



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

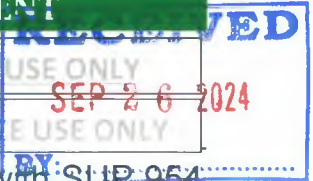
APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

234-131

Date:

FOR OFFICE USE ONLY



Data Relative to Subject Property:

Location address: 8151 Military Parkway Zoning District: R-7.5(A), with SUP 954

Lot No.: 1B Block No.: A/6207 Acreage: 11.174 Census Tract: 90.01

Street Frontage (in Feet): 1) 912 2) 3) 4) 5)

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): SPHACP RC

Applicant: Jonathan Vinson/Victoria Morris/Jackson Walker, L.L.P. Telephone: (214) 953-5941

Mailing Address: 2323 Ross Avenue, Suite 600, Dallas, Texas Zip Code: 75201

E-mail Address: jvinson@jw.com

Represented by: Jonathan Vinson/Victoria Morris/Jackson Walker, L.L.P. Telephone: (214) 953-5941

Mailing Address: 2323 Ross Avenue, Suite 600, Dallas, Texas Zip Code: 75201

E-mail Address: jvinson@jw.com

Affirm that an appeal has been made for a Variance or Special Exception of 2' to the fence height regulations of Sec. 51A-4.602 (a)(2) to allow a 6' open fence in the required front yard.

Application is made to the Board of Adjustment, in accordance with the provisions of the Dallas Development Code, to Grant the described appeal for the following reason:

The requested special exception will in no way adversely affect neighboring property, as will be demonstrated with supplemental information.

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 Jonathan G. Vinson

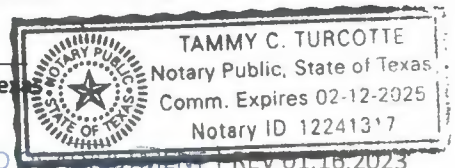
(Affiant/Applicant's name printed)

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: Jonathan G. Vinson (Affiant/Applicant's signature)

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

Tammy C. Turcotte Notary Public in and for Dallas County, Texas





Appeal number: BDA 234-131

I, SPHACP RC, a Texas nonprofit corporation, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 1851 Military Parkway
(Address of property as stated on application)

Authorize: Jonathan Vinson, Jackson Walker LLP
(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)

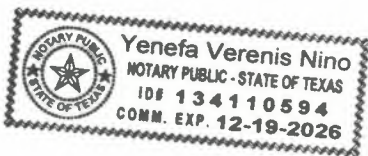
Specify: We request a Special Exception of 2' to the fence height regulations of Section 51A-4.602 (a)(2) to allow
a 6' open fence in the required front yard.

SPHACP RC, a Texas nonprofit corporation
Print name of property owner or registered agent
agent Date 8-15-2024

By: [Signature], Director
Signature of property owner or registered agent

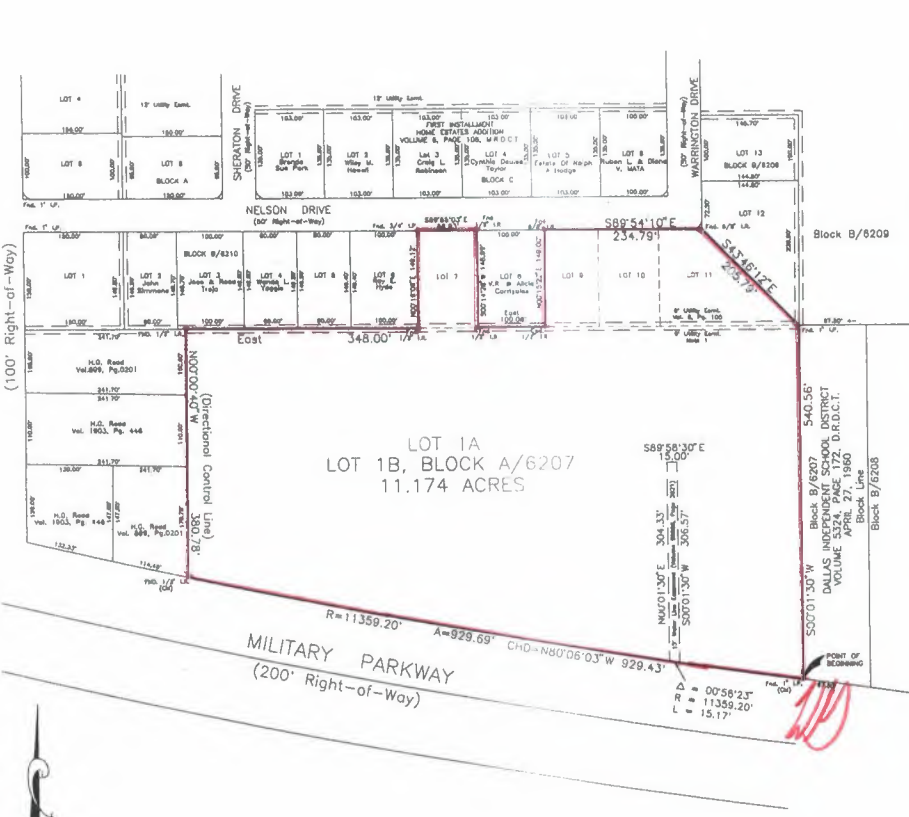
Before me, the undersigned, on this day personally appeared
J. EDUARDO GONZALEZ, Director of SPHACP RC, a Texas nonprofit corporation,

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

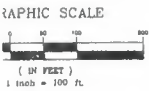


Yenefa V. Nino
Notary Public for Dallas County,
Texas

Commission expires on 12/19/2024



(100' Right-of-Way)



Notes:

1. Apparent Easement By Use - No Instrument Of Formal Dedication Found
2. Per City, No Access To Nelson Drive.
3. No Lot To Lot Drainage Allowed
4. Source Dealing is Based Upon St. Philip Church Addition Vol. 95147 Pg. 3188
5. CM=Controlling Monument

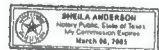
OWNER'S DEDICATION
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Roman Catholic Diocese of Dallas, acting by and through its duly Authorized Agent does hereby accept this plat designating the herein described property as ST. PHILIP CHURCH ADDITION PHASE TWO, an addition to the City of Dallas, Dallas County, Texas. The easements shown thereon are hereby reserved for the purpose indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all private and public utilities for each particular use. No buildings, fences, trees, shrubs, or other improvements or growth shall be constructed, reconstructed, or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual and accommodation of all public utilities using or desiring to use the 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 and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing from all or parts of its respective systems without the necessity of 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).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easements 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 resolution of the City of Dallas, Texas.

WITNESS MY HAND AT Dallas, TEXAS, this 19th day of April, 2001.



ROMAN CATHOLIC DIOCESE OF DALLAS

Charles V. Grahammann
Most Reverend Bishop
Charles V. Grahammann, D.D.

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS
CITY OF DALLAS

WHEREAS Roman Catholic Diocese of Dallas is the owner of a 10.901 acre tract of land in A.D. Brown Survey, Abstract No. 154, and being Lot 1A, Block A/6207, St. Philip Church Addition recorded in Volume 95147, Page 3188, Dallas County Deed Records, and Lot 9, Block B/6210, First Installment Home Estates Addition recorded in Volume 6, Page 108 of the Dallas County Map Records, and being more particularly described as follows:

BEGINNING at 1-inch iron pipe found in the curving north right-of-way line of Military Parkway (200' right-of-way) marking the southeast corner of said Lot 1, Block A/6207, St. Philip Catholic School Addition, being the southwest corner of a Dallas Independent School District tract recorded in Volume 5324, Page 172 . Dallas County Deed Records;

THENCE with the nontangent curve to the right along the north right-of-way line of Military Parkway and the south line of Lot 1A, having central angle of 04°41'22", a radius of 11,359.20 feet for an arc distance of 929.69 feet, (chord = North 80°06'03" West, 929.43 feet) to a 1/2-inch iron found marking the southwest corner of said lot 1A and southeast corner of H.G. Read's tract recorded in Volume 899, Page 0201, Dallas County Deed Records;

THENCE with the west line of Lot 1A and the east line of H.G. Read's tract, North 00°00'40" West, 380.78 feet to a 1/2-inch iron rod found marking the northeast corner of H.G. Read's tract, the northwest corner of Lot 1A, and being in the south line of Lot 3, Block B/6210 of First Installment Home Estates Addition recorded in Volume 6, Page 108, Dallas County Deed Records;

THENCE with the north line of Lot 1A and the south line of said Home Estates Addition, East, 348.00 feet to 1/2-inch iron rod found marking the southwest corner of Lot 7 of said addition;

THENCE with the west line of Lot 1A, North 00°16'09" East, 149.12 feet to a 3/4-inch iron pipe found in the south right-of-way line of Nelson Drive, (a 50 foot right-of-way);

THENCE with the south right-of-way line of Nelson Drive and the north line of Lot 1A, South 89°55'03" East, 89.93 feet to a 1/2-inch iron rod found marking its northeast corner;

THENCE with the east line of Lot 1A, South 00°14'28" West, 148.99 feet to a 1/2-inch iron rod found marking its southeast corner and being in the north line of Lot 1A, St. Philip Catholic School Addition;

THENCE with the north line of Lot 1A and the south line of Home Estates Addition, East, 100.08 feet to a 1/2-inch Capped iron rod marking the southwest corner of Lot 9 of said Home Estates Addition;

THENCE with the west line of said Lot 9, North 00°15'22" East, 149.00 feet to a 5/8-inch iron rod found marking its northwest corner and being in the south right-of-way line of Nelson Drive;

THENCE with the south right-of-way line Nelson Drive, the north line of Lot 9 and 1A, South 89°54'10" East, 234.79 feet to a 5/8-inch iron rod found marking the northeast corner of Lot 11;

THENCE with the east line of Lot 1A, South 43°46'12" East, 205.79 feet to a 1-inch iron pipe found marking its southeast corner, the northeast corner of Lot 1A, and being in the west line of the aforementioned Dallas Independent School District tract;

THENCE with the east line of Lot 1A and the west line of said School District tract, South 00°01'30" West, 540.56 feet to the place of beginning containing 486,739.44 Sq. Feet or 11.174 acres of land.

Roman Catholic Diocese of Dallas
3725 Blackburn Street
P.O. Box 190507
Dallas, Texas 75219
(214) 528-2240

SURVEYOR'S CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS:

I, Joel Wilhite, a Registered Professional Land Surveyor in the State of Texas, certify that I have prepared this plat from a actual on the ground survey and the monuments shown hereon were found and/or placed under my pl in accordance with the platting rules and regulations of the City Plan Com City of Dallas



Joel Wilhite
Registered Professional
Land Surveyor, No. 5190

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this day personally appeared Joel Wilhite known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 12th day of April, 2001.



Rhonda Anderson
Notary Public for the State

Final Plat
ST. PHILIP CHURCH ADDITION PHASE TWO
LOT 1B, BLOCK A/6207
Being a replat of
St. Philip Church Addition
And
Lots 9 Block B (Block B/6210)
First Installment Home Estates Addition
A.D. BROWN SURVEY, ABSTRACT NO. 154
CITY OF DALLAS, DALLAS COUNTY, TEXAS

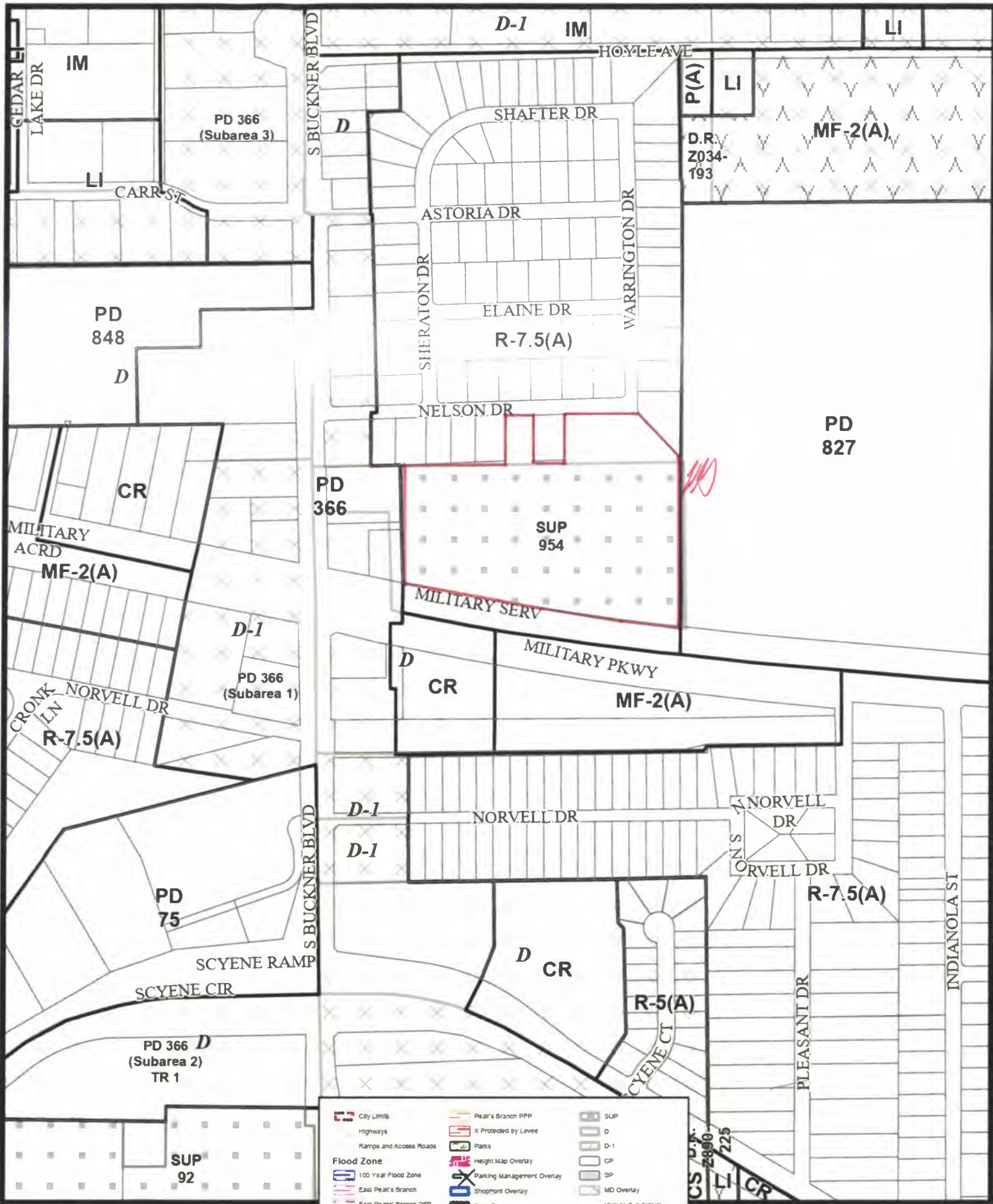
CITY PLAN NO. S990-326
JULY 10, 2000

Mapsc 48 U Revised 3



0740-13998

F:/2000/000241



1:4,800

City Limits	Pearl's Branch PPP	SUP
Highways	X Protected by Levee	D
Ramps and Access Roads	Parks	D-1
Flood Zone	Height Map Overlay	CP
100 Year Flood Zone	Parking Management Overlay	SP
East Pearl's Branch	Shopfront Overlay	MD Overlay
East Pearl's Branch PPP	Base Zoning	Historic Subdistricts
Floodway	PD 193 Oak Lawn	Historic Overlay
Mill Creek	Oares Environmental Corridor	CD Subdistricts
Mill Creek PPP	OOO Overlay	PD Subdistricts
Pearl's Branch	Dead Restrictions	POS Subdistricts
		NSO Subdistricts

Case ID:
Printed: 8/8/2024

SURVEY PLAT

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 8151 Military Parkway in the City of Dallas, Texas, being LOT 1B, BLOCK A/6207, of ST. PHILIP CHURCH ADDITION PHASE TWO, an addition to the City of Dallas, Dallas County, Texas according to the Map thereof recorded in Volume 2001183, Page 3, of the Map Records of Dallas County, Texas.

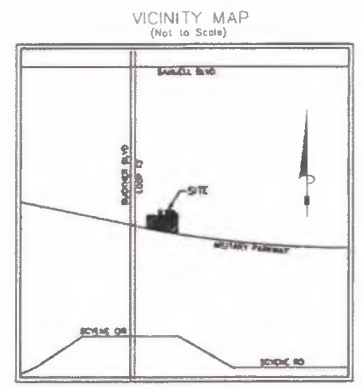
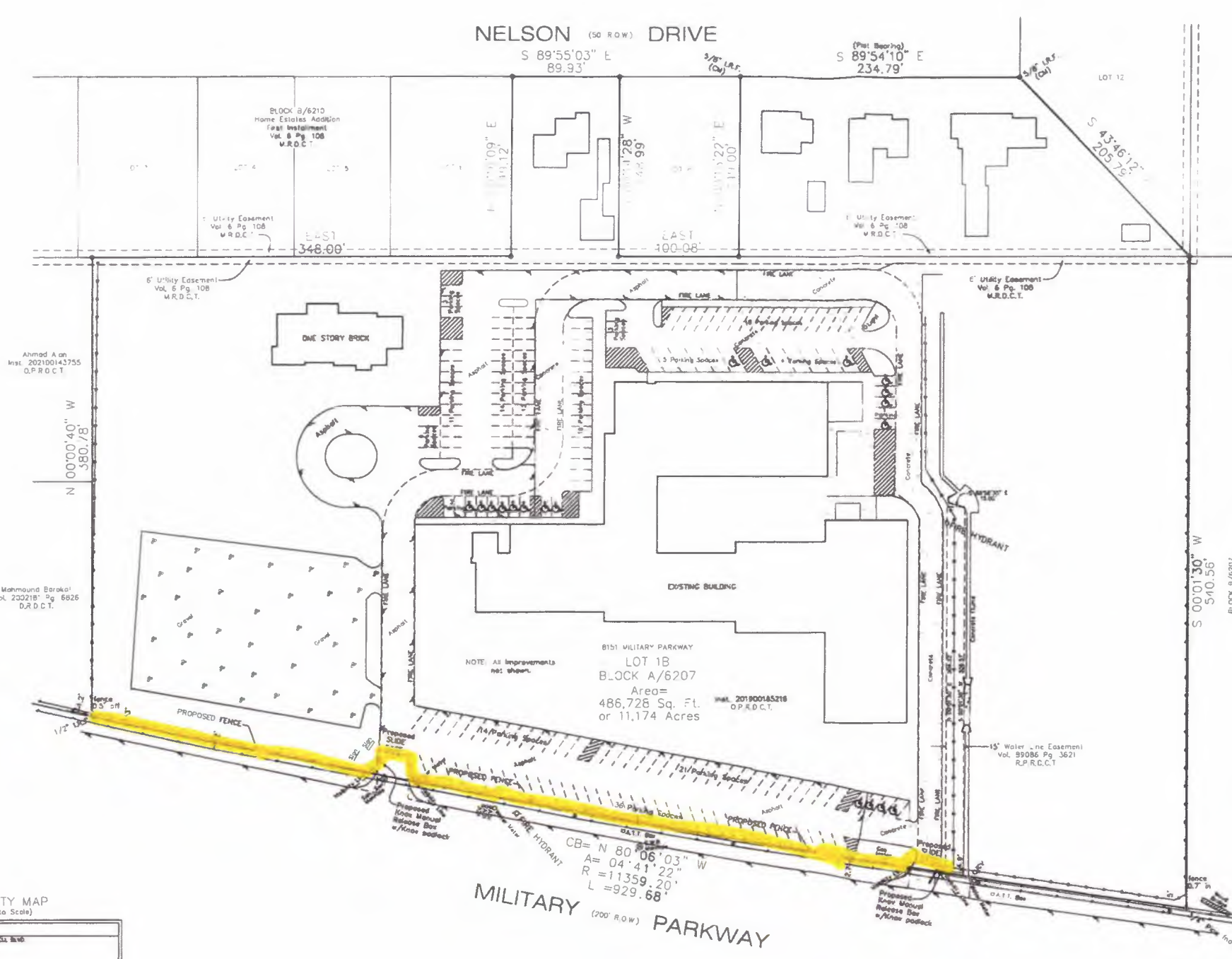
0.17"	0.37"
0.25"	0.75"
0.33"	0.83"
0.42"	0.92"
0.50"	1.00"

Notes: Client has not provided title work for this survey of which boundary and/or easements may be affected.

This survey was performed in connection with the transaction described in the instrument recorded in the Public Records of Dallas County, Texas, being Volume 2001183, Page 3, of the Map Records of Dallas County, Texas.

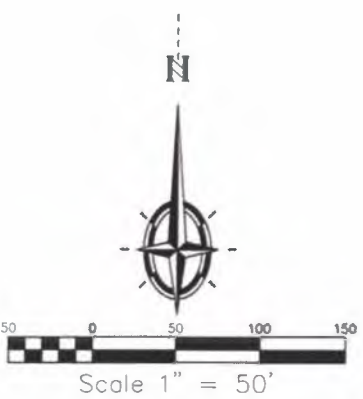
Surveyed & not recorded in Dallas County, Texas. This survey was performed on the ground of property located at 8151 Military Parkway in the City of Dallas, Texas, being LOT 1B, BLOCK A/6207, of ST. PHILIP CHURCH ADDITION PHASE TWO, an addition to the City of Dallas, Dallas County, Texas according to the Map thereof recorded in Volume 2001183, Page 3, of the Map Records of Dallas County, Texas.

Scale: 1" = 50'
 Date: 6/17/2024
 Surveyor: Lynn L.
 Firm: SURVEYING ASSOCIATES
 1018 South Beckley Ave., Dallas, TX 75203
 Phone: (214) 948-3324
 Email: brychlik@swbell.net



LEGEND

	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	COVERED AREA
	IRF
	C.I.R.S.
	(C.V.)
	D.R.D.C.T.
	M.R.D.C.T.
	O.P.R.C.T.
	FENCE LINE
	POWER LINE
	GUY ANCHOR
	POWER POLE 4/8" CROSS ARM



SURVEYING ASSOCIATES
 1018 SOUTH BECKLEY AVE.
 DALLAS, TEXAS 75203
 PHONE (214) 948-3324
 Email: brychlik@swbell.net

TEXAS SOCIETY OF PROFESSIONAL SURVEYORS

PROFESSIONAL SURVEYOR
 LYNN L. BRYCHLIK

DRAWN BY
 Lynn L.

24-308-L
 JWB ED.