

Record Summary for Board of Adjustments

Record

Record #	Status	Opened Date
BOA-25-000108	In Review	12/30/2025

Application Name

Detailed Description

Special Exception to the 20-foot visibility triangle at the corner of the alley and Royal.

Assigned To Department

Assigned to Staff

Record Type

Board of Adjustments

Custom Fields

INTERNAL USE ONLY

Source of Request	Consultation - Residential
Fee Waiver Granted	-
Number of Parking Spaces	-
Lot Acreage	0.4013

PDOX INFORMATION

PDox Number

PROPERTY INFORMATION

Existing Zoning	-
Lot Number	10
Lot Size (Acres)	0.4013
Block Number	A/643
Lot Size (Sq. Ft)	17480
How many streets abut the property?	2
Land Use	res
Is the property platted?	Yes
Status of Project	Existing
Status of Property	Owner Occupied
Previous Board of Adjustment case filed on this property	No
Accommodation for someone with disabilities	No
File Date	-
Seleccione si necesitara un interprete	-
Case Number	-
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? No

Referred by Diana Barkume

Custom Lists

Board of Adjustment Request

1

Type of Request	Special Exception
Request Description	Visual obstruction (20-foot visibility triangle)
Application Type	Single Family/Duplex Variance or Special Exception
Affirm that an appeal has been made for	Special Exception to the 20-foot visibility triangle at the corner of the alley and Royal.
Application is made to BOA to grant the described appeal	Property Owner believes that there are no safety concerns with the existing visibility triangle intrusion.

Case Information

1

Full Request	VT along street and alley
Brief Request	VT along street and alley
Zoning Requirements	VT along street and alley
Relevant History	N/A
BOA History	No

GIS Information

1

Census Tract Number	21.36
Council District	13-Gay Donnell Willis

Street Frontage Information

1

Street Frontage	Front
Linear Feet (Sq. Ft)	50

2

Street Frontage	Rear
-----------------	------

Contact Information

Name	Organization Name	Contact Type	Phone
Phillip Pelland		Applicant	2147693819
Email: phillip@texasbleachers.com			

Name	Organization Name	Contact Type	Phone
Phillip Pelland		Property Owner	2147693819
Email: phillip@texasbleachers.com			

Address

10662 COUNTESS DR, Dallas, TX 75229

Parcel Information

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000058937500000 0							

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Y	PELLAND JACQUELINE TRUST THE	3574 AINSWORTH DR, DALLAS, TEXAS 752295152	

Status History

Status	Comment	Assigned Name	Status Date
Payment Due		Diana Barkume	12/30/2025
In Review	Updated By Script	Accela Administrator	01/02/2026



City of Dallas

Planning & Development Department

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

Board of Adjustment:
1500 Marilla Street, 5CN
Dallas Tx75201
(214) 948-4480

AFFIDAVIT

Appeal number: _____

I, Jacqueline Pelland Trust, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 10602 Countess Dr. Dallas, TX 75229
(Address of property as stated on application)

Authorize: Phillip Pelland

(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: Proposed 8' fence in backyard setback area

Jacqueline Pelland as Trustee

Print name of property owner or registered agent

Jacqueline Pelland

Signature of property owner or registered agent

Date December 11, 2025

Before me, the undersigned, on this day personally appeared Jacqueline Pelland

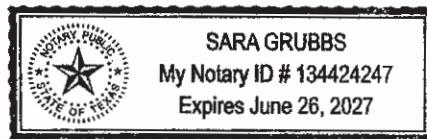
Who on his/her oath certifies that the above statements are true and correct to his/her best knowledge. Subscribed and sworn to before me this 11th day of

December, 20 25

Sara Grubbs

Notary Public for Dallas County,
Texas

Commission expires on 6/26/27



32-225

W. Frank Hoffman Case Estate 150

FILED FOR RECORD
DALLAS COUNTY, TEXAS

1957 FEB 14 PM 34

ED. H. STEGER, County Clerk

R 25892

16896

To the County Clerk of Dallas County:

Under Ordinance 3558 of the City of Dallas, the approval of this plat by the City Plan Commission is automatically terminated after the 16th day of March 1957, and unless this plat is presented for filing on or before said date it should not be accepted for filing.

Department of City Planning

by Marguerite Rabholz
Director of Planning

CERTIFICATE OF APPROVAL

I, Marguerite Rabholz

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 20th day of October, A.D. 1955 353 and same was duly approved on the 8th day of August A.D. 1956 by said Commission.

Marguerite Rabholz

Chairman
City Plan Commission
Dallas, Texas

Attest:

Marie Etter
Secretary

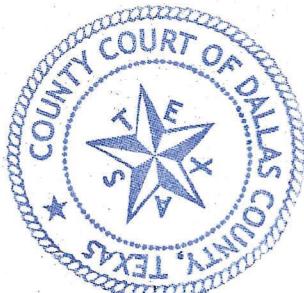
CITY OF DALLAS
1957 AND PRIOR TAXES
PAID 204 41 7-8-57

7-8-57
AS REQUIRED BY
ORDINANCE 3900

Gladoley & Associates
130 Casa Linda Plaza File # 6660A
Dallas, Texas

Filed for Record on the 14th day of February A.D., 1957 at 3:30 o'clock P.M.
Duly Recorded this the 16th day of May A.D., 1957 at 3:30 o'clock P.M.
Instrument No. 25892.

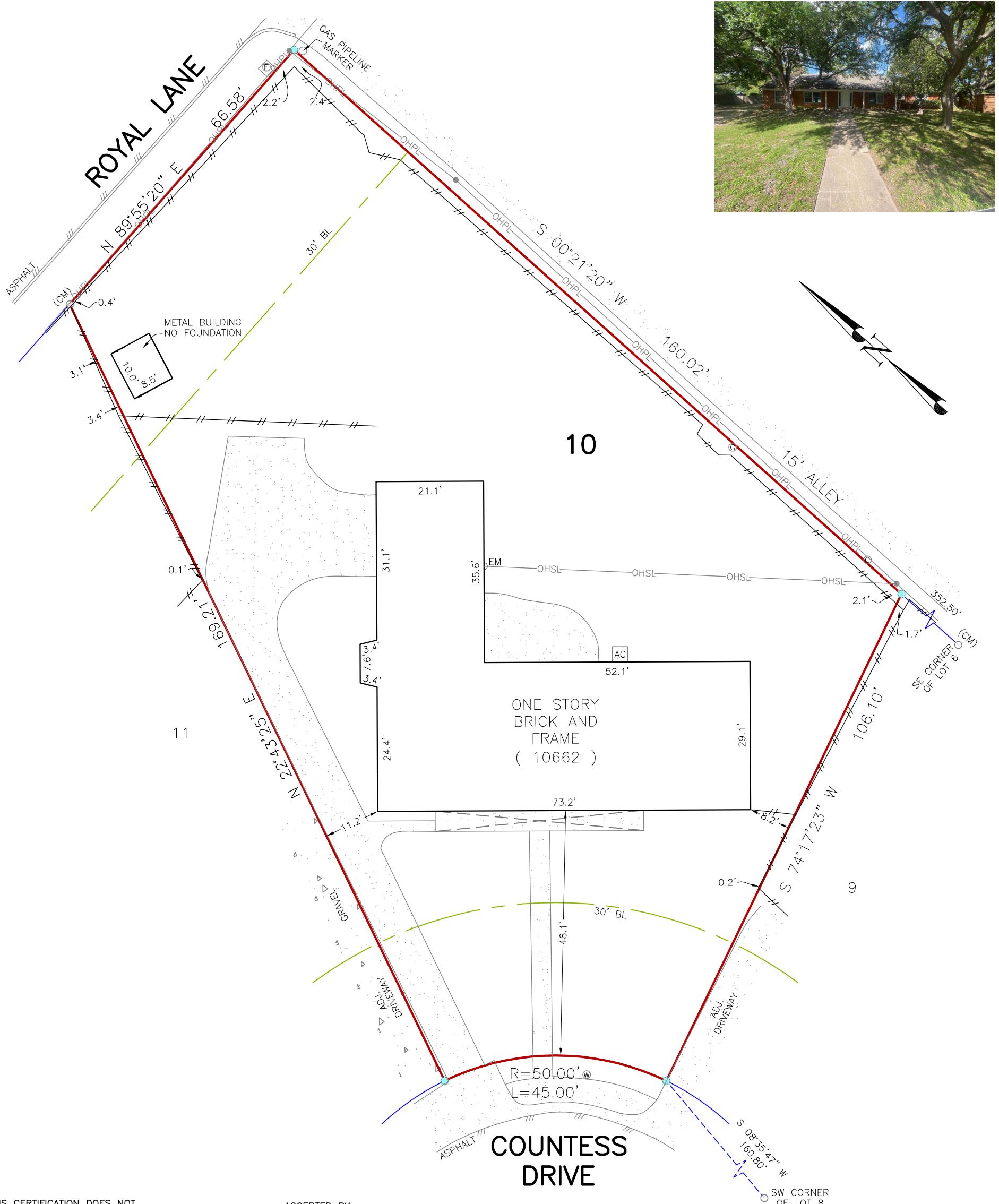
ED. H. STEGER, County Clerk
Dallas County, Texas
By Say S. Steger Deputy



BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 10662 Countess Drive, in the City of Dallas, Texas.

BEING LOT (10) IN BLOCK A/6433) OF SPARKMAN CLUB ESTATES, A SUBDIVISION IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 32, PAGE 225, OF THE MAP/PLAT RECORDS OF DALLAS COUNTY, TEXAS.



THIS CERTIFICATION DOES NOT
TAKE INTO CONSIDERATION
ADDITIONAL FACTS THAT AN
ACCURATE TITLE SEARCH AND OR
EXAMINATION MIGHT DISCLOSE.

ACCEPTED BY: _____

CM'S SHOWN HEREON ARE BASIS
FOR DIRECTIONAL CONTROL

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY N/A.
THERE ARE NO ENCUMBRANCES, CONCLOTS, OR PROTECTIONS, EXCEPT AS SHOWN.

LEGEND

WOOD FENCE // IRON FENCE //

CHAIN LINK - O WIRE FENCE - X

BOUNDARY LINE ■■■■■

EASEMENT/SETBACK ■■■■■

CM - CONTROLLING MONUMENT

MRD - MONUMENTS OF RECORD DIGNITY

1/2" IRON ROD FOUND

1/2" YELLOW-CAPPED IRON ROD SET

SET 'X' FOUND 'X'

3/8" IRON ROD FOUND

5/8" IRON ROD FOUND

POINT FOR CORNER PE - POOL EQUIP

(C) - CABLE (E) - ELECTRIC

(C) - CLEAN OUT EM - ELECTRIC METER

(G) - GAS METER (P) - POWER POLE

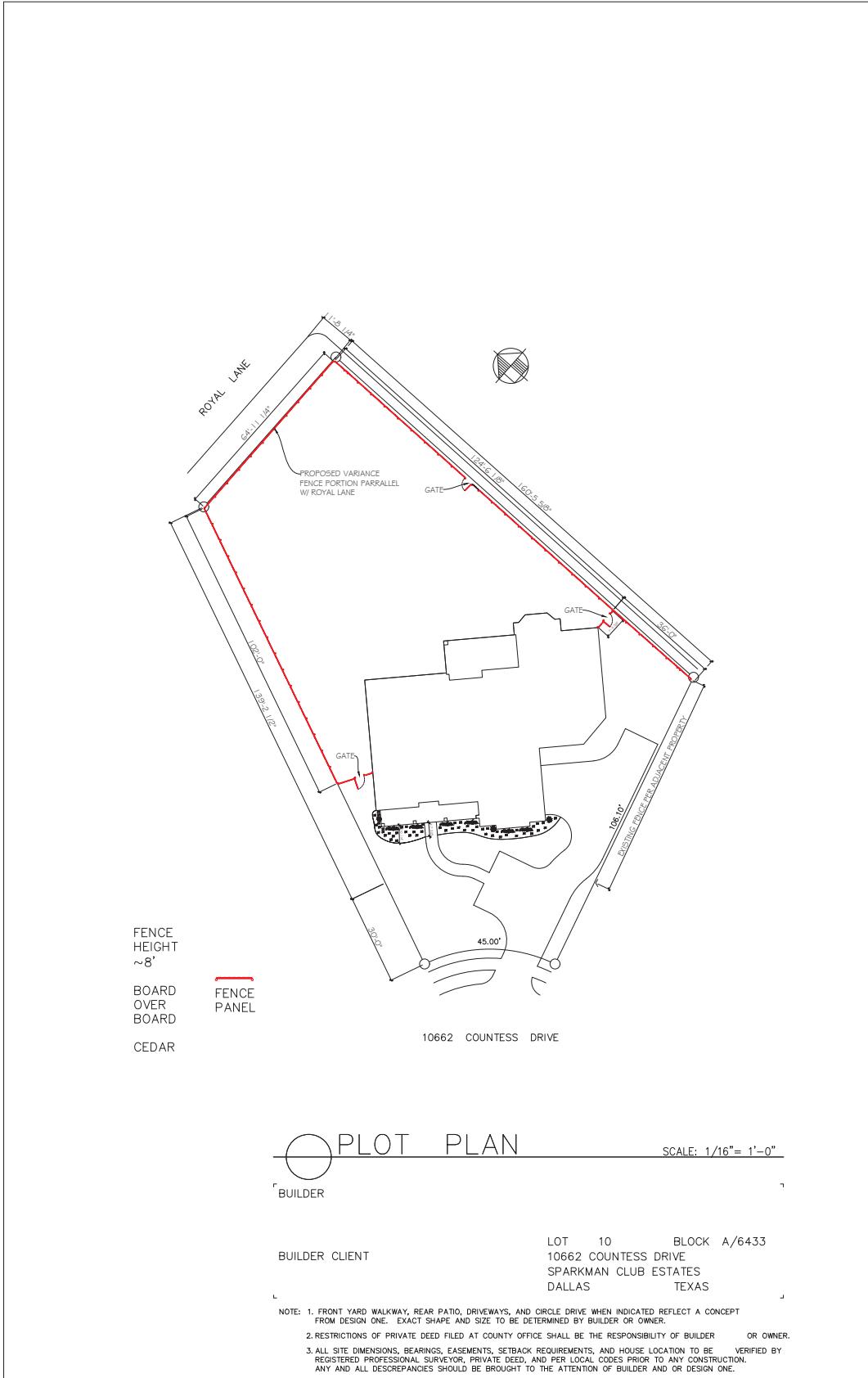
(F) - FIRE HYDRANT (T) - TELEPHONE

(L) - LIGHT POLE (W) - WATER METER

(MH) - MANHOLE (V) - WATER VALVE

(UNLESS OTHERWISE NOTED.)





Sheet #: A-01	Date: May 2nd, 2025	Job #:	
Drawn By: P.P.	Checked By:		
Rev. No.	C.O.	DESCRIPTION	DATE

PELLAND RESIDENCE / FENCE
10662 COUNTESS DR
DALLAS, TX 75229