



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

FOR OFFICE USE ONLY

Data Relative to Subject Property:

Date:

FOR OFFICE USE ONLY

Location address: 4665 Meadowood Dr Zoning District: R1AC(A)

Lot No.: 19 Block No.: 5543 Acreage: 1.8 Census Tract: Meadowood Estates Section One

Street Frontage (in Feet): 1) 448 2) 3) 4) 5)

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): WEST FAMILY GENERATIONS TRUST

Applicant: Kienast Homes inc Telephone: 214-797-2412

Mailing Address: 7122 wildgrove ave Dallas, Tx Zip Code: 75214

E-mail Address: Kienast5@yahoo.com

Represented by: Randall Kienast Telephone: 214-797-2412

Mailing Address: 7122 wildgrove ave Dallas, Tx Zip Code: 75214

E-mail Address: Kienast5yahoo.com

Affirm that an appeal has been made for a Variance or Special Exception of Front fence over 48"
Tennis court fencing and lights

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:

All neighboring properties have similar fencing. Property had

A tennis court in same location prior.

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 Randall Kienast

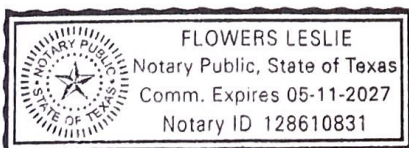
(Affiant/Applicant's name printed)

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 August, 2025



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

MEADOWOOD ESTATES

SECTION ONE
DALLAS, TEXAS

DEVELOPED BY MACO STEWART

SCALE 1 INCH = 100 FEET

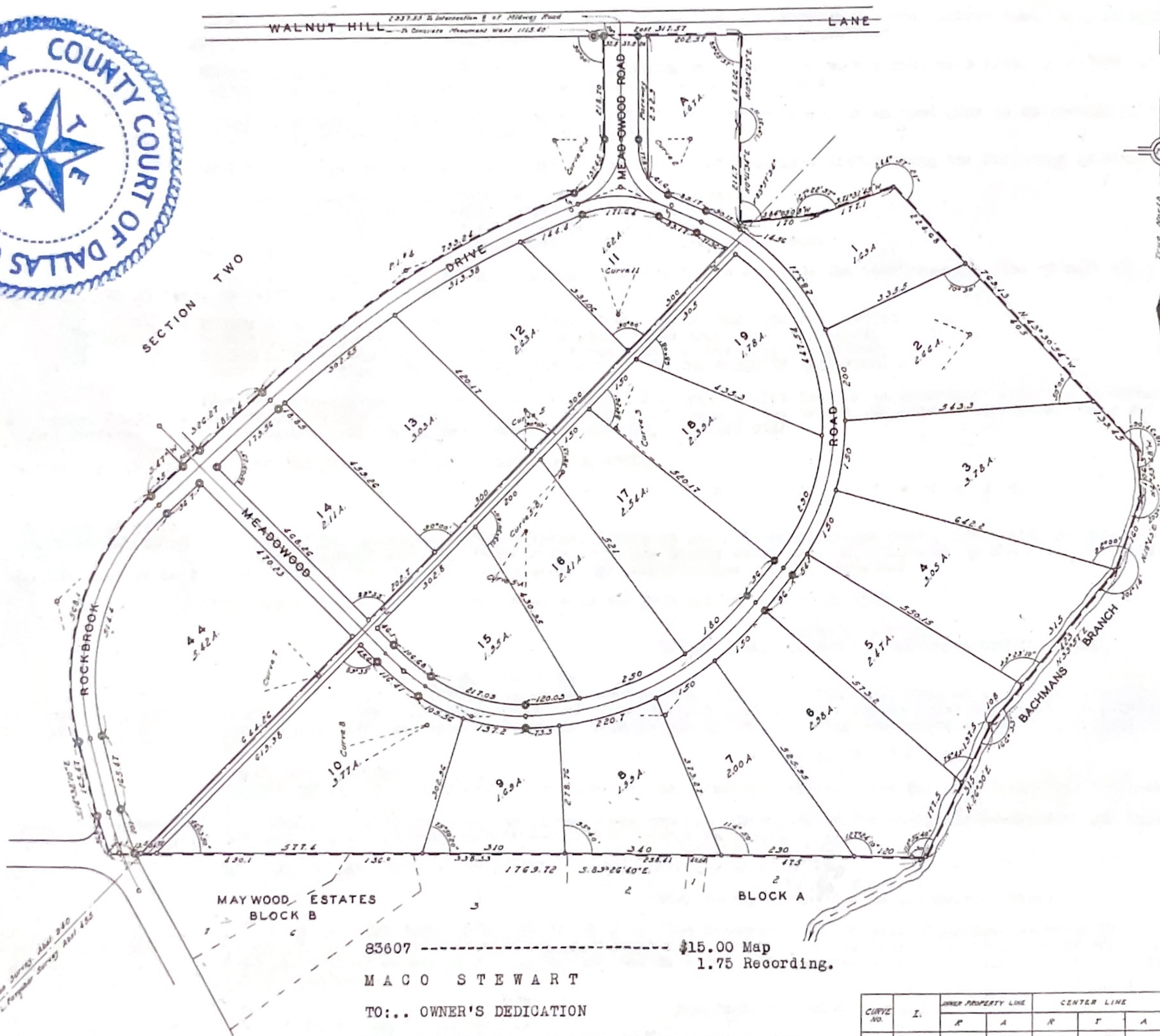
POWELL & POWELL - ENGINEERS APRIL 1940

• IRON PIPE OR NAIL • IRON PIPE AND NAIL

① CONCRETE MONUMENT

SCALE REDUCED TO 1" = 200'

SUBDIVISION OF A TRACT OF LAND OUT OF
THE JESSE MOON AND JAMES L. FARQUHAR
SURVEYS DALLAS COUNTY, TEXAS.



83607 ----- \$15.00 Map
1.75 Recording.

MACO STEWART

TO:.. OWNER'S DEDICATION

MEADOWOOD ESTATES, SECTION ONE.

THE STATE OF TEXAS
COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS: THAT the undersigned being the
owner of that portion of a certain tract of land containing 152.6

acres more or less out of the JESSE MOON and J. L. FARQUHAR SURVEYS, fully described in deed
executed by W. H. DIETERICH et ux to MACO STEWART, SR., dated April 17, 1925, and recorded
in Book 1197, Page 38, of the Deed Records of Dallas County, Texas and described by metes and

CURVE NO.	I.	INNER PROPERTY LINE		CENTER LINE		OUTER PROPERTY LINE	
		R	A	R	T	A	R
2	66°52'	126.47	133.4	131.47	100.00	176.77	
2-A	70°00'	117.82	137.45	142.82	100.00	174.48	
3	66°28'40"	448.97	834.36	413.97	656.55	880.35	438.97
4	23°00'	1341.06	779.18	1366.06	400.00	783.21	1331.04
5	30°23'	625.50	530.03	650.50	303.98	572.01	675.50
5-A	34°00'	368.84	217.03	330.84	119.43	231.93	415.84
5-B	11°05'	548.20	106.48	573.20	55.95	111.55	538.20
7	62°32'10"	478.35	514.40	303.35	300.00	541.25	528.35
8	25°15'			685.20	31.73		
11	43°08'	278.00	171.64	253.00	100.00	130.46	

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bounds as follows: BEGINNING at an iron pipe set in the South line of WALNUT HILL ROAD for the most northerly N. E. corner of this tract, said iron pipe being 3217.62 feet East and 25 feet S. 0 degrees - 34' - 23" W. from the intersection of the center lines of WALNUT HILL ROAD and MIDWAY ROAD, the N. W. corner of the JESSE MOON SURVEY in Dallas County, Texas;

THENCE WEST, with the South line of WALNUT HILL ROAD, 297.57 feet, to a 2" iron pipe set at the intersection of said SOUTH LINE of WALNUT HILL ROAD with the West line of MEADOWOOD ROAD as herein dedicated;

THENCE SOUTH with said West line of MEADOWOOD ROAD, 218.7 feet, to a 2" iron pipe set for the beginning of a curve to the right whose central angle is 70 degrees - 00', radius 117.82 feet;

THENCE, Southwesterly, with said curve, 137.45 feet, to a 2" iron pipe set for the end of said curve and the beginning of a curve to the left whose central angle is 23 degrees - 00', radius 1991.06 feet, said point being in the Northwestern line of ROCKBROOK DRIVE as herein dedicated;

THENCE, with said Northwestern line of ROCKBROOK DRIVE and with said curve, 799.24 feet, to a 2" iron pipe set for the end of said curve;

THENCE, S. 47 degrees W, with the Northwestern line of ROCKBROOK DRIVE, 326.27 feet, to a 2" iron pipe set for the beginning of a curve to the left whose central angle is 61 degrees - 32' - 10", radius 528.95 feet;

THENCE, with the westerly line of ROCKBROOK DRIVE and with said curve, 568.1 feet, to a 2" iron pipe set for the end of said curve;

THENCE S. 14 degrees - 32' - 10" E. with the Westerly line of ROCKBROOK DRIVE, 165.47 feet, to a 2" iron pipe set for the beginning of a curve to the left whose central angle is 15 degrees - 15', radius 710.2 feet;

THENCE, parallel with the Easterly line of ROCKBROOK DRIVE and with said curve, 86.8 feet, to an iron pipe set at the intersection of said curve with the South boundary line of said 152.6 acre tract of land;

THENCE S. 89 degrees - 26' - 40" E, with said boundary, 1769.72 feet, to an iron pipe in the center of the channel of Bachman's Branch, for the most Southerly S. E. corner of this tract;

THENCE, with the meanders of the center of the channel of BACHMAN'S BRANCH along the following courses;

N. 26 degrees - 30' E., 315 feet, to an iron pipe for corner;
N. 39 degrees - 57' E. 423 feet, to an iron pipe for corner;
N. 18 degrees - 43' E., 160 feet to an iron pipe for corner;
N. 4 degrees - 53' - 48" W., 106.3 feet, to an iron pipe for corner;

THENCE 43 degrees - 30' - 54" W., leaving Bachman's Branch and with the Northeasterly line of said 152.6 acre tract of land, 769.13 feet, to an iron pipe for corner;

THENCE S. 71 degrees - 31' - 45" W., 177.1 feet, to an iron pipe for corner;
THENCE S. 84 degrees - 09' - 08" W., 170 feet, to an iron pipe for corner;
THENCE N. 0 degrees - 11' - 34" E., 211.7 feet, to an iron pipe for corner;
THENCE N. 0 degrees - 34' - 23" E., 187.66 feet, TO THE PLACE OF BEGINNING.

That the undersigned being desirous of subdividing that portion thereof in accordance with the accompanying Plat, do hereby adopt the same as a subdivision of said land and do hereby dedicate to the Public use forever the roads, lanes and alleys shown thereon. Such subdivision shall be known as MEADOWOOD ESTATES, (SECTION ONE).

EXECUTED THIS THE FIRST DAY OF APRIL A. D. 1940.

M A C O S T E W A R T.

THE STATE OF TEXAS |
COUNTY OF GALVESTON | BEFORE ME, the undersigned, a Notary Public in and for the State and County aforesaid, on this day personally appeared MACO STEWART, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 25th day of JUNE A. D. 1940.

OSCAR E. NELSON,
Notary Public in and for GALVESTON COUNTY, TEXAS.

SURVEYOR'S |
CERTIFICATE | KNOW ALL MEN BY THESE PRESENTS:
That I, W. J. POWELL, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Platting Rules and Regulations of the City Plan Commission of the City of Dallas, Texas.

W. J. POWELL,

THE STATE OF TEXAS |
COUNTY OF DALLAS | BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared W. J. POWELL, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 20th day of JUNE, 1940.

L. R. HOGG,
Notary Public in and for Dallas County, Texas.

CERTIFICATE OF
APPROVAL

I, M. N. CHRESTMAN, Chairman of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached Plat was duly filed for approval with the City Plan Commission of the City of Dallas on the 1st day of JULY A. D. 1940 and same was duly approved on the 11th day of JULY A. D. 1940 by said commission.

ATTEST: :
RUTH CORNING, Secretary. M. N. CHRESTMAN,
CHAIRMAN, CITY PLAN COMMISSION, DALLAS, TEXAS.

FILED FOR APPROVAL THE 1st day of JULY 1940 at o'clock M. CITY PLAN COMMISSION, DALLAS, TEXAS. BY: E. A. WOOD, CITY PLAN ENGINEER.

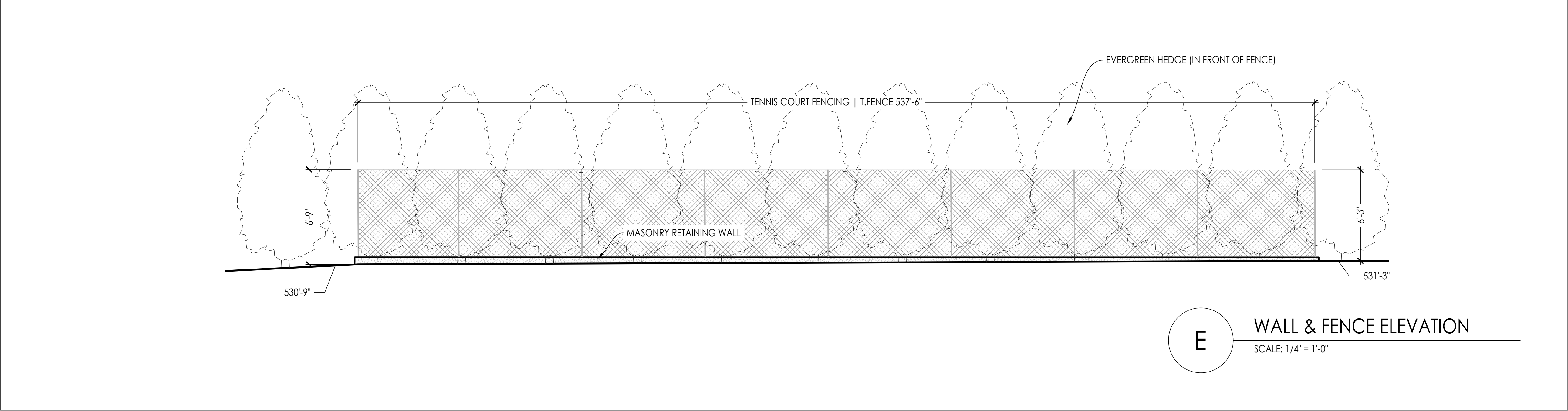
FILED FOR RECORD AUGUST 14th, A.D. 1940 at 10:35 o'clock A.M. ED. H. STEGER, COUNTY CLERK.

BY:..... T. H. KINSELLA, DEPUTY.

RECORDED SEPTEMBER 16th, A.D. 1940, ED. H. STEGER, COUNTY CLERK.

BY:..... Anne N. Whyte, Deputy.





THE GARDEN DESIGN STUDIO
Landscape Architecture, Construction and Maintenance
DALLAS OFFICE
10000 N. CENTRAL EXPRESSWAY, SUITE 1000
DALLAS, TX 75205
P: 214.388.8888
F: 214.388.8889
info@gardendesignstudio.com
gardendesignstudio.com

WILLIAM F. SALTER
02150
Landscape Architect
Professional Seal

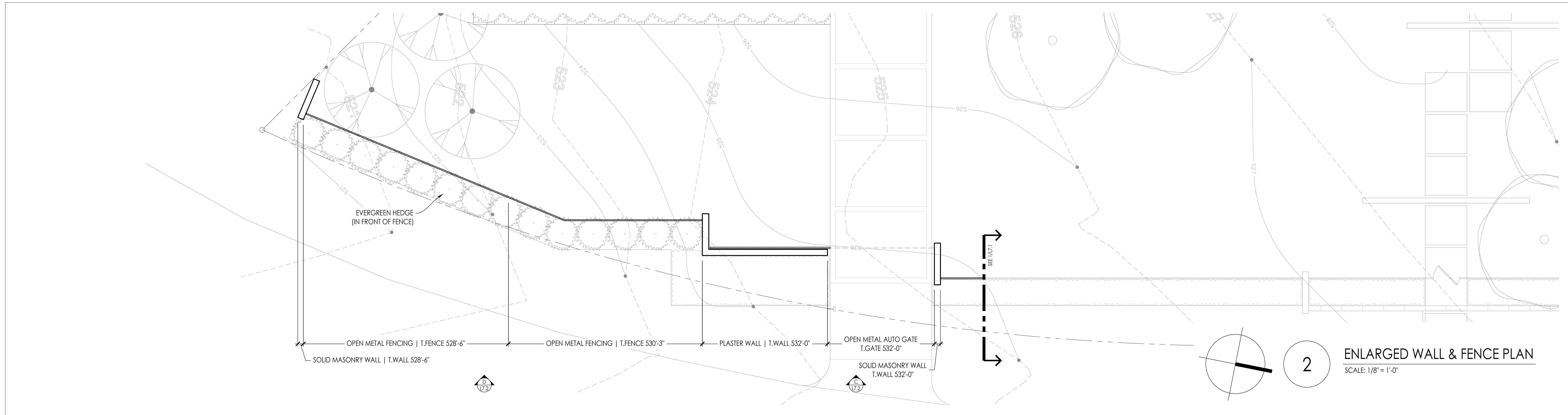
WEST RESIDENCE
4665 MEADOWOOD ROAD; DALLAS, TX 75220

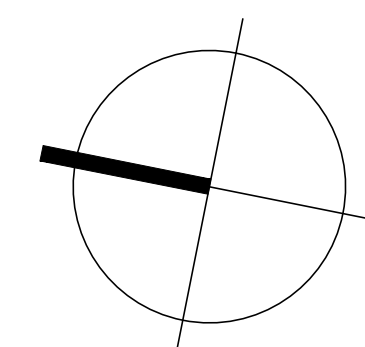
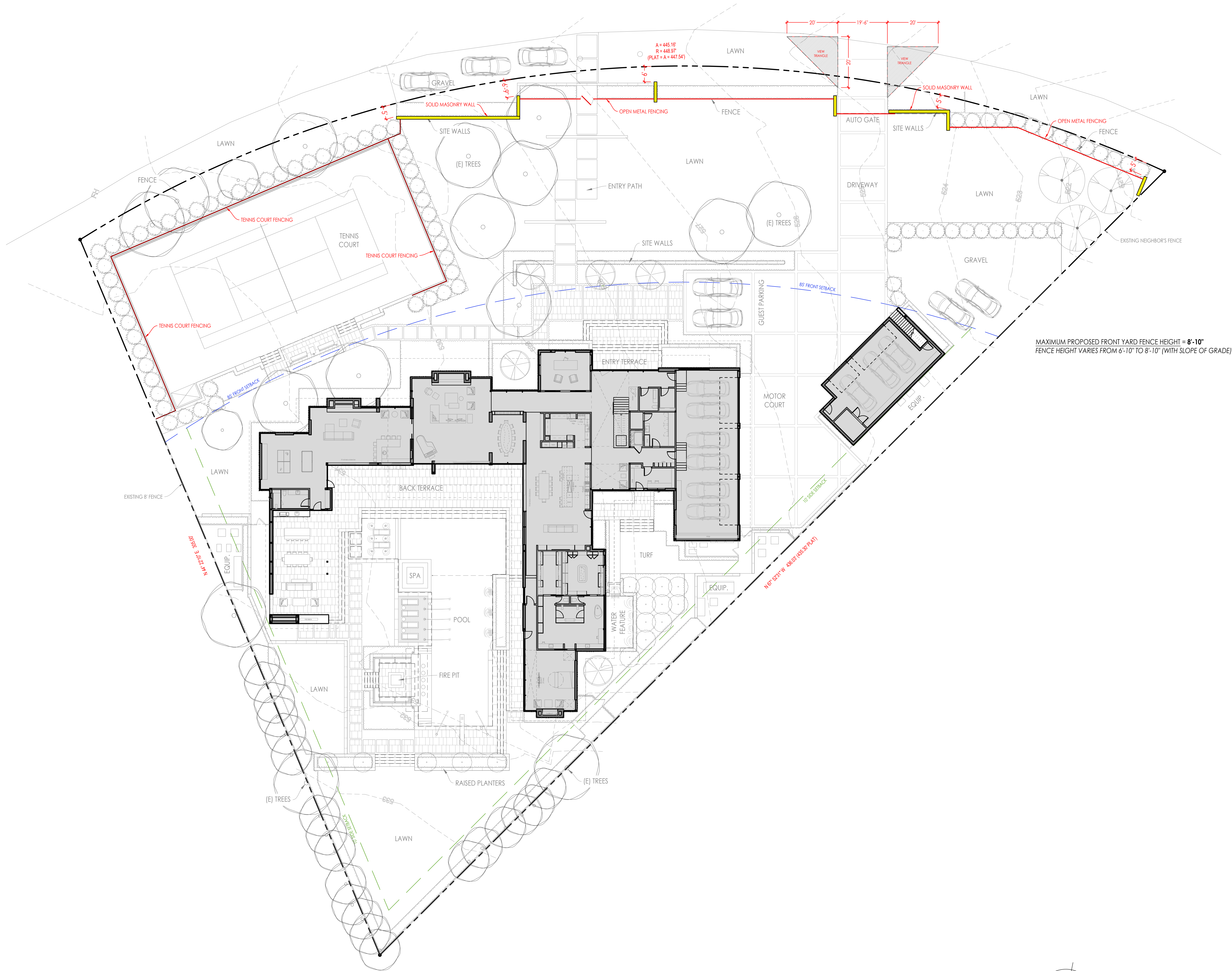
ISSUE DATE 9/22/2025
PLOT DATE 9/23/2025

REVISIONS

ALL NOTED SCALES ARE ACCURATE
ONLY WHEN PLANS ARE PRINTED AT
FULL/ORIGINAL SIZE (30"x42").

L7.3
FENCE PLAN
& DETAILS





1

SITE PLAN - FRONT YARD FENCING
SCALE: 1/16" = 1'-0"



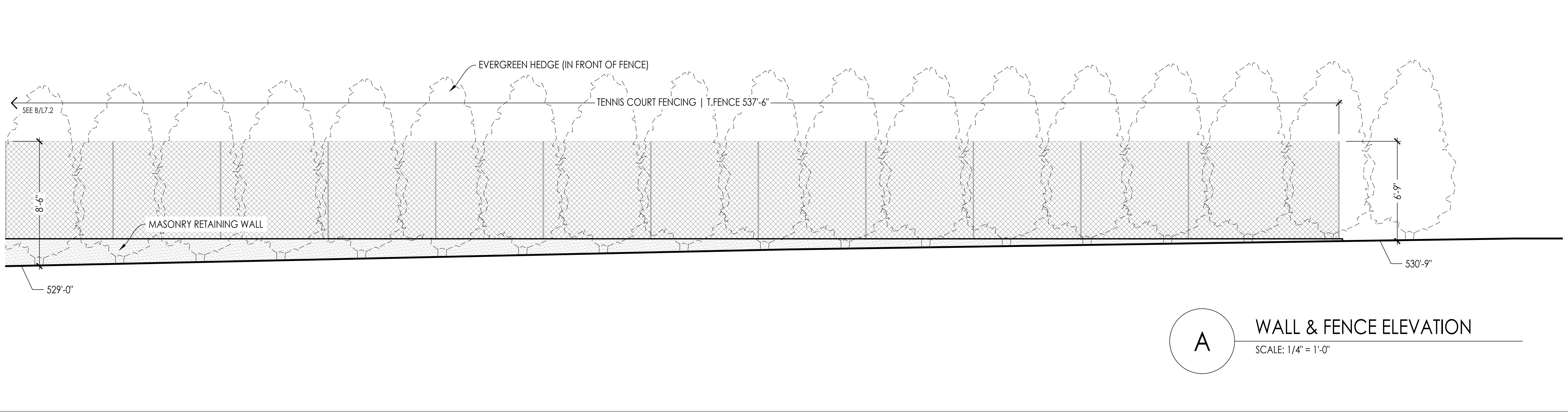
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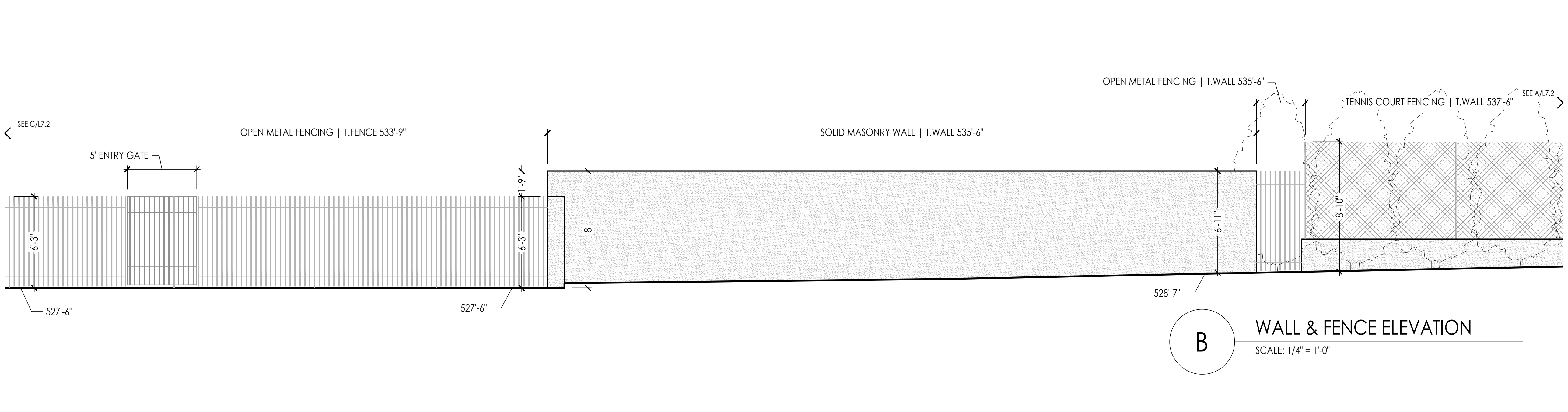
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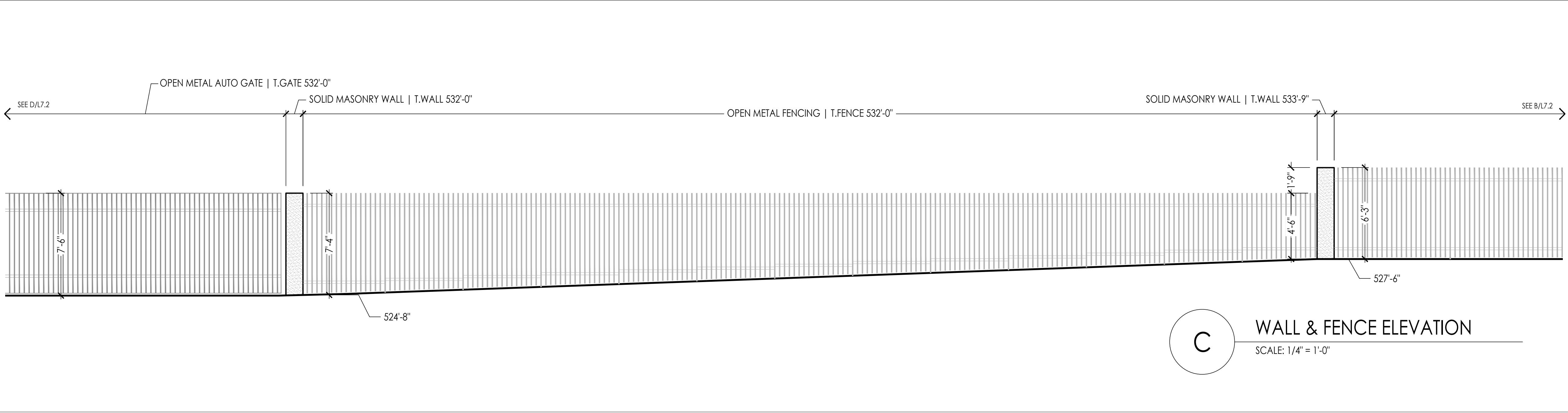
L7.0
FENCE
PLAN



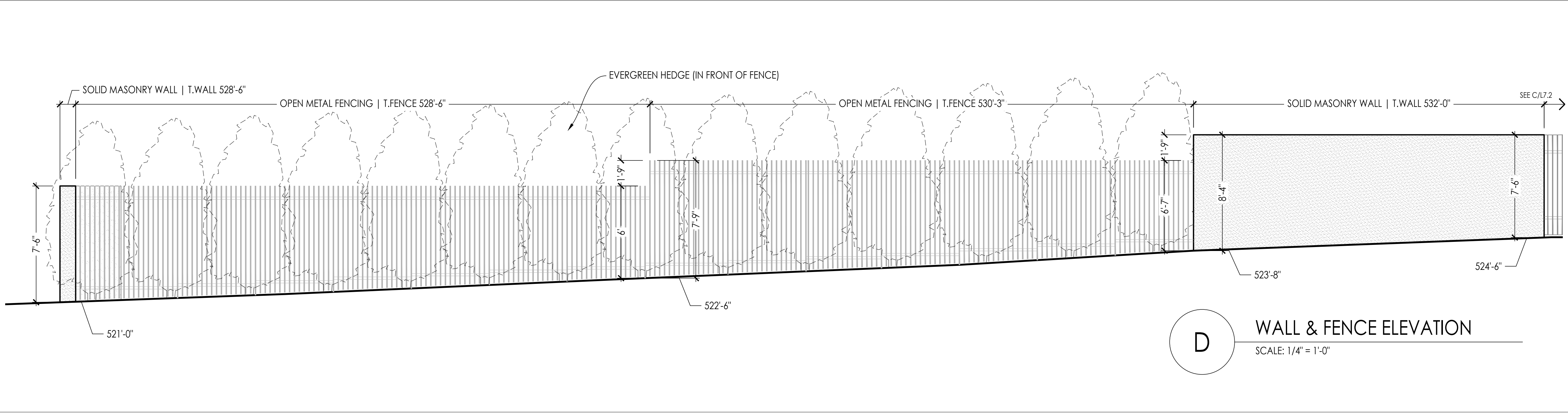
A WALL & FENCE ELEVATION
SCALE: 1/4" = 1'-0"



B WALL & FENCE ELEVATION
SCALE: 1/4" = 1'-0"



C WALL & FENCE ELEVATION
SCALE: 1/4" = 1'-0"



D WALL & FENCE ELEVATION
SCALE: 1/4" = 1'-0"