DOWEL PROPOSED DRIVE APPROACH INTO EXISTING PAVEMENT WITH 24" LONG, #4 BARS, AT 12" ON CENTER, EPOXIED IN.
- G. FOR THE EXPANSION JOINT AT THE PROPERTY LINE, 24" LONG, #6 (1") SMOOTH DOWEL IS REQUIRED FOR PAVING THICKNESS GREATER THAN 6". ALL DOWELS REQUIRED EVERY 12" ON CENTER AND MUST BE GREASED AND CAPPED.
- H. DRIVE APPROACHES REQUIRE A SAW JOINT AT THE CENTERLINE.

SIDEWALK, CURB AND GUTTER NOTES:

1. CLASS STRENGTH FOR SIDEWALK IS 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS AFTER PLACEMENT.
2. CLASS TEST STRENGTH FOR CURB AND GUTTER IS 4,500 PSI COMPRESSIVE STRENGTH AT 28 DAYS AFTER PLACEMENT.
3. STANDARD SUBGRADE COMPACTION FOR SIDEWALKS IS MINIMUM 95% OF STANDARD PROCTOR DENSITY WITHIN MINUS 2% TO PLUS 4% OF OPTIMUM MOISTURE CONTENT.
4. SIDEWALKS REQUIRE MINIMUM #3 BARS SPACED ON 24" CENTERS.
5. ALL CURBS WITHIN CITY RIGHT-OF-WAY MUST BE REINFORCED WITH #4 BARS.
6. CURB AND GUTTER MUST BE DESIGNED AND CONSTRUCTED TO PROVIDE POSITIVE DRAINAGE.
7. SEPARATE CONCRETE CURB AND GUTTER SHALL BE MARKED 3/8" DEEP WITH AN APPROVED TOOL (SAW CUT) IN 15 FOOT SECTIONS. INSTALL #4 "L"-SHAPED REBAR DOWELS (12" INTO EXISTING PAVEMENT), EVERY 18", EPOXIED IN.
8. 1" REDWOOD EXPANSION JOINTS ARE REQUIRED AT ALL ABRUPT CHANGES IN ALIGNMENT OR WIDTH, RADI POINTS, OR EVERY 80 FEET, BEGINNING AT THE CURB RETURN.

9. IF SIDEWALK IS LOCATED AT BACK-OF-CURB, REDWOOD JOINTS SHOULD MATCH WITH EXISTING REDWOOD JOINTS IN THE STREET.
10. AT ALL EXPANSION JOINTS, 24" LONG, #6 (3/4") SMOOTH DOWEL IS REQUIRED EVERY 24" ON CENTER.
11. 1" FOOTINGS ARE REQUIRED AT ALL EXPANSION JOINTS AND THE PAVEMENT DEPTH TRANSITIONS FROM 4" TO 5" THICK, OVER THE 24" LENGTH OF PAVEMENT.
12. 8" FOOTING IS REQUIRED FOR SIDEWALKS LOCATED AT BACK OF CURB, WITH A 6" DOWEL.
13. SIDEWALK MUST BE MINIMUM 5" WIDE IF LOCATED AT BACK OF CURB.
14. A RAMP WITH DETECTABLE WARNING SURFACE IS REQUIRED AT ALL INTERSECTIONS, AND AT DRIVEWAYS WITH HIGH TRAFFIC VOLUME.

DESIGN INFRASTRUCTURE NOTES FOR CONSTRUCTION WITHIN R.O.W.

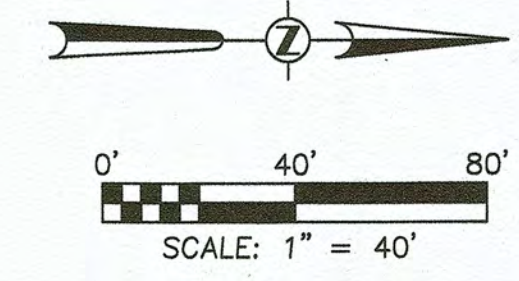
1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS, LATEST EDITION, AND THE CITY OF DALLAS DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION ADDENDUM.
2. DURING THE CONSTRUCTION OF THESE IMPROVEMENTS, ANY INTERPRETATION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS, AND ANY MATTER WHICH REQUIRES THE APPROVAL OF THE OWNER, MUST BE APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND TRANSPORTATION OR HIS DESIGNEE BEFORE ANY CONSTRUCTION INVOLVING THAT DECISION COMMENCES. ASSUMPTIONS ABOUT WHAT THESE DECISIONS MIGHT BE WHICH ARE MADE DURING THE BIDDING PHASE WILL HAVE NO BEARING ON THE DECISION.
3. FOR ADJUSTMENT OF DALLAS WATER UTILITIES APPURTENANCES OR TO VERIFY LOCATION OF EXISTING WATER AND WASTEWATER MAINS IN AREA, CALL (214) 670-1770 AT LEAST (3) THREE WORKING DAYS PRIOR TO CONSTRUCTION.
4. STREETS, ALLEYS, SIDEWALKS, DRIVEWAYS, AND STORM DRAINAGE FACILITIES IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF DALLAS, STANDARD CONSTRUCTION DETAILS, FILE 2510-1, LATEST EDITION.
5. ALL CONCRETE FOR PAVEMENT SHALL BE 4,000 PSI FOR MACHINE FINISH AND 4,500 PSI IF IT IS NECESSARY FOR HAND FINISH.

DESIGN INFRASTRUCTURE NOTES FOR CONSTRUCTION WITHIN R.O.W.

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS, LATEST EDITION, AND THE CITY OF DALLAS DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION ADDENDUM.
2. DURING THE CONSTRUCTION OF THESE IMPROVEMENTS, ANY INTERPRETATION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS, AND ANY MATTER WHICH REQUIRES THE APPROVAL OF THE OWNER, MUST BE APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND TRANSPORTATION OR HIS DESIGNEE BEFORE ANY CONSTRUCTION INVOLVING THAT DECISION COMMENCES. ASSUMPTIONS ABOUT WHAT THESE DECISIONS MIGHT BE WHICH ARE MADE DURING THE BIDDING PHASE WILL HAVE NO BEARING ON THE DECISION.
3. FOR ADJUSTMENT OF DALLAS WATER UTILITIES APPURTENANCES OR TO VERIFY LOCATION OF EXISTING WATER AND WASTEWATER MAINS IN AREA, CALL (214) 670-1770 AT LEAST (3) THREE WORKING DAYS PRIOR TO CONSTRUCTION.
4. STREETS, ALLEYS, SIDEWALKS, DRIVEWAYS, AND STORM DRAINAGE FACILITIES IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF DALLAS, STANDARD CONSTRUCTION DETAILS, FILE 2510-1, LATEST EDITION.
5. ALL CONCRETE FOR PAVEMENT SHALL BE 4,000 PSI FOR MACHINE FINISH AND 4,500 PSI IF IT IS NECESSARY FOR HAND FINISH.

CITY OF DALLAS ALLEY PAVING NOTES:

- A. MINIMUM PAVEMENT DEPTH IS 6"
- B. HAND FINISH CLASS- TEST STRENGTH IS 4500 PSI COMPRESSIVE STRENGTH AT 28 DAYS AFTER PLACEMENT
- C. SPECIFY SUBGRADE PREPARATION, IN SECTION 5.2.3.4 OF THE STREET DESIGN MANUAL STARTING ON PAGE 163. SUBGRADE REQUIREMENTS ARE PROVIDED BASED ON STREET TYPE AND SOI P.I. (SEE TABLE 5.4 MINIMUM STREET PAVEMENT DESIGN SECTIONS). PLEASE CHOOSE THE OPTION THAT COMPLES WITH THE STREET DESIGN MANUAL: COMPACTED SUBGRADE, LIME TREATED SUBGRADE, CEMENT MODIFIED SUBGRADE, OR CEMENT STABILIZED SUBGRADE.
- D. STANDARD SUBGRADE COMPACTION UNDER ALLEY PAVEMENT IS 98% STANDARD PROCTOR DENSITY AT MINUS 2% TO PLUS 4% OF OPTIMUM MOISTURE TO THE DEPTH SPECIFIED.
- E. MINIMUM #3 TRANSVERSE BARS ARE REQUIRED FOR CONCRETE THICKNESS LESS THAN 9, SPACED ON 24 CENTERS, AND #4 LONGITUDINAL BARS SPACED ON 12 CENTERS.
- F. MINIMUM #4 BARS ARE REQUIRED FOR CONCRETE THICKNESS THAT IS 9 OR GREATER, SPACED ON 24 CENTERS.
- G. IF THE ALLEY IS DESIGNED WITH A CURB, THE CURB MUST BE REINFORCED WITH #4 BARS.
- H. IF THE ALLEY IS DESIGNED WITH A CURB, GUTTERS MUST BE CONSTRUCTED TO PROVIDE POSITIVE DRAINAGE.
- I. INTEGRAL CONCRETE CURB AND GUTTER SHALL BE OF THE SAME COMPRESSIVE STRENGTH AS THE PAVEMENT.
- J. SEPARATE CONCRETE CURB & GUTTER SHALL BE MARKED 3/8" DEEP WITH AN APPROVED TOOL (SAW CUT) IN 15FOOT SECTIONS. INSTALL #4 "L"-SHAPED REBAR DOWELS (12 INTO PAVEMENT) EVERY 18, EPOXIED IN.
- K. REDWOOD EXPANSION JOINTS ARE REQUIRED AT ALL ABRUPT CHANGES IN ALIGNMENT OR WIDTH, OR EVERY 150', BEGINNING AT THE CURB RETURN.
- L. AT ALL EXPANSION JOINTS, 24 LONG, #6(3/4) SMOOTH DOWEL IS REQUIRED FOR PAVING THICKNESS EQUAL TO 6.24 LONG, #6 (1) SMOOTH DOWEL IS REQUIRED FOR PAVING THICKNESS GREATER THAN 6. ALL DOWELS REQUIRED EVERY 12" ON CENTER AND MUST BE GREASED AND CAPPED.
- M. SAWED TRAVERSE DUMMY JOINTS SPACED 15'



BENCHMARKS:

1. 54-0-2 CEDAR HILL AVE. - SIXTH ST. SQUARE ON CONCRETE CURB NORTHEAST CORNER OF INTERSECTION. N: 6,961,261.369 E: 2,481,416.380. ELEVATION = 522.480
2. 54-0-2 CRAWFORD STREET - SIXTH STREET. A SQUARE IS CUT ON TOP OF A CONCRETE CURB AT THE CENTER OF A STORM SEWER DROP INLET AT THE SOUTH SIDE OF EAST SIXTH STREET IN FRONT OF HOUSE #216-218. N: 6,961,284.410 E: 2,484,861.530. ELEVATION = 451.080

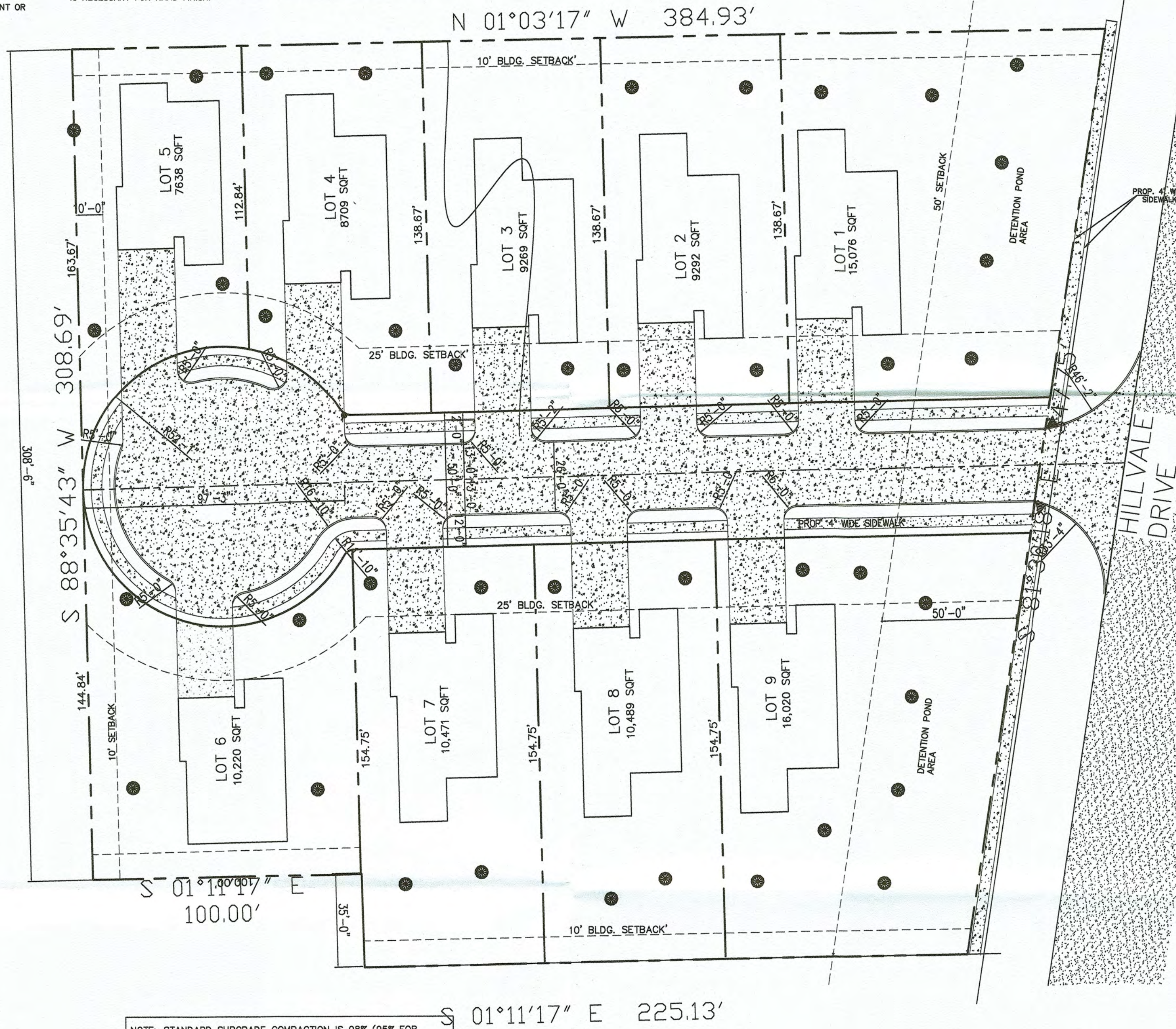
THIS SPACE RESERVED - BUILDING INSPECTION

THIS SPACE RESERVED - ENGINEERING

LEGEND

- 436 --- EXISTING CONTOUR LINE
- ➔ DRAINAGE / GRADING DIRECTION
- + 437.00 EXISTING SPOT ELEVATION
- DRAINAGE DIVIDE LINE
- B --- DRAINAGE AREA NO.
- 438 --- PROPOSED CONTOUR LINE
- 439 --- NEW 6" CONCRETE PAVEMENT WITHIN R.O.W. 6' FOR ALLEY PAVEMENT.
- 440 --- EXISTING CONCRETE PAVEMENT
- 441 --- ASPHALT PAVEMENT
- 442 --- SIDEWALK 4" THICK PAVEMENT
- 443 --- CRUSHED ROCK
- 444 --- EXISTING CHAIN LINKED FENCE
- 445 --- EXISTING WOODEN FENCE
- 446 --- PROPERTY LINE
- TC TOP OF CURB ELEV.
- TP TOP OF PAVEMENT ELEV.
- ☐ TELEPHONE PEDESTAL
- ☐ POWER POLE
- ☐ SIGN
- ☐ EXISTING SAN. SEWER MANHOLE
- ☐ FIRE HYDRANT
- TW TOP OF WALL ELEV.
- BW BOTTOM OF WALL ELEV.
- WB WALL BASE ELEV.
- ☐ EXISTING TREE

SITE DATA		
BREAKDOWN AREA	AREA	%
LOT 1	15,076 Sq.Ft.	(93.4%)
LOT 2	9,292 Sq.Ft.	(27.5%)
LOT 3	9,269 Sq.Ft.	(23.6%)
LOT 4	8,709 Sq.Ft.	(53.5%)
LOT 5	7,838 Sq.Ft.	(46.5%)
LOT 6	10,220 Sq.Ft.	(73.2%)
LOT 7	10,471 Sq.Ft.	(73.2%)
LOT 8	10,489 Sq.Ft.	(73.2%)
LOT 9	16,020 Sq.Ft.	(73.2%)
TOTAL SITE AREA	118,375 Sq.Ft.	(100%)



NOTE: THE RECORD ENGINEER CERTIFIES THAT THIS PROJECT COMPLIES WITH PD-R30, CONFIRMS THAT WIDTHS OF ALL STREETS, SIDEWALKS, PARKING SPACES, RIGHT-OF-WAY, LANDSCAPE AREAS, ETC. COMPLY WITH APPROVED PD.

NOTE: ALL PAVEMENT (SIDEWALK AND VEHICULAR) IN THE CITY R.O.W. SHALL BE PER CITY STANDARDS AND DETAILS. CONTRACTOR SHALL NOT USE SAND UNDERNEATH ANY PAVEMENT.

PROPERTY LINES USED IN THE CREATION OF THESE DRAWINGS WHERE OBTAINED FROM THE PROPOSED PLAT. CONTRACTOR SHALL VERIFY PROPERTY LINES AND CORNERS PRIOR TO COMMENCING SITE WORK. DIMENSIONS FROM THE PROPERTY LINE SHALL BE FIELD ADJUSTED ONCE THE ACTUAL PROPERTY LINES HAVE BEEN DETERMINED (IF ANY CHANGES ARISE).

NO PERSON SHALL CONSTRUCT, RECONSTRUCT, ALTER, REPAIR, REMOVE, REPLACE, PAVE, REPAVE, SURFACE OR RESURFACE ANY WALK, DRIVE, CURB, GUTTER, PAVED AREA OR APPURTENANCE ON PUBLIC PROPERTY IN THE CITY WITHOUT FIRST OBTAINING FROM THE BUILDING INSPECTOR A PERMIT TO DO SO.

NOTE: STANDARD SUBGRADE COMPACTION IS 98% (95% FOR SIDEWALKS) STANDARD PROCTOR DENSITY AT MINUS 2% TO PLUS 4% OF OPTIMUM MOISTURE TO THE DEPTH SPECIFIED. ALTERNATE ACCEPTABLE SUBSTITUTIONS FOR SUBGRADE STABILIZATION WHEN APPROVED AS FOLLOWS: 6" OR 8" LIME STABILIZATION OR 6" CEMENT STABILIZATION (100%), IN LIEU OF LIME STABILIZATION AN ADDITIONAL 2 INCHES MAY BE ADDED TO THE TOTAL THICKNESS OF THE CONCRETE PAVEMENT FOR THE DRIVEWAY FOR THE CITY R.O.W. (WITH NO. 4 BARS IF TOTAL THICKNESS IS 9 INCHES OR MORE). DRIVE APPROACH PAVEMENT DEPTH SHOULD MATCH ON-SITE PAVEMENT DEPTH IF ON-SITE PAVEMENT IS THICKER THAN THE MINIMUM THICKNESS FOR APPROACHES.

ADDITIONAL NOTES:
 1. CONTRACTOR TO APPLY FOR CUT PERMIT AT [HTTPS://ROWMANAGEMENT.DALLASCITYHALL.COM](https://rowmanagement.dallascityhall.com)
 2. CALL STREETS AT (214) 670-5311 TO SET DRIVEWAY GRADES.
 3. CALL BUILDING INSPECTION AT (214) 948-4480 FOR DRIVEWAY INSPECTIONS.

CONTRACT INFORMATION

CONTRACT NO. _____ DATE _____
 CONTRACTOR _____
 CONTRACT NO. _____ DATE _____
 CONTRACTOR (IF APPLICABLE) _____
 CONTRACTOR _____
 CONTRACT NO. _____ DATE _____
 CONTRACTOR (IF APPLICABLE) _____
 CONTRACTOR _____

REVISIONS			
REV. NO.	DATE	DESCRIPTION	BY

OKM ENGINEERING, INC.
 FIRM REG.# 7241
 112 S. MADISON AVENUE
 DALLAS, TEXAS 75208
 SHOLAM@OKM-ENGINEERING.COM

PLAT NO.	BLDG PERMIT NO.	SDC ENGINEERING TRACKING NOS.
SXXX-XXX	N/A	N/A DPXX-XXX

SITE & DIMENSIONAL CONTROL PLAN
 238 HILLVALE DRIVE
 BLOCK 7592, LOT 17 (PROP. LOTS 1-9)
 SUSTAINABLE DEVELOPMENT & CONSTRUCTION
 CITY OF DALLAS, TEXAS

REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
OKM #21-218	M.L.	AUG. 2022	DP	XX-XXX	C05.01

Memorandum



Date November 30, 2022

To Steve Long, Interim-Board Administrator
Oscar Aguilera, Senior Planner

Subject BDA #212-115 238 Hillvale Arborist report

Request

The applicant is seeking a special exception to the tree conservation requirements of Article X. The request is to consider a special exception for the timing provisions of the Tree Conservation Division of Article X.

Provision

A large number of mature protected trees were removed from the property in April 2022 without a tree removal application which is required under Article X. Fill material was stored and graded across the property raising the grade of the lot affecting some of the trees. The owner intends for future construction of a shared access development of single-family units and the property has been platted for this purpose. The property design can comply with minimum Article X landscaping requirements for shared access developments.

Based on staff verification of a tree survey, 412.6 classified inches from 30 protected trees were removed, or will be removed, for the proposed development. The 2.72-acre site area for the development requires a minimum of 30 site trees in landscaping. The nine-lot design requires a minimum of 10% landscape area which would be provided on the plan.

Deficiency

The city ordinance under Sec. 51A-10.134(c)(5) stipulates that all replacement must occur within 30 days. If the property owner provides the building official with an affidavit stating that all replacement trees will be planted within six months, the building official may allow the planting to occur at the later date. In addition, for residential subdivisions, on-site tree replacement may also occur with the completion of a tree replacement plan for the development. Additional time may be allotted for the site tree replacement to be planted to be completed at the end of the development. However, all required tree replacement that is not scheduled to be planted within the approved plan design for the development site must be completed within the six months after tree removal.

The applicant has made a request for an alternate replacement deadline date for all removal from what is required by ordinance, or for a period of no later than 18 months of the board decision.

Timing Ordinance

30 days/6 months (with affidavit to extend)

Request

April 30, 2024 requested deadline

Trees removed to be mitigated:

<u>Ordinance</u>		<u>Request</u>
<u>Tree classification</u>	<u>Diameter inches</u>	412.6" mitigated at completion (no change).
Four significant trees (1.5x)	162"	
Class 2 (0.7x)	233.8"	
Class 3 (0.4x)	16.8"	
	412.6	

Significant trees are native red oaks at 24" diameter or greater with a mitigation 1.5 times the base measurement (ex.: 24" tree is 36"). Class 2, or standard 'favored' trees, have mitigation reduced to 70% of baseline. Class 3 trees are listed for lower mitigation rates at 40% of baseline.

The applicant has made further mention of pursuing specific methods of mitigation including payment to the Reforestation Fund and donation of trees to a city department. These methods are available at any point within the mitigation deadline period under Section 51A-10.135, and any combination of the methods may be applied after required planting on site is determined.

Recommendation

The chief arborist has no objections to the time extension request with an established completion date for tree replacement of April 30, 2024 and without further stipulations beyond the Article X methods of tree replacement by ordinance.

Philip Erwin
Chief Arborist
Development Services Department

FILE NUMBER: BDA212-116(OA)

BUILDING OFFICIAL'S REPORT: Application of AutoZone Parts Inc., represented by Alicia Cornill, for a special exception to the landscape regulations at 943 S. Beltline Road. This property is more fully described as Lot 2B Block D/8823, and is zoned CR Community Retail District, which requires mandatory landscaping. The applicant proposes to construct and/or maintain a nonresidential structure and provide an alternate landscape plan, which will require a special exception to the landscape regulations.

LOCATION: 943 S. Belt Line Road

APPLICANT: AutoZone Parts Inc., represented by Alicia Coronilla

REQUEST:

A request for a special exception to the landscape regulations is made to construct and/or maintain a 7,882' general merchandise structure and provide an alternate landscape plan or, more specifically, to not provide the required residential buffer zone and required plantings due to existing public utility conditions and restrictions on the subject site.

STANDARD FOR A SPECIAL EXCEPTION TO THE LANDSCAPE AND TREE PRESERVATION REGULATIONS:

The board may grant a special exception to the landscape and tree preservation regulations of this article upon making a special finding from the evidence presented that:

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

In determining whether to grant a special exception, the board shall consider the following factors:

- the extent to which there is residential adjacency;
- the topography of the site;

- the extent to which landscaping exists for which no credit is given under this article;
- the extent to which other existing or proposed amenities will compensate for the reduction of landscaping.

STAFF RECOMMENDATION:

Approval, subject to the following conditions:

1. Compliance with the submitted alternate landscape plan is required.
2. The applicant must install and maintain a 6 ‘ tall wood screening fence along the service (northeast) side of the use.

Rationale:

- The Chief Arborist supports the request with his suggested conditions imposed as part of the approval.

BACKGROUND INFORMATION:

Zoning

- Site: CR Community Retail District
- North: PD No. 831(Planned Development District) & R-10(A) Single Family District
- East: R-10(A) Single Family District
- South: PD No. 1042(Planned Development District) & CR Community Retail District
- West: CR (Community Retail District) & CS Commercial Service District

Land Use:

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

Zoning/BDA History:

There have not been any recent related board or zoning cases recorded in the vicinity of the subject site within the last five years.

GENERAL FACTS/STAFF ANALYSIS:

This request for a special exception to the landscape regulations focuses on maintaining a 7,882' general merchandise structure and provide an alternate landscape plan or, more specifically, to not provide the required residential buffer zone and required plantings on the subject site.

The Dallas Development Code requires full compliance with the landscape regulations when nonpermeable coverage on a lot or tract is increased by more than 2,000 square feet, or when work on an application is made for a building permit for construction work that increases the number of stories in a building on the lot, or increases by more than 35 percent or 10,000 square feet, whichever is less, the combined floor areas of all buildings on the lot within a 24-month period.

The City of Dallas chief arborist submitted a memo regarding the applicant's request (see Attachment A).

The chief arborist's memo states the following with regard to "request":

The applicant is seeking a special exception to the landscaping regulations of Article X. The request is to consider an alternate landscape plan with adjustments for a residential buffer zone and required plantings due to existing public utility conditions and restrictions.

The chief arborist's memo states the following with regard to "provision":

- The applicant has provided an alternate landscape plan which demonstrates compliance with Article X minimum requirements with exception of the tree planting requirements for residential adjacency to the northeast of the property. The residential buffer zone (RBZ) requires a minimum of 10 feet average width, and the plan has exceeded this to be about 17 feet to 20 feet in width excepting for a detention area. The landscape area will be covered in Bermuda grass and irrigated.
- An existing 8" gas line extends through the required buffer zone area. The gas company has restricted planting in proximity to the local distribution gas line. The Article X ordinance (Sec. 51A-10.104(h)) restricts planting within 5' either side of an underground local utility line and 10 feet (medium trees) to 15 feet (large trees) from building structures.
- A 6-foot tall wood fence (not shown on the landscape plan) was approved for construction on the Architectural Site Plan to be placed 14.1 feet from the property boundary between the building structure and front parking area and the residential property. This would create a wide maintained landscape area with a screening fence near the use.

The chief arborist's memo states the following with regard to "deficiencies":

- The 263-foot length of the RBZ requires a minimum of 7 trees for installation when screening is required, or a combination of 7 plant groups of trees and shrubs when screening is not required. No new trees or shrubs are proposed within 20 feet of the property boundary due to proximity to the distribution gas line and the lack of suitable space adjacent to the structure. Existing trees identified on the plan are either on the adjacent property or is a boundary (shared) tree with the neighboring residential property and are not applicable as site.

The chief arborist’s memo states the following with regard to the “recommendation”:

- The chief arborist has no objections to the alternate landscape plan conditional to the installation and maintenance of a 6-foot tall wood screening fence along the service side of the use.

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

- Strict compliance with the requirements of the landscape regulations of the Dallas Development Code will unreasonably burden the use of the property; and
- The special exception will not adversely affect neighboring property.

If the board were to grant this request and impose as conditions that the submitted revised alternate landscape plan, and that a 6 ‘ tall wood screening fence be installed and maintained along the service (northeast) side of the use, then site would be provided exception from the plantings and the residential adjacency buffer requirements on the subject site.

Timeline:

October 10, 2022: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.

November 9, 2022: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel C.

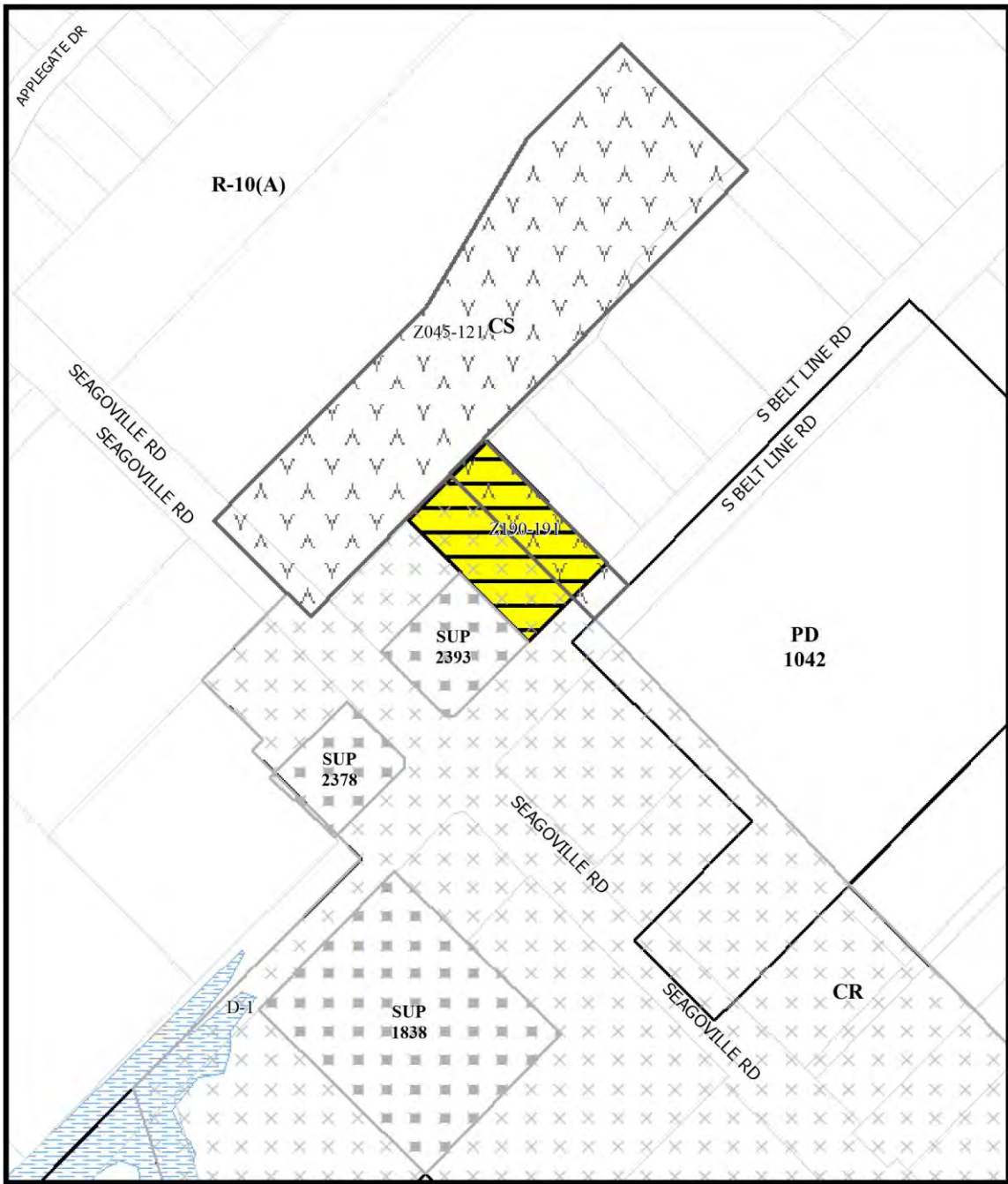
November 9, 2022: The Sustainable Development and Construction Department Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the November 22nd deadline to submit additional evidence for staff to factor into their analysis; and the December 2nd 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.

November 29, 2022: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the September public hearings. Review team members in attendance included: the Board of Adjustment Chief Planner/Board Administrator, the Development Services Chief Arborist, the Development Services Senior Plans Examiner, the Development Services Chief Planner, the Assistant City Attorney to the Board, and the Senior Planner.

November 30, 2022: The Development Services Chief Arborist provided staff with a memo (Attachment A).



1:2,400

ZONING MAP

Case no: BDA212-116
 Date: 11/16/2022

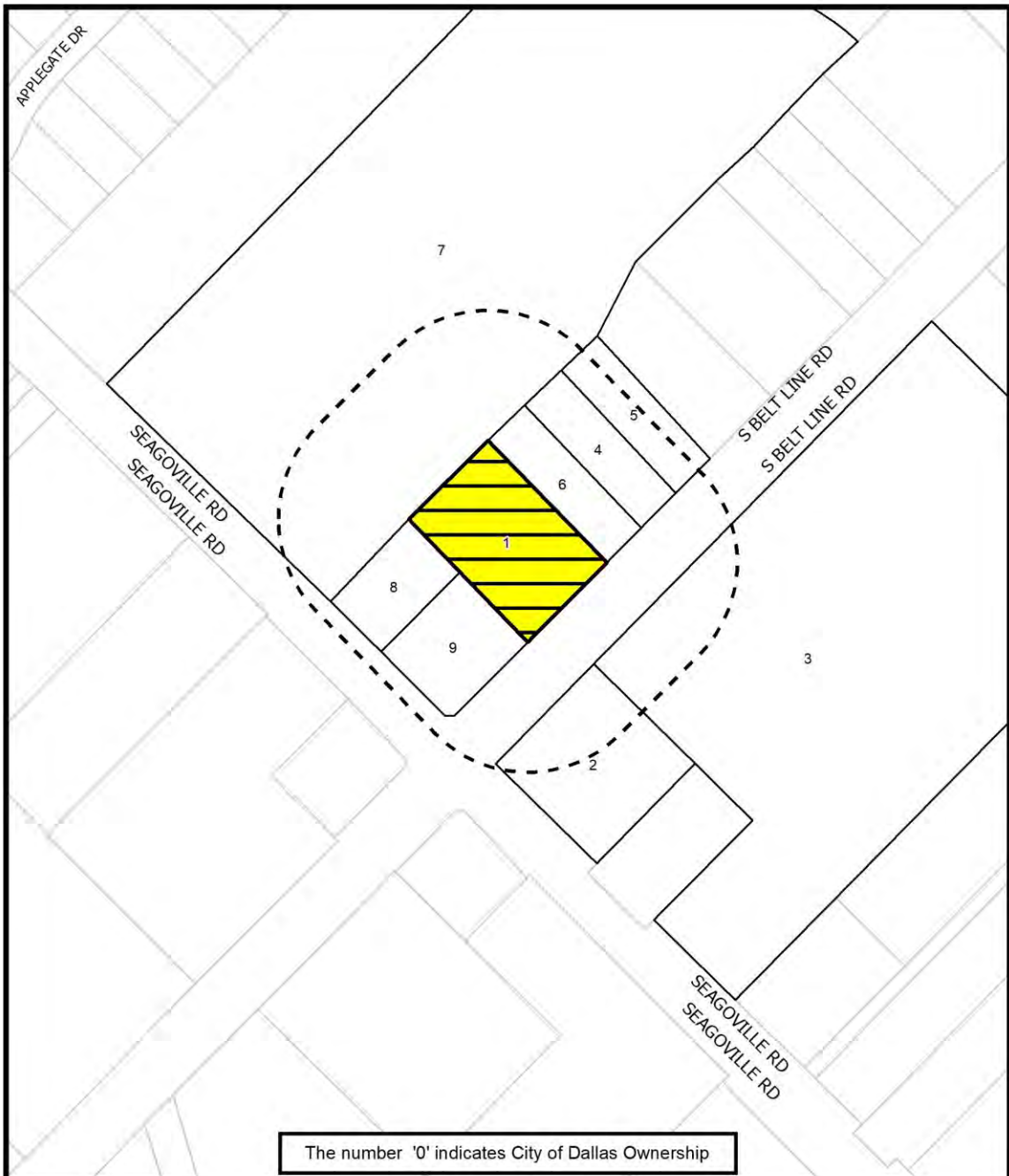


1:2,400

AERIAL MAP

Case no: BDA212-116

Date: 11/16/2022



The number '0' indicates City of Dallas Ownership



1:2,400

NOTIFICATION

200'

AREA OF NOTIFICATION

9

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BDA212-116**

Date: **11/16/2022**

11/16/2022

Notification List of Property Owners

BDA212-116

9 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	915 S BELTLINE RD	AUTOZONE PARTS INC
2	15251 SEAGOVILLE RD	BIG SCORE INVESTORS LLC
3	15251 SEAGOVILLE RD	DHFC MEADOWBROOK LANDOWNER LLC
4	929 S BELTLINE RD	TULLOS RUTH JUNE
5	925 S BELTLINE RD	TULLOS RUTH JUNE EST OF
6	933 S BELTLINE RD	RAMIREZ RICARDO RODRIGUEZ &
7	15029 SEAGOVILLE RD	T W FORD LP
8	915 S BELTLINE RD	AMMOURI ABED
9	951 S BELTLINE RD	AMMOURI ABED



City of Dallas

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

This area is to be completed by staff during application intake.

Staff review date: 10/7/22 Staff assigned: [Signature] File No. BDA 212-114
2 year or other waiver? No Yes Filing fee: \$ No. of signs: 1 Date filed: 10/7/22
Sign fee: \$ 10 Accepted by [Signature]
Receipt No. Date Withdrawn: [Signature]

This area is to be completed by the applicant prior to submittal.

Subject Property

Location address: 943 S. Beltline Road Zoning District: Community retail (CR)
Lot and Block: Lot 2B, Block D/8823 Acreage: 1.028 acres Census Tract: N/A
Street Frontage (in Feet): 1) 172.35 2) N/A 3) N/A 4) N/A 5) N/A

Owner or "Grantor" of Property as it appears on the Warranty Deed: AutoZone Parts Inc.

Applicant Information

Company (if applicable): AutoZone Parts Inc.

Authorized signature: [Signature]
Printed name: Carl Helton
Title: Store Development Specialist

Representative Contact Information

Company (if applicable): Westwood
Printed Name: Alicia Coronilla
Telephone: 972-265-4865
Mailing Address: 2901 Dallas Parkway Suite 400
Plano, TX 75093
E-mail Address: alicia.coronilla@westwoodps.com

Applicant initials required below

- I understand that staff will be in communication with the applicant's representative listed above and it is the representative's responsibility to disseminate information regarding this application to the owner and applicant.
I understand that it is the responsibility of the applicant and his/her representative to provide accurate and complete information and evidence for the board to consider before the deadlines provided by staff.
I understand that it is the responsibility of the applicant to reach out to surrounding properties before the public hearing occurs to address neighborhood concerns; further, changes submitted after published deadlines may cause staff to recommend denial and new fees, application, and supplemental information to be processed and presented to the board at a later date.
I understand that if the appeal(s) 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.

Request(s)

AC. 11-30-2022

- 1. A(n) special exception to the landscape regulations which requires a buffer abutting a residential lot and an alternative landscape plan is provided; therefore a(n) landscape variance is requested.
2. A(n) Choose an item which requires Click or tap here to enter text. and Click or tap here to enter text. is provided; therefore a(n) Click or tap here to enter text. Choose an item. is requested.
3. A(n) Choose an item which requires Click or tap here to enter text. and Click or tap here to enter text. is provided; therefore a(n) Click or tap here to enter text. Choose an item. is requested.
4. A(n) Choose an item which requires Click or tap here to enter text. and Click or tap here to enter text. is provided; therefore a(n) Click or tap here to enter text. Choose an item. is requested.

Rationale: Application is made to the Board of Adjustment, in accordance with the provisions of the Dallas Development Code, to grant the above listed request(s) for the following reason(s): During the construction of the project, an 8" steel distribution gas line was found on the east side of the property which was not located by Texas 811 or identified by Atmos prior to construction. Atmos has indicated they will require a 20-foot setback from the east property line because they have a blanket easement within the property, and they are requiring this setback to provide protection for their gas line. The Atmos request requires relocation of all improvements outside of the setback, which includes any proposed landscaping. We respectfully request a variance for the required landscape buffer to the residential lot and we are providing an alternative landscape plan in lieu of the required buffer.



City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

This area is to be completed by the property owner upon the completion of the preceding page prior to submittal.

I, AutoZone Parts Inc. , owner of the subject property at: 943 S. Beltline Road authorize: Carl Helton to pursue an appeal to the City of Dallas Zoning Board of Adjustment for the above request(s).

[Handwritten signature of Carl Helton]

Signature
Printed name: Carl Helton
Title: Store Development Specialist

SUBSCRIBED AND SWORN TO before me on this 30 day of SEPTEMBER, 20 22.

(Notary Seal)
NOTARY PUBLIC, STATE OF Tennessee

My Commission Expires
November 9, 2025



This area is to be completed by the applicant upon the completion of the preceding page prior to submittal.

I, AutoZone Parts Inc., owner of the subject property at: 943 S. Beltline Road authorize: Alicia Coronilla to represent the applicant for an appeal to the City of Dallas Zoning Board of Adjustment for the above request(s).

[Handwritten signature of Carl Helton]

Signature
Printed name: Carl Helton
Title: Store Development Specialist

SUBSCRIBED AND SWORN TO before me on this 30 day of SEPTEMBER, 20 22.

(Notary Seal)
NOTARY PUBLIC, STATE OF Tennessee

My Commission Expires
November 9, 2025





CITY OF DALLAS

AFFIDAVIT

Appeal number: BDA 212-114

I, Carl E. Helton for AutoZone, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 943 S. Beltline Rd.
(Address of property as stated on application)

Authorize: Westwood PS (Alicia Coronilla)
(Applicant's name as stated on application)

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

- Variance (specify below)
- Special Exception (specify below)
- Other Appeal (specify below)

Specify: Requesting Landscaping Variance.

Carl E. Helton for AutoZone
Print name of property owner or registered agent

DocuSigned by:
Carl Helton
Signature of property owner or registered agent

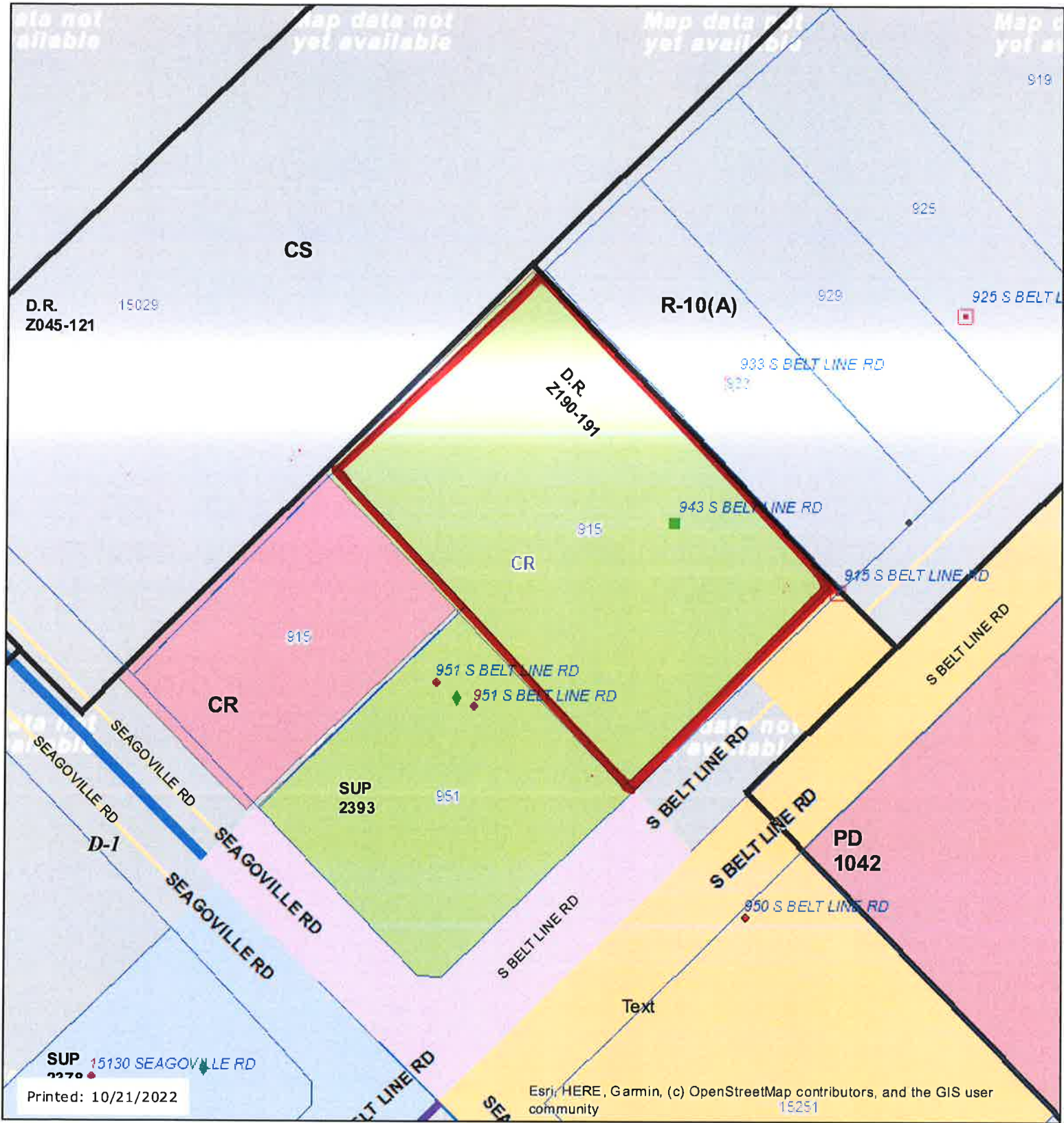
Date 10/06/22

Before me, the undersigned, on this day personally appeared Carl E. Helton

Who on his/her oath certifies that the above statements are true and correct to his/her best knowledge.

Subscribed and sworn to before me this 6 day of October, 2022
Millie Dean Long
Notary Public for Dallas County, Texas





Printed: 10/21/2022

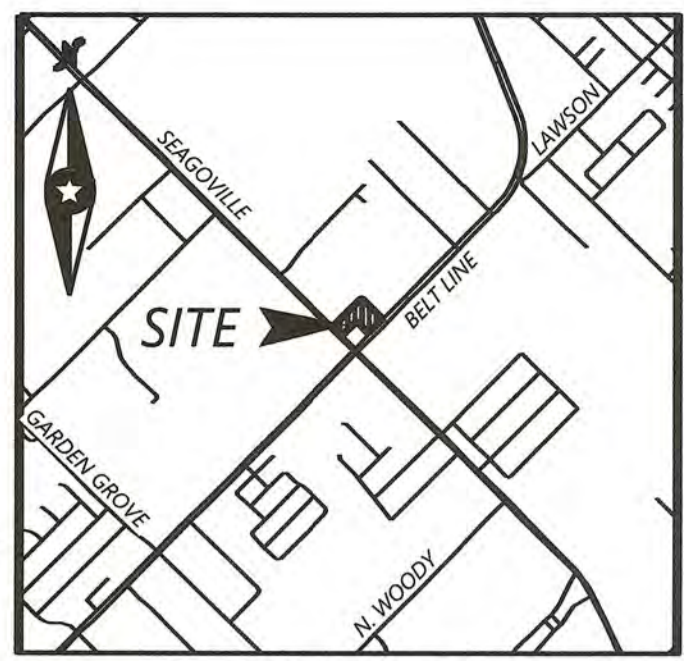
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

- City Limits
- Dallas Tax Parcels
- Base Zoning
- Main Address
- Account
- Building
- Tax Parcel
- Sub-Address
- Suite
- Plat Parcels - Preliminary
- Plat Parcels - Final
- Plat Parcels - Platted Block
- Plat Parcels - Final
- Public Right of Way
- Three Year Old Plat Cases
- Four Year Old Plat Cases
- Current Year Zoning Cases
- Previous Year Zoning Cases
- Four Year Old Zoning Cases
- Thoroughfare Plan**
- PA - Principal Arterial
- MA - Minor Arterial
- Major Streets

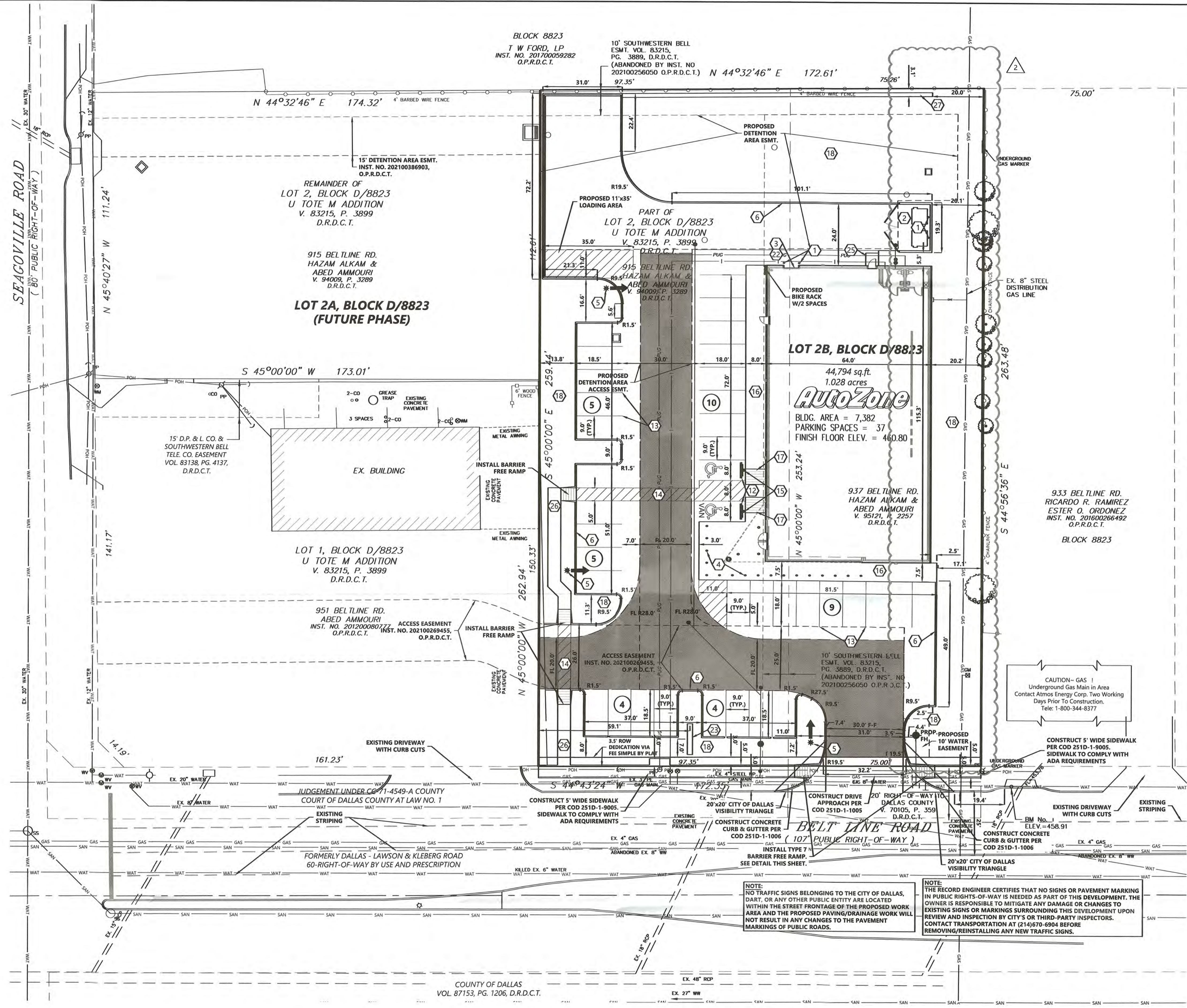
This data is to be used for graphical representation only. The accuracy is not to be taken/used as data produced by a Registered Professional Land Surveyor (RPLS) for the State of Texas. This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, 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)



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- ### KEY NOTES
- BUILDING & PAVING**
- Pipe guard - see detail 16 / sheet C06.50
 - Dumpster layout - see details 8,9,10, & 11/ sheet C06.50
 - Service Door Plan - see detail 15/ sheet C06.50
 - Bollard Plan - see detail 14/ sheet C06.50
 - Concrete light pole base - see detail 13/ C06.50
Aim light fixture in direction as indicated.
 - Curb & gutter @ concrete paving - see sheet C06.51
 - Not used.
 - Not used.
 - Not used.
 - Not used.
 - Not used.
 - 6'-0" long concrete wheel stop pinned to pavement (typical). Locate 3'-5" from face of curb or sidewalk. See detail 17 / sheet C06.50
 - 4" wide parking stripe painted white (typ.)
 - 4" wide diagonal stripes painted white at 2 ft. O.C.
 - Handicap parking sign - see detail 12/ sheet C06.50
G.C. to provide one Van Accessible sign.
 - Concrete sidewalk - see detail 22/ sheet C06.50 for sidewalks around building
 - Accessible Ramp - See detail 6 & 19/ sheet C06.50 -
Max. slope 1:12 (8.33%), Max. cross slope 1:50 (2.00%)
Truncated dome to be a contrasting color.
 - New landscape area - Provide 3" topsoil & sod.
See sheet L1.0 for additional information
 - Not used.
 - Not used.
 - Not used.
 - 21 Not used.
 - 22 Loading Area: slope of max. 2-1/2% away from building.
 - 23 Proposed sign. 6.5'x10.5'x10' OAH
 - 24 Not used.
 - 25 5' x 5' concrete pad
 - 26 Proposed 5' sidewalk with a maximum 2% cross slope-see sheet C06.51
 - 27 Field stone retaining wall. See sheet C07.01 for details.
- ### GENERAL NOTES
- Proof roll building and all parking areas. Notify the Architect of any unacceptable areas.
 - Edge of new pavement to be flush with existing pavement.
 - All sidewalk curb and gutter street paving, curb cuts, driveway approaches, handicap ramp, etc. constructed outside the property line in the right-of-way shall conform to all municipal and/or state specifications and requirements.
 - For areas outside the property lines, repair and/or replace all damage done to existing elements (sidewalks, paving, landscaping, etc.) as required by owner and/or governing authority.
 - For proposed utility locations, see the utility plan.



GRAPHIC SCALE 1"=20'

0 20 40

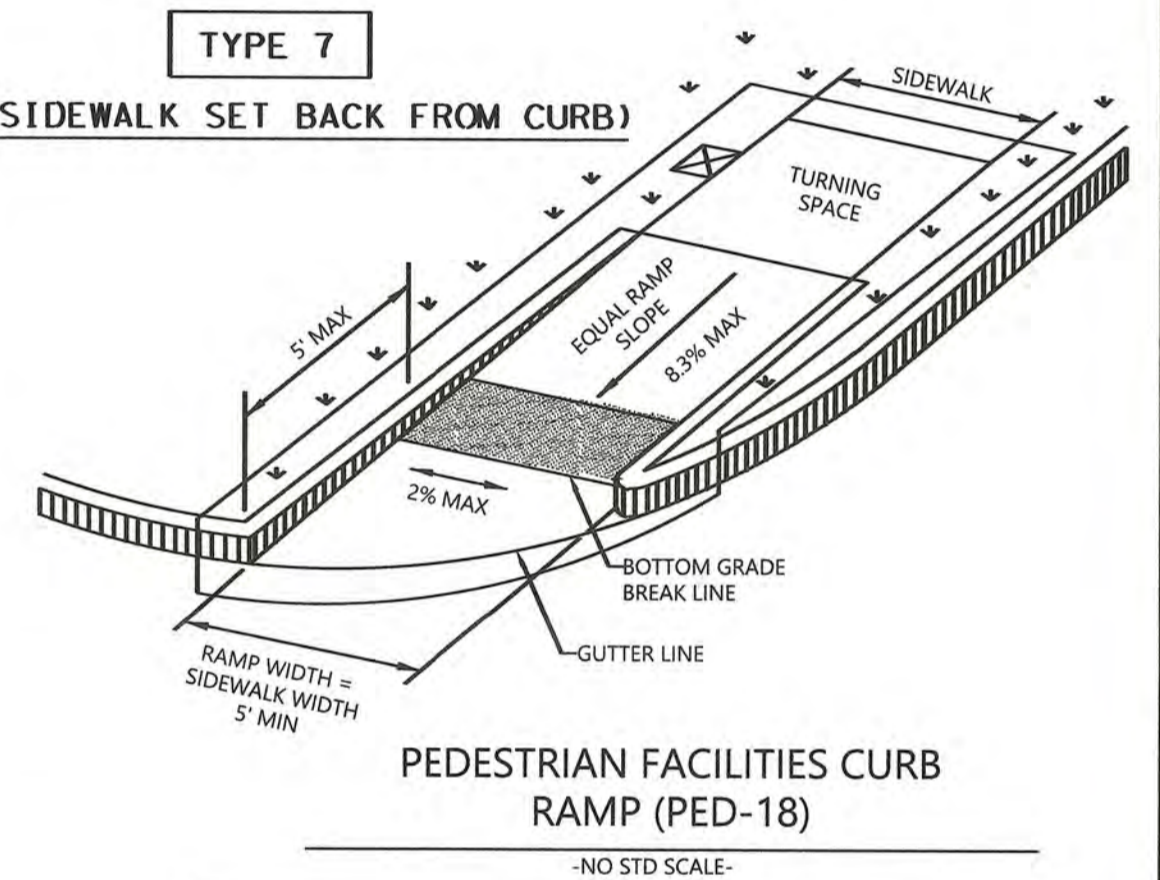
LEGEND

- PROPOSED FIRE LANE
- PARKING STALL COUNT
- KEY NOTE

ADA ROUTE

NOTE:
MAXIMUM SLOPE FOR ALL ADA PATHS 5%; MAX. CROSS FALL IS 2%; FOR THE FIRST FIVE FEET FROM THE DOOR A 2% SLOPE (MAX.) MUST BE MAINTAINED

NOTES:
1. ALL DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB, UNLESS OTHERWISE NOTED.
2. NO FIRE SPRINKLERS ARE PROVIDED FOR BUILDING



BENCHMARKS:

BM No. 2212: City of Dallas Benchmark 70-J-25, Standard water department BM on southeast corner of concrete bridge on Beltline Road, 0.2 miles north of Merrydale Road. N 6,937,889.695; W 2,556,023.291 Elev = 453.325

BM No. 2205: City of Dallas Benchmark 70-E-2, Square cut on north end of a 15" concrete culvert in front of house no. 946, 0.2 miles south of Spicewood Drive at Ed Road. N 6,938,128.106; W 2,554,209.050 Elev = 481.932

BM No. 1 - "x" cut with square set on back of curb of recessed curb inlet on Beltline Road approximately 2.5' from the southeast corner of curb inlet. 5' x 4" cut being approximately 13.5' northeast from a 1/2" inch iron rod found at the northeast corner of subject tract. N 6,938,865.506; W 2,556,760.40 Elev = 458.91

BM No. 2 - "x" cut with square set on edge of concrete of street median on Seagoville Road, approximately 3.7' from back of curb. N 6,938,847.23; W 2,556,318.59 Elev = 458.32

REVISIONS

REV. NO.	DATE	DESCRIPTION	BY
1	05-11-2022	REVISED FENCE HEIGHT	
2	08-24-2022	REVISED PLANS PER ATMOS GAS LINE	

Westwood Professional Services, Inc.
2901 DALLAS PARKWAY, SUITE 400 PLANO, TX 75093
TEL: (972) 888-9375 FAX: (972) 888-9376
WWW.WESTWOODPS.COM

PLAT. NO.	BLDG PERMIT NO.	DEV ENGINEERING TRACKING NOS.
S190-196 A	200826117	WW20-170 DP20-118

DIMENSIONAL CONTROL & SIGNAGE PLAN-SITE PLAN

AUTOZONE

NEAR S. BELTLINE ROAD & SEAGOVILLE DRIVE

DEVELOPMENT SERVICES

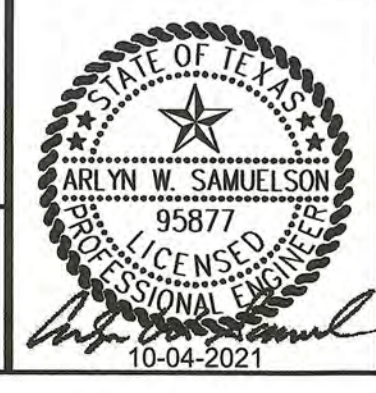
CITY OF DALLAS, DALLAS COUNTY, TEXAS

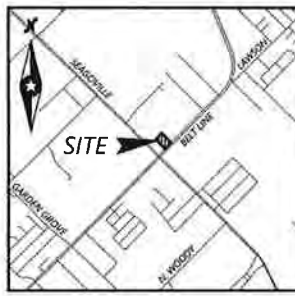
REVIEW BY:	DRAWN BY:	DATE	FILE	NO.	SHEET
WPS	WPS	01-31-2022	DP	20-118	C05.01

CONTRACT INFORMATION
CONTRACT NO. DP20-118 Date: 01-31-2022
CONTRACTOR Texas Alliance Group, Inc.

10-04-2021

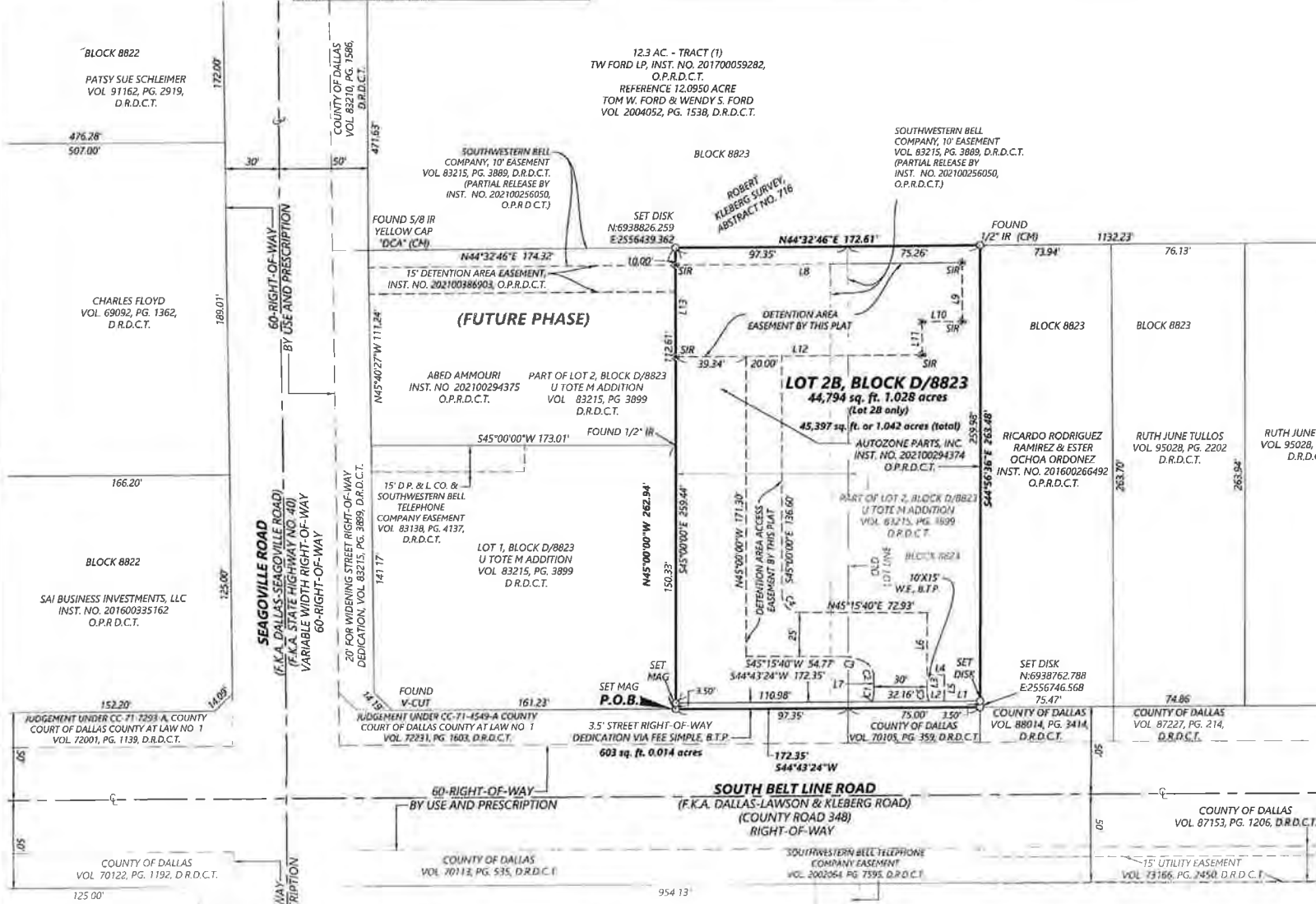
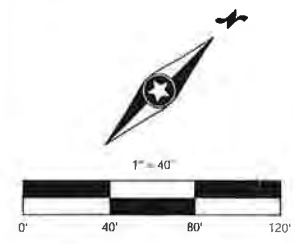
OWNER/DEVELOPER:
AUTOZONE PARTS, INC.
123 S. FRONT STREET, 3RD FLOOR
MEMPHIS, TENNESSEE 38103
MS. CAROLYN THAEMERT
(901) 459-8994
CAROLYN.THAEMERT@AUTOZONE.COM





LEGEND table listing symbols for SET DISK, SET MAG, SIR, IR, VOL, PG, D.R.D.C.T., O.P.R.D.C.T., INST. NO., STREET CENTERLINE, SQUARE FEET, D.P. & L. CO., W.E., and B.T.P.

- GENERAL NOTES: 1. THE BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH... 2. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING AND DRAINAGE ENGINEERING SECTION APPROVAL...



Line Table with columns: Line #, Length, Direction. Lists lines L1 through L17 with their respective measurements.

Curve Table with columns: Curve #, Length, Radius, Delta, Chord Bearing, Chord Length. Lists curves C1 through C5.

DETENTION AREA EASEMENT STATEMENT: The proposed detention area(s) along Block D/8823 within the Limits of this addition, will remain as detention areas... No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, walkway or any other structure...

STATE OF TEXAS } COUNTY OF DALLAS }

OWNER'S CERTIFICATE

WHEREAS, Autozone Parts, Inc. is the sole owner of a 1.042 acre tract of land situated in the Robert Kleberg Survey, Abstract No. 716, City Block 8823, City of Dallas, Dallas County, Texas, being a part of Lot 2, Block D/8823, U Tote M Addition, an addition to the City of Dallas, according to the plat thereof recorded in Volume 83215, Page 3899, Deed Records, Dallas County, Texas, said 1.042 Acre tract also described in a tract of land conveyed to Autozone Parts, Inc., by Special Warranty Deed of record in Instrument No. 202100294374, of the Official Public Records of Dallas County, Texas; said 1.042 acre tract being more particularly described as follows:

BEGINNING at a set mag nail with a metal washer stamped "SEAGOVILLE AUTOZONE WESTWOOD PS" in the northwest right-of-way line of Belt Line Road, a 100-foot right-of-way, at the east corner of Lot 1, of said Block D/8823 and the easterly south corner of said Lot 2, Block D/8823;

THENCE North 45 degrees 00 minutes 00 seconds West, along a common line between said Lots 1 and 2, Block D/8823, at a distance of 150.33 feet passing a found 1/2" iron rod at the north corner of said Lot 1, Block D/8823 and an 'ell' corner of said Lot 2, Block D/8823, and the east corner of a tract of land conveyed to Abed Ammouri, by deed of record in Instrument No. 202100294375, of said Official Public Records, continuing over and across said Lot 2, Block D/8823, and along the common line between the said Ammouri tract and the said Autozone Parts, Inc. tract, in all a total distance of 262.94 feet to a set 5/8" iron rod with a 3-1/4" aluminum disk stamped "SEAGOVILLE AUTOZONE WESTWOOD PS" for corner in the common line between said Lot 2, Block D/8823 and a tract of land conveyed to TW Ford LP, by deed of record in Instrument No. 201700059282, of the Official Public Records of Dallas County, Texas; said point being the north corner of said Ammouri tract and the west corner of said Autozone Parts, Inc. tract;

THENCE North 44 degrees 32 minutes 46 seconds East, departing the said common line between the Ammouri tract and the Autozone Parts, Inc. tract, along the said common line between said TW Ford LP tract and said Lot 2, Block D/8823, at a distance of 97.35 feet passing the north corner of said Lot 2, Block D/8823, continuing along the common line between said TW Ford LP tract and the said Autozone Parts, Inc. tract, in all a total distance of 172.61 feet to a found 1/2" iron rod at the north corner of said Autozone Parts, Inc. tract; said point being the west corner of a tract of land conveyed to Ricardo Rodriguez Ramirez and Ester Ochoa Ordonez, by deed of record in Instrument No. 201600266492, of said Official Public Records;

THENCE South 44 degrees 56 minutes 36 seconds East, departing the said common line between the Autozone Parts, Inc. tract and the said Ramirez / Ordonez tract, a distance of 263.48 feet to a set 5/8" iron rod with a 3-1/4" aluminum disk stamped "SEAGOVILLE AUTOZONE WESTWOOD PS" for corner in the said northwest line of Belt Line Road; said point being at the south corner of said Ramirez and Ordonez tract, and being the east corner of said Autozone Parts, Inc. tract;

THENCE South 44 degrees 43 minutes 24 seconds West, departing the said common line between the Autozone Parts, Inc. tract and the Ramirez / Ordonez tract, along the said northwest line of Belt Line Road, at a distance of 75.00 feet passing the most easterly corner of said Lot 2, Block D/8823, continuing along said northwest line of Belt Line Road, a distance of 172.35 feet to the POINT-OF-BEGINNING, containing 45,397 square feet or 1.042 acres of land.

SURVEYOR'S STATEMENT

I, Jason B. Armstrong, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance No. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

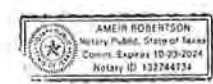
Dated this 4th day of May, 2022.

Signature of Jason B. Armstrong, Registered Professional Land Surveyor No. 5557.

STATE OF TEXAS } COUNTY OF COLLIN }

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Jason B. Armstrong, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 4th day of May, 2022.



Signature of Notary Public, State of Texas.

OWNER AUTOZONE PARTS, INC. 123 S. FRONT STREET, 3RD FLOOR MEMPHIS, TENNESSEE, 38103

ENGINEER / SURVEYOR Westwood Professional Services, Inc. (1414) 473-4940 2001 Dallas Parkway, Suite 400 Dallas, TX 75235 Phone: (817) 931-5150 Fax: (817) 931-5150 www.westwoodpa.com

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, AUTOZONE PARTS, INC., acting by and through its duly authorized agent, Timothy Goddard does hereby adopt this plat, designating the herein described property as SEAGOVILLE AUTOZONE PHASE 1, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire line easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire line easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Notwithstanding the general easement language recited above, the detention area easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the DETENTION AREA EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this 2nd day of May, 2022.

BY: AUTOZONE PARTS, INC. Timothy Goddard, Vice President of Store Development.

STATE OF TENNESSEE } COUNTY OF SHELBY }

BEFORE ME, the undersigned, a Notary Public in and for the State of Tennessee, on this day personally appeared Timothy Goddard, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 2nd day of May, 2022.

Signature of Notary Public, State of Tennessee.

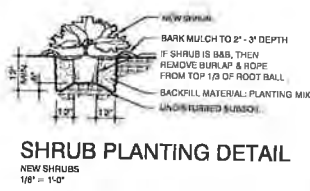
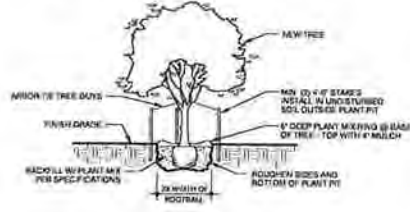
My Commission Expires: November 09, 2025



FINAL PLAT

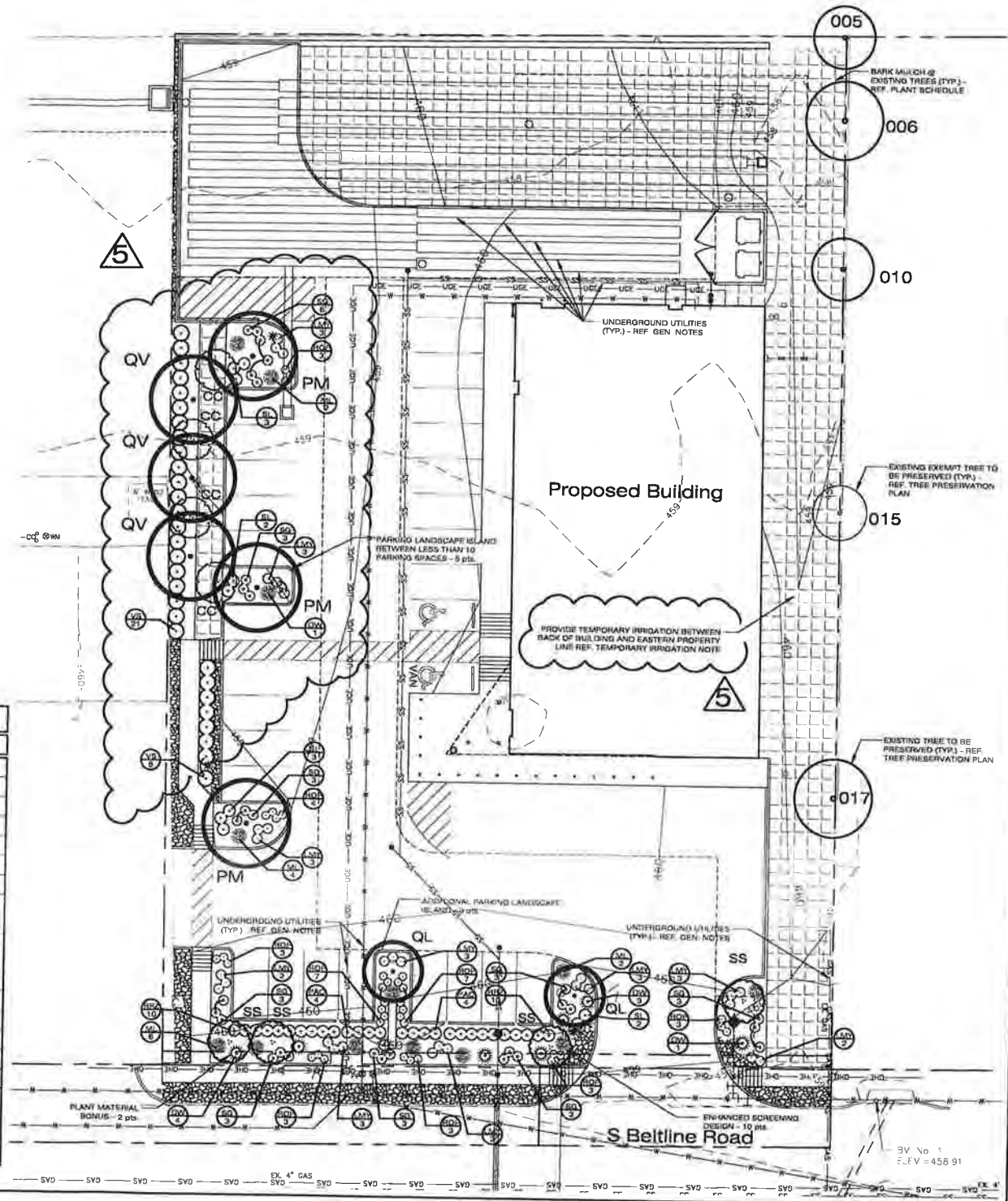
SEAGOVILLE AUTOZONE PHASE 1 LOT 2B, BLOCK D/8823; BEING A REPLAT OF PART OF LOT 2, BLOCK D/8823 U TOTE M ADDITION, AND PART OF CITY BLOCK 8823 OUT OF THE ROBERT KLEBERG SURVEY, ABSTRACT No. 716 IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS DALLAS CITY PLAN FILE NUMBER: S190-196A DALLAS CITY ENGINEERING PLAN NUMBER: DP20-118

- MANDATORY PROVISIONS**
- STREET BUFFER ZONE**
PROVIDED AS REQUIRED
 - RESIDENTIAL BUFFER ZONE**
PROVIDED AS REQUIRED
 - INTERIOR ZONE**
PROVIDED AS REQUIRED
- ADDITIONAL PROVISIONS**
- SITE TREES**
PROVIDED AS REQUIRED
- DESIGN STANDARDS**
SHALL COMPLY WITH AT LEAST TWO(2)
- STREET BUFFER**
PROVIDED AS REQUIRED
 - SCREENING OF OFF-STREET PARKING**
PROVIDED AS REQUIRED
- LANDSCAPE DESIGN OPTIONS PROVIDED**
20 POINT MINIMUM
- PLANT MATERIAL BONUS**
(8) LARGE SHRUBS (SOTOLS) X .25 **2 POINTS**
 - SCREENING**
OPTION 2 ENHANCED DESIGN **10 POINTS**
 - PARKING LOTS**
OPTION 2 REDUCE PARKING LOT ISLAND DISTANCE **5 POINTS**
OPTION 5 ADDITIONAL PARKING LOT LANDSCAPE ISLAND **3 POINTS**
- TOTAL 20 POINTS**



- GENERAL NOTES:**
- REFER TO SPECIFICATIONS FOR ALL CONTRACT PLANTING.
 - INSTALL APPROVED IMPORTED PLANTING MIX TO MIN DEPTH OF 6" IN ALL AREAS SCHEDULED AS LANDSCAPE PLANTING AREAS.
 - INSTALL APPROVED IMPORTED TOPSOIL TO 4" DEPTH IN ALL TURF/PASS AREAS.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN THE FIELD PRIOR TO INSTALLATION AND MUST REPORT ANY DEVIATION IN SITE CONDITIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK IN THE AFFECTED AREA.
 - WHERE SHOWN ON THESE PLANS, UTILITY INFORMATION IS PROVIDED FOR REFERENCE ONLY. REF. CIVIL AND MEP PLANS FOR ALL UTILITY INFORMATION.
 - VERIFY LOCATION AND DEPTH OF ALL EXISTING AND PROPOSED UTILITIES PRIOR TO ANY EXCAVATION. IN THE EVENT POTENTIAL CONFLICT(S) OCCUR BETWEEN UTILITIES AND LANDSCAPE IMPROVEMENTS, IMMEDIATELY CEASE WORK IN THE AFFECTED AREA. REPORT THE CONFLICT(S) TO THE OWNER'S REPRESENTATIVE, AND DO NOT PROCEED UNTIL RECEIPT OF SPECIFIC WRITTEN DIRECTION.
- URBAN DEER NOTES:**
- AT THE TIME THESE DOCUMENTS WERE PREPARED THE LANDSCAPE ARCHITECT WAS NOT AWARE OF A LOCAL URBAN DEER POPULATION.
 - IN THE EVENT AN URBAN DEER POPULATION IS DISCOVERED, CONTRACTOR IS SOLELY RESPONSIBLE FOR PROTECTING ALL NEWLY-INSTALLED PLANTS THROUGH THE 90-DAY MAINTENANCE PERIOD.
 - APPLY "LIQUID FENCE" (OR APPROVED EQUAL) TO ALL PLANTS AS NEEDED TO DISCOURAGE BROWSING BY DEER.
 - ANY NEWLY-INSTALLED PLANTS EATEN OR BROWSED BY DEER PRIOR TO THE EXPIRATION OF THE 90-DAY MAINTENANCE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.
- OVERHEAD ELECTRIC NOTES:**
- ALL PROPOSED LARGE SPECIES TREES (AS DEFINED BY THE UNIFIED DEVELOPMENT CODE IN EFFECT HEREOF) SHALL BE PLANTED NO CLOSER THAN 20' TO ALL OVERHEAD ELECTRIC UTILITY LINES.
 - CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD LOCATING ALL OVERHEAD ELECTRIC UTILITY LINES AND ENSURING THAT NO LARGE SPECIES TREES ARE PLANTED WITHIN 30' OF ANY OVERHEAD ELECTRIC UTILITY LINES.
 - WHERE CITY INSPECTORS FIND ANY PROPOSED LARGE SPECIES TREES TO BE IN VIOLATION OF PROXIMITY TO OVERHEAD ELECTRIC UTILITY LINES, THE CONTRACTOR SHALL RELOCATE TREES AT NO ADDITIONAL COST TO THE OWNER.
- TEMPORARY IRRIGATION NOTES:**
- PROVIDE TEMPORARY IRRIGATION TO SODDED OR SEEDED AREAS WHERE SHOWN ON PLAN AND NOT SCHEDULED TO RECEIVE PERMANENT IRRIGATION.
 - WHERE TEMPORARY IRRIGATION IS REQUIRED, PROVIDE TEMPORARY IRRIGATION FOR A MIN. PERIOD OF 60 DAYS OR UNTIL A GRASS STAND IS FULLY ESTABLISHED (AS DETERMINED SOLELY BY THE OWNER'S REPRESENTATIVE).

- PLANT SCHEDULE** **5** **SIZE = CALIPER OR SPREAD**
- | SYM. | SCIENTIFIC NAME | COMMON NAME | HGT. | SIZE | CONDITION | REMARKS |
|---------------------------------|---|--------------------------------|------|-----------|-----------|---|
| TREES | | | | | | |
| CC | <i>Carya castanopsis</i> var. <i>texana</i> | TEXAS REDBUD | | 2 5" CAL. | B and B | DECIDUOUS / MULTI-TRUNKED |
| PM | <i>Platanus mexicana</i> | MEXICAN SYCAMORE | | 4" CAL. | B and B | DECIDUOUS / SINGLE STEM |
| QL | <i>Quercus laevis</i> | LACY OAK | | 3" CAL. | B and B | DECIDUOUS / SINGLE STEM |
| QV | <i>Quercus virginiana</i> | LIVE OAK | | 4" CAL. | B and B | EVERGREEN / SINGLE STEM |
| SS | <i>Sophora secundiflora</i> | MOUNTAIN LAUREL | | 2 5" CAL. | B and B | EVERGREEN / MULTI TRUNKED |
| SHRUBS | | | | | | |
| DW | <i>Drymonia wrightii</i> | SOTOL | | 8 GAL. | | ACCENT / PLANT AT AS SHOWN |
| LMY | <i>Lantana montevidensis</i> New Gold | NEW GOLD LANTANA | | 8 GAL. | | PERENNIAL / PLANT AT 30" O.C. |
| ML | <i>Muhlenbergia lindheimeri</i> | DEER GRASS | | 5 GAL. | | ACCENT / PLANT AS SHOWN |
| RDP | <i>Rosmarinus officinalis</i> Prostrata | PROSTRATE ROSEMARY | | 1 GAL. | | EVERGREEN / PLANT @ 24" O.C. |
| PAC | <i>Plumbago auriculata</i> 'Capensis' | CAPE PLUMBAGO | | 5 GAL. | | EVERGREEN / PLANT AT 3'-0" O.C. |
| RRZ | <i>Rosa 'Redrazz'</i> | 'RADRAZZ' KNOCK-OUT ROSE | | 5 GAL. | | EVERGREEN / PLANT AT 3'-0" O.C. |
| SG | <i>Salvia greggii</i> | RED SALVIA | | 3 GAL. | | EVERGREEN / PLANT AT 30" O.C. |
| SL | <i>Salvia mexicana</i> | MEXICAN BUSH SAGE | | 5 GAL. | | EVERGREEN / PLANT AT 3'-0" O.C. |
| VS | <i>Viburnum suspensum</i> | SANDALWOOD VIBURNUM | | 5 GAL. | | EVERGREEN / PLANT AT 4'-0" O.C. |
| GROUNDCOVERS AND GRASSES | | | | | | |
| | <i>Cynodon dactylon</i> '418' | '418' HYBRID BERMUDAGRASS | | | SOLID SOD | SEE SPECIFICATIONS |
| | | DECOMPOSED GRANITE | | | | APPLY TO 3" COMPACTED DEPTH OVER SUBGRADE W/ GEO TEXTILE WEED BARRIER AND PRE-EMERGENT HERBICIDE. FILL UNDER ADJACENT SHRUBS. |
| | | 3" - 4" TEXAS BLEND RIVER ROCK | | | | APPLY TO 4" DEPTH OVER COMPACTED SUBGRADE W/ GEO TEXTILE WEED BARRIER AND PRE-EMERGENT HERBICIDE. FILL UNDER ADJACENT SHRUBS. |
| | | ORGANIC BARK MULCH | | | | PROVIDE TO 6" DEPTH @ EXISTING TREES TO BE PRESERVED |



9/12/22
The user of this file agrees to assume all responsibility for any modifications to or use of this drawing file that is inconsistent with the requirements of the Rules and Regulations of the Texas Board of Architectural Examiners. No person may make any modifications to this electronic drawing file without the Landscape Architect's express written permission.

OWNER:
AutoZone, Inc.
123 S. FRONT STREET, 3rd FLOOR
MEMPHIS, TENNESSEE 38103

PREPARED FOR:
AutoZone STORE DEVELOPMENT
Store No. : 8046
S Belt Line Road @ Seagoville Road
Dallas Texas 75283

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

REVISIONS

- Site Update 1.20.21
- Site Update 7.16.21
- Site Update 8.27.21
- Site Update 1.19.22
- All LA Plan 9.19.22

ARCHITECT: JR
DRAFTSMAN: MC
CHECKED BY: JR
DATE: 1/20/21
PROJECT FILE: 85W2
COURSEN-KOEHLE
ENGINEERING & ASSOCIATES
A member of Woodward Clyde Group
1800 South Main Street, Suite 200
Memphis, TN 38103
901.525.1100
www.courseen.com

HORIZON
DESIGN AND DEVELOPMENT
PLANNING, LANDSCAPE ARCHITECTURE
ENVIRONMENTAL CONSULTING
1402 South Main Street, Suite 200
Memphis, TN 38103
901.525.1100
www.horizondesign.com

L1.0



PRESSURE REQUIREMENT CALCULATIONS @ ZONE No. 2

DESIGN STATISTICS FOR CALCULATIONS

Total Zone Flow:	18.9 gpm
Electric Valve Size:	1"
Static Pressure Loss 10% (static @ 65 psi):	58.5 p.s.i.

ACCUMULATIVE LOSSES FROM CITY MAIN TO FURTHEST HEAD

Sprinkler head requirement:	40 p.s.i.
Zone Pipe/Fittings Loss:	11 p.s.i.
1" Electric Valve Loss:	3 p.s.i.
Elevation Net Loss (4'-FT.):	7.0
System Machine Loss (2" Sch 40 Mamine):	14 p.s.i.
Backflow Preventer Loss (1"):	4.5 p.s.i.
Water Meter Loss (3/4"):	4.2 p.s.i.
Master Electric Valve Loss:	1.5 p.s.i.
Type K Copper Service Loss:	
Total Net Loss:	14.70 p.s.i.
Design Pressure:	54.70 p.s.i.

Note: System requires a minimum of 55.0 psi static pressure for system to operate properly. Irrigation Contractor shall conduct an site pressure test to verify site pressure prior to starting work. Contractor shall notify Owner's Representative of pressure deficiencies or any other on site problems that may affect the effectiveness of the system. Pipe has been sized to insure that velocity does not exceed 5 FPS do not change pipe size in the field without consulting system designer.

5 CRITICAL LOSS CHART

TYPICAL WEEKLY SCHEDULE BASED ON PRECIPITATION RATE

Precipitation Rate (in/hr)	Water Demanded (in/hr)	Irrigation Time (min)	No. of Zones	Total Time* (Min)	Hrs	
Turf Rotator Zone	84	80	107.0	3	321	5.4
MP Rotator Spray	44	80	50.0	1	50	0.84
Turf Drip Zones	96	80	75.0	2	150	2.5
Drip Zones	64	80	12.0	2	24	0.4
Tree Bubblers	3.67	80				
Total System Hours of Operation Per Week:						9.2

*IT WILL BE NECESSARY TO WATER MULTIPLE ZONES AT ONE TIME TO MEET WATERING WINDOW. A TYPICAL SCHEDULE WOULD ALLOW WATERING TO OCCUR TWO TIMES PER WEEK. TOTAL WATERING TIME WOULD BE DIVIDED BY THE NUMBER OF WATERING DAYS. THIS SCHEDULE IS DESIGNED FOR SUMMER WATER USAGE AND ESTABLISHMENT OF NEW PLANTING.

4 VALVE SCHEDULE

GENERAL IRRIGATION NOTES

- Contractor to provide design drawings for approval prior to installation.
- Irrigation to extend from property lines to back of city sidewalks and / or curbs.
- Install PVC pipe sleeves 2 sizes larger than irrigation line where irrigations lines cross or are under pavement.

- CONSTRUCTION NOTES:**
- IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH THE SPECIFICATIONS AND ALL SUBMITTAL REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO NOTIFY THE OWNER'S REPRESENTATIVE FOR SITE INSPECTIONS AS SPECIFIED IN THE SPECIFICATIONS. FAILURE TO NOTIFY THE OWNER'S REPRESENTATIVE DOES NOT RELIEVE THE CONTRACTOR FROM INSPECTION APPROVAL AND WILL REQUIRE THE CONTRACTOR TO UNCOVER WORK AS REQUIRED FOR APPROVAL AT THE COST OF THE CONTRACTOR. IRRIGATION CONTRACTOR IS TO INFORM OWNER'S REPRESENTATIVE OF THE START DATE OF WORK.
 - THE IRRIGATION CONTRACTOR IS REQUIRED BY LAW TO NOTIFY TEXAS ONE CALL (800-245-4549) 72 HOURS PRIOR TO ANY EXCAVATION. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. IRRIGATION CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES, WHETHER OR NOT TEXAS ONE CALL IS NOTIFIED.
 - DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WITHOUT VERIFYING ACTUAL ON-SITE WATER PRESSURE FROM THE SOURCE. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
 - IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS AS REQUIRED TO ACCOMPLISH IRRIGATION INSTALLATION.
 - DUE TO SCALE OF DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS SLEEVES, ETC., WHICH MAY BE REQUIRED. IRRIGATION CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS WORK AND PLAN HIS WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC., AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEM, PLANTING AND ARCHITECTURAL FEATURES. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC., SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS AND WITHIN PROPERTY LINES.
 - DURING INSTALLATION IT IS THE IRRIGATION CONTRACTOR'S RESPONSIBILITY TO COORDINATE PIPING WITH THE LANDSCAPE SUBCONTRACTOR TO AVOID CONFLICT WITH PROPOSED PLANTING. IT WILL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MOVE PIPING TO ALLOW PROPER PLACEMENT OF PLANT MATERIAL. THE IRRIGATION CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS TO ENSURE PROPER COVERAGE AT NO ADDITIONAL COST TO THE OWNER.
 - NO MACHINE TRENCHING IS TO BE DONE WITHIN THE ORPHAN OF EXISTING TREES. TRENCHING IS TO BE DONE BY HAND, AIR SPADE OR BY TUNNELING UNDER ROOT SYSTEM BY METHOD APPROVED BY LANDSCAPE ARCHITECT. PIPING LAYOUT IS DIAGRAMMATIC AND PIPING SHALL BE ROUTED AROUND EXISTING TREES AS POSSIBLE TO AVOID DAMAGE TO THE ROOT SYSTEMS. DO NOT CUT ANY ROOT OVER 3/4" DIAMETER UNLESS APPROVED FROM THE LANDSCAPE ARCHITECT'S FIRST OPINION. ANY CUTS MADE SHALL BE CLEAN AND WITHOUT FRAIED ENDS.
 - IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR SLEEVES AND CHASES WHEREVER PIPING OR CONDUIT PASSES, UNDER ALL PAVING, THROUGH WALLS, ETC. ALL SLEEVE LOCATIONS MAY NOT BE SHOWN ON PLAN, COORDINATE WITH ARCHITECTURAL AND CIVIL DRAWINGS, GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS AS REQUIRED. ALL SLEEVE AND CHASE LOCATIONS ARE NOT NOTED ON PLAN. ALL SLEEVES 4" OR LESS SHALL BE SCH 40 PVC, ALL SLEEVES 6" OR GREATER SHALL BE CLASS 200 PVC. ALL SLEEVES TO BE SIZED TWICE THE DIAMETER OF PIPE OR COMBINATION OF PIPES ENCLOSED WITHIN THE SLEEVE.
 - CONFIRM STATIC WATER PRESSURE AT LEAST 7 DAYS BEFORE BEGINNING WORK. IF STATIC WATER PRESSURE IS LESS THAN STATED IN PRESSURE CALCULATIONS DO NOT PROCEED UNTIL DIRECTED SO BY THE LANDSCAPE ARCHITECT. IF ACTUAL SITE STATIC PRESSURE EXCEEDS DESIGN PRESSURE BY 15 P.S.I. IN ANY ZONE, A PRESSURE REDUCING VALVE SHALL BE INSTALLED. REFER TO DETAILS FOR MODEL.
 - ADJUSTABLE FLOW CONTROLS SHALL BE REQUIRED ON CIRCUIT REMOTE CONTROL VALVE. PRESSURE AT ANY POINT WITHIN A ZONE SHALL NOT VARY BY MORE THAN 10% FROM THE DESIGN SPRINKLER OPERATING PRESSURE. SEE SPECIFICATIONS FOR TESTING.
 - THE CONTRACTOR SHALL BE A REGISTERED LICENSED IRRIGATOR IN THE STATE OF TEXAS. CONTRACTOR MUST CONFORM TO ALL CODES AS STATED IN SECTION 344 OF THE TEXAS WATER CODE AS OUTLINED BY TCEQ.
 - OBTAIN COVERAGE TEST APPROVAL FROM OWNER'S REPRESENTATIVE PRIOR TO PLANTING, SODDING OR SEEDING.
 - ALL UNDESIGNATED END LATERAL PIPING SHALL BE 1/2" IN SPRAY ZONES AND 3/4" IN ROTOR ZONES.
 - SPRINKLER HEAD SPACING SHALL NOT EXCEED 50% OF SPRAY DIAMETER BASED ON MANUFACTURER'S OPERATING SPECIFICATIONS. SPRINKLER HEAD SPACING SHALL BE DESIGNED FOR HEAD TO HEAD COVERAGE ON HEADS SHALL BE SPACED AS PER MANUFACTURER'S RECOMMENDATIONS AND ADJUSTED FOR PREVAILING WINDS. THE SYSTEM SHALL BE DESIGNED SO THAT IRRIGATION IS NOT APPLIED TO VEHICLE AIR TRAFFIC LANES, OTHER PAVEMENT OR STRUCTURES.
 - ALL ROTORS SHALL BE LOCATED 12" FROM PAVEMENT, CURBS OR EDGE OF STRUCTURE. ALL SPRAY HEADS SHALL BE LOCATED 6" FROM PAVEMENT, CURBS OR EDGE OF STRUCTURE.
 - VALVE AND CIRCUITS SHALL BE SEPARATED BASED ON WATER USE, SO THAT TURF AREAS ARE WATERED SEPARATELY FROM SHRUB AND GROUND COVER AREAS. IRRIGATION HEADS IN THE TURF AREAS WILL BE VALVED SEPARATELY FROM SHRUB AND/OR GROUND COVER AREAS. IT IS RECOMMENDED THAT SEASONAL COLOR AREAS BE WATERED SEPARATELY UNDER NO CIRCUMSTANCES ARE ZONE TYPES TO BE COMBINED I.E. ROTARY HEADS WITH SPRAYS, TURF AREAS WITH PLANTING BEDS.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM STATIC PRESSURE ON SITE PRIOR TO STARTING WORK. REFER TO NOTES #9 AND #10.
 - IT IS THE IRRIGATION CONTRACTOR'S RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS AND PAY ALL ASSOCIATED FEES UNLESS OTHERWISE NOTED. ALL LOCAL CODES SHALL PREVAIL OVER ANY DISCREPANCIES CONTAINED IN THESE DOCUMENTS.
 - UNSLEEVED PIPES MAY BE SHOWN UNDER PAVEMENT FOR GRAPHIC CLARITY. INSTALL PIPES IN ADJACENT SLEEVES WITHIN LANDSCAPE AREAS.
 - 120 VAC ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. THE IRRIGATION CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER WITH A HARDWIRE CONNECTION APPROVED AND INSTALLED BY A LICENSED ELECTRICIAN.
 - SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE CIRCUIT.
 - SERVICEABLE CHECK VALVES SHALL BE REQUIRED ADJACENT TO PAVED AREAS WHERE ELEVATION DIFFERENCES MAY CAUSE LOW HEAD DRAINAGE.
 - ALL AUTOMATIC IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH A CONTROLLER CAPABLE OF DUAL OR MULTIPLE PROGRAMMING. CONTROLLERS SHALL HAVE MULTIPLE CYCLE START CAPACITY AND A FLEXIBLE CALENDAR PROGRAM, INCLUDING THE CAPABILITY OF BEING SET TO WATER EVERY FIVE DAYS. ALL AUTOMATIC IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH A RAIN SENSOR SHUT-OFF DEVICE.
 - ALL IRRIGATION WIRES SHALL BE UL LISTED FOR DIRECT UNDERGROUND BURN, AND SHALL BE SIZED PER THE MANUFACTURER'S RECOMMENDATIONS. 3M GUY WATERPROOF CONNECTORS TO BE USED ON ALL WIRE CONNECTIONS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT.
 - ALL IRRIGATION HEADS SHALL BE ADJUSTED TO MINIMIZE OVER-SPRAY ONTO ALL IMPERVIOUS SURFACES.
 - ALL PIPE CONNECTIONS SHALL BE PRIMED WITH AN APPROVED COLOR PRIMER BEFORE BEING CHEMICALLY WELDED.
 - AFTER AWARD OF CONTRACT AND BEFORE ANY IRRIGATION SYSTEM MATERIALS ARE ORDERED OR SUPPLIES OR DELIVERED TO THE JOB SITE, SUBMIT TO THE OWNER A COMPLETE LIST OF ALL IRRIGATION SYSTEM MATERIALS. ON PROCESSES PROPOSED TO BE FURNISHED AND INSTALLED AS PART OF THIS CONTRACT. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE WILL ALLOW NO SUBSTITUTIONS WITHOUT PRIOR WRITTEN ACCEPTANCE. MANUFACTURER'S WARRANTY SHALL NOT RELIEVE THE CONTRACTOR OF HIS LIABILITY UNDER THE GUARANTEE. SUCH WARRANTIES SHALL ONLY SUPPLEMENT THE GUARANTEE.
 - IRRIGATION CLOSEUP DOCUMENTS SHALL INCLUDE A WATER BUDGET. A LAMINATED COPY OF THE WATER BUDGET SHALL BE PERMANENTLY INSTALLED INSIDE THE IRRIGATION CONTROLLER DOOR.
 - CHART CONTAINING ZONE NUMBER, PRECIPITATION RATE AND GPM
 - LOCATION OF EMERGENCY IRRIGATION SYSTEM SHUT-OFF VALVE

2 NOTES

- DEDICATED 3/4" IRRIGATION WATER METER
- PRESSURE VACUUM BREAKER BACKFLOW DEVICE, 1" FERCO 765 PER LOCAL CODES.
- MASTER VALVE, HUNTER ICV-151G NORMALLY CLOSED VALVE
- MP ROTATOR NOZZLE 90°-210°; SIZE AS SPECIFIED ON PLAN
- MP ROTATOR NOZZLE 210°-270°; SIZE AS SPECIFIED ON PLAN
- MP ROTATOR NOZZLE 360°; SIZE AS SPECIFIED ON PLAN
- MP ROTATOR; M35 M3100, M3-MP 3000, M2-MP 2000, M1-MP 1000, M0-MP050, M0-MP CORNER, MR, MS, ML. MP SIDESTRIPS AND END STRIPS
- NOTE: ALL MP ROTATOR SPRAY HEADS ARE TO BE HUNTER PRO-30-PSI-40-CV SPRAY BODY, PROVIDE CHECK VALVE AT LOW HEAD**
- INDICATES MANUFACTURER'S STANDARD CATALOGED SPACING WITHOUT WIND. ALLOWANCE THIS NUMBER IS FOR REFERENCE ONLY AND DOES NOT INDICATE ACCEPTANCE OF DEVIATION FROM DESIGN SPACING TO THIS STANDARD.
- INDICATES ANGLE OF COVERAGE. FOR EXAMPLE, H-180 INDICATES 180° INDICATES GROUND COVER. W INDICATES SHRUB APPLICATION.
- INSTALL TWO ROWS OF DRIP LINE EVENLY SPACED. USE TLDVX02-18 IF BED AREA EXCEEDS 36". INSTALL THREE ROWS EVENLY SPACED. INSTALL STAPLES @ MAX 3' O.C. TO SECURE.
- NETAFIM DRIP CONTROL ZONE VALVE - REFERENCE DETAILS
- REMOTE CONTROL VALVE, HUNTER ICV-AS-ADJ, SIZE AS INDICATED ON PLANS
- HUNTER HO-33 DRC QUICK COUPLING VALVE WITH HK 33 KEY
- MANUAL VALVE - SIZE OF MAINLINE
- ZONE IDENTIFICATION
- ZONE SIZE IN GALLONS PER MINUTE
- VALVE SIZE THIS ZONE
- ZONE IDENTIFICATION
- ZONE SIZE IN GALLONS PER MINUTE
- VALVE SIZE THIS ZONE
- HATCH PATTERN INDICATES BEDTURF AREAS TO BE INCLUDED THIS ZONE
- VALVE SIZE THIS ZONE
- DRIPLINE: NETAFIM TLDVX02-18 FOR SURFACE PLANTING BEDS, ROWS SPACED AT 18 INCHES
- NETAFIM TLDVX02-12 FOR SUBSURFACE TURF, ROWS SPACED AT 12 INCHES
- NETAFIM TLDVX02-12 FOR SLOPES GREATER THAN 3:1
- DRIP SUPPLY LINE, SCH 40 PVC, SIZE PER PLAN
- TREE BURBLER ASSEMBLY ON 6" POP UP
- CONTROLLER - HUNTER PRO HO CONTROLLER, FINAL LOCATION IS TO BE DETERMINED AFTER CONSULTING WITH LANDSCAPE ARCHITECT
- WEATHER SENSOR - HUNTER WIRELESS RAINFREEZE SENSOR, FINAL LOCATION IS TO BE DETERMINED AFTER CONSULTING WITH LANDSCAPE ARCHITECT
- MAIN LINE - USE SCH 40 PVC PIPE, SIZE AS INDICATED ON PLANS
- LATERAL LINE - USE CLASS 315 ON 1/2" PIPE AND CLASS 200 IPS PVC ON 3/4" AND LARGER PIPE. DO NOT DEVIATE ON SLOPES WITHOUT CONSULTING WITH PROJECT DESIGNER
- SLEEVE - USE TWO (2) SIZES LARGER THAN SPRINKLER PIPE DESIGNATED FOR CROSSING PAVING ON ALL LATERAL LINES. USE SCH 40 PVC PIPE, VALVE WIRING MAY BE RUN IN THE SAME SLEEVES.
- NOTE: REFER TO SHEET LI 1.2 b LI 2.2 FOR DETAILS**

FIELD LOCATE BY STAKING THE CONTROLLER, WATER METER, BACKFLOW DEVICE, MASTER VALVE AND FLOW SENSOR FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION

1 LEGEND

STATEMENT OF IRRIGATION DESIGN STANDARDS COMPLIANCE

This plan is complete and conforms to the design and installation parameters of the irrigation design and equipment standards set out by the City of Dallas, Texas and TCEQ (Texas Commission on Environmental Quality).

Wade O. Radtke

Wade O Radtke TX LI # 22397

- SPECIAL NOTES:**
- THE IRRIGATION CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE MANDATED IRRIGATION ORDINANCES AND CODES AND WILL SECURE ALL REQUIRED PERMITS.
 - ALL WIRES, CONTROL VALVES, AND PRESSURIZED WATER SUPPLY LINES SHALL NOT BE LOCATED WITHIN THE EXISTING ROW OR OUTSIDE PROPERTY BOUNDARIES.

OWNER:
AutoZone, Inc.
123 S. FRONT STREET, 3rd FLOOR
MEMPHIS, TENNESSEE 38103

PREPARED FOR:
AutoZone STORE DEVELOPMENT
Store No. : 8046
S Belt Line Road @ Seagoville Road
Dallas Texas 75253

IRRIGATION NOTES & LEGEND

REVISIONS

1	Site Update 1.20.21
2	Site Update 7.16.21
3	Site Update 1.19.22
4	Site Update 9.29.22
5	
6	
7	

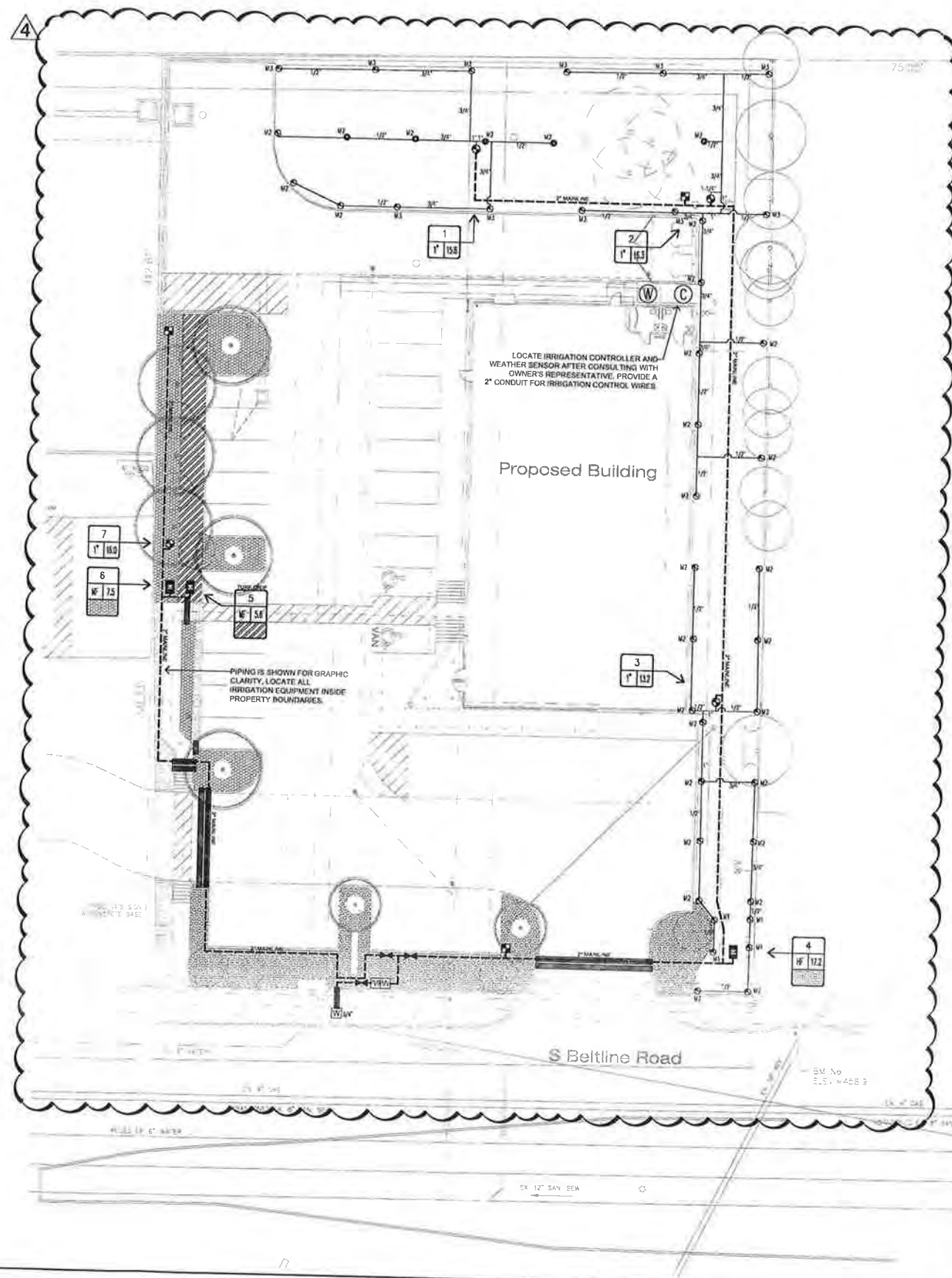
ARCHITECT: JR
DRAFTSMAN: PRA
CHECKED BY: JR

DATE: 01/20/21
PROJECT NO: 65W2
COURSEN-KOEHLER

ENGINEERING & ASSOCIATES
A Division of Westwood
17825 Collins, Suite 100, Dallas, Texas 75248
WWW.WESTWOOD-ENR.COM
TEL: 214.219.1100 • FAX: 214.219.1104
www.westwood.com
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HORIZON
DESIGN AND DEVELOPMENT
PLANNING, LANDSCAPE ARCHITECTURE,
DEVELOPMENT CONSULTING
4407 San Pedro Ave., Suite 200
San Antonio, Texas 78249
710.521.8338 • 710.521.8339 • 710.521.8340

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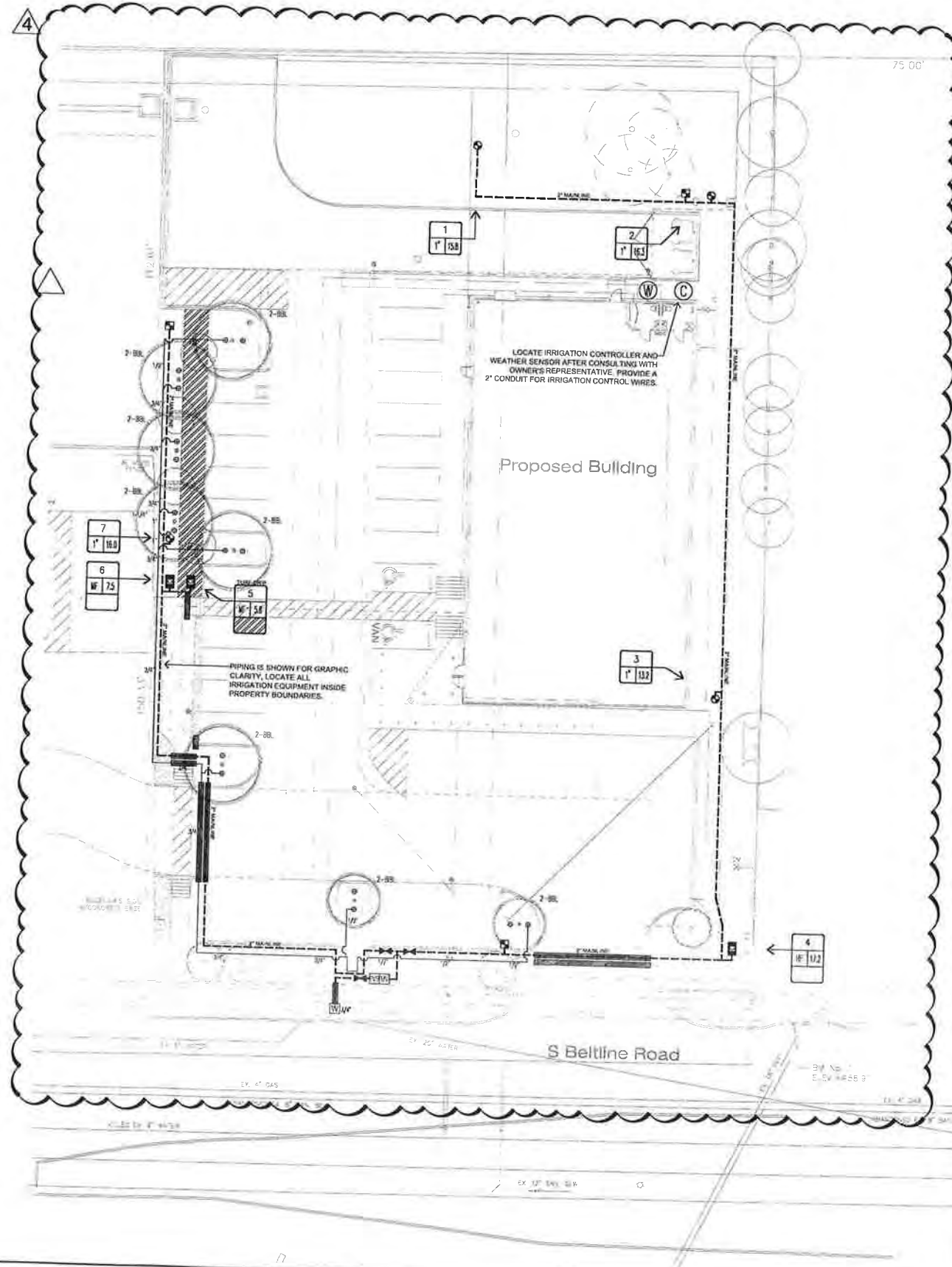
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 Store No.: 6046
 S Belt Line Road @ Seagoville Road
 Dallas Texas 75253

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

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ARCHITECT: JR
 DRAFTSMAN: PRA
 CHECKED BY: JR
 DATE: 2/25/20
 PROTOTYPE SIZE: 65W2
COURSEN-KOEHLER
 ENGINEERING & ASSOCIATES
 1718 South Main Street, Suite 1000, Memphis, TN 38103
 901.525.1100 - FAX 901.525.1101
 1718 South Main Street, Suite 1000, Memphis, TN 38103
 www.coursenkoebler.com
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IRRIGATION PLAN - TREES

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

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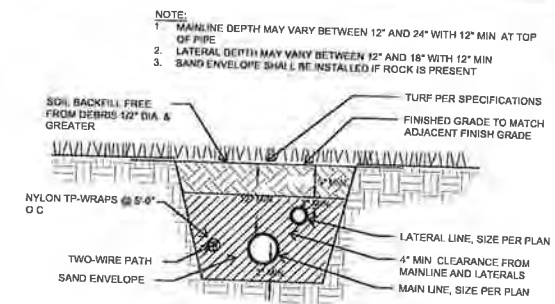
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PROTOTYPE SIZE: 65W2

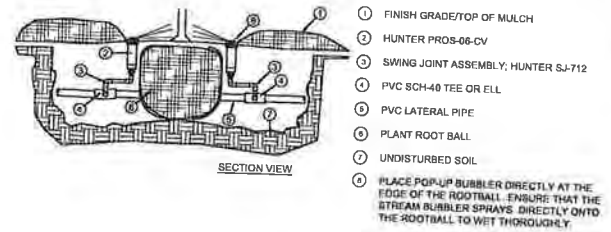
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 ENGINEERING & ASSOCIATES
INCORPORATED
 17500 Cantrell Rd, Suite 100, Dallas, Texas 75248
 972.350.1100 • FAX 972.350.1101
 www.coursekoe.com

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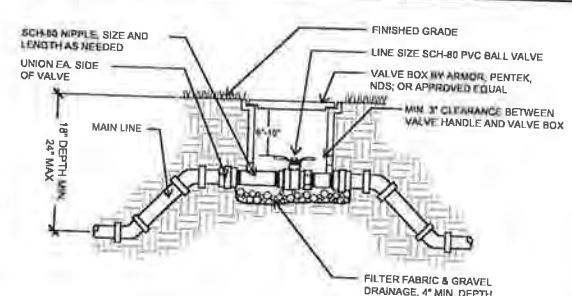
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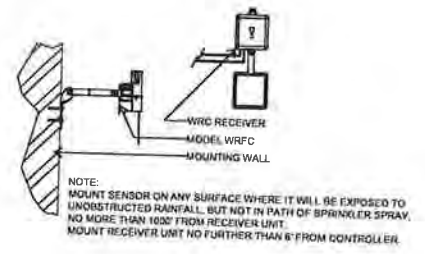
12 IRRIGATION TRENCH



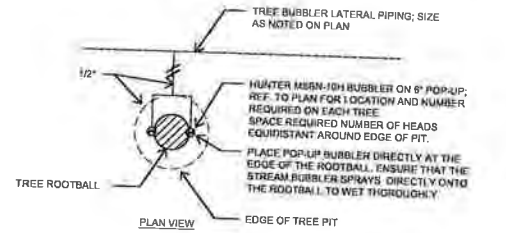
8 TREE BUBBLER ASSEMBLY- SECTION



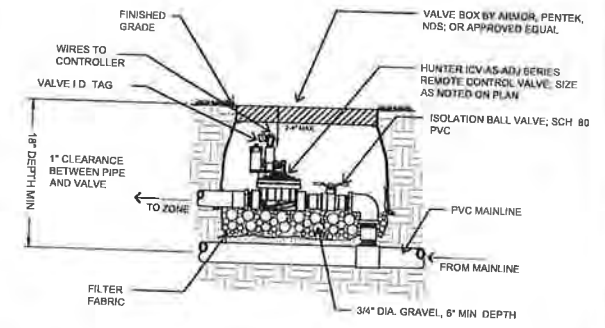
4 MANUAL ISOLATION VALVE



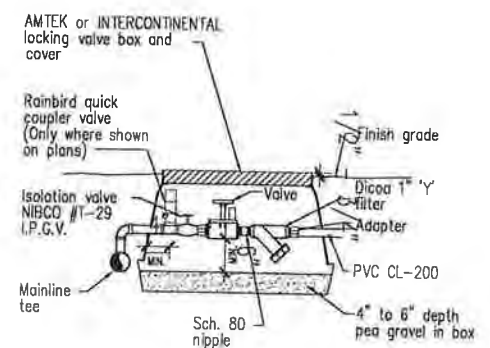
11 WEATHER SENSOR



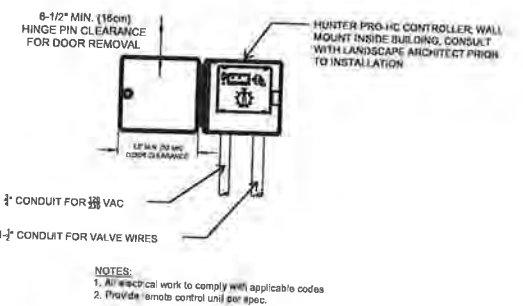
7 TREE BUBBLER ASSEMBLY- PLAN



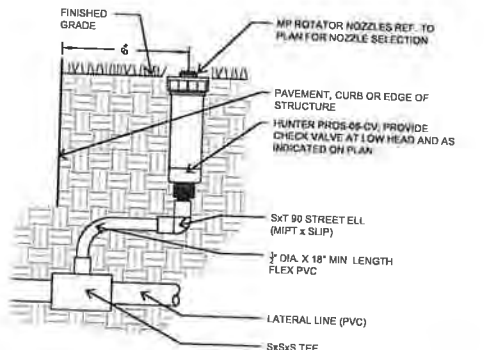
3 ZONE VALVE



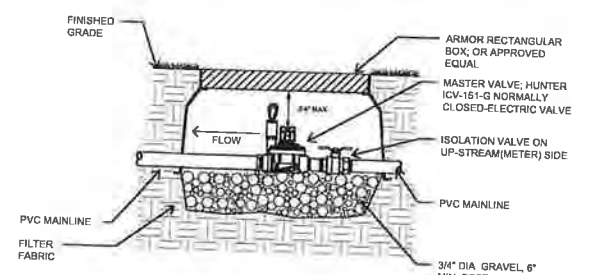
14 VALVE, REGULATOR, & FILTER



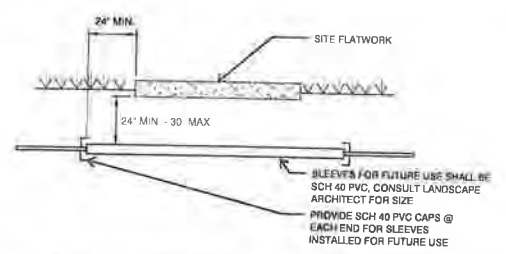
10 IRRIGATION CONTROLLER



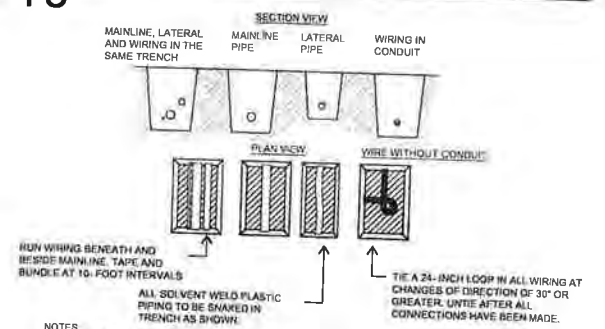
6 MP ROTATOR



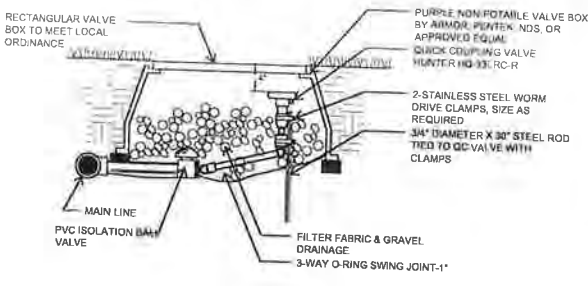
2 MASTER VALVE



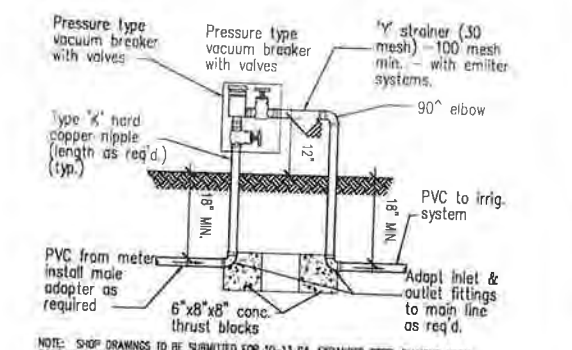
13 IRRIGATION SLEEVE



9 TRENCH PROFILE



5 QUICK COUPLER VALVE



1 PRESSURE TYPE VACUUM BRKR.

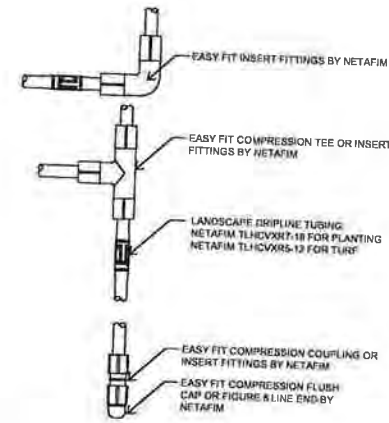
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COURSEN-KOEHLER
ENGINEERING & ASSOCIATES
19475 Over the Hill Rd. - Suite 100 - Dallas, Texas 75248
972.412.1100 - Fax 972.412.1101
www.coursek.com
HORIZONTAL
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LI2.1



6 DRIPLINE FITTINGS

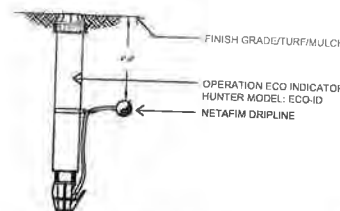
- 1) DRIPLINE SHALL BE BURIED 3" TO 5" BELOW FINISHED SOIL GRADE IN PLANTING BEDS AFTER PLANTING AND BEFORE MULCH AND 4" TO 8" BELOW FINISHED GRADE IN TURF AREAS.
- 2) STAGGER EMITTER SPACING IN PARALLEL ROWS TO CREATE TRIANGULAR WETTING PATTERN.
- 3) ALL DRIPLINE SHALL BE SECURED USING SOIL STAPLES AS SUPPLIED BY THE MANUFACTURER SPACED A MAX. OF 3' ON CENTER.
- 4) DRIPLINE LATERALS SHOWN ON THE PLANS ARE USED TO INDICATE ZONING SIZES AND RELATIONSHIPS. INSTALLATION OF DRIPLINE ZONES SHALL FOLLOW ONE OF THE TWO METHODS DESCRIBED IN DTLS. 203-L1.2.2. AND NETAFIM'S RECOMMENDED INSTALLATION SPECIFICATIONS.
- 5) NETAFIM HCVXR SERIES DRIPLINE SHALL BE USED AS FOLLOWS:
TURF AREAS: TLHCVXR-12, ROWS SPACED AT 12 INCHES
BED AREAS: TLHCVXR-18, ROWS SPACED AT 18 INCHES
BED AREAS WITH SLOPE 3:1 OR MORE: TLHCVXR-12
- 6) WHEN CONFLICTS OCCUR BETWEEN THESE DRAWINGS AND THE MANUFACTURER'S SPECIFICATIONS DEFER TO THE MANUFACTURER'S RECOMMENDED SPECIFICATIONS.
- 7) EACH DRIPLINE ZONE SHALL HAVE A DRIPLINE SYSTEM OPERATION INDICATOR, AS MANUFACTURED BY NETAFIM. INSTALL PER NETAFIM RECOMMENDATIONS.

PROPER SIZING OF SUPPLY AND EXHAUST HEADERS (17MM HCVXR SERIES DRIPLINE)

TOTAL ZONE FLOW	PIPE SIZE
UP TO 5 GPM	1/2" SCH 40 PVC OR 1/2" CLASS 315 PVC
6.1 TO 8 GPM	3/4" CLASS 200 PVC
8.1 TO 13 GPM	1" CLASS 200 PVC
13.1 TO 22 GPM	1-1/4" CLASS 200 PVC
22.1 TO 31 GPM	1-1/2" CLASS 200 PVC

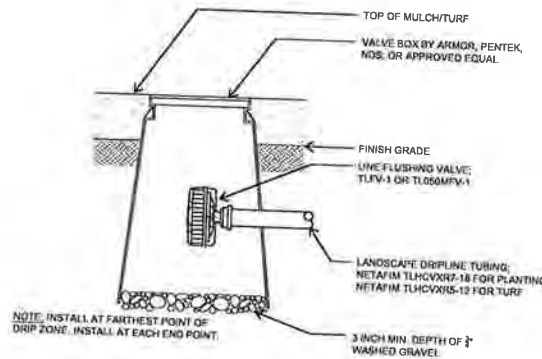
NOTE: A 45 PSI PRESSURE REGULATOR IS RECOMMENDED TO OBTAIN MAXIMUM RUN LENGTHS AND MAXIMIZE ZONE SIZE WHEN INSTALLING HCVXR SERIES DRIPLINE.

8 DRIP DESIGN NOTES

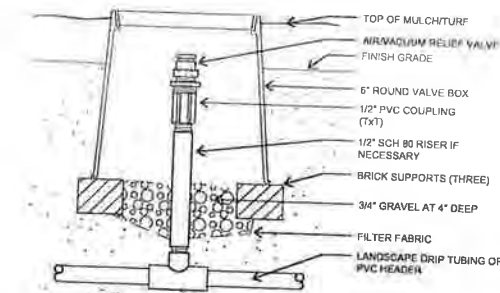


- NOTE:
1. INSERT BARN TRANSFER FITTING DIRECTLY INTO DRIPLINE TUBING.
 2. VAN NOZZLE MAY BE SET TO CLOSED, OR IF IT IS DESIRED TO SEE SPRAY FROM THE NOZZLE, SET THE ARC TO X PATTERN. THE FLOW FROM THE NOZZLE: 0.3 GPM. SHOULD BE ACCOUNTED FOR IN THE SYSTEM DESIGN.

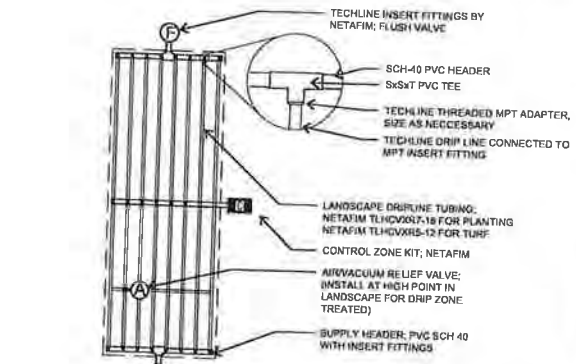
7 OPERATION INDICATOR



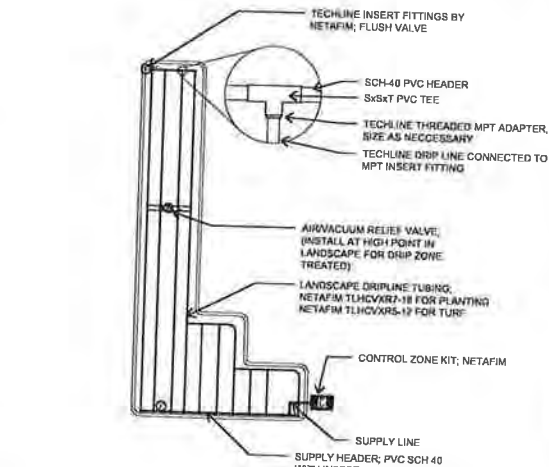
5 DRIPLINE FLUSH VALVE



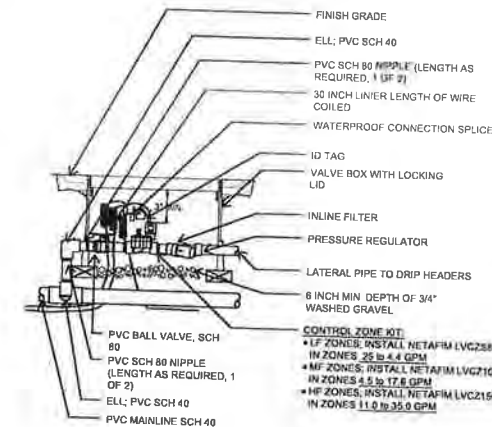
4 AIR RELIEF VALVE



3 DRIPLINE INSTALLATION (CENTER FEED)



2 DRIPLINE INSTALLATION (END FEED)



1 CONTROL ZONE KIT

OWNER:
AutoZone, Inc.
123 S. FRONT STREET, 3rd FLOOR
MEMPHIS, TENNESSEE 38103

PREPARED FOR: **AutoZone STORE DEVELOPMENT**
Store No.: 6046
S Bell Line Road @ Seagoville Road
Dallas, Texas 75253

IRRIGATION DETAILS

REVISIONS

1.	Site Update 1.20.21
2.	Site Update 7.16.21
3.	Site Update 1.19.22
4.	Site Update 9.29.22
5.	
6.	
7.	

DATE: 2/25/20
PROJECT: 65W2
COURSEN-KOEHLER
ENGINEERING & ASSOCIATES
1700 N. Dixie Ave., Suite 100, Memphis, TN 38117
901.525.1111

HORIZON
DESIGN AND DEVELOPMENT
PLANNING, LANDSCAPE ARCHITECTURE,
CONSTRUCTION ADMINISTRATION
11400 N. Main Ave., Suite 100
Memphis, TN 38117
901.525.1111

L12.2

Memorandum



Date December 1, 2022

To Steve Long, Interim-Board Administrator
Oscar Aguilera, Senior Planner

Subject BDA #212-116 943 S Beltline Arborist report

Request

The applicant is seeking a special exception to the landscaping regulations of Article X. The request is to consider an alternate landscape plan with adjustments for a residential buffer zone and required plantings due to existing public utility conditions and restrictions.

Provision

The applicant has provided an alternate landscape plan which demonstrates compliance with Article X minimum requirements with exception of the tree planting requirements for residential adjacency to the northeast of the property. The residential buffer zone (RBZ) requires a minimum of 10 feet average width and the plan has exceeded this to be about 17 feet to 20 feet in width excepting for a detention area. The landscape area will be covered in Bermuda grass and irrigated.

An existing 8" gas line extends through the required buffer zone area. The gas company has restricted planting in proximity to the local distribution gas line. The Article X ordinance (Sec. 51A-10.104(h)) restricts planting within 5' either side of an underground local utility line and 10 feet (medium trees) to 15 feet (large trees) from building structures.

A 6-foot tall wood fence (not shown on the landscape plan) was approved for construction on the Architectural Site Plan to be placed 14.1 feet from the property boundary between the building structure and front parking area and the residential property. This would create a wide maintained landscape area with a screening fence near the use.

Deficiency

The 263-foot length of the RBZ requires a minimum of 7 trees for installation when screening is required, or a combination of 7 plant groups of trees and shrubs when screening is not required. No new trees or shrubs are proposed within 20 feet of the property boundary due to proximity to the distribution gas line and the lack of suitable space adjacent to the structure. Existing trees identified on the plan are either on the adjacent property or is a boundary (shared) tree with the neighboring residential property and are not applicable as site trees.

Recommendation

The chief arborist has no objections to the alternate landscape plan conditional to the installation and maintenance of a 6-foot tall wood screening fence along the service side of the use.

Philip Erwin
Chief Arborist
Development Services Department

FILE NUMBER: BDA212-105(OA)

BUILDING OFFICIAL'S REPORT: Application of **Baldwin Associates** for a variance to the front yard setback regulations, for a special exception to the fence height regulations, for a fence standards regulation, for a special exception to the visibility visual obstruction regulation (20' by 20' visibility triangle) and for a at 3923 Frontier Lane. This property is more fully described as Lot 18, Block 3/2972, and is zoned R-7.5(A), Single Family District which limits the height of a fence in the front yard to four feet, requires a 20' visibility triangle at driveway approaches, a fence panel with a surface area that is less than 50 percent open and may not be located less than 5' from the front lot line, and requires a front yard setback of 30'. The applicant proposes to construct a single family residential structure and provide a 5' front yard setback, which will require a 25' variance to the front yard setback regulations and to construct an 8' 9" high fence in the required front yard which will require a 4' 9" special exception to the fence regulations and to construct a fence in a required front yard with a fence panel having less than 50 percent open surface area and located less than 5' from the front lot line which will require a special exception to the fence regulation, and to construct a single family residential fence structure in a required visibility obstruction at the driveway approaches.

LOCATION: 3923 Frontier Lane

APPLICANT: Baldwin Associates

REQUESTS:

The following requests have been made on a site that is developed with a single family home:

1. A request for a variance to the front yard setback regulations of 25' is made to maintain an approximately 768 square-foot pool located 5' from one of the site's two recorded front property lines (Ellsworth Street) or 25' into this 30' recorded front yard setback on a site that is developed with a single-family structure.
2. A request for a special exception to the fence standards regulations related to the maximum fence height of 4' is made to construct and maintain an 8' 9" high solid wood fence and a 6' high solid wood gate in one of the site's two front property lines (Ellsworth Street).
3. A request for a special exception to the fence standards regulations related to fence panels with a surface area that is less than 50 percent open and less than 5' from the front lot line is made to construct and maintain the 8' 9" high solid wood fence

and a 6' high solid wood gate located in one of the site's two front property lines (Ellsworth Street)

4. A request for a special exception to the visual obstruction regulations is made to locate and maintain an 8' 9" high wood fence and a 6' high solid wood gate located within both 20' visibility triangles at the driveway approaches into the site from Ellsworth Street.

UPDATE (12-2-22):

On November 14, 2022, the Board of Adjustment Panel C held this case to the December 12th public hearing date. As of December 2, 2022, the applicant had submitted no additional or revised materials to staff.

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.

State Law/HB 1475 effective 9-1-21

- the board may consider the following as grounds to determine whether compliance with the ordinance as applied to a structure that is the subject of the appeal would result in unnecessary hardship:
 - (a) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 (Submission of Rolls to Taxing Units), Tax Code.

- (b) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.
- (c) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.
- (d) compliance would result in the unreasonable encroachment on an adjacent property or easement; or
- (e) the municipality consider the structure to be a nonconforming structure.

STANDARD FOR A SPECIAL EXCEPTION TO FENCE STANDARDS:

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

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 (front yard variance):

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-7.5(A) single family zoning district due to its restrictive area, slightly irregular shape and slightly sloped with two front setbacks causing less area to be built compared to 20 other lots in the same R-7.5(A) single family zoning district. Ultimately, the property cannot be developed in a manner commensurate with the development upon five other parcels of land with the same the same R-7.5(A) single family zoning district.
- The applicant submitted a document (Attachment A) indicating, among other things, that the proposed pool addition on the subject site is commensurate to 20 other lots in the same R-7.5(A) single family zoning district.

STAFF RECOMMENDATION (fence standards regulations):

No staff recommendation is made on this or any request for a special exception to the fence standards regulations since the basis for this type of appeal is when in the opinion of the board, the special exception will not adversely affect neighboring property.

STAFF RECOMMENDATION (visual obstruction special exceptions 20-foot visibility triangles):

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. However, staff does provide a technical opinion to assist in the board's decision-making.

The Sustainable Development and Construction Department Senior Engineer has no objections to the proposed requests to encroach into the required visual obstruction special exceptions to both 20-foot visibility triangles at the driveway approaches. (Attachment B).

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 surrounding properties are developed with single family uses.

Zoning/BDA History:

There has been one related board or zoning cases in the immediate vicinity within the last five years.

- BDA189-022: On February 19, 2019, Panel C denied a variance to the front yard setback regulations without prejudice and granted a special exception to the height requirements to maintain an eight-foot-high fence in one of the site's two required front yards (Williamson) at 3956 Frontier Lane.

GENERAL FACTS/STAFF ANALYSIS (front yard variance):

This request focuses on maintaining an approximately 768 square-foot pool located 5' from one of the site's two front property lines (Ellsworth Street) or 25' into this 30-foot recorded front yard setback on a site that is developed with a single-family structure.

Structures on lots zoned R-7.5(A) single family district must have a minimum front yard setback of 25'. However, the subdivision plat was recorded with a 30' front yard setback for Jerome Way, now Frontier Lane and Ellsworth Street. A site plan has been submitted denoting the existing pool structure located 5' from one of the two front property lines (Ellsworth Street). The site plan shows that approximately 75 percent of the pool structure will be in the site's 30' front yard setback. Note that the city of Dallas issued a permit for the pool. The permit was issued in error.

The subject site is slightly irregular in shape, slightly sloped and the lot is approximately 11,154 square feet in area. R-7.5(A) single family zoning district requires lots within this area to have a minimum lot size of 7,500 square feet.

The applicant submitted a document (Attachment A) indicating, among other things, that the proposed pool structure on the subject site is commensurate to five other lots in the same R-7.5(A) single family zoning district. Attachment A also notes the lot area to home size is 50 percent while 19 other lots have less than 50 percent to the lot area to home size. This may be adjudicated to the lot having two front yards.

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 R-7.5(A) single family 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-7.5(A) single family zoning classification.

If the board were to grant this front yard setback variance request and impose the submitted site plan as a condition, the pool structure in the front yard setback would be limited to what is shown on this document. Granting this special exception request will not provide any relief to the Dallas Development Code regulations other than for an approximately 768 square-foot located 5' from the site's front property line or 25 feet into the 30-foot recorded front yard setback on a site that is developed with a 5, 551 square foot two-story residential structure.

GENERAL FACTS/STAFF ANALYSIS (fence standards special exceptions):

These requests focus on constructing and maintaining an 8' 9" high solid wood fence and a 6' high solid wood gate in one of the site's two front property lines (Ellsworth Street) and maintaining this fence and gate with fence panels with a surface area that is less than 50 percent open and less than 5' from the front lot line in one of the site's two front property lines (Ellsworth Street).

The requests for special exceptions to the fence standards regulations related to height and fence panel materials/location from one of the site's two recorded front property lines (Ellsworth Street):

- constructing and maintaining an 8' 9" high solid wood fence and a 6' tall solid wood gate in one of the site's two front property lines (Ellsworth Street) and maintaining this fence and gate with fence panels with a surface area that is less than 50 percent open and less than 5' from the front lot line in one of the site's two front property lines (Ellsworth Street).

Section 51A-4.602(a)(2) of the Dallas Development Code states that in all residential districts except multifamily districts, a fence may not exceed 4' above grade when located in the required front yard. As noted, the proposed fence would be within the required 30' platted front yard setback.

Additionally, the Dallas Development Code states that in single family districts, a fence panel with a surface area that is less than 50 percent open may not be located less than five from the front lot line.

The submitted site plan and revised elevation denotes the proposed 8' 9" high solid wood panel fence with a 6' tall wood panel gates located within the required front yard and along the property line.

The following additional information was gleaned from the submitted site plan:

- The proposed/existing fence consists of a 6' tall cedar fence set on top of a 2'9" tall retaining wall with a 6' gate and it is approximately 45 feet in length parallel to Ellsworth Street to the front property line of this street.
- The distance between the proposed fence and the pavement line is 11'. The fence is located at the property line.

Staff conducted a field visit of the site and surrounding area and noted several fences that appeared to be above 4' in-height in the required front yard on Williamson Road and at Chantilly Lane and Frontier Lane.

As of December 2, 2022, 1 letter have been received in opposition and no letters in support of this request.

The applicant has the burden of proof in establishing that the special exceptions to the fence standards related to the height of 4' and to location and materials located on Ellsworth Street will not adversely affect neighboring property.

Granting these special exceptions to the fence standards related to the height and opacity would require the proposal exceeding 4' in-height in the front yard setbacks located in one of the site's two front property lines (Ellsworth Street) and exceeding 50 percent opacity to be maintained in the locations and of the heights and materials as shown on site plan and revised elevation.

GENERAL FACTS/STAFF ANALYSIS (visual obstruction special exceptions 20' visibility triangles):

These requests for special exceptions to the visual obstruction regulations focus on constructing and maintaining portions of the 8' 9" solid wood fence and a 6' tall solid wood gate within the required 20-foot visibility triangle at the driveway approaches into the site on Ellsworth Street.

The Dallas Development Code states the following: 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' visibility triangles at street intersections and 20' visibility triangles at drive approaches and at 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 applicant is requesting special exceptions to the visual obstruction regulations for the two required 20' visibility triangles on each side of the driveway into the site on Ellsworth Street.

The applicant submitted a site plan and revised elevation indicating portions of the 8' 9" high solid wood fence and a 6' tall solid wood gate within the 20' visibility triangle located on the north and south sides of the driveway into the site on Ellsworth Street.

The Sustainable Development Department Senior Engineer has submitted a review comment sheet marked "Has no objections".

As of December 2, 2022, one letter has been received in opposition and no letters support have been received of this request.

The applicant has the burden of proof in establishing how granting the requests for special exceptions to the visual obstruction regulations, to locate and maintain portions of the of the 8' 9" high solid wood fence and a 6' tall solid wood gate within the required 20' visibility triangle at the driveway approaches, do not constitute a traffic hazard.

Granting these special exceptions with a condition imposed that the applicant complies with the submitted site plan and revised elevation would require the fence exceeding 4' in-height in the front yard setback and all visual obstructions to be constructed in the locations and heights as shown on these documents.

Timeline:

- August 26, 2022: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents that have been included as part of this case report.
- October 13, 2022: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel C.
- October 14, 2022: The Sustainable Development and Construction Department Senior Planner emailed the applicant the following information:
- an attachment that provided the public hearing date and panel that will consider the application; the October 24th deadline to submit additional evidence for staff to factor into their analysis; and the November 4th deadline to submit additional evidence to be incorporated into the board’s docket materials.
 - the criteria/standard that the board will use in their decision to approve or deny the request; and
 - the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.
- October 24, 2022: The applicant submitted additional information to staff beyond what was submitted with the original application (**Attachment A**)
- October 27, 2022: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the November public hearings. Review team members in attendance included the Development Services Assistant Director, the Board of Adjustment Chief Planner/Board Administrator, The Development Services Chief Planner, Development Service Chief Planner, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Transportation Development Services Senior Engineer,

Development Services Board of Adjustment Senior Planner, and the Assistant City Attorney to the Board.

October 31, 2022: The Sustainable Development Department Senior Engineer submitted a review comment sheet marked “no objection to existing encroachment to visibility triangle at private residential driveway on Ellsworth Street” (**Attachment B**).

November 1, 2022: The applicant submitted a revised fence elevation drawing to staff with new materials for the fence (**Attachment C**)

November 14, 2022: The Board of Adjustment Panel C conducted a public hearing on this application, and delayed action on this application until their next public hearing to be held on December 12, 2022.

November 16, 2022: The Senior Planner wrote the applicant a letter of the board’s action; the November 22nd deadline to submit additional evidence for staff to factor into their analysis; and the December 2nd deadline to submit additional evidence to be incorporated into the Board’s docket materials.

November 29, 2022: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the September public hearings. Review team members in attendance included: the Board of Adjustment Chief Planner/Board Administrator, the Development Services Chief Arborist, the Development Services Senior Plans Examiner, the Development Services Chief Planner, the Assistant City Attorney to the Board, and the Senior Planner.

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

BOARD OF ADJUSTMENT ACTION NOVEMBER 14, 2022

APPEARING IN FAVOR: Rob Baldwin 3904 Elm St. Ste. B Dallas, TX

APPEARING IN OPPOSITION: Pam Wilson 3933 Frontier Ln. Dallas, TX
Susan Wasilewski 6946 Ellsworth Ave. Dallas, TX
Valerie Hendrickse 3945 Frontier Ln. Dallas, TX
William Hendrickse 3945 Frontier Ln. Dallas, TX

MOTION: Sashington

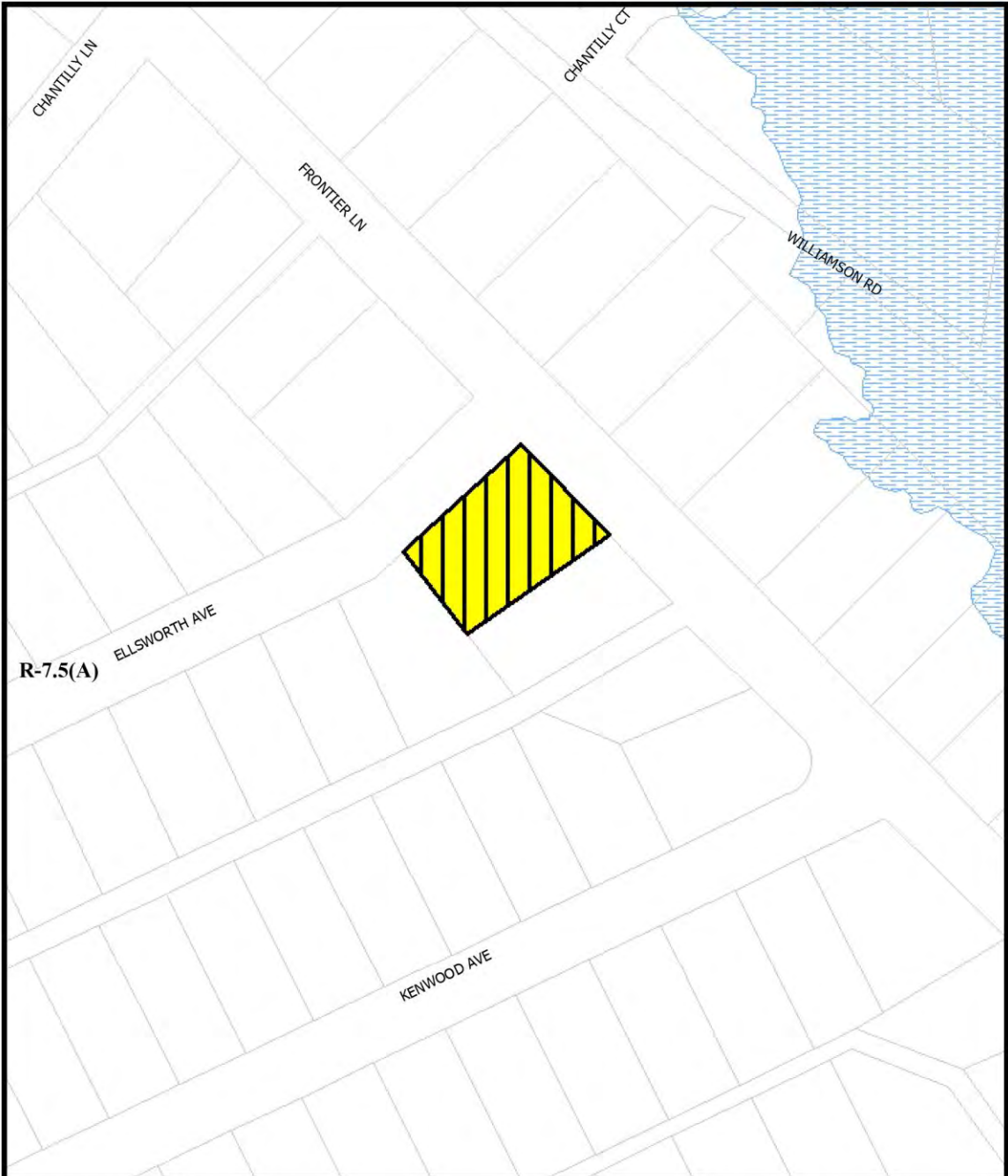
I move that the Board of Adjustment, in Appeal No. BDA 212-105, **hold** this matter under advisement until **December 12, 2022**.

SECONDED: **Fleming**

AYES: 4 – Pollock, Sashington, Fleming, and Slade

NAYS: 1 – Robert Agnich

MOTION PASSED 4 – 1

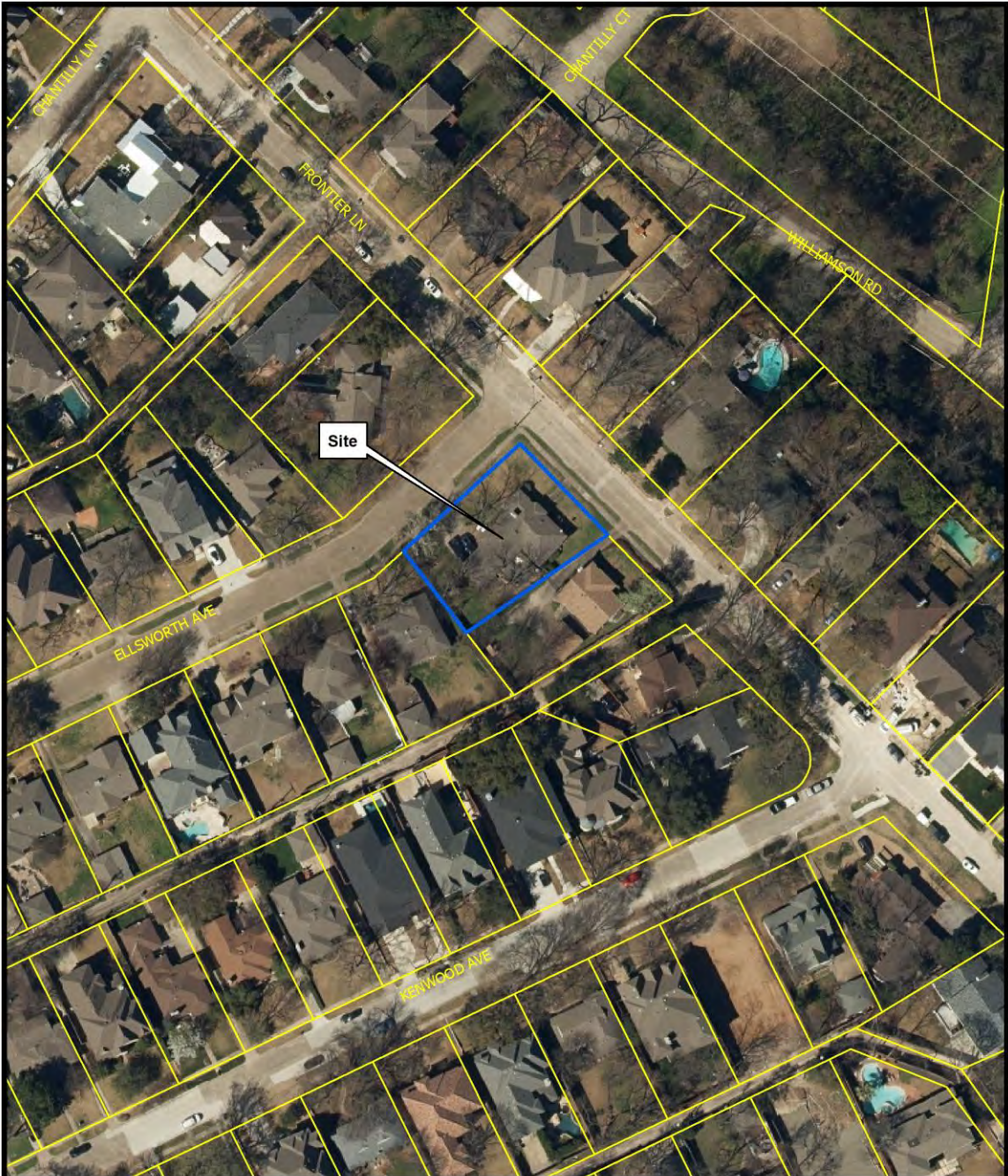


1:1,200

ZONING MAP

Case no: BDA212-105

Date: 10/21/2022



1:1,200

AERIAL MAP

Case no: BDA212-105

Date: 10/21/2022



1:1,200

NOTIFICATION

200' AREA OF NOTIFICATION
25 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BDA212-105**

Date: **10/21/2022**

10/20/2022

Notification List of Property Owners

BDA212-105

25 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3923 FRONTIER LN	GOMAS TIFFANY
2	3908 FRONTIER LN	HOCKADAY BRENT
3	3902 FRONTIER LN	HANSON PERRY L
4	3914 FRONTIER LN	MABEL MATTHEW D
5	3920 FRONTIER LN	NEILSON MICHAEL A &
6	3926 FRONTIER LN	STAINBACK JESSICA &
7	3932 FRONTIER LN	SRIVASTAVA UMA & NEER
8	3938 FRONTIER LN	STOREY SHANNON J &
9	3944 FRONTIER LN	MICKEY STEVEN ANDREW &
10	6961 KENWOOD ST	SMITH SUE JEAN
11	6967 KENWOOD ST	GALLIVAN CHRISTOPHER J &
12	6971 KENWOOD ST	HULSEY KERI
13	6975 KENWOOD ST	PANNECK MICHELLE NICOLE &
14	6981 KENWOOD ST	ELKMAN PROPERTIES LLC
15	3903 FRONTIER LN	ALLGEIER STURGEON DANIEL & THERESE IRENE
16	3909 FRONTIER LN	Taxpayer at
17	3915 FRONTIER LN	MADDOX MICHAEL D & CAITLIN C
18	6946 ELLSWORTH AVE	WASILEWSKI SUSAN E
19	6942 ELLSWORTH AVE	HECK ELIZABETH MARY
20	6932 ELLSWORTH AVE	BORRAS BLANCA IRIS
21	6935 ELLSWORTH AVE	Taxpayer at
22	6941 ELLSWORTH AVE	ULRICH BENJAMIN J & ANGELA P
23	6947 ELLSWORTH AVE	LEWIS SARAH T LIFE ESTATE
24	3933 FRONTIER LN	WILSON JAMES F &
25	3939 FRONTIER LN	LEACH DAVID &



APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 212-105

Date: 9/21/22

Data Relative to Subject Property:

Location address: 3923 Frontier Lane Zoning District: R-7.5(A)

Lot No.: 18 Block No.: 3/2972 Acreage: 11,154 sq ft ^{.25u} Census Tract: 0080.00

Street Frontage (in Feet): 1) 97.18ft ¹⁰⁰ 2) 121.56 ¹¹⁵ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Tiffany Gomas

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 20 feet into the required 25-foot projected front yard. Special exception to fence height regulation, Special exception to fence regulation for fence panel having less than 50% open surface, special exception to visibility triangle (45)

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 in encumbered with two front yards and the city issued and approved a permit to construct a swimming pool in the projected front yard along Ellsworth. The pool has been constructed as permitted, but is located in one of the front yards.

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

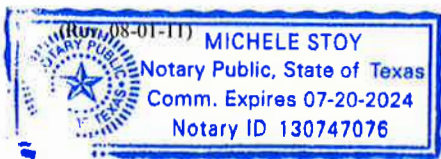
Before me the undersigned on this day personally appeared Robert Baldwin
(Affiant/Applicant's name printed)

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 1 day of June, 2022

[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 BALDWIN ASSOCIATES

did submit a request for a variance to the front yard setback regulations, and for a special exception to the fence height regulations, and for a special exception to the fence standards regulations, and for a special exception to the visibility obstruction regulations

at 3923 Frontier Lane

BDA212-105. Application of BALDWIN ASSOCIATES for a variance to the front yard setback regulations, for a special exception to the fence height regulations, for a special exception to the fence standards regulations, and for a special exception to the visibility obstruction regulations at 3923 FRONTIER LN. This property is more fully described as Block 3/2972 , Lot 18 and is zoned R-7.5(A), which limits the height of a fence in the front yard to four feet, and requires a twenty foot visibility triangle at driveway approaches, and requires a fence panel with a surface area that is less than 50 percent open may not be located less than five feet from the front lot line, and requires a front yard setback of thirty feet. The applicant proposes to construct and maintain a single family residential structure and provide a five foot front yard setback, which will require a twenty-five foot variance to the front yard setback regulations, and to construct an eight foot nine inch high fence in a required front yard, which will require a four foot nine inch special exception to the fence regulations, and to construct a fence in a required front yard with a fence panel having less than 50 percent open surface area located less than five-feet from the front lot line, which will require a special exception to the fence regulations, and to construct a single family residential fence structure in a required 20-foot visibility obstruction triangle, which will require a special exception to the visibility obstruction regulation.

Sincerely,


David Session, Building Official



CITY OF DALLAS

AFFIDAVIT

Appeal number: BDA 212-105

I, Tiffany Gomas, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 3923 Frontier Lane
(Address of property as stated on application)

Authorize: Rob Baldwin / Baldwin Associates
(Applicant's name as stated on application)

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

X Variance (specify below)

X Special Exception (specify below) to fence height and panel regulation
to visibility triangle

Other Appeal (specify below)

Specify: The property is encumbered with 2 front yards; the city issued a pool permit to construct a swimming pool in the projected front yard along Ellsworth. The pool has been constructed as permitted, but is located in one of the front yards.

TIFFANY GOMAS
Print name of property owner or registered agent

Tiffany Gomas
Signature of property owner or registered agent

Date 05/24/2022

Before me, the undersigned, on this day personally appeared TIFFANY GOMAS

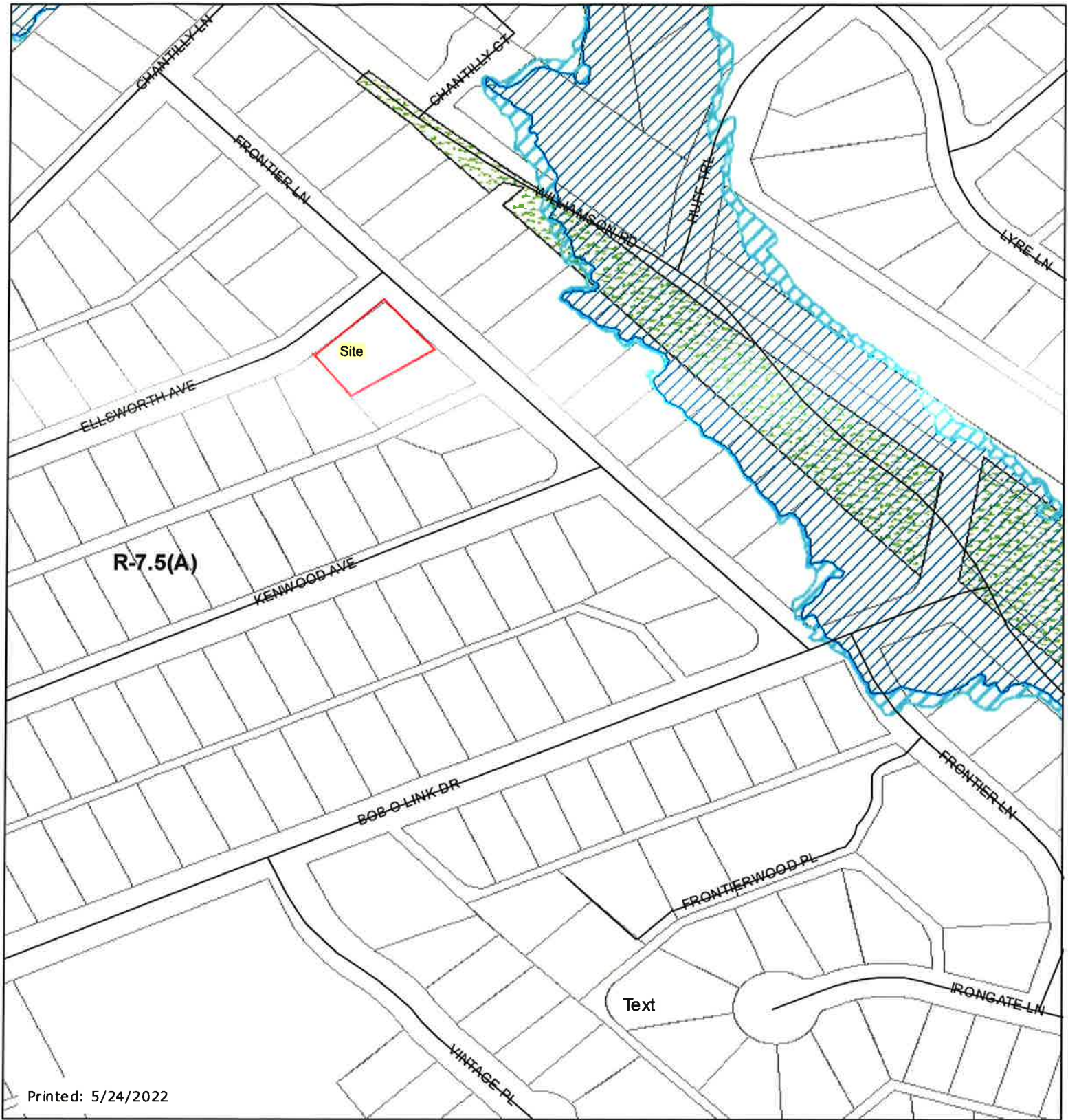
Who on his/her oath certifies that the above statements are true and correct to his/her best knowledge.

Subscribed and sworn to before me this 24th day of May, 2022

Helen Latrisha Martin
Notary Public for Dallas County, Texas

Commission expires on 09-17-2024





Printed: 5/24/2022

-  City Limits
-  Floodplain
-  0.2 Pct Annual Flood Hazard
-  1 Pct Annual Chance Flood Hazard
-  Parks
-  Certified Parcels
-  Base Zoning

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)



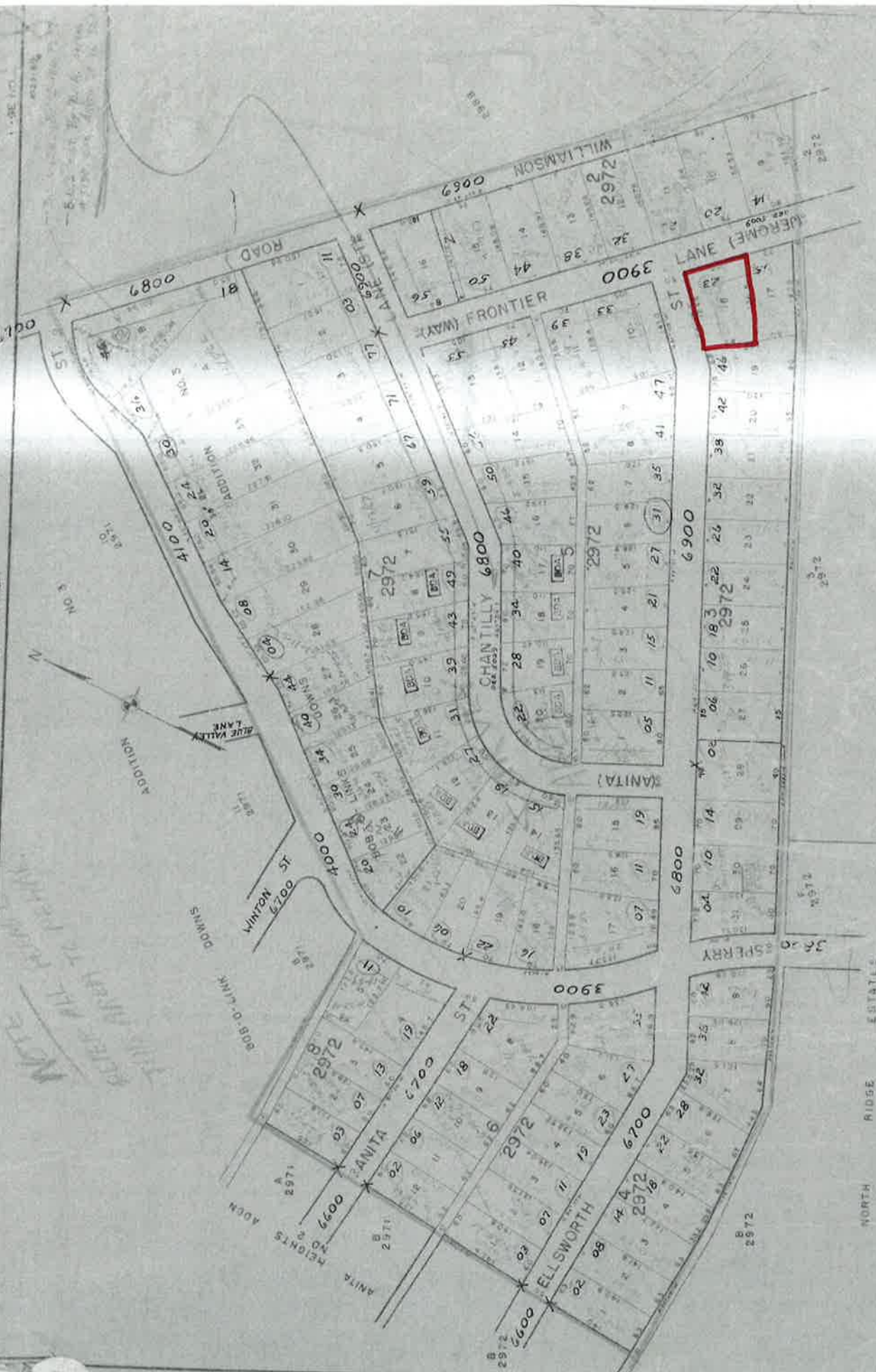
CITY OF DALLAS PLAT BOOKS

ADDITION BOB O'LINKS DOWNS NO. 2 & PART OF 3

ANNEXED MAY 23, 1945 CHD: NO. 3622 ABST. 352 SURVEY A.G. HYDE

SCALE .00 FT EQUALS 1 INCH

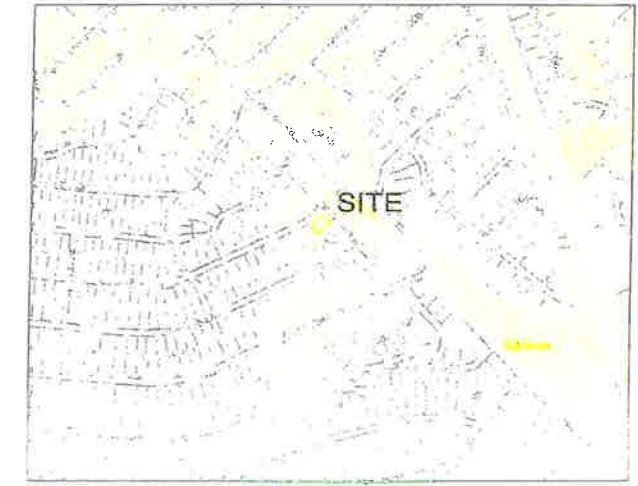
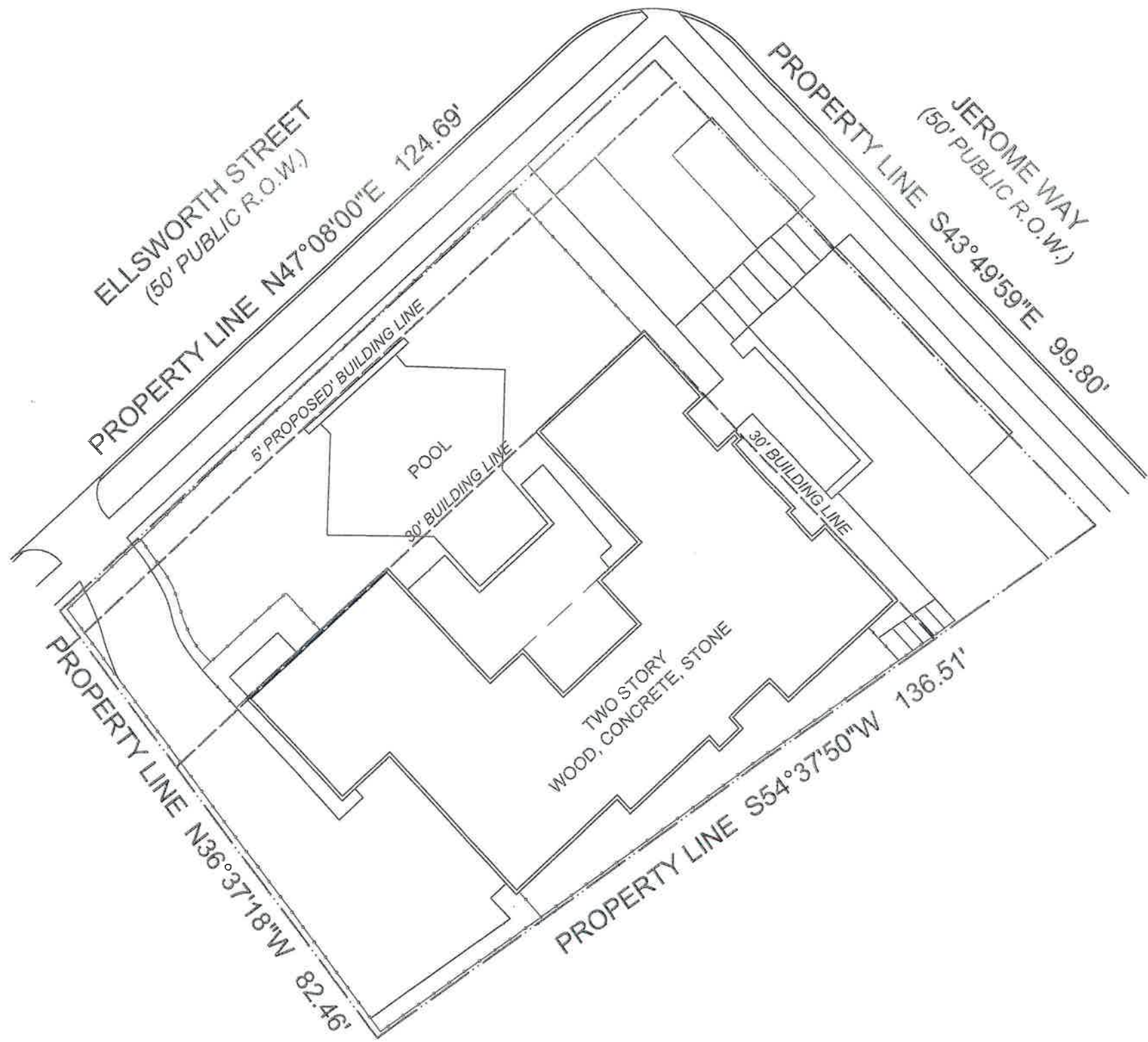
BLOCKS 2972 (PART)





1

SITE PLAN
SCALE: 1" = 20'-0"



VICINITY MAP
NTS

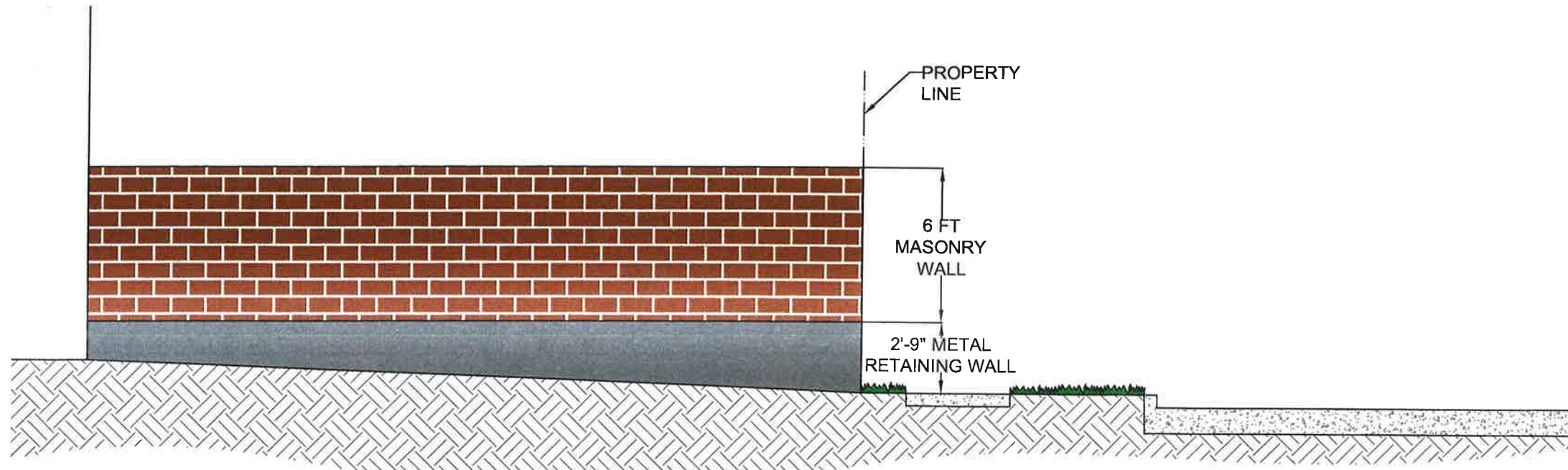


06/01/2022
PROJECT NUMBER
CASE NUMBER

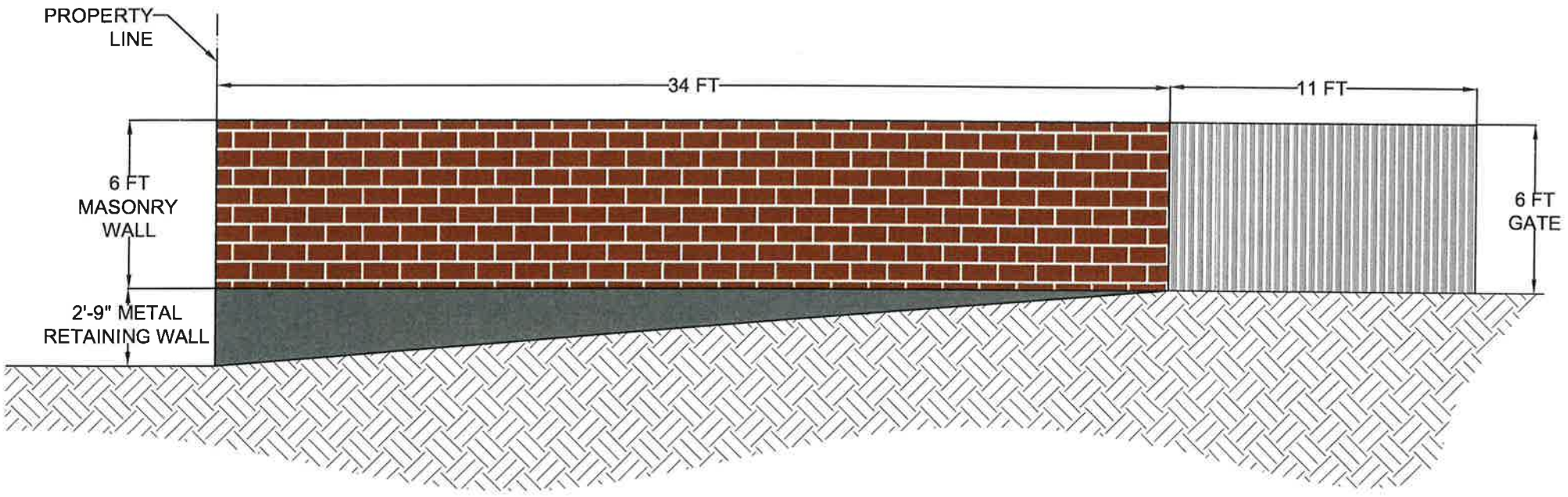
BALDWIN
ASSOCIATES
3904 Elm Street, Suite B
Dallas, Texas 75226
MOBILE: 214.729.7949
OFFICE: 214.824.7949

Baldwin
Associates

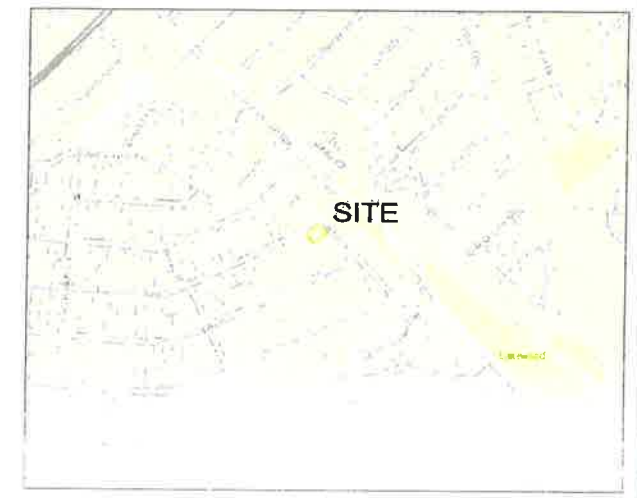
3923 FRONTIER LANE
CITY OF DALLAS, TEXAS



1A FENCE ELEVATION; FRONTIER
SCALE: 3/16" = 1'-0"



1B FENCE ELEVATION; ELLSWORTH STREET
SCALE: 3/16" = 1'-0"



VICINITY MAP
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08/31/2022
PROJECT NUMBER
CASE NUMBER

BALDWIN ASSOCIATES
3904 Elm Street, Suite B
Dallas, Texas 75226
MOBILE: 214.729.7949
OFFICE: 214.824.7949
rob@baldwinplanning.com



3923 FRONTIER LANE
CITY OF DALLAS, TEXAS



October 24, 2022

Oscar Aguilera
Senior Planner
City of Dallas
Development Services
320 E. Jefferson Blvd., Room 210
Dallas, Texas 75201

Re: BDA212-105 – 3923 Frontier Lane

Dear Mr. Aguilera,

This firm represents the owner of the property known as 3923 Frontier Lane in their request for a variance to the front yard setback regulations of 20-feet into the required 25-foot projected front yard along Ellsworth Street. We are also requesting special exceptions to the following regulations:

- Fence height regulations where a front yard fence is limited to 4-feet in height.
- Fence standard regulations where a fence panel with a surface panel that is less than 50 percent open may not be located less than five feet from the front lot line.
- To the visibility obstruction regulations:
 - At a driveway approach are required to have a visibility obstruction triangle of 20-feet.
 - At street intersections are required to have a visibility obstruction triangle of 45-feet.

The property fronts on Frontier Lane and Ellsworth Street and has an existing fence structure along Ellsworth Street. The property is in Block 3/2972 and is zoned R-7.5(A), which limits the height of a fence to the front yard to four feet. Because the property is a corner lot and the neighboring lot faces Ellsworth St., both Frontier Lane and Ellsworth Street are considered front yards.

VARIANCE

The property at 3923 Frontier is encumbered with two front yards, along Ellsworth and Frontier. The subdivision plat shows a 30-foot build line along both Frontier and Ellsworth which makes the setback at both streets, 30-feet, instead of the R-7.5(A) zoning

requirement of 25-feet. The side and rear setbacks are both 5-feet. In addition, the currently constructed fence has a fence panel with surface panel that is less than 50%, adding another 5-feet to the 30-foot setback/build line, a total of a 35-foot front yard setback along Ellsworth. So, only a portion of the 11,154 square foot lot is buildable. In fact, both front yard setbacks equal 6,308 square feet, leaving only 4,846 square feet for the building footprint. (The lot is 11,154 square feet less front yard setback square footage of 6,6308 square feet = 4,846 square feet), (*see below for calculations).

The pool constructed along Ellsworth Street was legally permitted and constructed, however the City neglected to show the pool along the legal front yard at Ellsworth. The owner has already acknowledged that the lot will need to be replatted to remove the 30' build line.

Based on the above hardships and special conditions a literal enforcement of the zoning ordinance would result in unnecessary hardship. In this instance, we believe that the spirit of the ordinance will be observed, and substantial justice will be done in granting this variance.

SPECIAL EXCEPTIONS

Upon investigating the other single-family homes in the Bob O'Link Subdivision, we found that many of the corner lots also had fences over 4 ft in the front yards, they are:

- 6742 Ellsworth @ Sperry – 7'-6" front yard fence @ Sperry
- 6819 Ellsworth @ Chantilly – 6'-1" front yard fence @ Chantilly
- 3953 Frontier @ Chantilly – 8'-2" front yard fence @ Chantilly
- 6902 Kenwood @ Sperry – 7'-9" front yard fence @ Sperry

Again, in the Bob O'Link Subdivision, we found several properties which were in violation of the visibility obstruction regulations at a driveway approach, they are:

- 6904 Bob O Link @ Sperry – 4'5" at Sperry
- 6819 Ellsworth @ Chantilly – 6'5" at Chantilly
- 3953 Frontier @ Chantilly – 10'6" at Chantilly
- 6815 Kenwood @ Sperry – 10'-10" at Sperry

As to the 45-foot visibility obstruction triangle, the property is within 10-feet of the requirement. Since the slope of the front yard required retaining walls, the owner felt that the visibility at the corner of Frontier and Ellsworth was sufficient. In addition, the fence panel exception of less than 50% open surface panel should also be granted as it does not adversely impact the surrounding properties.

Given the set of facts outlined in this request, we believe these special exceptions do not adversely impact the surrounding properties, in fact we believe that this request is consistent with the characteristics of the neighboring properties.

Thank you for your assistance with this matter. Please let me know if you have any questions or comments or if I can be of any assistance.

With kind regards,

A handwritten signature in blue ink, appearing to read 'Robert Baldwin', with a long horizontal flourish extending to the right.

Robert Baldwin

***Calculations:**

Front Yard – Frontier Lane

Length 99.80' – Width 35' at Ellsworth & Frontier = 64.8' X 30' setback (build line) = 1,944 square feet.

Front Yard – Ellsworth Street

Length 124.69' X Width 35', (30' setback + 5' for fence panel), = 4,364 square feet

Total Front Yard setback square feet = 1,944 + 4,364 = 6,308 square feet

3953 Frontier @ Chantilly

8' 2"

3953 Frontier @ Chantilly

10' 6"



2"

BDA212-105 Attachment A

7' 4"

6742 Ellsworth



6815 Kenwood @ Sperry

10' 10"

6819 Ellsworth @ Chantilly





6' 5"

6819 Ellsworth @ Chatilly

6902 Kenwood @ Sperry



BDA212-105
Attachment A



6904 Bob O Link @ Sperry

BDA212-105**Comaprson of Lot Area and Building Coverage**

Address	Lot Area	Building Area	Stories	Year Built	lot Area/Home Size	Pool?
3923 Frontier	11,154	5,551	2	2022	50%	Yes
3915 Fronter	8,858	4,290	2	2020	48%	Yes
3908 Frontier	6,932	1,355	1	1951	20%	No
3902 Frontier	10,041	2,996	1	1950	30%	Yes
6931 Kenwood	8,429	4,057	2	2006	48%	No
3932 Frontier	11,432	4,019	2	2015	35%	No
3926 Frontier	12,314	2,123	1	1951	17%	No
3920 Frontier	11,955	3,045	1	1951	25%	Yes
3914 Frontier	12,830	2,908	1	1948	23%	No
3908 Frontier	9,965	2,794	1.5	1951	28%	No
3933 Frontier	14,311	1,433	1	1950	10%	No
3939 Frontier	8,714	3,110	2	2010	36%	No
6947 Ellsworth	9,262	1,264	1	1948	14%	No
6941 Ellsworth	8,000	4,043	2	2014	51%	No
6935 Ellsworth	8,037	1,220	1	1948	15%	No
6931 Ellsworth	7,962	3,934	2	2005	49%	No
6927 Ellsworth	8,027	1,482	1	1948	18%	No
6946 Ellsworth	9,990	1,453	1	1948	15%	No
6942 Ellsworth	8,377	1,902	1	1950	23%	No
6938 Ellsworth	8,201	3,734	1.5	2007	46%	No
6932 Elsworth	8,276	3,995	2	2009	48%	Yes

Subject Property

3923 Frontier Lane



Buildable Area
In Normal R-7.5(A) = 60%
Buildable Area

In this Case = 41%
Buildable Area

REVIEW COMMENT SHEET
BOARD OF ADJUSTMENT
HEARING OF NOVEMBER 14, 2022 (C)

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 212-105(OA)

BDA 212-106(OA)

BDA 212-108(OA)

BDA 212-110(OA)

COMMENTS:

**No objection to existing
encroachment to visibility triangle
at private residential driveway on
Ellsworth Street.**

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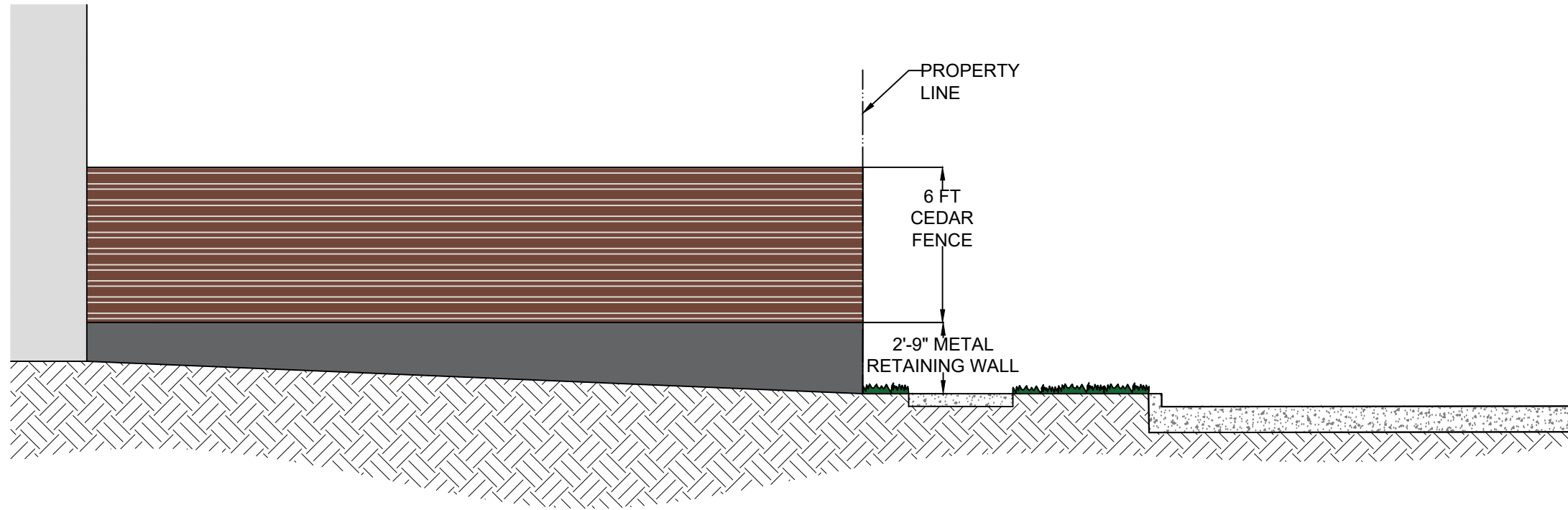
David Nevarez, PE, PTOE, DEV - Engineering

Name/Title/Department

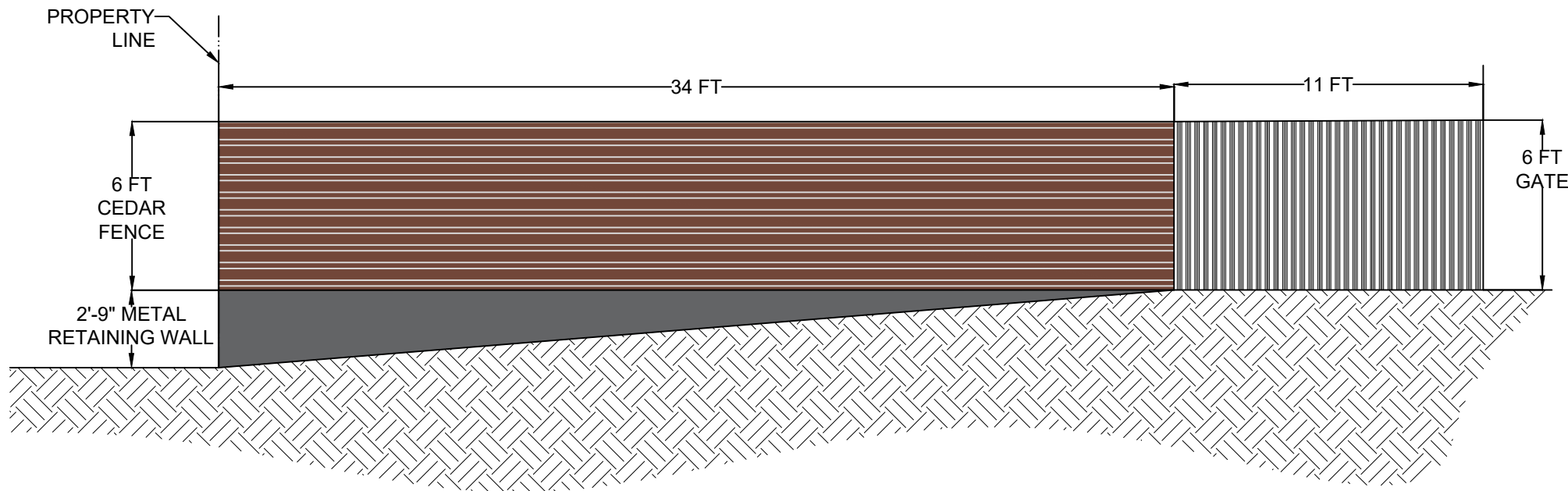
10/31/2022

Date

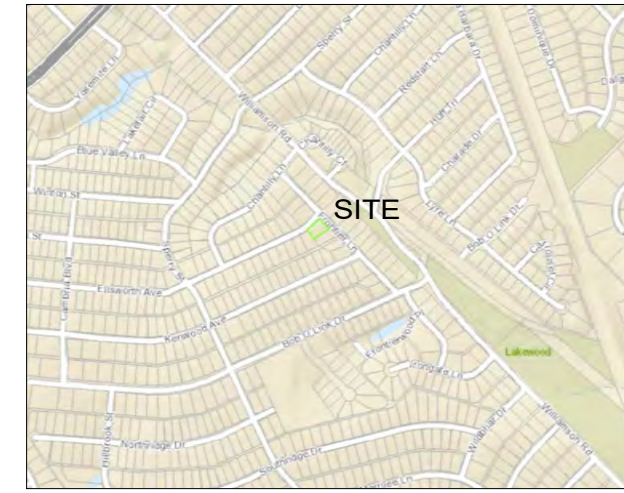
Please respond to each case and provide comments that justify or elaborate on your response. Dockets distributed to the Board will indicate those who have attended the review team meeting and who have responded in writing with comments.



1A FENCE ELEVATION; FRONTIER
SCALE: 3/16" = 1'-0"



1B FENCE ELEVATION; ELLSWORTH STREET
SCALE: 3/16" = 1'-0"



VICINITY MAP

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11/01/2022
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CASE NUMBER

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MOBILE: 214.729.7949
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