



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

ED

Case No.: BDA 245-006 FOR OFFICIAL USE ONLY NOV 25 2024

Data Relative to Subject Property: _____ Date: FOR OFFICIAL USE ONLY BY: _____

Location address: 6930 Alpha Road Zoning District: R-1/2 acre

Lot No.: _____ Block No.: B/7425 Acreage: 13.29 ac Census Tract: 48113013608

Street Frontage (in Feet): 1) 723.32 2) 1216.48 3) 311.99 4) 715 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Temple Shalom, Inc. *(David Landers authorized to sign on behalf of Temple Shalom Inc) MM*

Applicant: Margot Murphy Baldwin Assoc. Telephone: 214-824-7949

Mailing Address: 3904 Elm St. Ste B Zip Code: 75224

E-mail Address: margot.baldwinplanning.com

Represented by: Baldwin Associates (Margot Murphy) Telephone: 214-824-7949

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

E-mail Address: margot@baldwinplanning.com

Affirm that an appeal has been made for a Variance or Special Exception , of Fence Height to allow 8' fence

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 applicant seeks to erect a fence to secure its property and requests an exception to the fence height limitation in the front yard set back along Alpha Road and Peyton Drive. and Hillcrest Road MS

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 Margot Murphy

(Affiant/Applicant's name printed)

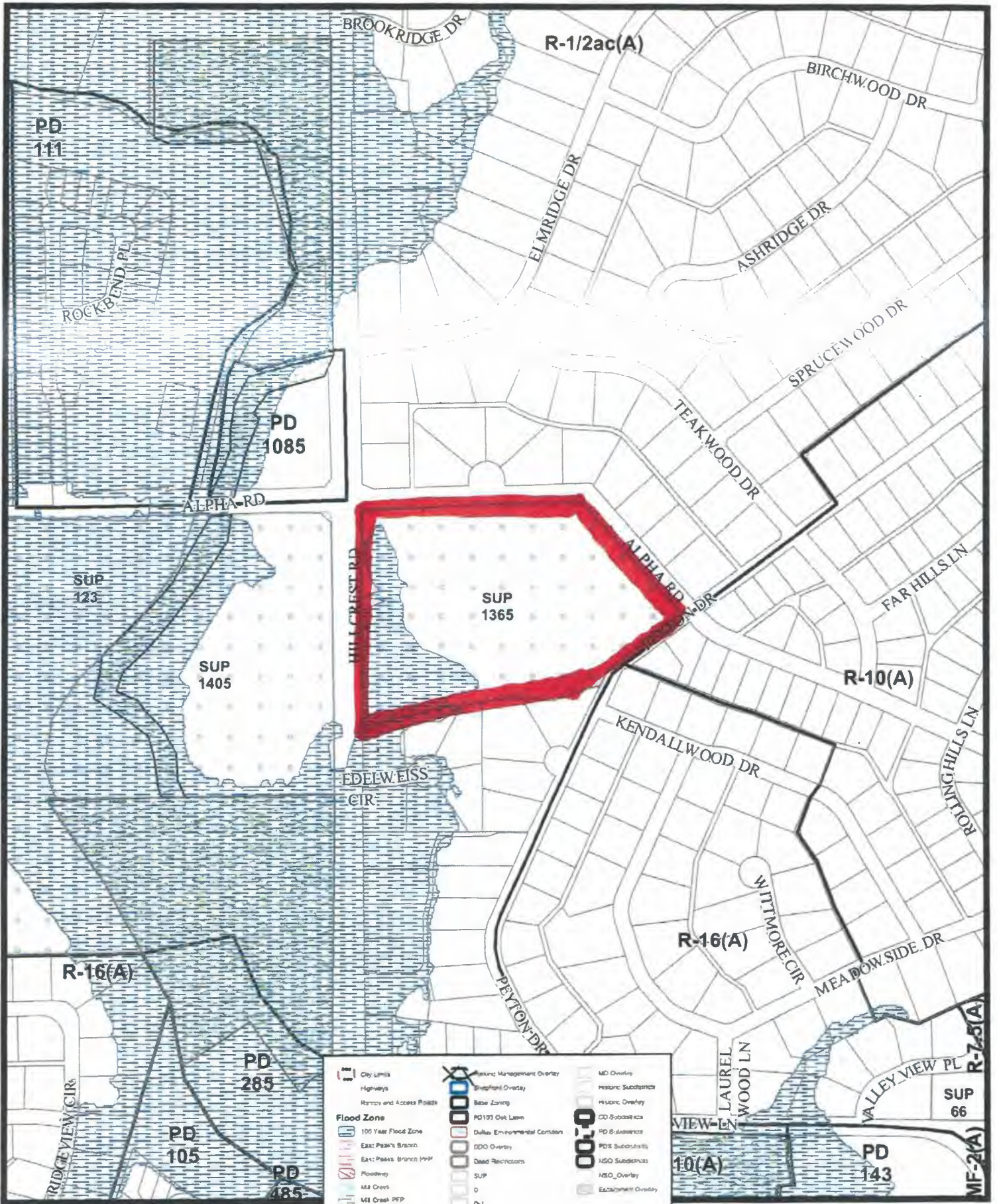
who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property

Respectfully submitted: Margot Murphy
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 6 day of November, 2024

Michelle Stoy
Notary Public in and for Dallas County, Texas





	City Limits		Parking Management Overlay		MD Overlay
	Highways		Swampland Overlay		Historic Subdistricts
	Barriers and Access Roads		Base Zoning		Historic Overlay
	Flood Zone		PD 191 Oak Lawn		DD Subdistricts
	100 Year Flood Zone		Duke Environmental Corridor		PD Subdistricts
	East: Pease's Branch		DDO Overlay		HSD Subdistricts
	East: Pease's Branch PFP		Dead Restrictions		MSO Overlay
	Floodway		SUP		Easement Overlay
	M3 Creek		D		
	M4 Creek PFP		D-1		
	Pease's Branch		CP		
	Pease's Branch PFD		SP		
	Protected by Levee				
	Parks				
	Height Map Overlay				



1:4,800

Case ID: **BOA245-004**
 Printed: 8/22/2024

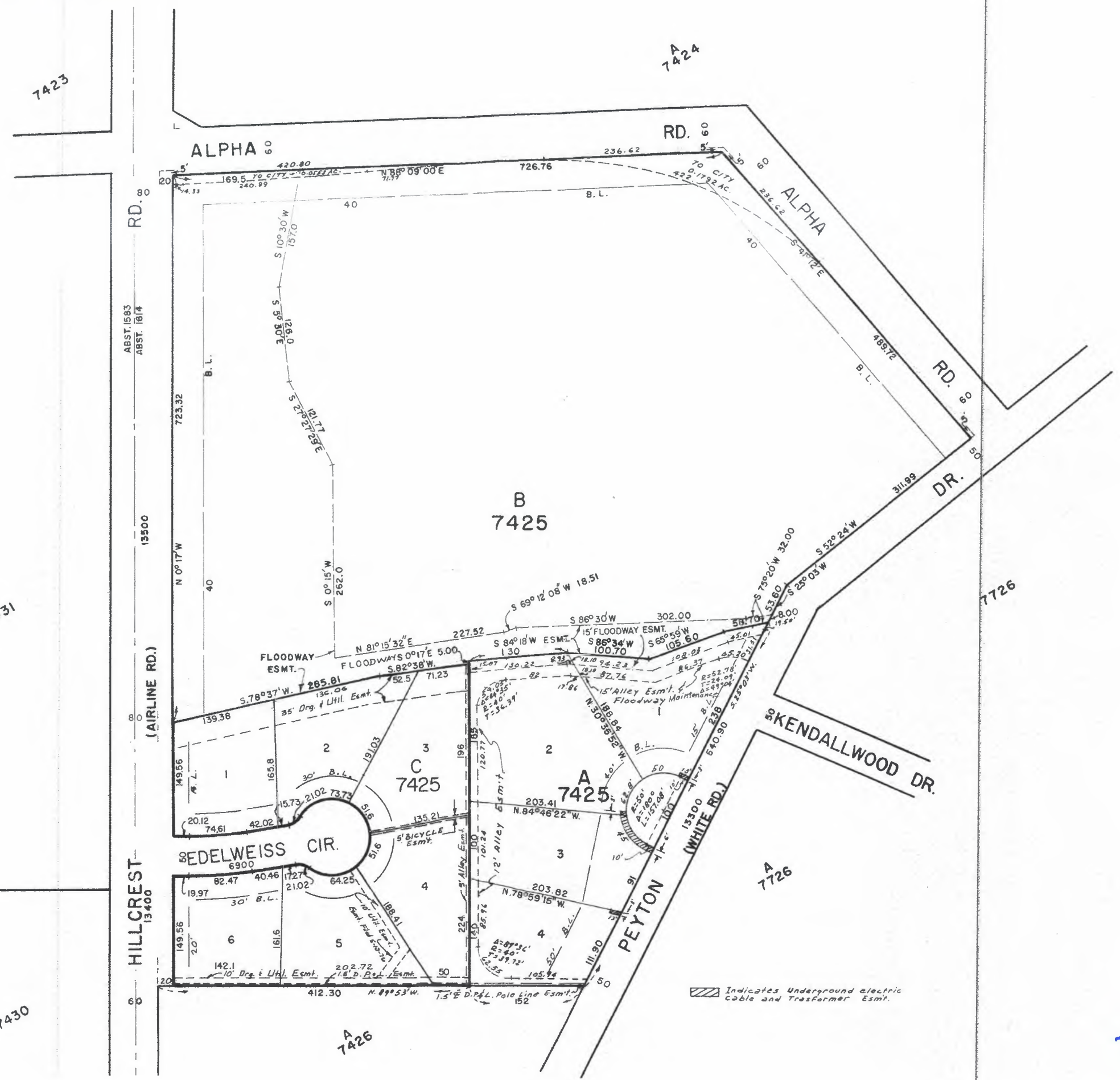
CREEK NORTH ESTATES ADDN. BLK. A/7425 FILED: 5-31-68
FILED 6-22-71 TEMPLE SHALOM ADDN. BLK. B/7425
BEAUREGARD ADDN. BLK. C/7425 FILED 5-10-76 REVISION
" " " " SECOND REV. FILED: 11-22-76



7423

7431

7430



Indicates Underground electric Cable and Transformer Esmt.

EDA245-004



City of Dallas

November 26, 2024

Temple Shalom, Inc
6930 Alpha Road
Dallas, TX 75240

Re: Floodplain Alteration No 24-53
6930 Alpha Road-White Rock Creek

Dear Mr. Lamden,

The City of Dallas Water Utilities– Floodplain Management group has reviewed the latest plans (provided November 21, 2024) for the proposed fence that will be constructed within the City's regulatory 100 year floodplain of White Rock Creek. The fence material will be wrought iron.

This project may be allowed in accordance with Section 51A-5.105(b) of the Dallas Development Code. Based on our review of the submittal, the proposed project meets all applicable engineering criteria in Article V, Section 51A-5.105(g) and would have no adverse impact on other properties. No floodplain designation will be removed.

This Floodplain Alteration Permit is valid for five years per the date of this letter in conjunction with Article V, Section 51A-5.105(h).

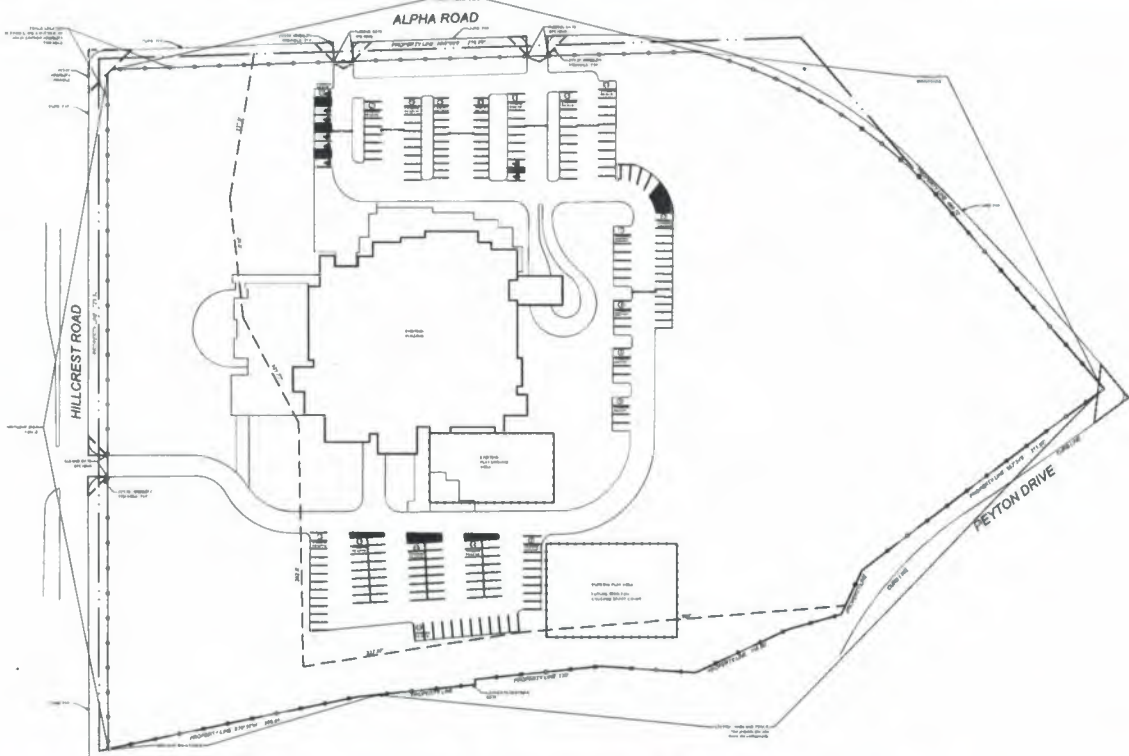
The approval of this floodplain alteration does not substitute for other permits that may be required. You must coordinate with the Planning & Development Department to acquire any requested permits before any work can commence on this site. If you have any questions, please contact Floodplain Management at 214-671-2219.

Sincerely,

Sarah Standifer, Director
Dallas Water Utilities

cc: Zachary Peoples, Deputy Director, DWU
Eduardo Valerio, P.E., Assistant Director, DWU
David Phan, P.E., CFM, Engineering Program Administrator, DWU
M. Thuc Pham, P.E., Engineer Program Administrator, Planning & Development Dept.
Margot Murphy, Baldwin Planning

FP Alt 24-53: 6930 Alpha Road -White Rock Creek



SITE INFORMATION
 SUP 1365/R-1/2 AC(A)
 PRIVATE SCHOOL/CHILD-CARE FACILITY
 GRADES PRE-K THRU 12
 TOTAL OF 22 CLASSROOMS
 MAXIMUM REQUIRED PARKING: 77 SPACES
 PROVIDED PARKING: 189 SPACES



11/20/2024

BALDWIN ASSOCIATES
 1304 Elm Street, Suite B
 Dallas, Texas 75226
 MOBILE: 214.729.7949
 OFFICE: 214.824.7949
 rob@baldwinassoc.com

Baldwin Associates

TEMPLE SHALOM
 CITY OF DALLAS, TEXAS

1 TEMPLE SHALOM SITE PLAN
 SCALE: 1" = 60'-0"
 0 30 60 120 240



BDA 245-006