

Record Summary for Board of Adjustments

Record

Record #	Status	Opened Date
BOA-25-000066	In Review	10/02/2025

Application Name

Detailed Description

A variance to the front yard setbacks along Macatee Drive and the unbuilt, platted street.

Assigned To Department

Board of Adjustment

Assigned to Staff

Diana Barkume

Record Type

Board of Adjustments

Custom Fields

INTERNAL USE ONLY

Source of Request	-
Fee Waiver Granted	-
Number of Parking Spaces	-
Lot Acreage	1

PDOX INFORMATION

PDox Number	-
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PROPERTY INFORMATION

Existing Zoning	IR
Lot Number	29
Lot Size (Acres)	1
Block Number	5743
Lot Size (Sq. Ft)	39552
How many streets abut the property?	2
Land Use	warehouse
Is the property platted?	Yes
Status of Project	Existing
Status of Property	Owner Occupied
Previous Board of Adjustment case filed on this property	Yes
Accommodation for someone with disabilities	No
File Date	06/20/2017
Seleccione si necesitara un interprete	-
Case Number	BDA 167-069
Are you applying for a fee waiver?	No

Have the standards for variance and or special exception been discussed?	Yes
Has the Notification Sign Acknowledgement Form been discussed?	Yes
Referred by	Sara Etebari Jirsaraee

Custom Lists

Board of Adjustment Request

1

Type of Request	Variance
Request Description	Front-yard
Application Type	Multifamily or nonresidential variance
Affirm that an appeal has been made for	to the front yard setbacks along Macatee Drive and the unbuilt, platted street.
Application is made to BOA to grant the described appeal	The owner is seeking permission to maintain an existing structure on the building property line. Variances were approved in 2011 and 2017, but a permit was not issued in time to perfect the variance.

GIS Information

1

Census Tract Number	43.1
Council District	2

Street Frontage Information

1

Street Frontage	Front
Linear Feet (Sq. Ft)	211

2

Street Frontage	Front
Linear Feet (Sq. Ft)	115

Contact Information

Name	Organization Name	Contact Type	Phone
Robert Baldwin Email: rob@baldwinplanning.com 3904 elm #B, Dallas, TX 75226	Baldwin Associates, LLC	Applicant	2147297949

Name	Organization Name	Contact Type	Phone
Eric Todd Tracy	CRASH INC	Property Owner	2148247949
Email: rob@baldwinplanning.com			
4701 BENGAL ST, DALLAS, TEXAS 752358007			

Address

4701 BENGAL ST, Dallas, TX 75235

Parcel Information

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000043005100000 0							

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Y	CRASH INC	4701 BENGAL ST, DALLAS, TEXAS 752358007	

Status History

Status	Comment	Assigned Name	Status Date
Payment Due		Diana Barkume	12/02/2025
In Review	Updated By Script	Accela Administrator	12/03/2025
In Review		Anna Brickey	12/03/2025



Planning & Development Department

320 E Jefferson Blvd,
Dallas TX 75203
(214) 948-4480

Board of Adjustment:
1500 Marilla Street, 5CN
Dallas Tx 75201
(214) 948-4480

AFFIDAVIT

Appeal number: _____

I, Crash, Inc., Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 4701 Bengal Street
(Address of property as stated on application)

Authorize: Baldwin Associates, LLC
(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: Side yard setback variance

ERIC TODD TRACY
Print name of property owner or registered agent

[Signature]
Signature of property owner or registered agent

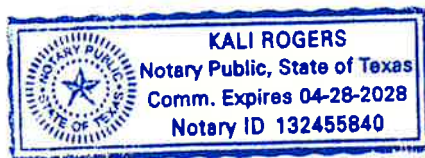
Date 15 Sept 25

Before me, the undersigned, on this day personally appeared E Todd Tracy

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

Sept, 2025



Kali Rogers
Notary Public for Dallas County,
Texas

Commission expires on 4/28/2028

Lot 29 of Maplewood Addition, Third Installment

Description of Lot 29 of Maplewood Addition, Third Installment, an addition to the City of Dallas, Texas according to the map or plat thereof recorded in Volume 2, Page 226, Map Records, Dallas County, Texas situated in City of Dallas Official Block Number 5743 and being out of the C. Grisby Survey, Abstract Number 533, in the City of Dallas, Dallas County, Texas; said Lot 29 having been conveyed to Crash, Inc. by Special Warranty Deed recorded in Volume 2003125, Page 3472, Deed Records, Dallas County, Texas; being more particularly described as follows:

BEGINNING, at the west corner of said Lot 29, said point being the north corner of Lot 33 of said Maplewood Addition; said point also being on the southeast right-of-way line of Macatee Drive (a public right-of-way, recording unknown);

THENCE, North 45 degrees East, a distance of 210 feet to a point for the north corner of Lot 29; said point being on the southwest right-of-way line of an unnamed, unimproved and apparently abandoned 30-foot right-of-way created by said Maplewood Addition plat;

THENCE, South 45 degrees East, with said southwest right-of-way line, a distance of 110.5 feet to a point for corner on or near the west bank of Cedar Springs Branch;

THENCE, meandering, generally in a southerly direction, near the west bank of said Cedar Spring Branch, approximately 270 feet to a point for the south corner of said Lot 29 and the east corner of said Lot 33;

THENCE, North 45 degrees West, with the common line between said Lots 29 and 33, a distance of 267 feet to the POINT OF BEGINNING;

CONTAINING, approximately 39,550 square feet of land, more or less, and currently known of as 4701 Bengal Street.

Lot 25 of Maplewood Addition, Third Installment

Description of Lot 25 of Maplewood Addition, Third Installment, an addition to the City of Dallas, Texas according to the map or plat thereof recorded in Volume 2, Page 226, Map Records, Dallas County, Texas situated in City of Dallas Official Block Numbers 5743 and 2295, and being out of the C. Grisby Survey, Abstract Number 533, in the City of Dallas, Dallas County, Texas; said Lot 29 having been conveyed to Crash, Inc. by Special Warranty Deed recorded in Volume 2003125, Page 3472, Deed Records, Dallas County, Texas; being more particularly described as follows:

BEGINNING, at the west corner of said Lot 33, said point being on the northeast right-of-way line of an unnamed, unimproved and apparently abandoned 30-foot right-of-way created by said Maplewood Addition plat;

THENCE, North 45 degrees East, a distance of 305 feet to a point for the north corner of Lot 25;

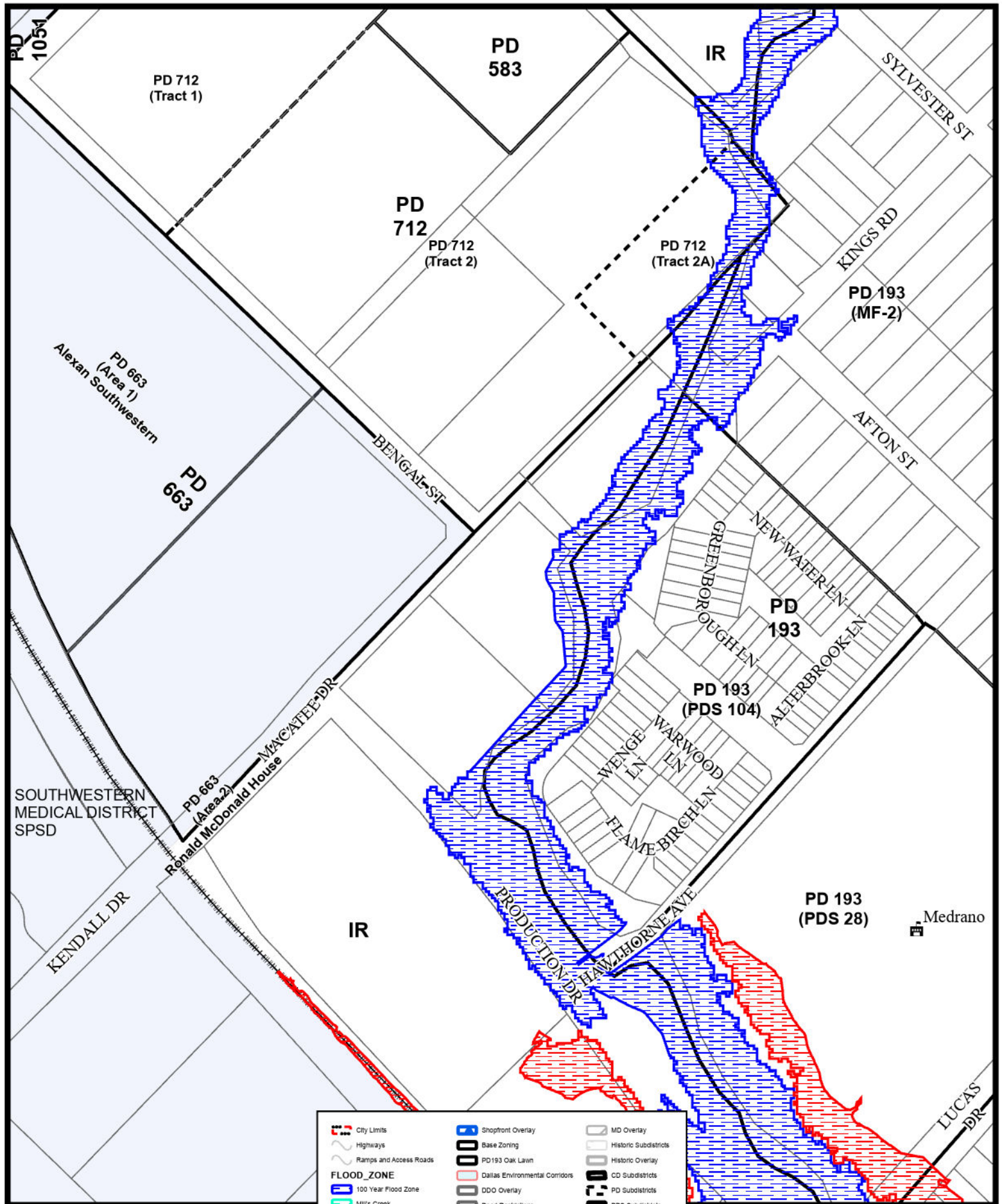
THENCE, South 45 degrees East, a distance of 82.7 feet to a point for the northeast corner of Lot 25;

THENCE, southwesterly, a distance of 169 feet to an angle point;

THENCE, southwesterly, a distance of 152 feet to a point for the southeast corner of said Lot 25 on said northeast right-of-way line;

THENCE, North 45 degrees West, with said northeast right-of-way line, a distance of 110.5 feet to the POINT OF BEGINNING;

CONTAINING, approximately 1.094 acres of land, more or less, and currently known of as 2201 Kings Road.



1:2,400

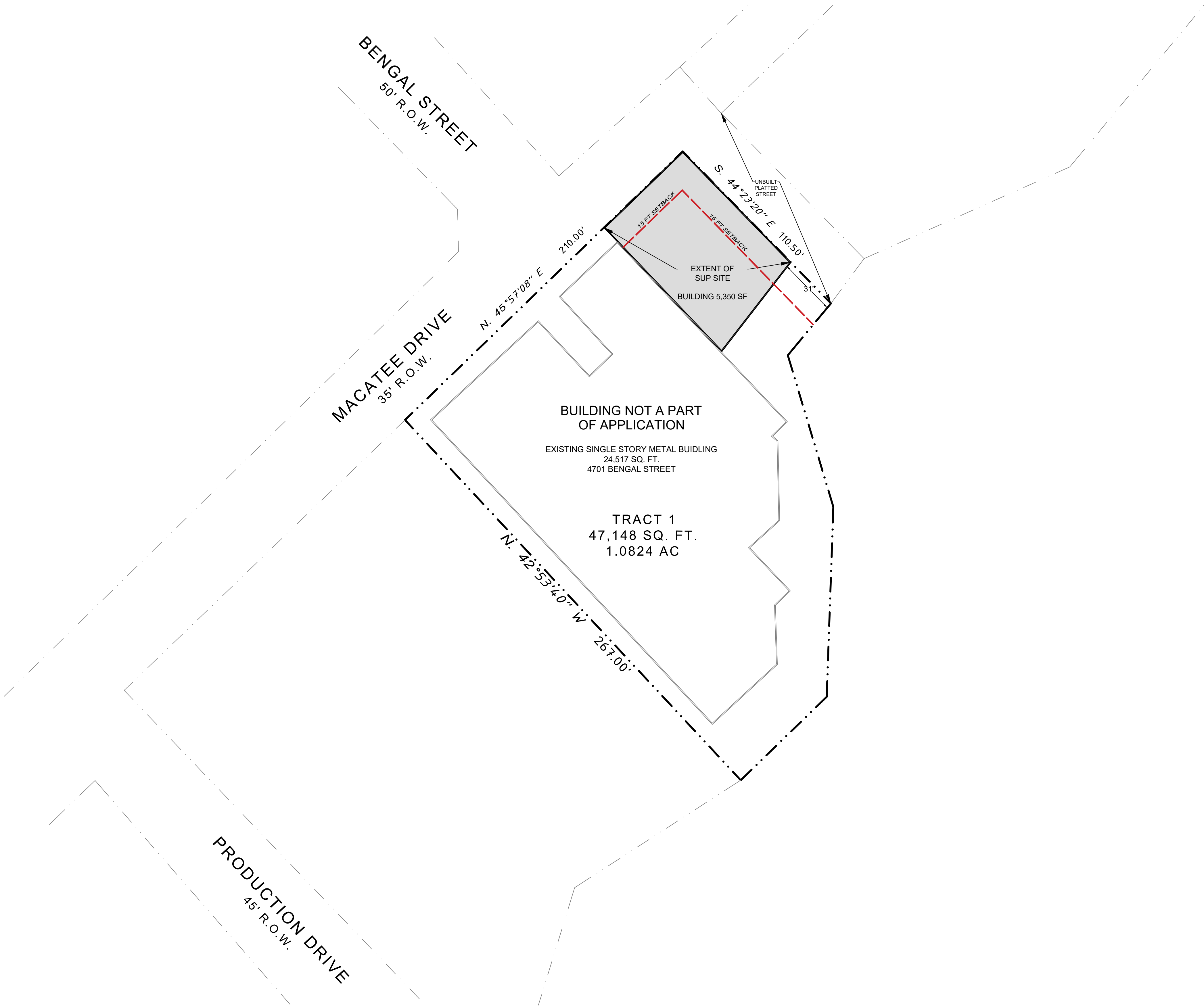
City Limits	Shopfront Overlay	MD Overlay
Highways	Base Zoning	Historic Subdistricts
Ramps and Access Roads	PD 193 Oak Lawn	Historic Overlay
FLOOD_ZONE	Dallas Environmental Corridors	CD Subdistricts
100 Year Flood Zone	DDO Overlay	PD Subdistricts
Mill's Creek	Deed Restrictions	PDS Subdistricts
Peak's Branch	SUP	NSO Subdistricts
X PROTECTED BY LEVEE	D	NSO Overlay
Parks	D-1	Escarpment Overlay
Height Map Overlay	CP	
Parking Management Overlay	SP	

Printed: 9/15/2025



1

SITE PLAN
SCALE: 1"=40'-0"



SITE INFORMATION

TOTAL LOT COVERAGE: 65%

REQUIRED SETBACKS:

FRONT (Macatee)	15 FT
FRONT (Unbuilt/Platted Street)	15 FT
REAR	0 FT

PROVIDED SETBACKS:

FRONT (Macatee)	0 FT
FRONT (Unbuilt/Platted Street)	0 FT
REAR	31 FT

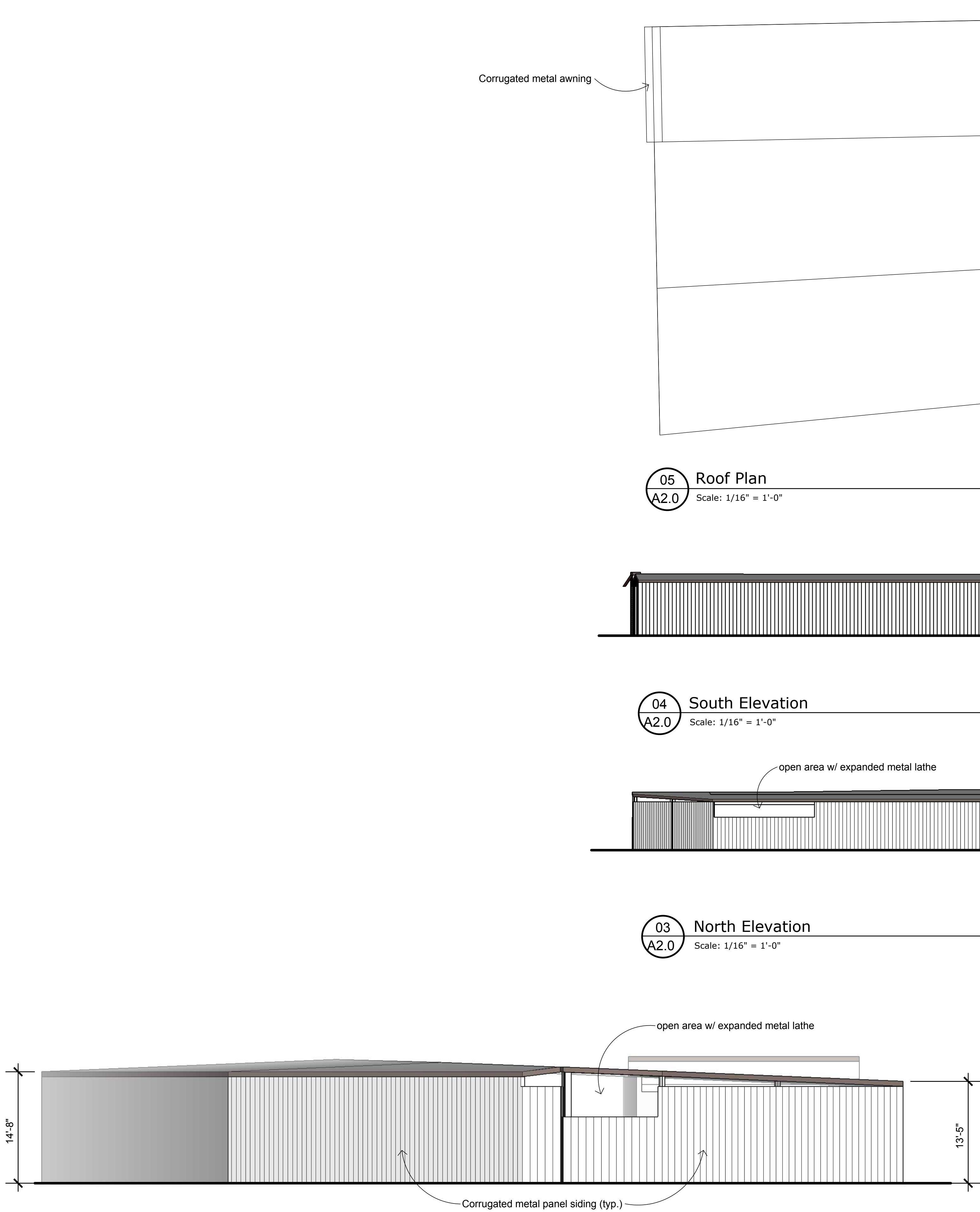
4701 BENGAL
CITY OF DALLAS, TEXAS

Baldwin
Associates

BALDWIN
ASSOCIATES

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

10/01/2025



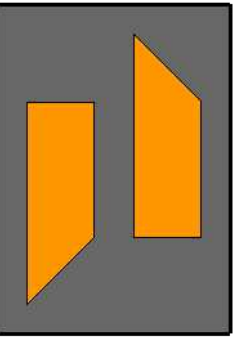
05 Roof Plan
A2.0 Scale: 1/16" = 1'-0"

04 South Elevation
A2.0 Scale: 1/16" = 1'-0"

03 North Elevation
A2.0 Scale: 1/16" = 1'-0"

02 East Elevation
A2.0 Scale: 1/8" = 1'-0"

01 West Elevation
A2.0 Scale: 1/8" = 1'-0"



JOHN LEMKE
ARCHITECTURE

P.O. Box 830941
Richardson, Texas 75083
214.695.3933

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depicted within is the property
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ISSUE: 3.17.17

DRAWN BY: JL

REVISIONS:

As-Built Plans for the
Law Offices of E. Todd Tracy

Crash, Inc.

Back Warehouse
4701 Bengal Drive
Dallas, Texas 75235

Elevations and Roof Plan

A2.0

Review Set - Not for Construction