



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

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

OFFICE USE ONLY

Case no. _____

Date _____

Data Relative to Subject Property: Lincoln High School

Location address: 2826 Elsie Faye Heggins St.

Zoning District: 7

Lot No.: LTS 2-23 Block No.: B2240 Acreage: 21.993 Census Tract: 48113020800

LT 7 BLK
A2239 ABND
ROW

Street Frontage (in Ft.): 1) 1328 ft. 2) 724 ft. 3) _____ 4) _____ (5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): DISD

Applicant: DISD Telephone: 972-925-3700

Mailing Address: 9400 N. Central Expressway Zip Code: 75231

E-mail Address: _____

Represented by: Chelsea Thurman/ Land Use Planning & Zoning Services Telephone: 214-680-6839

Mailing Address: 9406 Biscayne Blvd. Zip Code: 75218

E-mail Address: cthurman@supportlaw.com

Affirm that an appeal has been made for a ☐ Variance or ☒ Special Exception, of:

Fence height of 6'

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:
To provide site security consistent with Chapter 61 of the Texas Education Agency (TEA) safety standards.

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

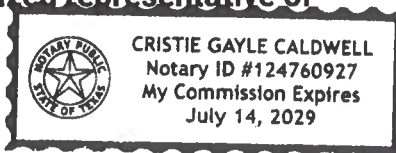
Before me, the undersigned on this day personally appeared _____

KATY VENIHAN
(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: _____

(Affiant/ Applicant's signature)



Subscribed and sworn to before me this 11 day of September, 20 25

Notary Public in and for Dallas County, Texas

Together we are planning and building a better Dallas for all!

4/30/2025

EXHIBIT A

WHEREAS, Dallas Independent School District is the owner of a 21.933 acre tract of land situated in the Thomas Lagow Survey, Abstract No. 759, Dallas County, Texas and being all of Lots 2-23, Block A/2239, Lots 2-23, Block B/2240, Lots 2-12, Block C/2241 and Lots 1-16, Block H/2242, being a portion of Lots 1 and 24, Block A/2239 Lots 1 and 24, Block B/2240 and Lot 1, Block C/2241, Southland Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 3, Page 302, Map Records, Dallas County, Texas; said 21.933 acre tract also being those abandoned roadways of Rosine Avenue, Slow Street and part of Lawrence Street by Ordinance No. 16061 recorded in Volume 79184, Page 2208, Deed Records, Dallas County, Texas; said 21.933 acre tract also being all of City of Dallas Block 4437; said 21.933 acre tract also being all of that tract of land conveyed to Dallas Independent School District by Ordinance No. 6034 recorded in Volume 3955, Page 628, Deed Records, Dallas County, Texas; said 21.933 acre tract being more particularly described by metes and bounds as follows;

BEGINNING, at a 3-1/4-inch aluminum disk stamped "LINCOLN HIGH SCHOOL, GSES, INC., RPLS 4804" set on a 5/8-inch iron rod at the west corner of said 21.933 acre tract; said point also being the west corner of said portion of Lot 1, Block A/2239; said point also being at the intersection of the northeast right-of-way line of Malcom X Boulevard (formerly known as Oakland Avenue) (60 feet wide) and the southeast right-of-way line of Elsie Faye Heggins Street (formerly known as Hatcher Street) (formerly known as Marshall Avenue) (100 feet wide);

THENCE, North 43 degrees 51 minutes 40 seconds East, with said southeast right-of-way line of Elsie Faye Heggins Street, a distance of 723.77 feet to a 1/2-inch iron pipe found (North 29 degrees 39 minutes 40 seconds West, 0.31 feet) at the north corner of said 21.933 acre tract; said point also being the north corner of said Lot 1, Block H/2242; said point also being the west corner of City of Dallas Block 4438, Woodland Cemetery;

THENCE, South 46 degrees 02 minutes 00 seconds East, leaving said southeast right-of-way line and with the northeast line of said 21.933 acre tract, a distance of 1,310.00 feet to a 3-1/4-inch aluminum disk stamped "LINCOLN HIGH SCHOOL, GSES, INC., RPLS 4804" set on a 5/8-inch iron rod at an angle corner; said point also being an interior corner of City of Dallas Block 4440, conveyed to the City of Dallas by Warranty Deed recorded in Volume 1864, Page 464, Deed Records, Dallas County, Texas;

THENCE, South 56 degrees 37 minutes 00 seconds East, continuing with said City of Dallas Block 4440, a distance of 21.87 feet to a 3-1/4-inch aluminum disk stamped "LINCOLN HIGH SCHOOL, GSES, INC., RPLS 4804" set on a 5/8-inch iron rod at the east corner of said 21.933 acre tract; said point also being the north corner of Lot 1, Block B-3/4435, Oakland Ave Annex, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 2, Page 268, Map Records, Dallas County, Texas;

THENCE, South 44 degrees 06 minutes 00 seconds West, with the common line of said 21.933-acre tract and Oakland Ave Annex, a distance of 724.63 feet to a 3-1/4-inch aluminum disk stamped "LINCOLN HIGH SCHOOL, GSES, INC., RPLS 4804" set on a 5/8-inch iron rod at the south

corner of said 21.933 acre tract; said point also being on the said northeast right-of-way line of Malcom X Boulevard;

THENCE, with the said northeast right-of-way line of Malcom X Boulevard the following metes and bounds;

NORTH 45 degrees 48 minutes 47 seconds West, leaving the northwest line of Lot 1, Block B- 1/4433 of said Oakland Ave Annex, a distance of 1,225.73 feet to a 3-1/4-inch aluminum disk stamped "LINCOLN HIGH SCHOOL, GSES, INC., RPLS 4804" set on a 5/8-inch iron rod at the beginning of a curve to the left having a radius of 500.00 feet;

NORTHWESTERLY, with said curve to the left through a central angle of 07 degrees 22 minutes 35 seconds, an arc distance of 64.37 feet (chord bears North 49 degrees 30 minutes 05 seconds West, 64.33 feet) to a 3-1/4-inch aluminum disk stamped "LINCOLN HIGH SCHOOL, GSES, INC., RPLS 4804" set on a 5/8-inch iron rod at the point of reverse curve having a radius of 875.00 feet;

NORTHWESTERLY, with said reverse curve through a central angle of 02 degrees 32 minutes 16 seconds, an arc distance of 38.76 feet (chord bears North 51 degrees 55 minutes 07 seconds West, 38.75 feet) to the Point of Beginning;

CONTAINING, 955,387 square feet or 21.933 acres of land, more or less.



CITY OF DALLAS

September 12, 2025

ADDRESS: 2826 Elsie Faye Heggins St

RE: **CAD # 00000207454000000**

DEAR SIR/MADAM,

No information was found responsive to your request for identification of City liens in the records of Special Collections. This response does not constitute legal advice regarding the status of real property at **2826 Elsie Faye Heggins St.** There may be additional liens of record in the County Clerk's office. This response is made to your request for public information and constitutes neither estoppel against the City of Dallas nor relinquishment, waiver, release, or other change in any lien interest of record.

Should you have any further questions please contact Special Collections at 214-670-3438.

Sincerely,
Naomi Garcia

Special Collections Division
Dallas Water Utilities

