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City of Dallas

1500 Marilla Street
Council Briefing, 6th Floor
Dallas, Texas 75201

Public Notice

260906

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DALLAS, TX

Board of Adjustment

Panel B

October 21, 2026

Briefing at 10:00 AM

Hearing at 1:00 PM

City of Dallas

Agenda

1500 Marilla Street
Council Briefing,
6th Floor
Dallas, Texas 75201

Board of Adjustment, Panel B

Wednesday, October 21, 2026 **10:00 AM** **6ES - COUNCIL BRIEFING**

Board of Adjustment, Panel B
REGULAR MEETING
WEDNESDAY, OCTOBER 21, 2026
ORDER OF BUSINESS

The Board of Adjustment, Panel B may be briefed on any item on the agenda.

The City of Dallas will make “Reasonable Accommodations” to programs and/or other related activities to ensure all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation to fully participate in the meeting should notify the Board Coordinator by calling (214) 670-4127, at least seventy-two (72) hours (3 days) in advance of the scheduled meeting. A video stream of the meeting will be available two business days after adjournment by visiting https://dallascityhall.com/government/Pages/Live.aspx.

La Ciudad de Dallas llevará a cabo "Adaptaciones Razonables" a los programas y/u otras actividades relacionadas para garantizar que todos y cada uno de los residentes tengan The Landmark Commission may be briefed on any item on the agenda. The City of Dallas will make “Reasonable Accommodations” to programs and/or other related activities to ensure all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation to fully participate in the meeting should notify the Board Coordinator by calling (214) 670-4127, at least seventy-two (72) hours (3 days) in advance of the scheduled meeting. A video stream of the meeting will be available two business days after adjournment by visiting https://dallascityhall.com/government/Pages/Live.aspx.

The public may listen to the meeting as an attendee at the following videoconference link:

https://dallascityhall.webex.com/dallascityhall/j.php?MTID=me568f7eacbe15664668c7ef45f2fec2b

(NOTE: IF THE LINK ABOVE DOES NOT WORK, COPY AND PASTE THE LINK IN YOUR WEB BROWSER)

Individuals and interested parties wishing to speak must register at: **https://bit.ly/BDA-B-Register**

CITY OF DALLAS

BOARD OF ADJUSTMENT – PANEL B
WEDNESDAY, OCTOBER 21, 2026
AGENDA

BRIEFINGS: **Videoconference/6ES Council Briefing Room*** **10:00 a.m.**

(The Board of Adjustment may be briefed on any item on the agenda if it becomes necessary.)

PUBLIC HEARINGS: **Videoconference/6ES Council Briefing Room*** **1:00 p.m.**
Public hearings will not be heard before 1:00 p.m.

PURPOSE: To consider the attached agendas.

*** All meeting rooms and chambers are located in Dallas City Hall, 1500 Marilla, Dallas, Texas**

The Board of Adjustment meeting will be held by videoconference and in the Council Briefing Room, 6th Floor ES at City Hall. Individuals who wish to listen to the meeting, may participate by video by joining Cisco Webex Link: https://bit.ly/boa102126 or by calling the following phone number: ***Webinar number:*** (Webinar 2489 600 5447) password: dallas (325527 from phones)) and by ***phone:*** +1-469-210-7159 United States Toll (Dallas) or +1-408-418-9388 United States Toll (*Access code: **2489 600 5447** **Password:*** 325527)

Individuals and interested parties wishing to speak must register with the Board of Adjustment by registering online at https://dallascityhall.com/government/Boards-and-Commissions/Board-of-Adjustment/Pages/Meetings.aspx or call (214) 670-4127, by 5:00 p.m., Tuesday, October 20, 2026.

Las personas y las partes interesadas que desean hablar deben registrarse con en el Departamento de Planificación y Desarrollo registrándose en línea en https://dallascityhall.com/government/Boards-and-Commissions/Board-of-Adjustment/Pages/Meetings.aspx o llamando al (214) 670-4127, antes de las 5:00 p.m. del martes, 20 de Octubre de 2026.

The public may attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person. The City of Dallas will make "Reasonable Accommodations/Modifications" to programs and/or other related activities to ensure any and all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation(interpreter) to fully participate in the meeting should notify the Board of Adjustment by emailing mary.williams1@dallas.gov. or call (214) 670-4127, at least seventy-two (72) hours (3 days) prior to the scheduled meeting. A video stream of the meeting will be available twenty-four (24) hours after adjournment by visiting https://dallastx.new.swagit.com/views/113.

Se anima al público a asistir a la reunión virtualmente; sin embargo, la audiencia está disponible para aquellos que deseen asistir en persona. La ciudad de Dallas llevará a cabo "Adecuaciones/Modificaciones Razonables" a los programas y/u otras actividades relacionadas para asegurar que todos y cada uno de los residentes tengan acceso a los servicios y recursos para asegurar una reunión equitativa e inclusiva. Cualquier persona que requiera asistencia adicional, servicio, y/o traducción (intérprete) para poder participar de forma íntegra en la reunión debe notificar a Departamento de Planificación y Desarrollo enviando un correo electrónico a mary.williams1@dallas.gov, o llamando al (214) 670-4127, por lo menos setenta y dos (72) horas (3 días) antes de la reunión programada. Una transmisión en video de la reunión estará disponible dos días hábiles luego de la finalización de la reunión en https://dallastx.new.swagit.com/views/113.

AGENDA
BOARD OF ADJUSTMENT PANEL B MEETING
WEDNESDAY, OCTOBER 21, 2026
ORDER OF BUSINESS

The Board of Adjustment meeting will be held by videoconference and in the Council Briefing Room 6th Floor ES at City Hall. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure must sign up with the Planning and Development Department's Office.

The public may attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person.

The following videoconference link is available to the public to listen to the meeting and Public Affairs and Outreach will also stream the Board of Adjustment meeting on Spectrum Cable Channel 96 or 99 and bit.ly/cityofdallastv:

https://dallascityhall.webex.com/dallascityhall/j.php?MTID=me568f7eacbe15664668c7ef45f2fec2b

Public hearings will not be heard before 1:00 p.m.

BRIEFING ITEMS

APPROVAL OF MINUTES

APPROVAL OF JULY 15, 2026, PANEL B MEETING MINUTES

ACTION ITEMS:

MISCELLANEOUS ITEMS:

NONE

UNCONTESTED ITEMS:

1 – BOA-26-000022 – 10011 LENNOX LANE 26-3300A
2 – BOA-26-000063 – 4525 ISABELLA LANE 26-3289A
3 – BOA-26-000064 – 3015 KNOX STREET 26-3302A
4 – BOA-26-000067 – 1431 APPLE STREET 26-3303A
5 – BOA-26-000077 – 6406 ROYALTON DRIVE 26-3304A

HOLDOVER ITEMS:

NONE

INDIVIDUAL ITEMS:

6 – BOA-26-000069 – 5043 LINNET LANE 26-3290A

ADJOURMENT

Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistol oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propriedad."

I. Call to Order

II. Staff Presentation/Briefing

III. Public Hearing

IV Public Testimony

V. Miscellaneous Items

APPROVAL OF JULY 15, 2026, PANEL B MEETING MINUTES

VI. Case Docket

MISCELLANEOUS ITEM(S)

NONE

UNCONTESTED CASE(S)

1. 26-3300A Application of Kamran Malek for **(1)** a special exception to the fence height regulations, for **(2)** a special exception to the fence opacity regulations, for **(3)** a special exception to the 20-foot visibility obstruction regulation at the driveway approach, and for **(4)** a special exception to the 20-foot visibility obstruction regulation at the driveway approach at **10011 LENNOX LANE**. This property is more fully described as Block C/5531, part of Lot 4B, and is zoned R-1ac(A), which limits the height of a fence in the front yard to 4 feet, requires a fence panel with a surface area that is less than 50 percent open may not be located less than five feet from the front lot line, and requires a 20-foot visibility triangle at each driveway approach. The applicant proposes to construct and/or maintain a 7-foot-high fence in a required front-yard, which will require **(1)** a 3-foot special exception to the fence height regulations, to construct and/or maintain a fence in a required front-yard with a fence panel having less than 50 percent open surface area located less than 5 feet from the front lot line, which will require **(2)** a special exception to the fence opacity regulations, to construct and/or maintain a single-family residential fence structure in a required visibility obstruction triangle at the most northerly driveway approach along Lennox Lane, which will require **(3)** a special exception to the visibility obstruction regulation at the driveway approach, and to construct and/or maintain a single-family residential fence structure in a required visibility obstruction triangle at the most southerly driveway approach along Lennox Lane, which will require **(4)** a special exception to the visibility obstruction regulation at the driveway approach.
Location: **10011 LENNOX LANE**
Applicant: Kamran Malek
Senior Planner: Jamie Miller
Request(s): **(1)** A special exception to the fence height regulations, **(2)** A special exception to the fence opacity regulations, **(3)** A special exception to the 20-foot visibility obstruction regulation at the most northerly driveway approach, **(4)** A special exception to the 20-foot visibility obstruction regulation at the most southerly driveway approach.
Staff Recommendation: No staff recommendation.
BOA-26-000022

Attachments: Case Report
Application
Site Plans

2. 26-3289A Application of Robert Baldwin for **(1)** a special exception to the fence height regulations at **4525 ISABELLA LANE**. This property is more fully described as Block E/5534, Lot 7, and is zoned R-1ac(A), which limits the height of a fence in the front yard to 4-feet. The applicant proposes to construct and/or maintain an 8-foot-high fence in a required front yard, which will require **(1)** a 4-foot special exception to the fence height regulations.

Location: **4525 ISABELLA LANE**
Applicant: Robert Baldwin
Senior Planner: Jamie Miller
Request(s): **(1)** A special exception to the fence height regulations
Staff Recommendation: No staff recommendation.
BOA-26-000063

Attachments:
Case Report
Application
Applicant Letter
Site Plan
Landscape Plan
Side Fence Elevation
Fence Elevations

3. 26-3302A Application of Tommy Mann for **(1)** a special exception to the landscaping regulations at **3015 KNOX STREET**. This property is more fully described as Block J/1534, Lots 13, 14, 15A, 16 and 17, and is zoned PD-193(LC), which requires landscape to be provided. The applicant proposes to construct and/or maintain nonresidential structure and provide an alternate landscape plan, which will require **(1)** a special exception to the landscaping regulations.

Location: **3015 KNOX STREET**
Applicant: Philip Kingston
Senior Planner: Dr. Kameka Miller-Hoskins
Request(s): **(1)** A special exception to the landscaping regulations.
Staff Recommendation: No staff recommendation.
BOA-26-000064

Attachments:
Case Report
Application
Arborist Report
Landscape Plan
Dimensional Control Plan
Documentary Evidence

4. 26-3303A Application of Lauren Montgomery for **(1)** a special exception to the landscaping regulations at **1431 APPLE STREET**. This property is more fully described as Block 1/645, Lots 7-9 and Block 645, Lots 7 & 8, and is zoned PD-298, which requires mandatory landscaping. The applicant proposes to construct and/or maintain a residential development and provide an alternate landscape plan, which will require **(1)** a special exception to the landscaping regulations.
Location: **1431 APPLE STREET**
Applicant: Lauren Montgomery
Senior Planner: Jamie Miller
Request(s): **(1)** A special exception to the landscaping regulations.
Staff Recommendation: No staff recommendation.
BOA-26-000067

Attachments: Case Report
Application
Referral
Arborist report
Site Plan
Landscape Plan
Documentary Evidence

5. 26-3304A Application of Benjamin Ryan Caldwell for **(1)** a variance to the side yard setback regulations at **6406 ROYALTON DRIVE**. This property is more fully described as Block 8/5500, Lot 1, and is zoned R-16(A), which requires a side yard setback of 20-feet due to a platted building line. The applicant proposes to construct and/or maintain a residential accessory pool structure and provide a 5-foot 1-inch side yard setback, which will require **(1)** a 14-foot 11-inch variance to the side yard setback regulations.
Location: **6406 ROYALTON DRIVE**
Applicant: Benjamin Ryan Caldwell
Senior Planner: Bryant Thompson
Request(s): **(1)** A variance to the side yard setback regulations.
Staff Recommendation: Approval.
BOA-26-000077

Attachments: Case Report
Application
Referral
Site Plan
Plat

HOLDOVER CASE(S)

NONE

INDIVIDUAL CASE(S)

6. 26-3290A Application of Bryan Foster for **(1)** a variance to the front yard setback regulations at **5043 LINNET LANE**. This property is more fully described as Block 8/4914, Lot 6, and is zoned PD 67 (Tract IV), which requires a front yard setback of 25-feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 21-foot-6-inch front yard setback, which will require **(1)** a 3-foot-6-inch variance to the front yard setback regulations.
Location: **5043 LINNET LANE**
Applicant: Bryan Foster
Senior Planner: Bryant Thompson
Request(s): **(1)** A variance to the front yard setback regulations.
Staff Recommendations: Denial.
BOA-26-000069

Attachments:
Case Report
Application
Site plan
Form Board Survey
Elevation Plans- Left and Front
Elevation Plans-Right and Rear
Documentary Evidence-Approved Plan

VII. Adjournment

EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code § 551.071]

2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code § 551.072]

3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code § 551.073]

4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code § 551.074]

5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code § 551.076]

6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code § 551.087]

7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code § 551.089]

8. deliberating cybersecurity measures, policies, or contracts solely intended to protect a critical infrastructure facility. [Tex. Gov't Code § 551.0761]

BOARD OF ADJUSTMENT

Panel B Minutes

JULY 15, 2026

DRAFT

6ES Briefing Room
24974849659@dallascityhall.webex.com
Parker Graham, Temporary
Presiding Officer

PRESENT: [4]

Parker Graham, Temporary Presiding Officer	
Sarah Lamb	
Michael Quint	
Stuart Campbell	

ABSENT: [0]

Assitant City Attorney, Theresa Carlyle, called the briefing to order at **10:42 A.M.** with a quorum of the Board of Adjustment present.

Board Member Michael Quint nominated Board Member Parker Graham as Temporary Presiding Officer for Panel B; seconded by Board Member Stuart Campbell; it was voted unanimously.

Temporary Presiding Officer, Parker Graham called the hearing to order at **1:00 P.M.** with a quorum of the Board of Adjustment present.

The Chairperson stated that no action of the Board of Adjustment shall set a precedent. Each case must be decided upon its own merits and circumstances, unless otherwise indicated, each use is presumed to be a legal use. Each appeal must necessarily stand upon the facts and testimony presented before the Board of Adjustment at this public hearing, as well as the Board's inspection of the property.

PUBLIC SPEAKERS

The Board of Adjustment provided public testimony opportunities for individuals to comment on manners that were scheduled on the posted meeting agenda.

- We had no speakers for public testimony during this hearing.

Board of Adjustment
July 15, 2026

MISCELLANEOUS ITEMS

Approval of the Board of Adjustment Panel B, June 17, 2026, Meeting Minutes.

Motion was made to approve Panel B, June 17, 2026, Public Hearing Minutes.

Maker:	Stuart Campbell				
Second:	Michael Quint				
Results:	4-0 unanimously				Motion to approve
		Ayes:	-	4	Parker Graham, Sarah Lamb, Michael Quint, Stuart Cambell
		Against:	-	0	

MISCELLANEOUS CASES

1. 1211 STRAIT LANE
BOA-25-000100-EXT1 (KMH)

BUILDING OFFICIAL'S REPORT: Application of Karl Crawley for a request to extend the time period in which to file an application for a building permit or certificate of occupancy beyond the 180 days from the Board of Adjustment Panel B's favorable action on a request for a variance to front-yard setback regulations granted on February 18, 2026, for the property located at 11211 Strait Lane. The property is more particularly described as Block 1/6391, Lot 3, and is zoned R-1/2ac(A).

LOCATION: 11211 STRAIT LANE

APPLICANT: Karl Crawley

REQUEST:

The applicant is requesting to extend the time period in which to file an application for a building permit or certificate of occupancy beyond the 180 time period.

STANDARD FOR EXTENDING THE TIME PERIOD IN WHICH TO APPLY FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY:

Dallas Development Code Section 51A-4.703(d) provides that the applicant shall file an application for a building permit or certificate of occupancy within 180 days from the date of the favorable action of the board, unless the applicant files for and is granted an extended time period prior to the expiration of the 180 days. The filing of a request for an extended time period does not toll the 180 day time period. If the applicant fails to file an application within the time period, the request is automatically denied without prejudice, and the applicant must begin the process to have his request heard again.

Section 10(j) of the Board of Adjustment Working Rules of Procedure provides that a panel may not extend the time period for making application for a building permit or certificate of occupancy beyond 180 days from the date of its favorable action **unless it makes a specific finding based on evidence**

presented at a public hearing that there are no substantially changed conditions or circumstances regarding the property. The person requesting the time extension shall have the burden of establishing that there are no substantially changed conditions or circumstances regarding the property to the satisfaction of the panel. In no event, however, may the panel extend the time period beyond 18 months from the date of its favorable action.

STAFF RECOMMENDATION:

No staff recommendation is made on this request.

TIMELINE:

December 23, 2025: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

February 18, 2026: Panel B at it's regularly scheduled hearing granted the variance

Request to the the front yard setback regulations.

June 10, 2026: The applicant submitted a request to extend the 180 day timeframe to to file an application for a building permit or certificate of occupancy.

Speakers:

For: Karl Crawley, 1341 W. Mockingbird Ln., Ste 107W, Dallas TX 75247

Against: No Speakers

Motion
I move that the Board of Adjustment, in Appeal No. BOA-25-000100-EXT1, on application of Karl Crawley, **GRANT** the request to extend the time period to apply for a building permit or certificate of occupancy an additional 180 days beyond the 180 days from the Board of Adjustment's favorable action on a request for a variance to the front-yard setback regulations granted on February 18, 2026, because our evaluation of the property and the testimony shows that there are no substantially changed conditions or circumstances regarding the property.

Maker:	Michael Quint				
Second:	Sarah Lamb				
Results:	4-0 Unanimously				Motion to grant
		Ayes:	-	4	Parker Graham, Sarah Lamb, Michael Quint, Stuart Cambell
		Against:	-	0	

2. 1015 N. BISHOP AVENUE
BOA-26-000050_FW2 (KMH)

BUILDING OFFICIAL'S REPORT: Application of Isabela Garcia for a fee waiver for (1) a special exception to the fence height regulations, (2) a special exception to the fence opacity regulations, and (3) a special exception to the 20-foot visibility obstruction regulations at **1015 N BISHOP AVENUE**. This property is more fully described as Block 13/3335, north 35 feet of Lot 9, and is zoned PD-830 (Subdistrict

Board of Adjustment
July 15, 2026

1).

LOCATION: 1015 NORTH BISHOP AVENUE

APPLICANT: Isabela Garcia

REQUEST:

A request for a fee waiver for a special exception to the fence height regulations, a special exception to the fence opacity regulations, and a special exception to the 20-foot visibility obstruction regulations.

The applicant is requesting a fee waiver for three separate requests each with a fee of $600.00 for a total request waiver amount of $1800.00. The request pertains solely to the waiver of fees associated with the proposed deviations from the fence height and opacity regulations and 20-foot visibility obstruction regulations.

STANDARD FOR A FEE WAIVER OR REIMBURSEMENT:

Section 303.12.1.6 in Chapter 52 of the Dallas City Code specifies the board of adjustment may waive the filing fee if the board finds **that payment of the fee would result in substantial financial hardship to the applicant**. The applicant may either pay the fee and request reimbursement at the hearing on the matter or request that the issue of financial hardship be placed on the board's miscellaneous docket for predetermination. If the issue is placed on the miscellaneous docket, the applicant may not file the application until the merits of the request for waiver have been determined by the board. In making this determination, the board may require the production of financial documents.

STAFF RECOMMENDATION:

The staff does not make a recommendation on fee waiver requests since the standard is whether the board finds that payment of the fee would result in substantial financial hardship to the applicant.

Speakers:

For: Isabella Garcia, 1015 N. Bishop Ave, Dallas TX 75208

Against: No Speakers

Motion

I move that the Board of Adjustment, in Appeal No. BOA-26-000050_FW2, on application of Isabela Garcia, **DENY** the request to waive the filing fees to be paid in association with a request for a special exception to the fence height regulations, a special exception to the fence opacity regulations, and a special exception to the 20-foot visibility obstruction regulation at the drive approach as requested by this applicant **without prejudice**, because our evaluation of the property and the testimony shows that payment of the fee would NOT result in substantial financial hardship to this applicant. .

Maker:	Sarah Lamb				
Second:	Michael Quint				
Results:	4-0 Unanimously				Motion to grant

		Ayes:	-	4	Parker Graham, Sarah Lamb, Michael Quint, Stuart Cambell
		Against:	-	0	

UNCONTESTED CASES

3. **4428 PARK LANE**
BOA-26-000043 (KMH)

BUILDING OFFICIAL'S REPORT: Application of Jan Michael Llanda for **(1)** a special exception to the fence height regulations at **4428 PARK LANE**. This property is more fully described as Block 5553, part of Lot 2 Tract A, and is zoned R-10(A), which limits the height of a fence in the front yard to 4-feet. The applicant proposes to construct and/or maintain a 6-foot-8-inch high fence in a required front-yard, which will require **(1)** a 2-foot-8-inch special exception to the fence height regulations.

LOCATION: 4428 Park Lane

APPLICANT: Jan Michael Llanda

REQUEST:

(1) A special exception to the fence height regulations.

STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO FENCE HEIGHT REGULATIONS:

Section 51A-4.602(a)(11) of the Dallas Development Code states that the board may grant a special exception to the fence regulations when, in the opinion of the board, the special exception will not adversely affect neighboring property.

STAFF RECOMMENDATION:

Special Exceptions (1):

No staff recommendation is made on this request.

BACKGROUND INFORMATION:

Zoning:

Site: R-10(A)
North: R-10(A)
East: R-10(A)
South: R-10(A)
West: R-10(A)

Land Use:
The subject site is developed with a single-family residence with surrounding properties sharing the same type of development.

BDA History:

No BDA history has been found on this property within the past five years.

GENERAL FACTS/STAFF ANALYSIS:

- The application of Jan Michael Llanda for the property located at 4428 Park Lane focuses on one request relating to the fence height.
- The applicant proposes to construct and/or maintain a 6-foot-8-inch-high fence in a required front yard, which will require a 2-foot-8-inch special exception to the fence height regulations.
- To the south of the property is construction and is surrounded by an approximately six-foot high fence with mesh material. Surrounding residential structures have wrought iron and masonry column fences; however, there are some properties without fences that appear to have landscaping shrubs approximately over six feet tall.
- On April 24, 2001, Panel A approved a special exception to the fence regulations of 2 feet subject to compliance with the elevations and site plan provided. Case number for the aforementioned application was BDA-001-189. The new application submitted includes a request of 2 feet plus an additional 8 inches.
- The proposed fence includes columns and vertical iron fence panels.
- The applicant has the burden of proof in establishing the special exception to the fence height regulations will not adversely affect neighboring properties.
- Granting the special exceptions to the fence height regulations, with the condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.
- 200' Radius Video: BOA-26-000043 at 4428 Park Lane

Timeline:

May 26, 2026: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

June 9,2026: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel **B**.

June 22,2026: The Planning and Development Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the **June 26, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **July 2, 2026**, deadline to submit additional evidence to be incorporated into the board's docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

June 30, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **July** public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

Speakers:

For: No Speakers

Against: No Speakers

Motion
I move that the Board of Adjustment **GRANT** the following application listed on the uncontested docket because it appears, from our evaluation of the property and all relevant evidence that the application satisfies all the requirements of the Dallas Development Code and is consistent with the general purpose and intent of the Code, as applicable, to wit:

BOA-26-000043 – Application of Jan Michael Llanda, for a special exception to fence height regulations contained in the Dallas Development Code, is granted, subject to the following condition:

Compliance with the most recent version of the submitted site plan and elevations are required.

Maker:	Sarah Lamb				
Second:	Michael Quint				
Results:	4-0 Unanimously				Motion to grant
		Ayes:	-	4	Parker Graham, Sarah Lamb, Michael Quint, Stuart Campbell
		Against:	-	0	

INDIVIDUAL CASES

4. 1510 MARFA AVENUE
BOA-26-000033(KMH)

BUILDING OFFICIAL'S REPORT: Application of April Ross for **(1)** a variance to the side yard setback regulations at **1510 MARFA AVENUE**. This property is more fully described as Block 32/4090, Lot 7, and is zoned R-7.5(A), which requires a side yard setback of 5-feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 3-foot side yard setback, which will require **(1)** a 2-foot variance to the side yard setback regulations.

LOCATION: 1510 Marfa Avenue

APPLICANT: April Ross

REQUEST:

(1) A variance to the side yard setback regulations.

STANDARD OF REVIEW FOR A VARIANCE:

Section 51A-3.102(d)(10) of the Dallas Development Code specifies that the board has the power to grant variances from the front yard, **side yard,** rear yard, lot width, lot depth, lot coverage, floor area for structures accessory to single-family uses, height, minimum sidewalks, off-street parking or off street loading, or landscape regulations provided that the variance is:

(A) not contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
(B) necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
(C) not granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

SECTION 51A-3.102(d)(10)(B)

Dallas Development Code § 51A-3.102(d)(10)(B), allows for the board to use their discretion and consider the following as grounds to determine whether the portion of the variance standard of compliance with the ordinance as applied to a structure would result in unnecessary hardship:

(i) The financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.
(ii) Compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.
(iii) Compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.
(iv) Compliance would result in the unreasonable encroachment on an adjacent property or easement; or
(v) The municipality considers the structure to be a nonconforming structure.

STAFF RECOMMENDATION:

Variance to the side yard setback regulations:

Approval

Rationale: Based upon the evidence presented and provided by the applicant, the staff concluded that the site is

- Not contrary to the public interest as no letters of opposition were received.

- Is necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and The requested variance is necessary to permit development of this specific parcel because the incorrect survey previously relied upon created an inaccurate representation of the property's size, shape, and development limitations. As a result, the parcel was effectively treated as having restrictive characteristics not shared by other similarly zoned properties. Approval of the variance will remedy the hardship caused by the erroneous survey and allow development commensurate with other parcels within the same zoning district.
- Does not appear to be a self-created or personal hardship.

BACKGROUND INFORMATION:

Zoning:

Site:	R-7.5(A)
North:	R-7.5(A)
East:	R-7.5(A)
South:	R-7.5(A)
West:	R-7.5(A)

Land Use:

The subject site is developed with a residential structure, with surrounding properties sharing the same type of development.

BDA History:

No BDA history has been found within the past five years on the subject property.

GENERAL FACTS/STAFF ANALYSIS:

- The application of April Ross for the property located at 1510 Marfa Avenue focuses on one request relating to the side yard setback regulations.
- The applicant is proposing to construct a residential structure and provide a 3-foot side yard setback, which will require a 2-foot variance to the side yard setback regulations.
- The applicant obtained a survey that provided incorrect information regarding the distance between the side yard property line. Rather than the five feet shown in the incorrect survey the distance on the east property line is approximately 3 feet and decreases as traveling south along the property line. For this reason, the applicant has submitted this application.
- The applicant has the burden of proof in establishing the following:
    1. That granting the variance to the side yard setback regulations will not be contrary to the public interest when, owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
    2. The variance is necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such restrictive area, shape, or slope, that it cannot be

developed in a manner commensurate with the development upon other parcels of land with the same zoning; and

3. The variance would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

SECTION 51 A-3.102(d)(10)(B)

Dallas Development Code § 51A-3.102(d)(10)(B), allows for the board to use their discretion and consider the following as grounds to determine whether the portion of the variance standard of compliance with the ordinance as applied to a structure would result in unnecessary hardship:

(i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.

(ii) Compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.

(iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.

(iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or

(v) the municipality considers the structure to be a nonconforming structure.

- Granting the variance to the side yard setback regulations, with the condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.
- 200' Radius Video: BOA-26-000033 at 1510 Marfa

Timeline:

April 24, 2026: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

June 9, 2026: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel **B**.

June 22, 2026: The Planning and Development Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the **June 26, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **July 2, 2026**, deadline to submit additional evidence to be incorporated into the board's docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

June 30, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **July** public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

Speakers:

For: April Ross, 2701 Sunset Ridge Dr., Rockwall TX 75032
Kevin Brotherton, 2701 Sunset Ridge Dr., Rockwall, TX 75032

Against: No Speakers

Motion
I move that the Board of Adjustment, in Appeal No. BOA-26-000033, on application of April Ross, **GRANT** the 2-foot variance to the side-yard setback regulations requested by this applicant because our evaluation of the property and testimony shows that the physical character of this property is such that a literal enforcement of the provisions of the Dallas Development Code, as amended, would result in unnecessary hardship to this applicant.

I further move that the following condition be imposed to further the purpose and intent of the Dallas Development Code:

Compliance with the most recent version of all submitted plans are required.

Maker:	Stuart Campbell					
Second:	Sarah lamb					
Results:	4-0 Unanimously					Motion to grant
		Ayes:	-		4	Parker Graham, Sarah Lamb, Michael Quint, Stuart Campbell
		Against:	-		0	

5. 1510 MARFA AVENUE
BOA-26-000033(KMH)

BUILDING OFFICIAL'S REPORT: Application of Bharathi Pinninty for **(1)** a variance to the front yard setback regulations, **(2)** a variance to the side yard setback regulations, **(3)** a variance to the off-street parking regulations, **(4)** a special exception to the visibility obstruction regulation at the driveway approach, and for **(5)** a special exception to the visibility obstruction regulation at the driveway approach at **1420 CANADA DRIVE**. This property is more fully described as Block 4/7119, Part of Lot 6, and is zoned CR, which requires a front yard setback of 15-feet along Canada Place, requires a side yard setback of 20-feet where adjacent to an R(A) district, requires that a parking space must be located at least 20 feet from the right-of-way line adjacent to a street or alley if the space is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley, and requires a 20-foot visibility triangle at the driveway approach. The applicant proposes to construct and/or maintain a residential structure and provide a 10-foot front yard setback along Canada Place, which will require **(1)** a 5-foot variance to the front yard setback regulations along Canada Place, to construct and/or

maintain a residential structure and provide a 5-foot side yard setback, which will require **(2)** a 15-foot variance to the side yard setback regulations, to locate and/or maintain a parking space in an enclosed structure with a setback of 10-feet, which will require **(3)** a variance of 10-feet to the off-street parking regulations, to construct and/or maintain a residential structure in a required 20-foot visibility obstruction triangle at the most northerly driveway approach along Canada Place, which will require **(4)** a special exception to the 20-foot visibility obstruction regulation at the most northerly driveway approach along Canada Place, and to construct and/or maintain a residential structure in a required 20-foot visibility obstruction triangle at the most southerly driveway approach along Canada Place, which will require a **(5)** special exception to the 20-foot visibility obstruction regulation at the most southerly driveway approach along Canada Place.

LOCATION: 1420 Canada Drive

APPLICANT: Bharathi Pinninty

REQUEST:

4. A request for a variance to the front-yard setback regulations,
5. A request for a variance to the side-yard setback regulations,
6. A request for a variance to the off-street parking regulations,
7. A special exception to the visibility obstruction regulation at the driveway approach, and
8. A special exception to the visibility obstruction regulation at the driveway approach.

STANDARDS OF REVIEW FOR A VARIANCE:

Section 51A-3.102(d)(10) of the Dallas Development Code specifies that the board has the power to grant variances from the front-yard, **side-yard**, rear-yard, lot-width, lot-depth, lot-coverage, floor area for structures accessory to single-family uses, height, minimum sidewalks, **off-street parking** or off-street loading, or landscape regulations provided that the variance is:

(A) not contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.

(B) necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and

(C) not granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

SECTION 51A-3.102(d)(10)(B):

Dallas Development Code § 51A-3.102(d)(10)(B), allows for the board to use their discretion and consider the following as grounds to determine whether the portion of the variance standard of compliance with the ordinance as applied to a structure would result in unnecessary hardship:

(i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01

of the Texas Tax Code.

(ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.

(iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.

(iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or

(v) the municipality considers the structure to be a nonconforming structure.

STAFF RECOMMENDATION:

Variance to the front yard setback regulations:

Approval

Rationale: Based upon evidence presented and provided by the applicant, staff concluded that the site is:

A. Not contrary to the public interest.

B. The subject site is restrictive in buildable area but not shape and slope. Taking into consideration, the subject site is a corner lot with front-yard setbacks facing both Canada Drive and Canada Place reducing the buildable area. The subject site has a lot size of 4,500 square feet with a buildable area of 800 square feet; therefore, it cannot be developed in a manner commensurate with development upon other parcels of land in the same zoning district.

C. Not self-created nor is it a personal hardship. hardship.

Variance to the side yard setback regulations:

Approval

Rationale: Based upon evidence presented and provided by the applicant, staff concluded that the site is:

A. Not contrary to the public interest.

B. The subject site is restrictive in buildable area but not shape and slope. Taking into consideration, the subject site is a corner lot with front-yard setbacks facing both Canada Drive and Canada Place reducing the buildable area. The subject site has a lot size of 4,500 square feet with a buildable area of 800 square feet; therefore, it cannot be developed in a manner commensurate with development upon other parcels of land in the same zoning district.

C. Not self-created nor is it a personal hardship. hardship.

Variance to the off-street parking regulations:

Denial

Rationale: Based upon evidence presented and provided by the applicant, staff concluded that the site is:

A. Not contrary to the public interest.

B. The subject site is restrictive in buildable area but not shape and slope. Taking into consideration, the subject site sidewalk location and width of 4-feet further reducing the distance from the garage door to 10-feet; therefore, it cannot be developed in a manner commensurate with development upon other parcels of land in the same zoning district.

C. Not self-created nor is it a personal hardship.

STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO VISUAL OBSTRUCTION REGULATIONS:

Section 51A-4.602(d)(3) of the Dallas Development Code states that the board may grant a special exception to the visual obstruction regulations when in the opinion of the board, the special exception will not constitute a traffic hazard.

STAFF RECOMMENDATION:

Special Exceptions (2):

No staff recommendation is made on this request.

BACKGROUND INFORMATION:

Zoning:

Site:	PD-595 (MF-1(A))
North:	PD-595 (MF-1(A)) & PD-595 (CC) Tract 4
East:	PD-595 (CC) Tract 4
South:	WMU-5 (HM-1 & SH-1)
West:	PD-595 (MF-1(A)) & WR-5 (HM-1)

Land Use:

The subject site is vacant and surrounding properties to the north and west are developed with residential uses.

BDA History:

No BDA history has been found within the last five years.

GENERAL FACTS/STAFF ANALYSIS:

- The application of Bharathi Pinninty for the property located at 1420 Canada Drive focuses on five requests relating to a variance to the front-yard and side-yard setback regulations, off-street parking regulations, and 20-foot visibility obstruction regulations at the driveway approach.
- The first request, the applicant is proposing to construct and maintain a residential structure and provide a 10-foot front yard setback, which will require a 5-foot variance to the front-yard setback regulations.

- The second request, the applicant is proposing to construct and maintain a residential structure and provide a 5-foot side-yard setback, which will require a 15-foot variance to the side-yard setback regulations.
- The third request is for a variance to the off-street parking regulations. The applicant is proposing to locate and maintain a parking space in an enclosed structure with a setback of 10-feet, which will require a 10-foot variance to the off-street parking regulations.
- Lastly, the applicant is proposing to maintain a residential structure in a required 20-foot visibility obstruction triangle at the most southerly and northerly driveway approach along Canada Place, which will require special exceptions to the 20-foot visibility obstruction regulation.
- It is imperative to note that the subject site consists of an existing residential structure with a proposed two-car garage conversion.
- It is imperative to note that the subject site is proposed on a vacant lot.
- The subject site has a lot size of 4,500 square feet with a buildable area of 800 square feet without a variance and maximum of 2,000 square feet (44.4 percent) with proposed variance request.
- Surrounding properties are developed with residential uses.
- The applicant has the burden of proof in establishing the following:

  1) That granting the variance to the front-yard setback, side-yard setback, and off-street parking regulations will not be contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.

  2) The variance is necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and

  3) The variance would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

SECTION 51A-3.102(d)(10)(B):

Dallas Development Code § 51A-3.102(d)(10)(B), allows for the board to use their discretion and consider the following as grounds to determine whether the portion of the variance standard of compliance with the ordinance as applied to a structure would result in unnecessary hardship:

(i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.

(ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.

(iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.

(iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or

(v) the municipality considers the structure to be a nonconforming structure.

- Granting the variance to the front-yard setback, side-yard setback, and off-street parking regulations with a condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.
- The applicant has the burden of proof in establishing that the special exception to the visual obstruction regulations will not constitute a traffic hazard.
- Granting the special exceptions to the visual obstruction with a condition that the applicant complies with the submitted site plan, would require the proposal to be constructed as shown on the submitted documents.
- 200' Radius Video: BOA-26-000036 at 1420 Canada Dr

Timeline:

May 4, 2026: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

May 7, 2026: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel **B**.

May 18, 2026: The Planning and Development Senior Project Coordinator on behalf of the Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the **May 22, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **June 5, 2026**, deadline to submit additional evidence to be incorporated into the board's docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

May 28, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **June** public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

June 3, 2026: The Board of Adjustment Senior Project Coordinator postpone until July.

June 18, 2026: The Planning and Development Senior Project Coordinator on behalf of the Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the **June 26, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **July 2, 2026**, deadline to submit additional evidence to be incorporated into the board's docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

June 30, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **July** public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

Speakers:

For: Chase Corker, 1420 Canada Dr., Dallas TX 75212
Bharathi Pinninty, 1420 Canada Dr., Dallas TX 75212

Against: Sharel Sullivan, 1514 Marfa Avenue, Dallas TX 75212

Motion # 1
I move that the Board of Adjustment, in Appeal No. BOA-26-000036, on application of Bharathi Pinninty, **GRANT** the 5-foot variance to the front-yard setback regulations requested by this applicant because our evaluation of the property and testimony shows that the physical character of this property is such that a literal enforcement of the provisions of the Dallas Development Code, as amended, would result in unnecessary hardship to this applicant.

I further move that the following condition be imposed to further the purpose and intent of the Dallas Development Code:

Compliance with the most recent version of all submitted plans are required.

Maker:	Sarah Lamb					
Second:	Michael Quint					
Results:	4-0 Unanimously					Motion to grant
		Ayes:	-		4	Parker Graham, Sarah Lamb, Michael Quint, Stuart Campbell
		Against:	-		0	

Motion # 2
I move that the Board of Adjustment, in Appeal No. BOA-26-000036, on application of Bharathi Pinninty, **GRANT** the 15-foot variance to the side-yard setback regulations requested by this applicant because our evaluation of the property and testimony shows that the physical character of this property is such that a literal enforcement of the provisions of the Dallas Development Code, as

amended, would result in unnecessary hardship to this applicant.

I further move that the following condition be imposed to further the purpose and intent of the Dallas Development Code:

Compliance with the most recent version of all submitted plans are required.

Maker:	Michael Quint					
Second:	Sarah Lamb					
Results:	4-0 Unanimously					Motion to grant
		Ayes:	-		4	Parker Graham, Sarah Lamb, Michael Quint, Stuart Campbell
		Against:	-		0	

Motion # 3
I move that the Board of Adjustment, in Appeal No. BOA-26-000036, on application of Bharathi Pinninty, **DENY** the off-street parking variance requested by this applicant **without prejudice**, because our evaluation of the property and the testimony shows that the physical character of this property is such that a literal enforcement of the provisions of the Dallas Development Code, as amended, would NOT result in unnecessary hardship to this applicant.

Maker:	Sarah Lamb					
Second:	Stuart Campbell					
Results:	4-0 Unanimously					Motion to deny without prejudice
		Ayes:	-		4	Parker Graham, Sarah Lamb, Michael Quint, Stuart Campbell
		Against:	-		0	

Motion # 4
I move that the Board of Adjustment, in Appeal No. BOA-26-000036, on application of Bharathi Pinninty, **GRANT** the request to maintain items in the 20-foot visibility triangle at the most northerly driveway approach along Canada Place as a special exception to the visual obstruction regulation contained in the Dallas Development Code, as amended, because our evaluation of the property and the testimony shows that this special exception will not constitute a traffic hazard.

I further move that the following condition be imposed to further the purpose and intent of the Dallas Development Code, as amended:

Compliance with the most recent version of the submitted site plan and elevations, in regards to the portion in violation of the visual obstruction triangle, are required.

Maker:	Michael Quint					
Second:	Stuart Campbell					
Results:	4-0 Unanimously					Motion to grant

		Ayes:	-		4	Parker Graham, Sarah Lamb, Michael Quint, Stuart Campbell
		Against:	-		0	

Motion # 5

I move that the Board of Adjustment, in Appeal No. BOA-26-000036, on application of Bharathi Pinninty, **GRANT** the request to maintain items in the 20-foot visibility triangle at the most southerly driveway approach along Canada Place as a special exception to the visual obstruction regulation contained in the Dallas Development Code, as amended, because our evaluation of the property and the testimony shows that this special exception will not constitute a traffic hazard.

I further move that the following condition be imposed to further the purpose and intent of the Dallas Development Code, as amended:

> Compliance with the most recent version of the submitted site plan and elevations, in regards to the portion in violation of the visual obstruction triangle, are required.

Maker:	Sarah Lamb					
Second:	Stuart Campbell					
Results:	4-0 Unanimously					Motion to grant
		Ayes:	-		4	Parker Graham, Sarah Lamb, Michael Quint, Stuart Campbell
		Against:	-		0	

ADJOURNMENT

After all business of the Board of Adjustment had been considered, Temporary Presiding Officer Parker moved to adjourn the meeting at 2:52 p.m.

_____ _____

Required Signature: Date

Mary Williams, Board Secretary

Planning and Development Department

_____ _____

Required Signature: Date

Dr. Kameka Miller-Hoskins, Board Administrator

Planning and Development Department

_____ _____

Required Signature: Date

Parker Graham, Temporary Presiding Officer

Board of Adjustment

File #: 26-3300A **Item #:** 1.

AGENDA DATE: October 21, 2026

PANEL: B

COUNCIL DISTRICT(S): 13

DEPARTMENT: Department of Planning and Development

BUILDING OFFICIAL'S REPORT

Application of Kamran Malek for **(1)** a special exception to the fence height regulations, for **(2)** a special exception to the fence opacity regulations, for **(3)** a special exception to the 20-foot visibility obstruction regulation at the driveway approach, and for **(4)** a special exception to the 20-foot visibility obstruction regulation at the driveway approach at **10011 LENNOX LANE**. This property is more fully described as Block C/5531, part of Lot 4B, and is zoned R-1ac(A), which limits the height of a fence in the front yard to 4 feet, requires a fence panel with a surface area that is less than 50 percent open may not be located less than five feet from the front lot line, and requires a 20-foot visibility triangle at each driveway approach. The applicant proposes to construct and/or maintain a 7-foot-high fence in a required front-yard, which will require **(1)** a 3-foot special exception to the fence height regulations, to construct and/or maintain a fence in a required front-yard with a fence panel having less than 50 percent open surface area located less than 5 feet from the front lot line, which will require **(2)** a special exception to the fence opacity regulations, to construct and/or maintain a single-family residential fence structure in a required visibility obstruction triangle at the most northerly driveway approach along Lennox Lane, which will require **(3)** a special exception to the visibility obstruction regulation at the driveway approach, and to construct and/or maintain a single-family residential fence structure in a required visibility obstruction triangle at the most southerly driveway approach along Lennox Lane, which will require **(4)** a special exception to the visibility obstruction regulation at the driveway approach.

Location: **10011 LENNOX LANE**

Applicant: Kamran Malek

Senior Planner: Jamie Miller

Request(s): **(1)** A special exception to the fence height regulations, **(2)** A special exception to the fence opacity regulations, **(3)** A special exception to the 20-foot visibility obstruction regulation at the most northerly driveway approach, **(4)** A special exception to the 20-foot visibility obstruction regulation at the most southerly driveway approach.

Staff Recommendation: No staff recommendation.

BOA-26-000022

BOARD OF ADJUSTMENT **WEDNESDAY, OCTOBER 21, 2026**
CITY OF DALLAS, TEXAS

FILE NUMBER: BOA-26-000022(JM)

BUILDING OFFICIAL'S REPORT: Application of Kamran Malek for **(1)** a special exception to the fence height regulations, for **(2)** a special exception to the fence opacity regulations, for **(3)** a special exception to the 20-foot visibility obstruction regulation at the driveway approach, and for **(4)** a special exception to the 20-foot visibility obstruction regulation at the driveway approach at **10011 LENNOX LANE**. This property is more fully described as Block C/5531, part of Lot 4B, and is zoned R-1ac(A), which limits the height of a fence in the front yard to 4 feet, requires a fence panel with a surface area that is less than 50 percent open may not be located less than five feet from the front lot line, and requires a 20-foot visibility triangle at each driveway approach. The applicant proposes to construct and/or maintain a 7-foot-high fence in a required front-yard, which will require **(1)** a 3-foot special exception to the fence height regulations, to construct and/or maintain a fence in a required front-yard with a fence panel having less than 50 percent open surface area located less than 5 feet from the front lot line, which will require **(2)** a special exception to the fence opacity regulations, to construct and/or maintain a single-family residential fence structure in a required visibility obstruction triangle at the most northerly driveway approach along Lennox Lane, which will require **(3)** a special exception to the 20-foot visibility obstruction regulation at the driveway approach, and to construct and/or maintain a single-family residential fence structure in a required visibility obstruction triangle at the most southerly driveway approach along Lennox Lane, which will require **(4)** a special exception to the 20-foot visibility obstruction regulation at the driveway approach.

LOCATION: 10011 Lennox Lane

APPLICANT: Kamran Malek

REQUEST:

(1) A special exception to the fence height regulations along Lennox Lane.
(2) A special exception to the fence opacity regulations along Lennox Lane.
(3) A special exception to the 20-foot visibility obstruction regulation at the most northerly driveway approach.
(4) A special exception to the 20-foot visibility obstruction regulation at the most southerly driveway approach.

STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO FENCE HEIGHT AND OPACITY REGULATIONS:

Section 51A-4.602(a)(11) of the Dallas Development Code states that the board may grant a special exception to the fence regulations when, in the opinion of the board, the special exception will not adversely affect neighboring property.

STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO VISUAL OBSTRUCTION REGULATIONS:

Section 51A-4.602(d)(3) of the Dallas Development Code states that the board may grant a special exception to the visual obstruction regulations when, in the opinion of the board, the special exception will not constitute a traffic hazard.

STAFF RECOMMENDATION:

Special Exceptions (4):

No staff recommendation is made on these requests.

BACKGROUND INFORMATION:

Zoning:

Site:	R-1ac(A)
North:	R-1ac(A)
East:	R-1ac(A)
South:	R-1ac(A)
West:	R-1ac(A)

Land Use:

The subject site is developed with a single-family residence with surrounding properties sharing the same type of development.

BDA History:

- Zero cases found on this property within the past five years.

GENERAL FACTS/STAFF ANALYSIS:

- The application of Kamran Malek for the property located at 10011 Lennox Lane focuses on four requests relating to the fence height, fence opacity regulations, and visual obstruction regulations.
- The applicant proposes to construct and/or maintain a 7-foot-high fence in a required front-yard along Lennox Lane, which will require a 3-foot special exception to the fence height regulations.
- The applicant proposes to construct and/or maintain a fence in a required front-yard with a fence panel having less than 50 percent open surface area located less than 5 feet from the front lot line, which will require a special exception to the fence opacity regulations.
- The applicant proposes and to construct and/or maintain a single-family residential fence structure in a required 20-foot visibility obstruction triangle at the most southerly driveway approach along Lennox Lane, which will require a special exception to the 20-foot visibility obstruction regulation at the most southerly driveway approach along Lennox Lane,

- The applicant proposes to construct and/or maintain a single-family residential fence structure in a required 20-foot visibility obstruction triangle at the most northerly driveway approach along Lennox Lane, which will require (a special exception to the 20-foot visibility obstruction regulation at the most northerly driveway approach along Lennox Lane.
- Traffic Engineer had no objections
- The applicant has the burden of proof in establishing the special exception to the fence height and opacity regulations will not adversely affect neighboring properties and that the special exception to the visual obstruction regulation will not constitute a traffic hazard.
- Granting the special exceptions to the fence height and opacity regulations and the visual obstruction regulations, with the condition that the applicant complies with the with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.
- 200' Radius Video: BOA-26-000022 10011 Lennox Lane

Timeline:

June 4, 2026: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

July 29, 2026: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel **B**.

August 13, 2026: The Planning and Development Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the **August 21, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **September 2, 2026**, deadline to submit additional evidence to be incorporated into the board's docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

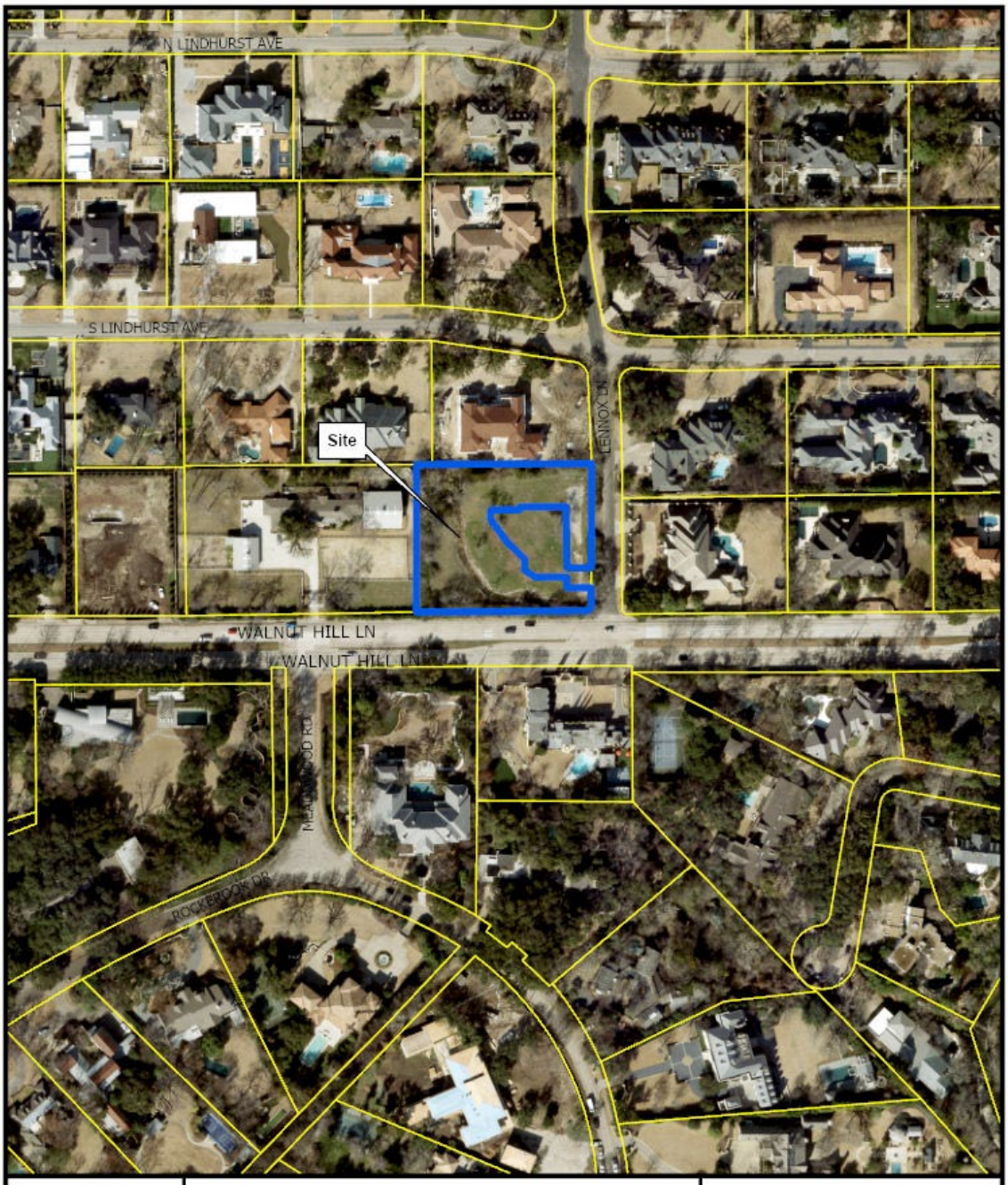
August 15, 2026: The applicant requested the case be held until October hearings.

September 18, 2026: The Planning and Development Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the **September 25, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **October 9, 2026**, deadline to submit additional evidence to be incorporated into the board's docket materials.

- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

September 29, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **October** public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

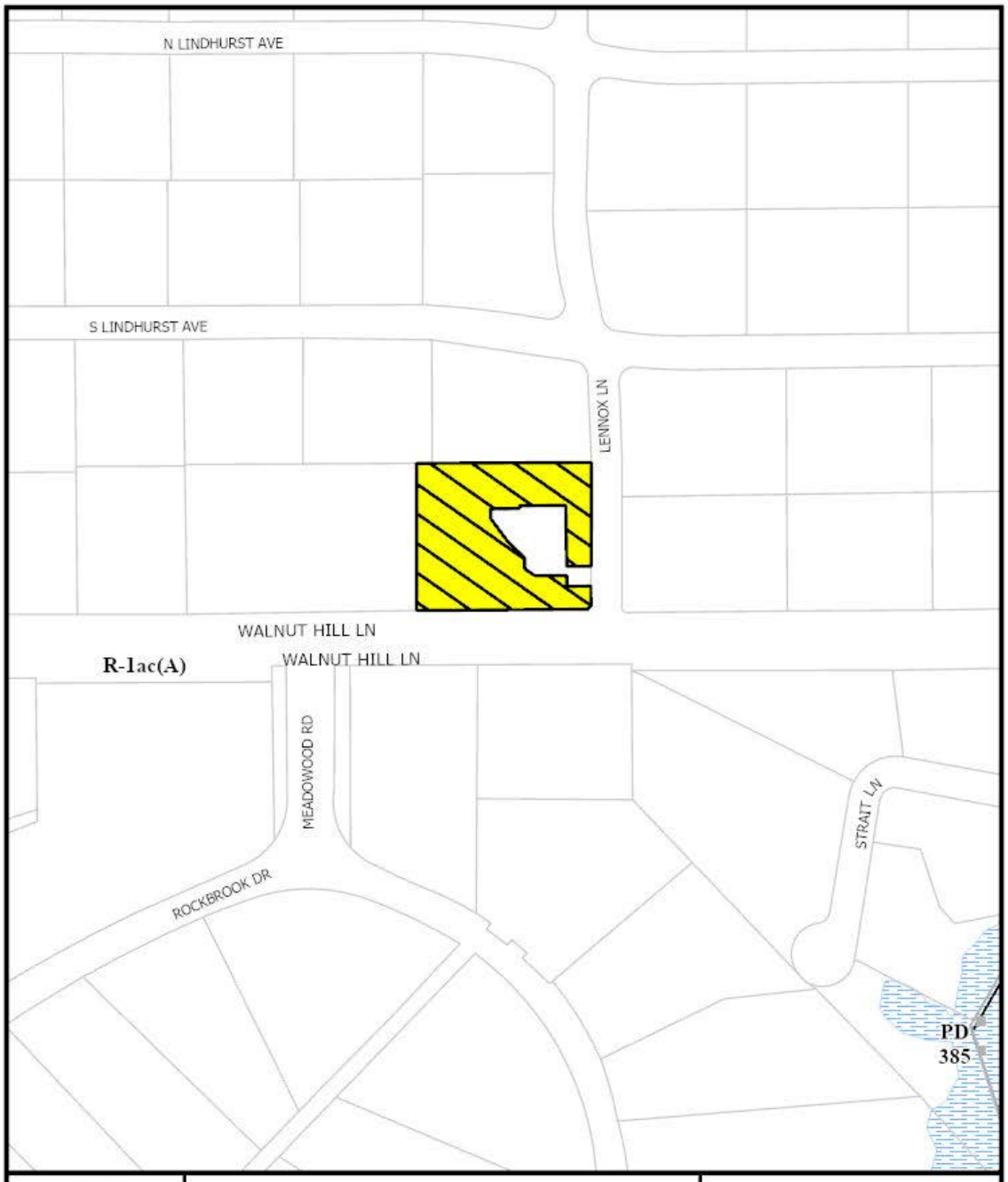


1:2,400

AERIAL MAP

Case no: BOA-26-000022

Date: 06/05/2026



1:2,400

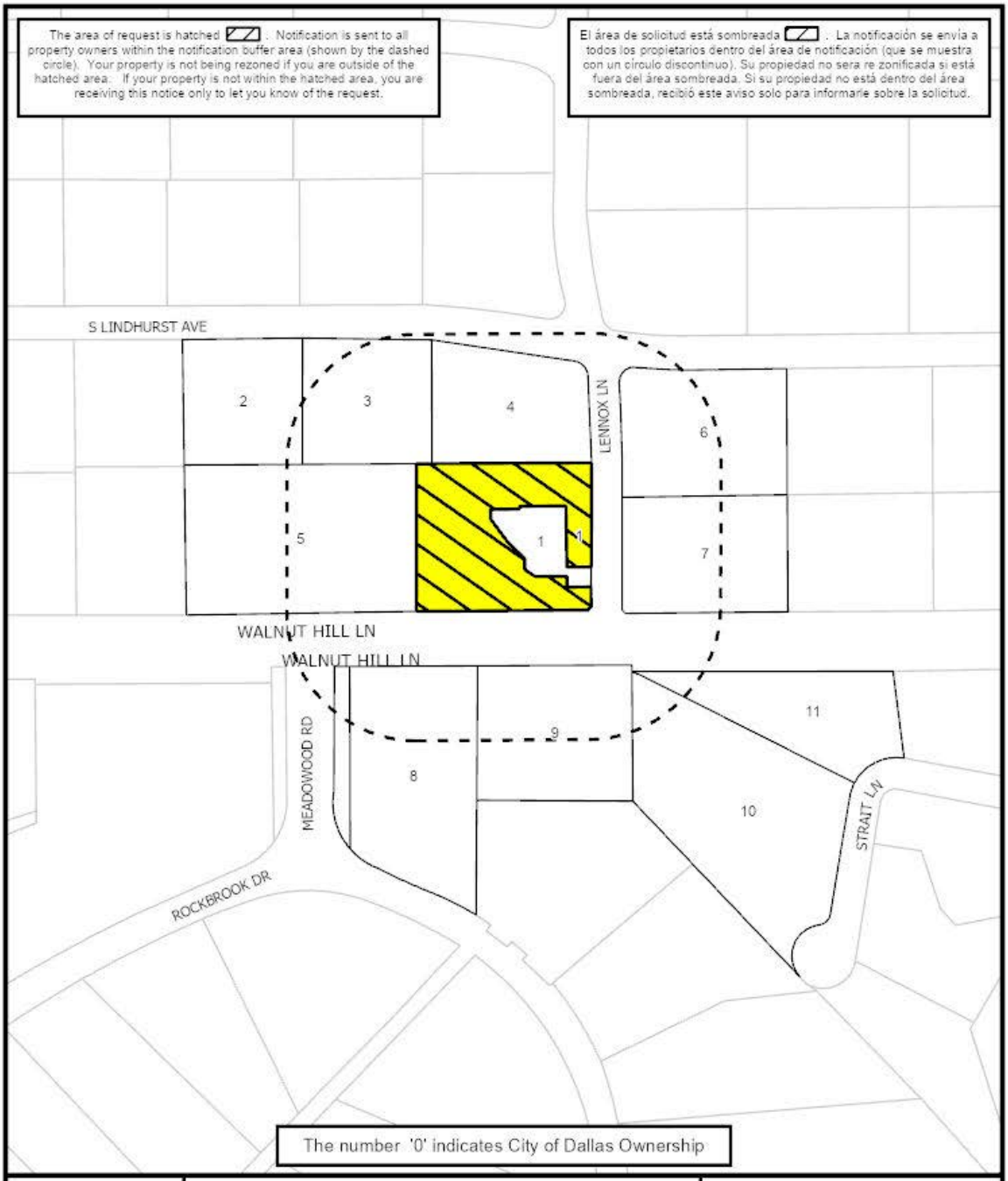
ZONING MAP

Case no: BOA-26-000022

Date: 06/05/2026

The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.

El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.



The number '0' indicates City of Dallas Ownership

1:2,400

NOTIFICATION

200' AREA OF NOTIFICATION

11 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: BOA-26-000022

Date: 6/5/2026

06/05/2026

Notification List of Property Owners

BOA-26-000022

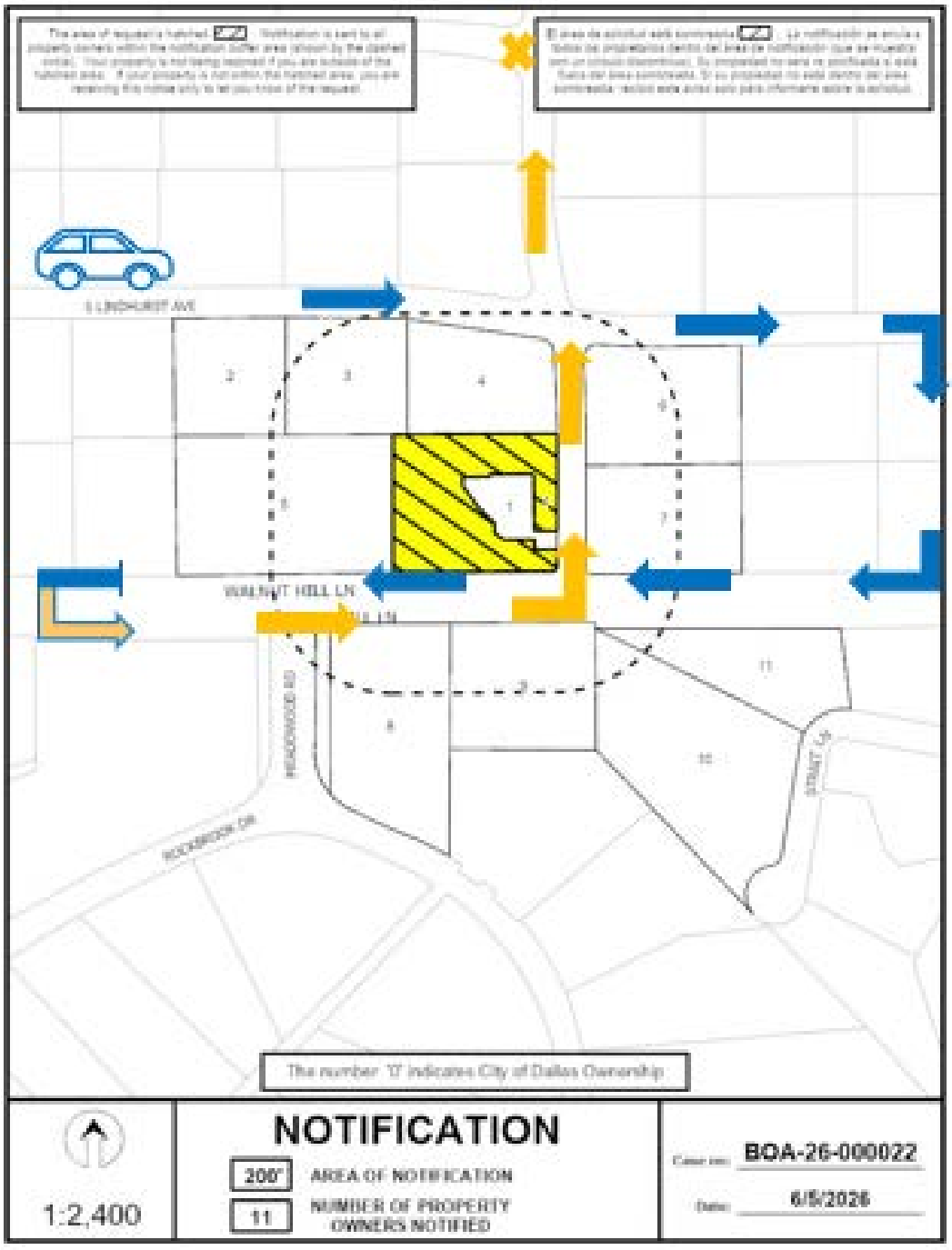
11 Property Owners Notified

Label #	*Address*		*Owner*
1	10011	LENNOX LN	M A FAMILY INVESTMENTS LTD
2	4630	S LINDHURST AVE	FISHER JOHN GREGORY &
3	4706	S LINDHURST AVE	HELWIG JAMES &
4	4722	S LINDHURST AVE	Y FAMILY TRUST
5	4707	WALNUT HILL LN	WALNUT HILL EQUINE RESIDENTIAL
6	4804	S LINDHURST AVE	DEWEY TODD M &
7	10010	LENNOX LN	AIN REVOCABLE TRUST
8	4686	MEADOWOOD RD	MITRA SHANKH
9	4722	WALNUT HILL LN	HARTNETT WILL FORD & TAMMY C
10	9929	STRAIT LN	POLLOCK RICHARD & KAREN S
11	9941	STRAIT LN	MOORE MAURICE E III

Route Directions:
Start on Lindhurst Ave.
Right on Strait Ln.
Right on Walnut Hill Ln.
U-Turn on Walnut Hill Ln. past Rock Hill Ln.
Left on Lennox Ln.

***Subject site at 1:45 and 2:33**

200’ Radius Route Map



NOTICE OF PUBLIC HEARING

BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL B)

NOTICE IS HEREBY GIVEN that the **BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL B)** will hold a hearing as follows:

DATE: **WEDNESDAY, OCTOBER 21, 2026**

BRIEFING: **10:00 a.m.** via **Videoconference and** in **6ES COUNCIL BRIEFING**, Dallas City Hall, 1500 Marilla Street

HEARING: **1:00 p.m.** via **Videoconference and** in **6ES COUNCIL BRIEFING**, Dallas City Hall, 1500 Marilla Street

The purpose of the hearing is to consider the following appeal(s) now pending before the Board of Adjustment.

BOA-26-000022(JM) Application of Kamran Malek for **(1)** a special exception to the fence height regulations, for **(2)** a special exception to the fence opacity regulations, for **(3)** a special exception to the 20-foot visibility obstruction regulation at the driveway approach, and for **(4)** a special exception to the 20-foot visibility obstruction regulation at the driveway approach at **10011 LENNOX LANE**. This property is more fully described as Block C/5531, part of Lot 4B, and is zoned R-1ac(A), which limits the height of a fence in the front yard to 4 feet, requires a fence panel with a surface area that is less than 50 percent open may not be located less than five feet from the front lot line, and requires a 20-foot visibility triangle at each driveway approach. The applicant proposes to construct and/or maintain a 7-foot-high fence in a required front-yard, which will require **(1)** a 3-foot special exception to the fence height regulations, to construct and/or maintain a fence in a required front-yard with a fence panel having less than 50 percent open surface area located less than 5 feet from the front lot line, which will require **(2)** a special exception to the fence opacity regulations, to construct and/or maintain a single-family residential fence structure in a required visibility obstruction triangle at the most northerly driveway approach along Lennox Lane, which will require **(3)** a special exception to the visibility obstruction regulation at the driveway approach, and to construct and/or maintain a single-family residential fence structure in a required visibility obstruction triangle at the most southerly driveway approach along Lennox Lane, which will require **(4)** a special exception to the visibility obstruction regulation at the driveway approach.

You have received this notice because you own property within 200 feet of the above property. You may be interested in attending the Board of Adjustment hearing to express your support for or opposition to the application. You may also contact the Board of Adjustment by email to BDAreply@dallas.gov. Letters will be accepted until 9:00 am the day of the hearing, if you are unable to attend the hearing. If you choose to respond, it is important that you let the Board know your reasons for being in favor of or in opposition to the application. The Board members are very interested in your opinion.

Note: Any materials (such as plans, elevations, etc.) included within this notice may be subject to change.

The Board of Adjustment hearing will be held by videoconference and in 6ES at City Hall. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure **by joining the meeting virtually**, must register online at https://bit.ly/BDA-B-Register **by the close of business Tuesday, October 20, 2026. All virtual speakers will be required to show their video in order to address the board. In Person speakers can register at the hearing.** Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; and bit.ly/cityofdallastv or YouTube.com/CityofDallasCityHall

Speakers at the meeting are allowed a maximum of three minutes to address the Board.

Additional information regarding the application may be obtained by calling Jamie Miller, Senior Planner at (214) 948-4069, or Mary Williams, Board Secretary at (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

PLEASE SEND REPLIES TO:
BDAreply@dallas.gov
Letters will be received until 9:00 am the day of the hearing.
PLEASE REGISTER AT:
https://bit.ly/BDA-B-Register

Board of Adjustment
Planning & Development Department
1500 Marilla Street 5CN Dallas TX 75201

BOA-26-000022

Menu Reports Help

File Date: 04/01/2026

Application Status: In Review

Assigned To: Diana Barkume

Description of Work: FILE NUMBER: BOA-26-000022 BUILDING OFFICIAL'S REPORT: Application of Kamran Malek for (1) a special exception to the fence height regulations, for (2) a special exception to the fence opacity regulations, for (3) a special exception to the 20-foot visibility obstruction regulation at the driveway approach, and for (4) a special exception to the 20-foot visibility obstruction regulation at the driveway approach at 10011 LENNOX LANE. This property is more fully described as Block C/5531, part of Lot 4B, and is zoned R-1ac(A), which limits the height of a fence in the front yard to 4 feet, requires a fence panel with a surface area that is less than 50 percent open may not be located less than five feet from the front lot line, and requires a 20-foot visibility triangle at each driveway approach. The applicant proposes to construct and/or maintain a 7-foot-high fence in a required front-yard, which will require (1) a 3-foot special exception to the fence height regulations, to construct and/or maintain a fence in a required front-yard with a fence panel having less than 50 percent open surface area located less than 5 feet from the front lot line, which will require (2) a special exception to the fence opacity regulations, to construct and/or maintain a single-family residential fence structure in a required visibility obstruction triangle at the most northerly driveway approach along Lennox Lane, which will require (3) a special exception to the visibility obstruction regulation at the driveway approach, and to construct and/or maintain a single-family residential fence structure in a required visibility obstruction triangle at the most southerly driveway approach along Lennox Lane, which will require (4) a special exception to the visibility obstruction regulation at the driveway approach. LOCATION: 10011 LENNOX LANE APPLICANT: Kamran Malek REQUEST: (1) A request for a special exception to the fence height regulations. (2) A request for a special exception to the fence opacity regulations. (3) A request for a special exception to the 20-foot visibility obstruction regulation at the most northerly driveway approach. (4) A request for a special exception to the 20-foot visibility obstruction regulation at the most southerly driveway approach.

Application Detail: Detail

Application Name:

Application Type: Board of Adjustments

Documents:

File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
10011 Lennox Ln-Plat.pdf	BLDG_BDA	Plat - Certifie...		application/pdf	Uploaded	04/01/2026
10011 Lennox Ln._No Li...	BLDG_BDA	Statement - Lien		application/pdf	Uploaded	04/01/2026
10011 Lennox Ln-Deed.pdf	BLDG_BDA	Certificate - W...		application/pdf	Uploaded	04/01/2026
10011 Lennox - Affidav...	BLDG_BDA	Affidavit - Pro...		application/pdf	Uploaded	04/01/2026
10011 Lennox Ln-Tax Ce...	BLDG_BDA	Certificate - Tax		application/pdf	Uploaded	04/01/2026
10011 Lennox Ln-BOA AP...	BLDG_BDA	Legal Descripti...		application/pdf	Uploaded	04/01/2026
10011 Lennox- Zoning M...	BLDG_BDA	Maps - Zoning L...		application/pdf	Uploaded	04/01/2026
10011 Lennox- Plat.pdf	BLDG_BDA	Maps - Block		application/pdf	Uploaded	04/01/2026
BOA-26-000022_report.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	06/05/2026
BOA-26-000022_labels.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	06/05/2026
BOA-26-000022_Submissi...	BLDG_BDA	Other Support D...		application/pdf	Uploaded	06/05/2026
BOA26000022mva.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	06/05/2026
BOA26000022z.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	06/05/2026
BOA26000022n.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	06/05/2026
BOA26000022a.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	06/05/2026
Image (23).jpg	BLDG_BDA	Other Support D...	Sign posted on site	image/jpeg	Uploaded	06/17/2026
Image (24).jpg	BLDG_BDA	Other Support D...	Sign posted on site	image/jpeg	Uploaded	06/17/2026
Image (25).jpg	BLDG_BDA	Other Support D...	Sign posted on site	image/jpeg	Uploaded	06/17/2026
Image (26).jpg	BLDG_BDA	Other Support D...	Sign posted on site	image/jpeg	Uploaded	06/17/2026
Image (27).jpg	BLDG_BDA	Other Support D...	Sign posted on site	image/jpeg	Uploaded	06/17/2026
10011 Lennox-Fence Ele...	BLDG_BDA	Plans - Site Plan	Revised site plan	application/pdf	Uploaded	09/21/2026
10011 Lennox-revised s...	BLDG_BDA	Plans - Elevation	Fence elevations	application/pdf	Uploaded	09/21/2026

Show all

Address: 10011 LENNOX LN, Dallas, TX 75229

Owner Name: M A FAMILY INVESTMENTS LTD

Owner Address: 10011 LENNOX LN, DALLAS, TEXAS 752296559

Parcel No: 00000416257000100

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Kamran Malek	ROKA MANAGEMENT...	Applicant	Mailing, 172627 Lovela...	Active

Name	Organization Name	Contact Type	Contact Primary Address	Status
M A FAMILY INVESTMENTS...	M A FAMILY INVE...	Property Owner	Mailing, 10011 Lennox ...	Active

Licensed Professionals Info:

Primary	Registration Number	License Type	Name	Business Name	Business License #

Total Fee Assessed: $3,135.00

Total Fee Invoiced: $3,135.00

Balance: $0.00

Custom Fields:

Property Details

Existing Zoning
R-1ac(A)

Lot Number
Part of lot 4B

Lot Size (Acres)
1.45

Block Number
C/5531

Lot Size (Sq. Ft)
65929.5

How many streets abut the property?
2

Land Use
Single Family Residence

Is the property platted?
Yes

Status of Project
Under Construction

Status of Property
Non-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?
Yes

Referred by
Sergio Velasco

Internal Use Only

Source of Request
Consultation - Residential

Fee Waiver Granted

Number of Parking Spaces
_

Lot Acreage
1.45

PDox Information

PDox Number
BLOCKED

Board of Adjustment Request

Type of Request	Request Description	Application Type	Other	Affirm that an appeal has been made for	Application is made to BOA to grant the described appeal	Outcome
Special Exception	Fence standards	Single Family/Duplex Variance or Special Exception	fence height along Lennox			
Special Exception	Fence standards	Single Family/Duplex Variance or Special Exception	fence opacity along Lennox			
Special Exception	Visual obstruction (20-foot visibility triangle)	Single Family/Duplex Variance or Special Exception	20-ft VT at drive approach along Lennox			
Special Exception	Visual obstruction (20-foot visibility triangle)	Single Family/Duplex Variance or Special Exception	20-ft VT at drive approach along Lennox			
Special Exception	Fence standards	Single Family/Duplex Variance or Special Exception	fence height along Walnut Hill			

Street Frontage Information

Street Frontage	Linear Feet (Sq. Ft) (Number)
Front	245
Side	269

Case Information

Full Request	Brief Request	Zoning Requirements	Relevant History	BOA History	BOA History Details
to construct and/or maintain a 7-foot-high fence in a required front-yard, which will require a 3-foot special exception to the fence height regulations.	for a special exception to the fence height regulations.	A person shall not erect or maintain a fence in a required yard more than four feet above grade.	N/A	No	fence is built-no permit
and to construct and/or maintain a fence in a required front-yard with a fence panel having less than 50 percent open surface area located less than 5 feet from the front lot line, which will require a special exception to the fence opacity regulations, and to	special exception to the fence opacity regulations	requires a fence panel with a surface area that is less than 50 percent open may not be located less than five feet from the front lot line.	N/A	No	fence is built-no permit
and to construct and/or maintain a single-family residential fence structure in a required 20-foot visibility obstruction triangle at the first driveway approach along Lennox Lane	a special exception to the 20-foot visibility obstruction regulation	and requires a 20-foot visibility triangle at the driveway approach.	N/A	No	fence is built-no permit
and to construct and/or maintain a single-family residential fence structure in a required 20-foot visibility obstruction triangle at the second driveway approach along Lennox Lane	a special exception to the 20-foot visibility obstruction regulation	and requires a 20-foot visibility triangle at the driveway approach.	N/A	No	fence is built-no permit
to construct and/or maintain a 7-foot-high fence in a required front-yard along Walnut Hill Lane, which will require a 3-foot special exception to the fence height regulations.	for a special exception to the fence height regulations.	A person shall not erect or maintain a fence in a required yard more than four feet above grade.	N/A	No	fence is built-no permit

Board of Adjustment Meeting

Hearing Type	Action Date	Time	Room	Panel	Presiding Officer	BOA Administrator	BOA Secretary	BOA Code Specialist	Case Assigned to	Notes	Outcome	Filing Date
			6ES	C	Robert F. Agnich	Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Kameka Miller-Hoskins	Special Exception to the fence height along Lennox Lane Assigned to Jamie Miller		
			6ES	C	Robert F. Agnich	Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Kameka Miller-Hoskins	Special Exception to the fence opacity along Lennox Lane Assigned to Jamie Miller		
			6ES	C	Robert F. Agnich	Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Kameka Miller-Hoskins	Special Exception to the first 20-ft visibility triangle at the 1st drive approach Assigned to Jamie Miller		
			6ES	C	Robert F. Agnich	Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Kameka Miller-Hoskins	Special Exception to the first 20-ft visibility triangle at the 2nd drive approach Assigned to Jamie Miller		
			6ES	C	Robert F. Agnich	Kameka Miller-Hoskins				Special Exception to the fence height along Walnut Hill Lane Assigned to Jamie Miller		

GIS Information

Parcel Number (Number)	Service	Layer	Attribute Value	Census Tract Number (Number)	Council District	School District	Escarpment	Floodplain
				11.35	13-Gay Donnell Willis			

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Intake	Diana Barkume	Intake Complete	06/04/2026	Accela Administ...
GIS AOR Review	Anna Brickey	Review Complete	06/05/2026	Anna Brickey
Case Assignment	Kameka Miller-H...	Case Manager...	06/12/2026	Diana Barkume
Site Inspection	Jamie Miller	Site Inspect...	08/18/2026	Jamie Miller
Plans Distribution		Accepted - P...	08/18/2026	Jamie Miller
Subdivision Review		Not Required	08/18/2026	Jamie Miller
Q Team Review		Not Required	08/18/2026	Jamie Miller
Arborist Review		Not Required	08/18/2026	Jamie Miller
Building Code Review		Not Required	08/18/2026	Jamie Miller
Zoning Review		Not Required	08/18/2026	Jamie Miller
Electrical Review		Not Required	08/18/2026	Jamie Miller
Eng Water and Wastewat...		Not Required	08/18/2026	Jamie Miller

Task	Assigned To	Status	Status Date	Action By
Historic Preservation ...		Not Required	08/18/2026	Jamie Miller
Eng Paving and Drainag...		Not Required	08/18/2026	Jamie Miller
Eng Flood Plain Review		Not Required	08/18/2026	Jamie Miller
Board of Adjustment Re...		Approved	08/18/2026	Jamie Miller
Conservation Review		Not Required	08/18/2026	Jamie Miller
Traffic Review		Not Required	08/18/2026	Jamie Miller
GIS Review		Not Required	08/18/2026	Jamie Miller
Residential Team Review		Not Required	08/18/2026	Jamie Miller
Signs Review		Not Required	08/18/2026	Jamie Miller
Plans Coordination		Review Complete	08/18/2026	Jamie Miller
Board of Adjustment He...		In Progress	10/07/2026	Diana Barkume
Two-Year Waiver Period				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By
BOA History	This will display in t...	Applied	04/01/2026	Notice	
General Facts/Staff An...	This will display in t...	Applied	04/01/2026	Notice	
Land Use	This will display in t...	Applied	04/01/2026	Notice	
Staff Recommendation	Staff Recommendation	Applied	04/01/2026	Notice	
Standard of Review	This will display in t...	Applied	04/01/2026	Notice	
Timeline	This will display in t...	Applied	04/01/2026	Notice	
Zoning	This will display in t...	Applied	04/01/2026	Notice	

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments



M A FAMILY INVESTMENTS LTD

SITE PLAN

10011 LENNOX LN
DALLAS, 75229
AUGUST 11TH, 2026

SHEET INDEX

G0.00 COVER SHEET

C2.01 SITE PLAN
C2.02 FENCE DETAILS
C2.03 FENCE DETAILS

DISCLAIMER

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND.

NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.

DISCLAIMER

GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, CCI HOUSEPLANS WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

IT IS THE BUILDER/OWNER RESPONSIBILITY TO VERIFY ANY EASEMENTS OR DEED RESTRICTIONS AS WELL AS ALL MEASUREMENTS THAT MAY IMPACT THIS PROJECT PRIOR TO CONSTRUCTION.

BUILDING CODE

01 IRC 2021 INTERNATIONAL RESIDENTIAL CODE

BEFORE YOU BUILD

Call 811 to ensure no underground utilitites are on property
Check and Confirm all utility/drainage easements
Check and confirm all meets and bounds for your lot (using survey)
Check and confirm all applicable HOA,Historic,Conservation and Deed restrictions

Inspection Check list Phase One
Termite Treatment (Contact Third Party)
Form Board Survey (Contact your surveyor)
Check for Brick Ledge (If applies)
Uffer Inspection (Electrical Contractor must validate and schedule)
Plumbing Rough (Plumbing Contractor must validate and schedule)
Foundation Inspection (Builder Responsibility)

Inspection Check List Phase Two
Electrical Rough in (Electrical Contractor must schedule)
Mechanical A/C Furnace and duct work must be installed
Plumbing Top out (Plumbing Contractor must schedule)
Energy Inspection (insulation,doors,windows)IECC Energy Code
Framing inspection (all tardes must pass green tag prior to closing any walls)

Inspection Check List Phase Three
Electrical Final (Electrical Contractor must schedule)
Mechanical Final (Mechanical Contractor must schedule)
Plumbing Final (Plumbing contractor must schedule)
Customer Service/Zoning Final (if applicable)
Building Final (all appliances,ac compressor,must be installed)

SEAL

CONSTRUCTION CONCEPTS INC.
"Planning and Designing a Better Tomorrow"
317 E. JEFFERSON BLVD.
DALLAS, TX. 75203
TEL. (214) 946-4300
FAX. (214) 948-9544

REVISIONS	
DRAFTER	SENT DATE

ADDRESS:
10011 LENNOX LN.
DALLAS, TEXAS
75229

DATE:
09/23/26

DRAWN BY:
JAHQ/MGM/MJER

CHECKED BY:
ER

DESCRIPTION:
SITE PLAN

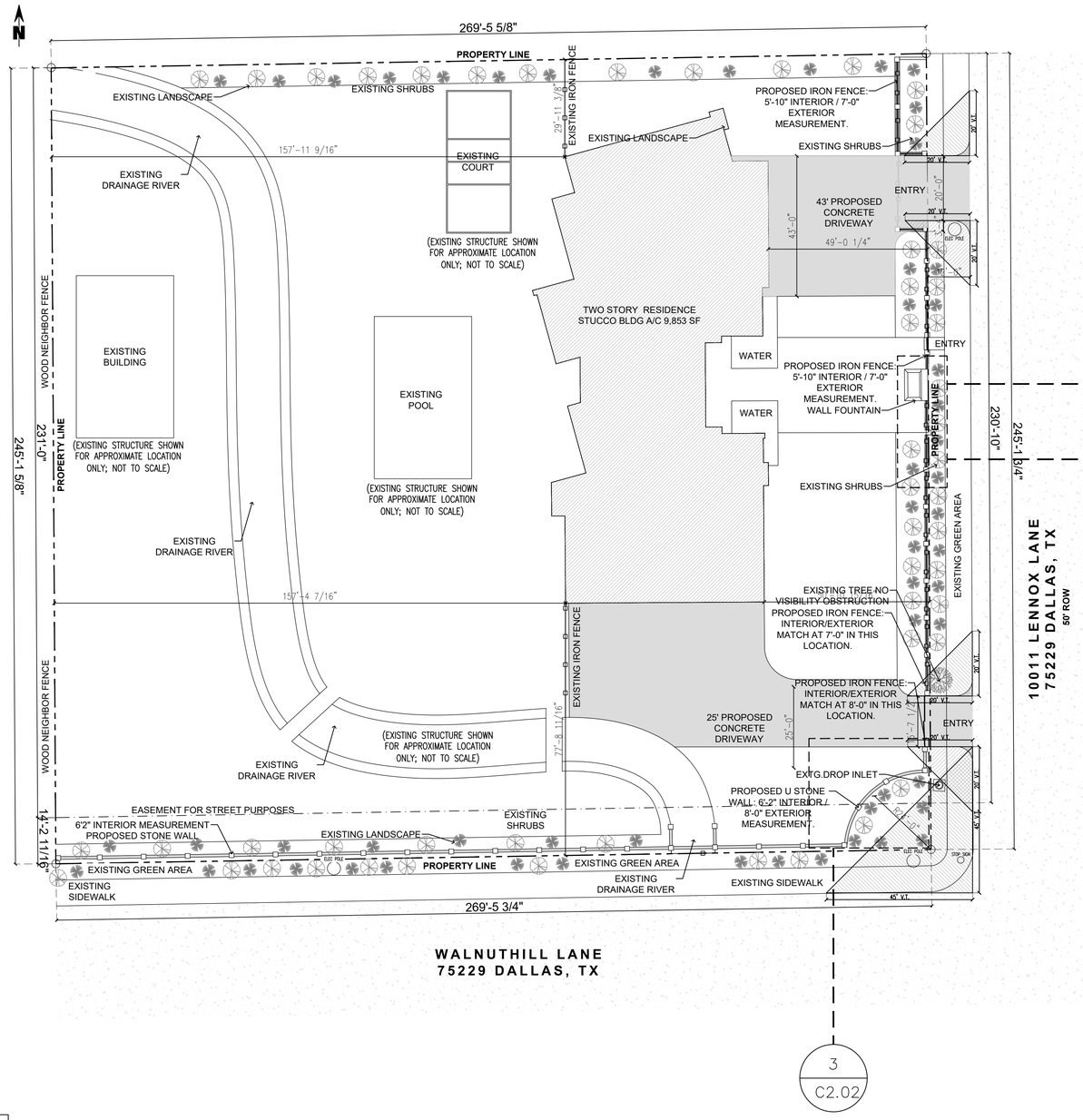
SCALE:
NTS

SHEET TITLE:
COVER PAGE

SHEET #:
G0.00

FILE NAME:
G0.00_COVER_SHEET

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1 C2.01 **1 SITE PLAN**
1" = 20' - 0"

ROXBURY GROVE
BLK C/5531 PT LT 4B



1 C2.01 **2 VICINITY MAP**
NTS

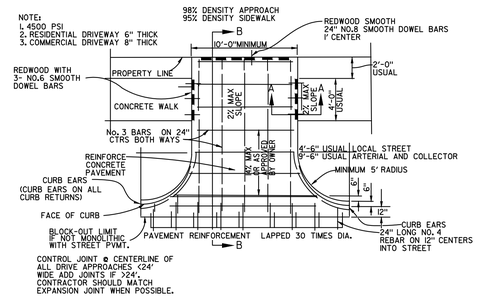
SEAL

SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK / BL
- BUILDING FOOTPRINT
- EASEMENT
- LOT SUBDIVISION
- WOOD FENCE
- IRON FENCE
- BRICK WALL
- LOT CORNER
- UTILITY POLE
- ELECTRIC POLE
- WATER METER
- MAN HOLE
- LIVING AREA
- CONCRETE PAVING
- PAVING

EXISTING PLANT SCHEDULE

SYM	TYPE	COMMON NAME	QUAN.	CALIPER	REMARKS
	EXTG. TREE	EXISTING	1	-	-
	EXTG. SHRUB	EXISTING	17	-	36" HEIGHT
	EXTG. SHRUB	EXISTING	100	-	24" HEIGHT



DRIVEWAY PAVING DETAILS

CONSTRUCTION CONCEPTS INC.
"Planning and Designing a Better Tomorrow"
317 E. JEFFERSON BLVD.
DALLAS, TX. 75203
TEL. (214) 946-4300
FAX. (214) 948-9544

REVISIONS	
DRAFTER	SENT DATE

ADDRESS:
10011 LENNOX LN.
DALLAS, TEXAS
75229

DATE:
09/23/26

DRAWN BY:
JAHQ/MGM/MJER

CHECKED BY:
ER

DESCRIPTION:
SITE PLAN

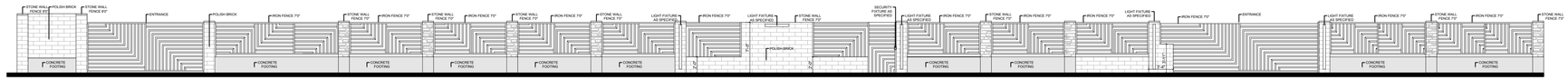
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SHEET TITLE:
SITE PLAN

SHEET #:
C2.01

FILE NAME:
C2.01_SITE PLAN

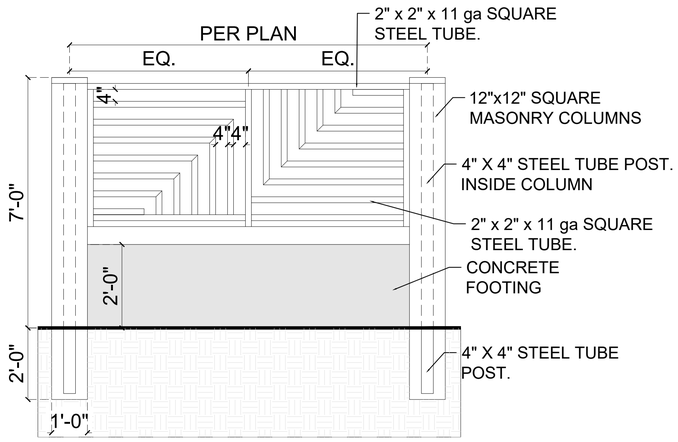
© All Rights Reserved



1 C2.02 FENCE REFERENCE

NTS

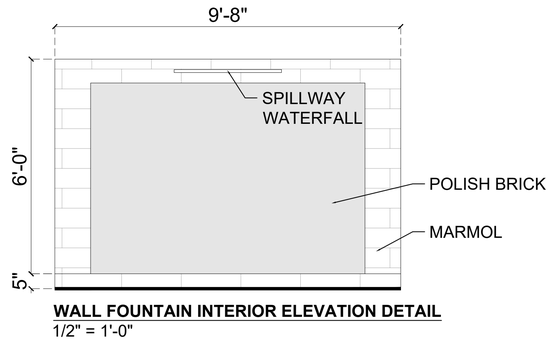
NOTE:
ALL DIMENSIONS SHOWN ARE EXTERIOR DIMENSIONS UNLESS OTHERWISE NOTED.



IRON FENCE ELEVATION DETAIL
1/2" = 1'-0"

1 C2.02 IRON FENCE ELEVATION DETAIL

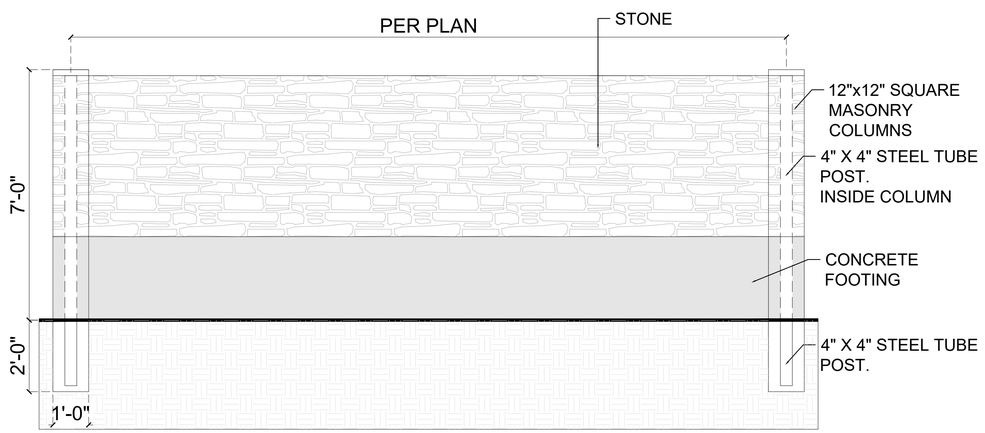
1/2" = 1'-0"



WALL FOUNTAIN INTERIOR ELEVATION DETAIL
1/2" = 1'-0"

2 C2.02 WALL FOUNTAIN INTERIOR ELEVATION DETAIL

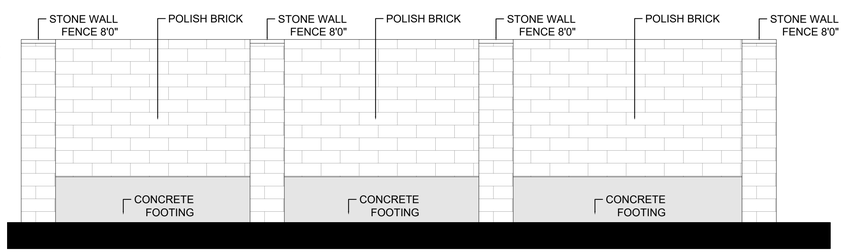
1/2" = 1'-0"



STONE WALL ELEVATION DETAIL
1/2" = 1'-0"

3 C2.02 STONE WALL ELEVATION DETAIL

1/2" = 1'-0"



3 C2.02 STONE WALL ELEVATION DETAIL

NTS

SEAL

CONSTRUCTION CONCEPTS INC.
"Planning and Designing a Better Tomorrow"
317 E. JEFFERSON BLVD.
DALLAS, TX. 75203
TEL. (214) 946-4300
FAX. (214) 948-9544

REVISIONS	
DRAFTER	SENT DATE

ADDRESS:
10011 LENNOX LN.
DALLAS, TEXAS
75229

DATE:
09/23/26

DRAWN BY:
JAHQ/MGM/MJER

CHECKED BY:
ER

DESCRIPTION:
SITE PLAN

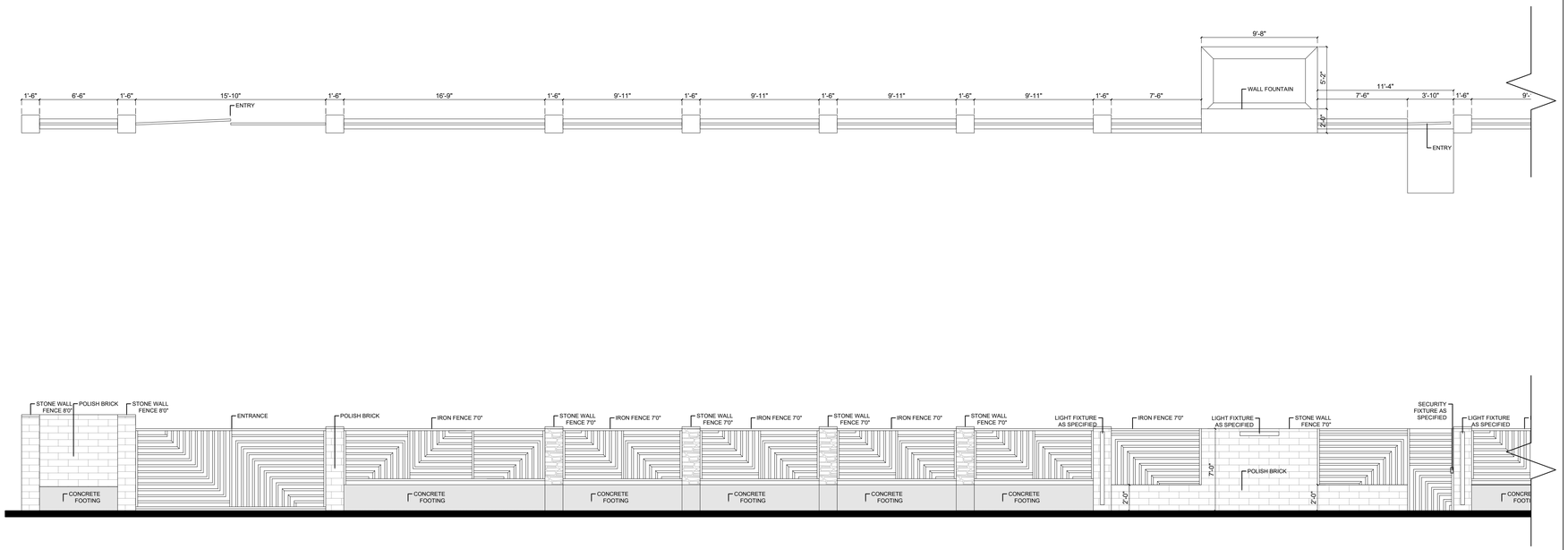
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SHEET TITLE:
FENCE DETAILS

SHEET #:
C2.02

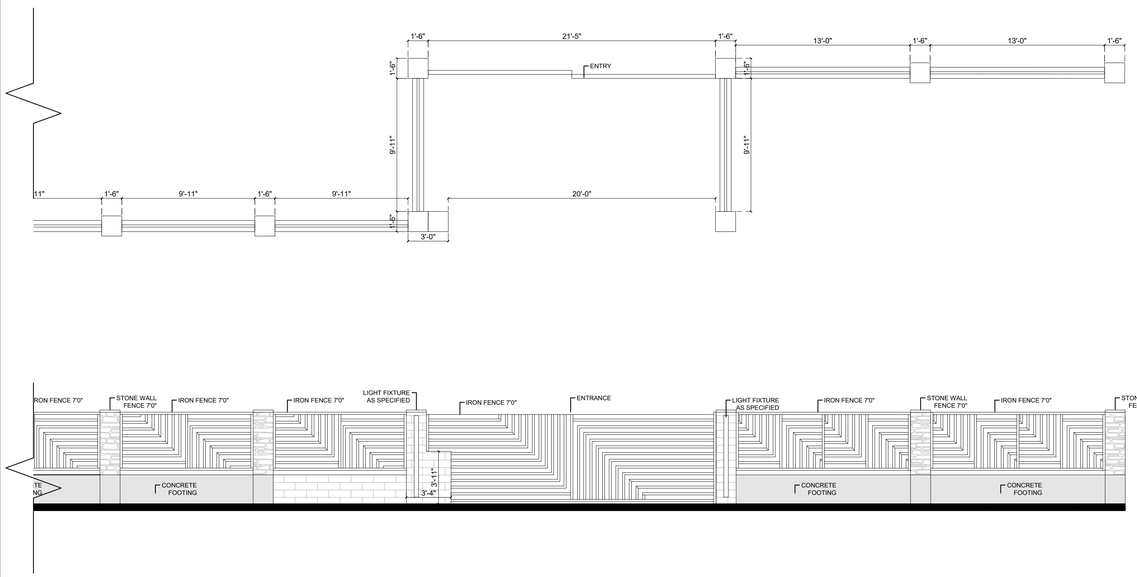
FILE NAME:
C2.02_FENCE_DETAILS

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1 C2.03 FENCE ELEVATION 1

3/16" = 1'-0"



2 C2.03 FENCE ELEVATION 2

3/16" = 1'-0"

SEAL

CONSTRUCTION CONCEPTS INC.
"Planning and Designing a Better Tomorrow"
317 E. JEFFERSON BLVD.
DALLAS, TX. 75203
TEL. (214) 946-4300
FAX. (214) 948-9544

REVISIONS	
DRAFTER	SENT DATE

ADDRESS:
10011 LENNOX LN.
DALLAS, TEXAS
75229

DATE:
09/23/26

DRAWN BY:
JAHQ/MGM/MJER

CHECKED BY:
ER

DESCRIPTION:
SITE PLAN

SCALE:
3/16" = 1'-0"

SHEET TITLE:
FENCE DETAILS

SHEET #:
C2.03

FILE NAME:
C2.03_FENCE_DETAILS

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Agenda Information Sheet

File #: 26-3289A Item #: 2.

AGENDA DATE:	October 21, 2026
PANEL:	B
COUNCIL DISTRICT(S):	13
DEPARTMENT:	Department of Planning and Development

BUILDING OFFICIAL'S REPORT

Application of Robert Baldwin for (1) a special exception to the fence height regulations at 4525 ISABELLA LANE. This property is more fully described as Block E/5534, Lot 7, and is zoned R-1ac (A), which limits the height of a fence in the front yard to 4-feet. The applicant proposes to construct and/or maintain an 8-foot-high fence in a required front yard, which will require (1) a 4-foot special exception to the fence height regulations.

Location: 4525 ISABELLA LANE
Applicant: Robert Baldwin
Senior Planner: Jamie Miller
Request(s): (1) A special exception to the fence height regulations
Staff Recommendation: No staff recommendation.

BOA-26-000063

BOARD OF ADJUSTMENT **WENDESDAY, OCTOBER 21, 2026**
CITY OF DALLAS, TEXAS

FILE NUMBER: BOA-26-000063(JM)

BUILDING OFFICIAL'S REPORT: Application of Robert Baldwin for **(1)** a special exception to the fence height regulations at **4525 ISABELLA LANE.** This property is more fully described as Block E/5534, Lot 7, and is zoned R-1ac(A), which limits the height of a fence in the front yard to 4-feet. The applicant proposes to construct and/or maintain an 8-foot-high fence in a required front yard, which will require **(1)** a 4-foot special exception to the fence height regulations.

LOCATION: 4525 Isabella Lane

APPLICANT: Robert Baldwin

REQUEST:

(1) A special exception to the fence height regulations.

STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO FENCE HEIGHT REGULATIONS:

Section 51A-4.602(a)(11) of the Dallas Development Code states that the board may grant a special exception to the fence regulations when, in the opinion of the board, the special exception will not adversely affect neighboring property.

STAFF RECOMMENDATION:

Special Exceptions (1):

No staff recommendation is made on this request.

BACKGROUND INFORMATION:

Zoning:

Site:	R-1ac(A)
North:	R-1ac(A)
East:	R-1ac(A)
South:	R-1ac(A)
West:	R-1ac(A)

Land Use:

The subject site is developed with a single-family residence with surrounding properties sharing the same type of development.

BDA History:

No BDA history has been found within the last five years.

GENERAL FACTS/STAFF ANALYSIS:

- The application of Robert Baldwin for the property located at 4525 Isabella Lane focuses on one request relating to the fence height regulations.
- The applicant proposes to construct and/or maintain an 8-foot-high fence in a required front-yard along Isabella Lane, which will require a 4-foot special exception to the fence height regulations.
- The applicant has the burden of proof in establishing the special exception to the fence height regulations will not adversely affect neighboring properties.
- Granting the special exception to the fence height regulations, with the condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.
- 200' Radius Video: BOA-26-000063 4525 Isabella Lane

Timeline:

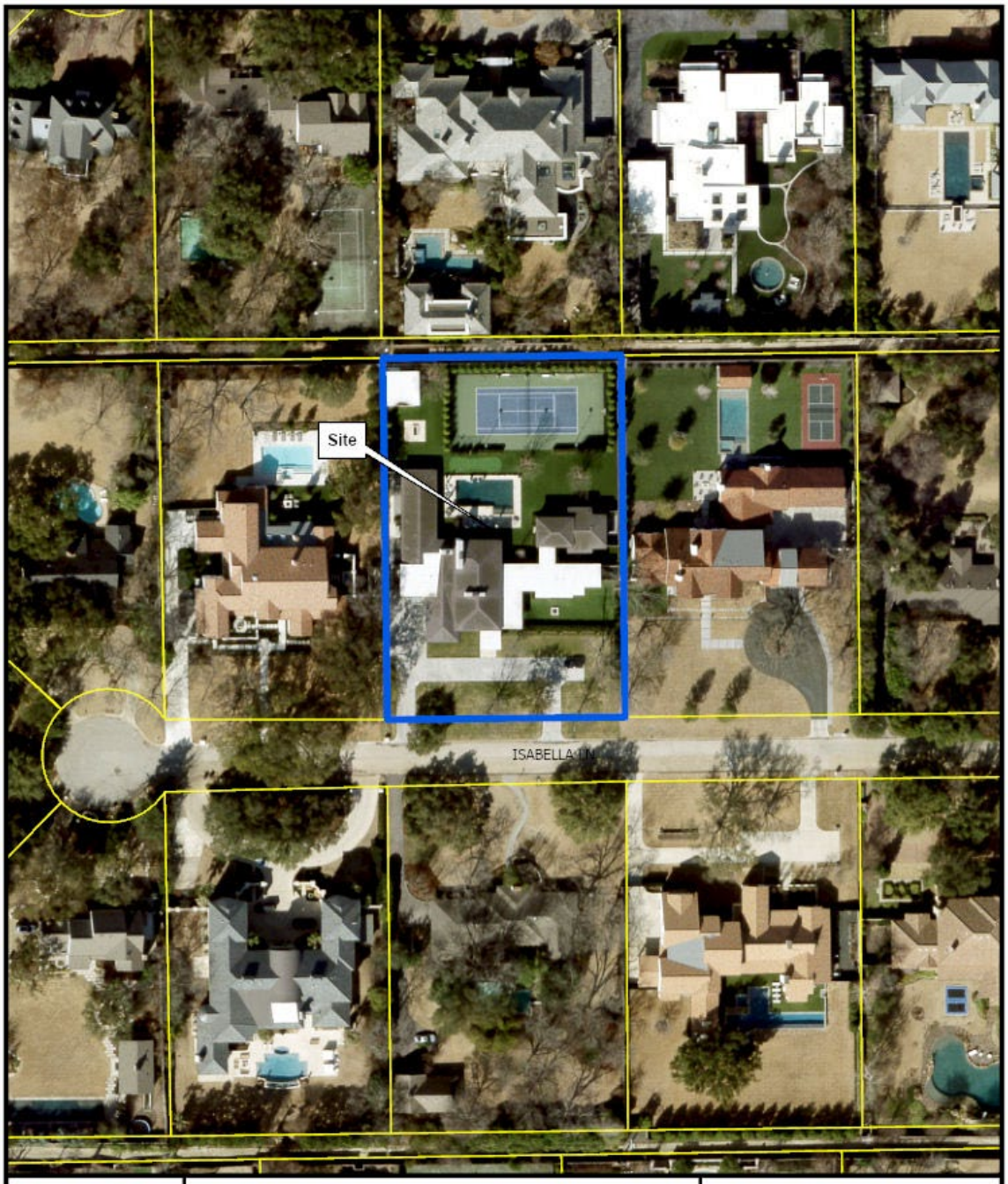
July 22, 2026: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

September 8, 2026: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **B**.

September 18, 2026: The Planning and Development Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the **September 25, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **October 7, 2026**, deadline to submit additional evidence to be incorporated into the board's docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

September 29, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **October** public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborist, Zoning Senior Planner, and Transportation Engineer.

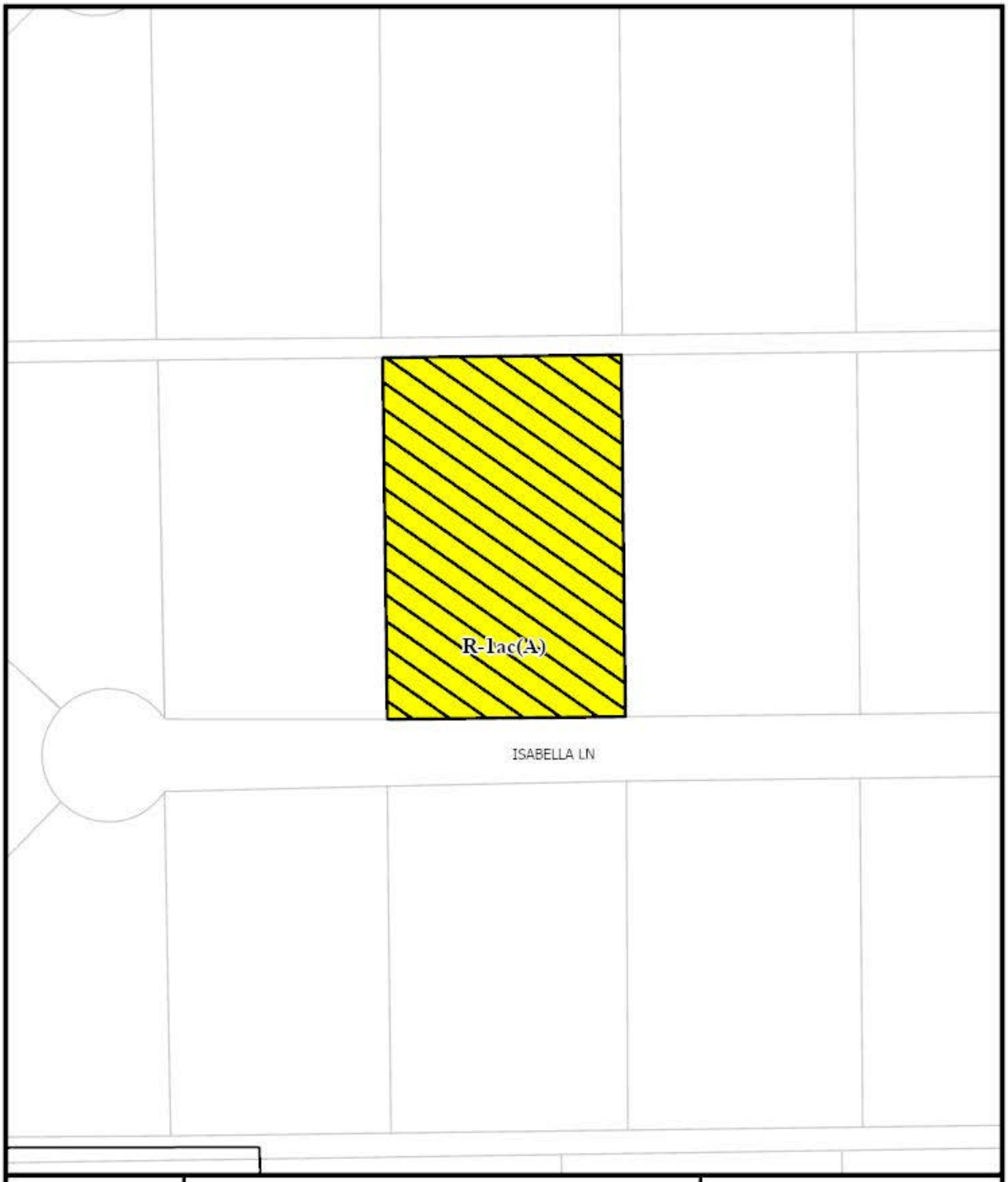


1:1,200

AERIAL MAP

Case no: BOA-26-000063

Date: 09/03/2026

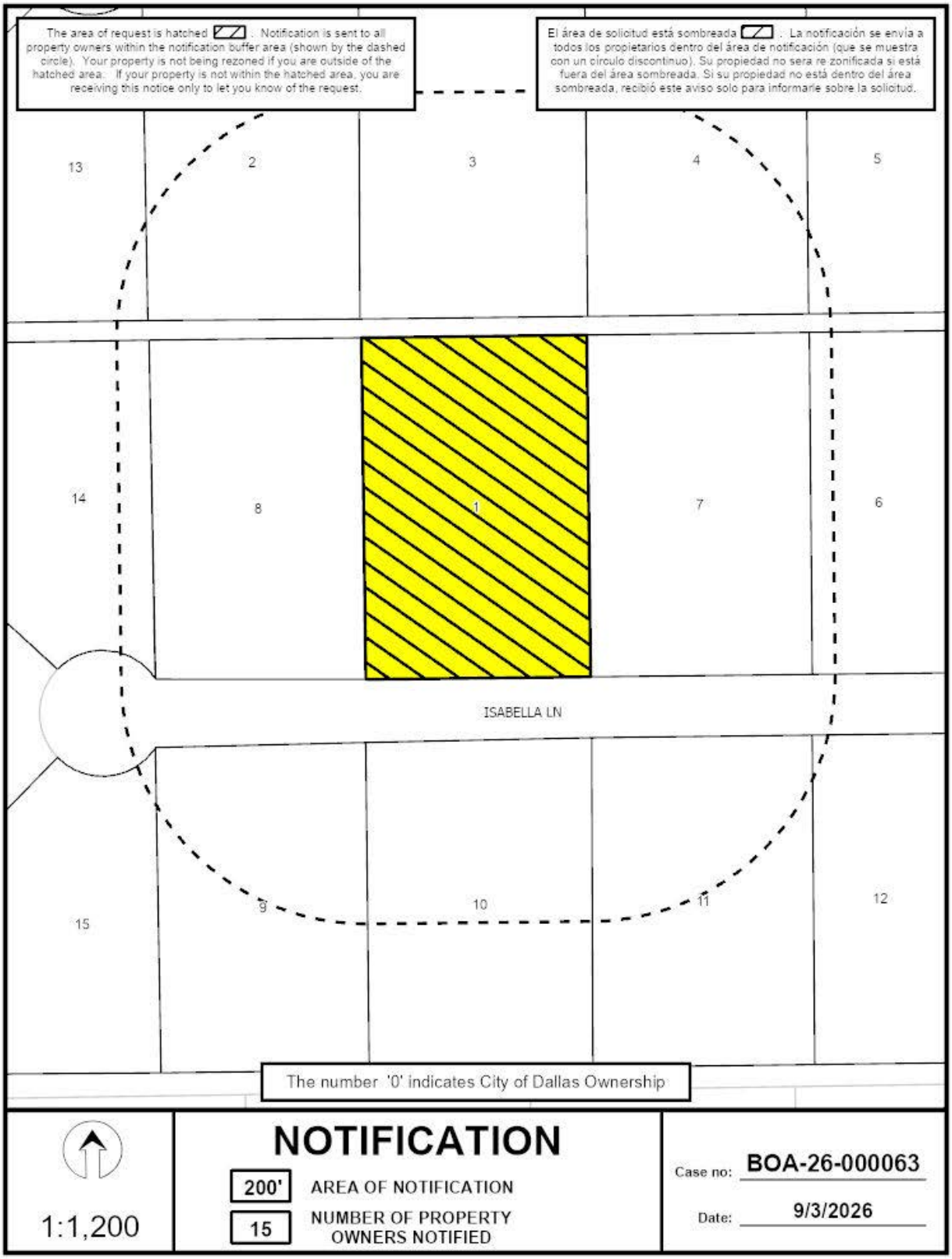


1:1,200

ZONING MAP

Case no: BOA-26-000063

Date: 09/03/2026



NOTIFICATION

1:1,200

200' AREA OF NOTIFICATION

15 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: BOA-26-000063

Date: 9/3/2026

Notification List of Property Owners

BOA-26-000063

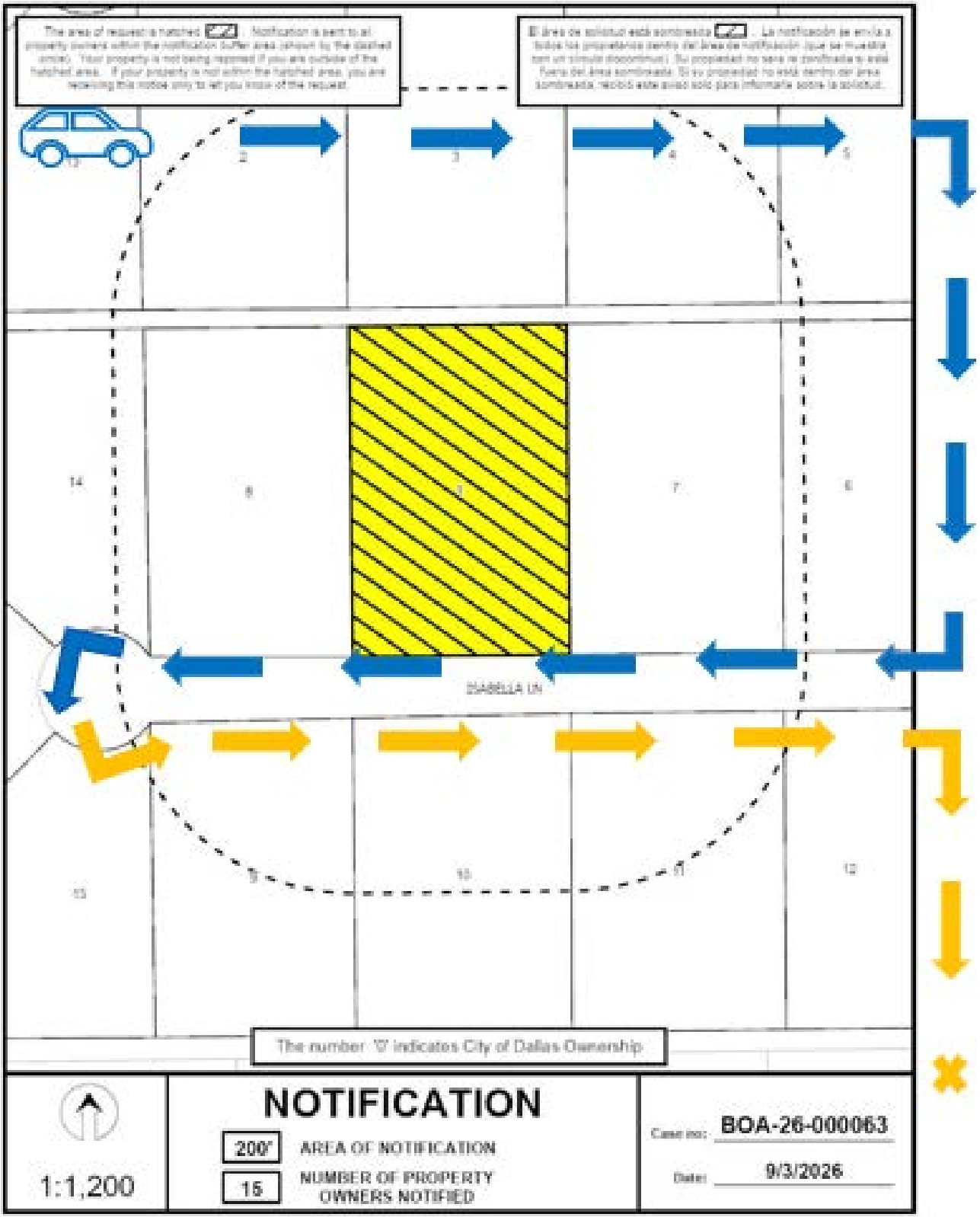
15 Property Owners Notified

Label #	*Address*		*Owner*
1	4525	ISABELLA LN	ISABELLA 16 LLC
2	4512	HARRYS LN	CORREA NICHOLAS ALEXANDER &
3	4524	HARRYS LN	ROSENTHAL MICHAEL A &
4	4544	HARRYS LN	SPARKS MARC A
5	4554	HARRYS LN	HTRS TRUST
6	4563	ISABELLA LN	BLACK STUART B & JANE HART
7	4545	ISABELLA LN	LITTLE ROBERT B & JULIE G
8	4511	ISABELLA LN	KAVANAUGH FAMILY TRUST THE
9	4512	ISABELLA LN	SKV TRUST
10	4530	ISABELLA LN	EGGLESTON CRAIG A &
11	4544	ISABELLA LN	LAVA HOLDINGS
12	4562	ISABELLA LN	BARNES H DOUG JR
13	4506	HARRYS LN	JENNINGS MICHAEL C & STEPHANIE L JENNINGS
14	4505	ISABELLA LN	MOLAY SETH R &
15	4506	ISABELLA LN	MARLETT CHRISTOPHER A

Route Directions:
Start on Harrys Ln.
Right on Welch Rd.
Right on Isabella Ln.
Loop around cul-de-sac on Isabella Ln.
Right on Welch Rd.

***Subject Site at 1:35 and 2:10**

200’ Radius Route Map



NOTICE OF PUBLIC HEARING

BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL B)

NOTICE IS HEREBY GIVEN that the **BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL B)** will hold a hearing as follows:

DATE: **WEDNESDAY, OCTOBER 21, 2026**

BRIEFING: **10:00 a.m.** via **Videoconference and** in **6ES COUNCIL BRIEFING**, Dallas City Hall, 1500 Marilla Street

HEARING: **1:00 p.m.** via **Videoconference and** in **6ES COUNCIL BRIEFING**, Dallas City Hall, 1500 Marilla Street

The purpose of the hearing is to consider the following appeal(s) now pending before the Board of Adjustment.

BOA-26-000063(JM) Application of Robert Baldwin for **(1)** a special exception to the fence height regulations at **4525 ISABELLA LANE**. This property is more fully described as Block E/5534, Lot 7, and is zoned R-1ac(A), which limits the height of a fence in the front yard to 4-feet. The applicant proposes to construct and/or maintain an 8-foot-high fence in a required front yard, which will require **(1)** a 4-foot special exception to the fence height regulations.

You have received this notice because you own property within 200 feet of the above property. You may be interested in attending the Board of Adjustment hearing to express your support for or opposition to the application. You may also contact the Board of Adjustment by email to BDAreply@dallas.gov. Letters will be accepted until 9:00 am the day of the hearing, if you are unable to attend the hearing. If you choose to respond, it is important that you let the Board know your reasons for being in favor of or in opposition to the application. The Board members are very interested in your opinion.

Note: Any materials (such as plans, elevations, etc.) included within this notice may be subject to change.

The Board of Adjustment hearing will be held by videoconference and in 6ES at City Hall. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure **by joining the meeting virtually**, must register online at https://bit.ly/BDA-B-Register **by the close of business Tuesday, October 20, 2026. All virtual speakers will be required to show their video in order to address the board. In Person speakers can register at the hearing.** Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; and bit.ly/cityofdallastv or YouTube.com/CityofDallasCityHall

Speakers at the meeting are allowed a maximum of three minutes to address the Board.

Additional information regarding the application may be obtained by calling Jamie Miller, Senior Planner at (214) 948-4069, or Mary Williams, Board Secretary at (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

PLEASE SEND REPLIES TO:
BDAreply@dallas.gov
Letters will be received until 9:00 am the day of the hearing.
PLEASE REGISTER AT:
https://bit.ly/BDA-B-Register

Board of Adjustment
Planning & Development Department
1500 Marilla Street 5CN Dallas TX 75201

BOA-26-000063

Menu Reports Help

File Date: 08/07/2026

Application Status: In Review

Assigned To: Diana Barkume

Description of Work: FILE NUMBER: BOA-26-000063 BUILDING OFFICIAL'S REPORT: Application of Robert Baldwin for (1) a special exception to the fence height regulations at 4525 ISABELLA LANE. This property is more fully described as Block E/5534, Lot 7, and is zoned R-1ac(A), which limits the height of a fence in the front yard to 4-feet. The applicant proposes to construct and/or maintain an 8-foot-high fence in a required front yard, which will require (1) a 4-foot special exception to the fence height regulations. LOCATION: 4525 ISABELLA LANE APPLICANT: Robert Baldwin REQUEST: (1) A special exception to the fence height regulations

Application Detail: Detail

Application Name:

Application Type: Board of Adjustments

Documents:

File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
260708_McGraw_Signed V...	BLDG_BDA	Affidavit - Pro...		application/pdf	Uploaded	08/07/2026
Tax Certificate__4525...	BLDG_BDA	Certificate - Tax		application/pdf	Uploaded	08/07/2026
Certified Deed.pdf	BLDG_BDA	Certificate - W...		application/pdf	Uploaded	08/07/2026
block map highlighted.pdf	BLDG_BDA	Maps - Block		application/pdf	Uploaded	08/07/2026
block map highlighted.pdf	BLDG_BDA	Maps - Zoning L...		application/pdf	Uploaded	08/07/2026
Certified Plat.pdf	BLDG_BDA	Plat - Certifie...		application/pdf	Uploaded	08/07/2026
No Lien Letter 4525 Is...	BLDG_BDA	Statement - Lien		application/pdf	Uploaded	08/07/2026
260527 - McGraw - Surv...	BLDG_BDA	Legal Descripti...		application/pdf	Uploaded	08/07/2026
Sign posting affidavit...	BLDG_BDA	Affidavit - Sig...		application/pdf	Uploaded	08/07/2026
Application_revised_si...	BLDG_BDA	Affidavit - BDA...	UPDATED REQUEST App...	application/pdf	Uploaded	08/12/2026
L1.2 McGraw_260812_FEN...	BLDG_BDA	Plans - Site Plan	UPDATED Site Plan	application/pdf	Uploaded	08/12/2026
L3.0 McGraw_260812_FEN...	BLDG_BDA	Plans - Elevation	UPDATED Fence Eleva...	application/pdf	Uploaded	08/12/2026
BOA-26-000063_labels.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	09/03/2026
BOA26000063mva.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	09/03/2026
BOA-26-000063_Submissi...	BLDG_BDA	Other Support D...		application/pdf	Uploaded	09/03/2026
BOA26000063z.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	09/03/2026
BOA-26-000063_report.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	09/03/2026
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BOA26000063a.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	09/03/2026
sign posting 1.jpg	BLDG_BDA	Other Support D...	Posted sign	image/jpeg	Uploaded	09/09/2026
sign posting 2.jpg	BLDG_BDA	Other Support D...	Posted sign	image/jpeg	Uploaded	09/09/2026
L3.3 McGraw_260921_SID...	BLDG_BDA	Plans - Elevation	Side fence elevations	application/pdf	Uploaded	09/28/2026
L5.0 McGraw_260924_VIS...	BLDG_BDA	Plans - Landscape	Landscape plan_visi...	application/pdf	Uploaded	09/28/2026
Single Trunk Crape Myr...	BLDG_BDA	Other Support D...	Proposed trees	image/jpeg	Uploaded	09/28/2026

Show all

Address: 4525 ISABELLA LN, Dallas, TX 75229

Owner Name: ISABELLA 16 LLC

Owner Address: 1999 BRYAN ST STE 900, DALLAS, TEXAS 752013140

Parcel No: 00000416512000000

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Robert Baldwin	Baldwin Associa...	Applicant	Mailing, 3904 Elm Stre...	Active
Jay McGraw	Isabella 16, LLC	Property Owner	Mailing, 4525 Kemp Bou...	Active

Licensed Professionals Info:

Primary	Registration Number	License Type	Name	Business Name	Business License #

Total Fee Assessed: $725.00

Total Fee Invoiced: $725.00

Balance: $0.00

Custom Fields: **Property Details**

Existing Zoning R-1ac(A)	**Lot Number** 7	**Lot Size (Acres)** 1.16
Block Number E/5534	**Lot Size (Sq. Ft)** 51769	**How many streets abut the property?** 1
Land Use residential	**Is the property platted?** Yes	**Status of Project** Proposed
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?** Yes
Referred by Diana Barkhume		

Internal Use Only

Source of Request Self	**Fee Waiver Granted**	**Number of Parking Spaces** _
Lot Acreage 1.16		

PDox Information

PDox Number
BLOCKED

Board of Adjustment Request

Type of Request	Request Description	Application Type	Other	Affirm that an appeal has been made for	Application is made to BOA to grant the described appeal	Outcome
Special Exception	Fence standards	Single Family/Duplex Variance or Special Exception		4' to allow an 8' fence	Fence will provide security and privacy to homeowners.	

Street Frontage Information

Street Frontage	Linear Feet (Sq. Ft) (Number)
Front	183.77

Case Information

Full Request	Brief Request	Zoning Requirements	Relevant History	BOA History	BOA History Details
to construct and/or maintain an 8-foot-high fence in a required front yard, which will require a 4-foot special exception to the fence height regulations	special exception to the fence height regulations	a fence may not exceed four feet above grade when located in the required front yard	NA	No	

Board of Adjustment Meeting

Hearing Type	Action Date	Time	Room	Panel	Presiding Officer	BOA Administrator	BOA Secretary	BOA Code Specialist	Case Assigned to	Notes	Outcome	Filing Date
			6ES	B	Cheri Gambow	Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Kameka Miller-Hoskins	Special Exception to the fence height	Scheduled	

GIS Information

Parcel Number (Number)	Service	Layer	Attribute Value	Census Tract Number (Number)	Council District	School District	Escarpment	Floodplain
				11.35	13-Gay Donnell Willis			

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Intake	Diana Barkume	Intake Complete	08/28/2026	Accela Administ...
GIS AOR Review	Elham Elbadawi	Review Complete	09/03/2026	Elham Elbadawi
Case Assignment	Jamie Miller	Case Manager...	09/16/2026	Kameka Miller-H...

Task	Assigned To	Status	Status Date	Action By
Site Inspection		Site Inspect...	09/16/2026	Kameka Miller-H...
Plans Distribution			08/28/2026	
Subdivision Review				
Q Team Review				
Arborist Review				
Building Code Review				
Zoning Review				
Electrical Review				
Eng Water and Wastewat...				
Historic Preservation ...				
Eng Paving and Drainag...				
Eng Flood Plain Review				
Board of Adjustment Re...				
Conservation Review				
Traffic Review				
GIS Review				
Residential Team Review				
Signs Review				
Plans Coordination				
Board of Adjustment He...				
Two-Year Waiver Period				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By
BOA History	This will display in t...	Applied	08/07/2026	Notice	
General Facts/Staff An...	This will display in t...	Applied	08/07/2026	Notice	
Land Use	This will display in t...	Applied	08/07/2026	Notice	
Staff Recommendation	Staff Recommendation	Applied	08/07/2026	Notice	
Standard of Review	This will display in t...	Applied	08/07/2026	Notice	
Timeline	This will display in t...	Applied	08/07/2026	Notice	
Zoning	This will display in t...	Applied	08/07/2026	Notice	

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments
Site Visit Inspection	09/30/2026		Scheduled	Scheduled via Script

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

Baldwin
Associates

October 9, 2026

October 9, 2026
Board of Adjustment
City of Dallas
1500 Marilla Street
Dallas, Texas 75201

Re: Case No. BOA-26-000063
4525 Isabella Lane, Dallas, Texas - Request for Special Exception to Allow an Eight-Foot Fence in the Front Yard

Dear Members of the Board:

This firm represents Jay and Erica McGraw, the owners of 4525 Isabella Lane. The McGraw's are seeking a Special Exception to the fence-height provisions of the Dallas Development Code. Specifically, the McGraw's ask the Board to allow an eight-foot fence in the required front yard, where a maximum height of four feet is otherwise permitted. We respectfully request that the Board grant the exception.

The Request
The proposed fence runs along the front of the property and consists of a two-foot stucco wall topped with six feet of open, ornamental metal fence panels, for an overall height of eight feet. The panels are approximately 40 percent open. The fence is punctuated by stucco columns with stone caps and bases and includes two driveway gates and a pedestrian gate designed to match the fence. The stucco and stone details are chosen to match the materials of the residence.

The fence is not located at the street edge. As shown on the site plan, it is set back approximately 20 feet from the curb and at least five feet behind the front lot line. It does not encroach into any sight visibility triangle at the drive approaches, as the detail sheet shows.

The Standard for Approval
Under Section 51A-4.602 of the Dallas Development Code, the Board may grant a special exception to the fence-height limitation when it finds that the

fence will not adversely affect neighboring property. The request meets that standard for the following reasons.

- The design is open and see-through. With panels that are approximately 40 percent open, light, air and views pass through the fence to the neighbors and the street. The yard and the house remain visible rather than being walled off. The code permits openness below 50 percent where, as here, the fence sits at least five feet behind the front property line.

- The fence is set well back from the street. At roughly 20 feet from the curb and behind the front lot line, the fence is removed from the public right-of-way. The landscape plan places dense plantings in front of it, including crape myrtles, Texas live oaks, an October Glory maple, boxwood, holly, azaleas and groundcover, which will soften its appearance from the street.

- There is no impact on sight lines. The fence stays clear of every sight visibility triangle, so drivers and pedestrians retain unobstructed sight lines at the drive approaches and along Isabella Lane.

- The fence fits the character of the street. Several nearby homes on Isabella Lane and Lennox Lane already have front-yard walls, gates, iron fences or tall hedges, including 4610, 4612, 4562 and 4512 Isabella Lane and 10515 and 10545 Lennox Lane. Dense hedges at 4563 Isabella Lane and 10545 Lennox Lane screen those front yards and are not subject to any fence-height limit.

The materials match the residence. The stucco base and columns with stone caps use the same materials as the house, so the fence reads as part of the architecture of the property.

More Open Than Existing Conditions
The existing hedges noted above are solid. They block nearly all views and light, yet they are permitted at any height because plantings are not regulated as fences. By comparison, the proposed fence is substantially more open. It allows the yard and house to remain visible, it is set back behind new landscaping, and its height is fixed by the approved elevations rather than varying as plant material grows.

For these reasons, the proposed eight-foot open fence will not adversely affect neighboring property. We respectfully ask that the Board grant the special exception in Case No. BOA-26-000063.

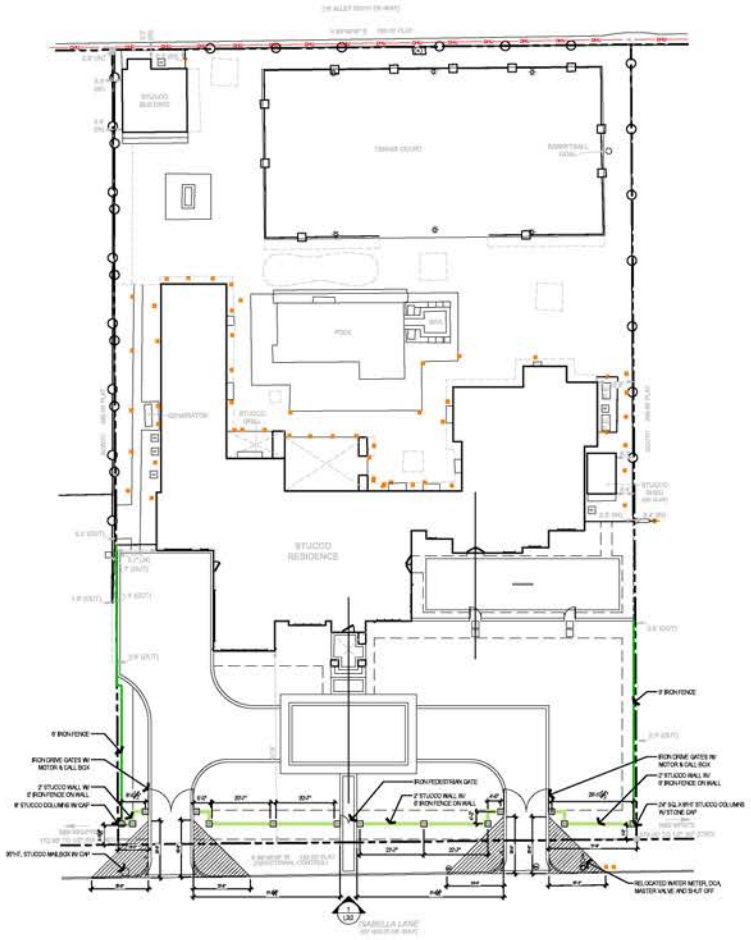
Thank you for your attention to this matter. Please let me know if you have any questions or comments or if I can be of any assistance.

With kind regards,



Robert Baldwin

Rob Baldwin



HAROLD LEIDNER
1601 Surveyor Boulevard Carrollton, Texas 75006
972.418.5244
haroldleidner.com

NOT FOR CONSTRUCTION

© Copyright 2022, Harold Leidner Company. All rights Reserved. The suggested improvements shown on this plan are the property of Harold Leidner Company and may not be used in whole or part without the written consent of Harold Leidner Company. Submitting & full compliance with City, Town, State & Federal ordinances, rules, statutes & laws. Further, the proposed improvements & amendment may require the consent of local architectural review committee or homeowners association. The approval of these & permits by governmental authorities does not necessarily mean compliance with Laws.

MCGRAW, JAY & ERICA RESIDENCE

4525 ISABELLA LANE
DALLAS, TX

SCALE: 1/16"=1'-0"

NORTH

REVISIONS
1 26052 - DIMENSIONS
2 26072 - PLANT SIZES
3 26912 - CITY COMMENTS

ISSUE DATE
AUGUST 12, 2026

SHEET TITLE
FENCE VARIANCE PLAN

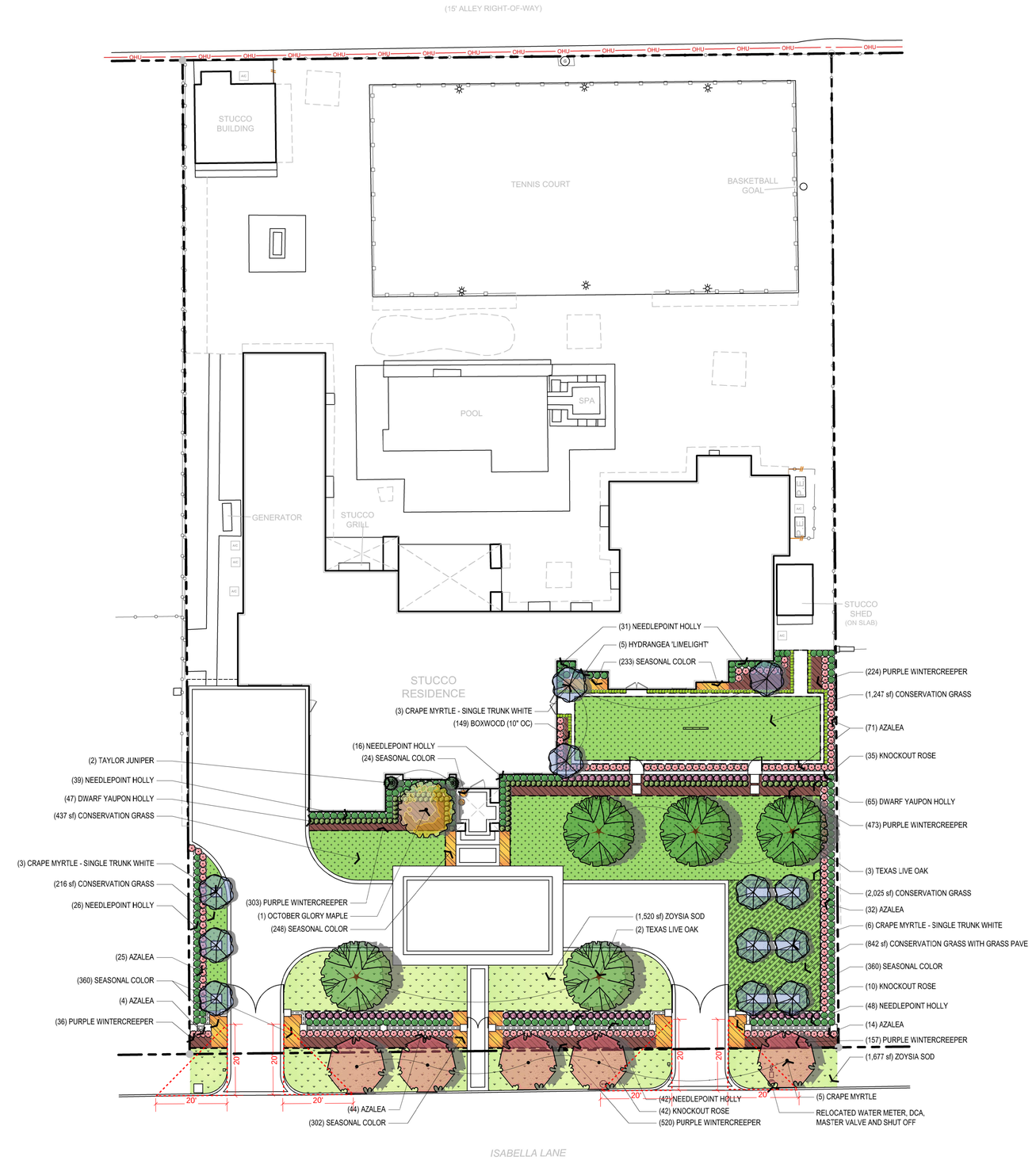
SHEET NO
L1.2

PLANT SCHEDULE

SYMBOL	COMMON NAME	SIZE		QTY
TREES				
	CRAPE MYRTLE	200 GAL		5
	CRAPE MYRTLE - SINGLE TRUNK WHITE	45 GAL		12
	OCTOBER GLORY MAPLE	4" CAL.		1
	TAYLOR JUNIPER	45 GAL		2
	TEXAS LIVE OAK	96"		5
SYMBOL	COMMON NAME	SIZE	SPACING	QTY
SHRUBS				
	AZALEA	7 GAL	24" o.c.	190
	BOXWOOD (10" OC)	7 GAL	12" o.c.	149
	DWARF YAUPON HOLLY	7 GAL	21" o.c.	112
	HYDRANGEA 'LIMELIGHT'	3 GAL	24" o.c.	5
	KNOCKOUT ROSE	7 GAL	24" o.c.	87
	NEEDLEPOINT HOLLY	15 GAL	24" o.c.	202
GROUND COVERS				
	PURPLE WINTERCREEPER	4" POT	9" o.c.	1,713
SOD/SEED				
	CONSERVATION GRASS	-		3,925 SF
	CONSERVATION GRASS WITH GRASS PAVE	-		842 SF
	ZOYSIA SOD	SOD		3,197 SF
SEASONAL COLOR				
	SEASONAL COLOR	4" POT	6" o.c.	1,527

LANDSCAPE MATERIALS SCHEDULE

SYMBOL	DESCRIPTION	QTY
06 LANDSCAPE		
	STEEL EDGING	993 LF
	BED PREP	3,497 SF



HAROLD LEIDNER
LANDSCAPE ARCHITECTS

1601 Surveyor Boulevard Carrollton, Texas 75006
972.418.5244
haroldleidner.com

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MCGRAW, JAY & ERICA RESIDENCE

4525 ISABELLA LANE
DALLAS, TX

SCALE: 1/16"=1'-0"

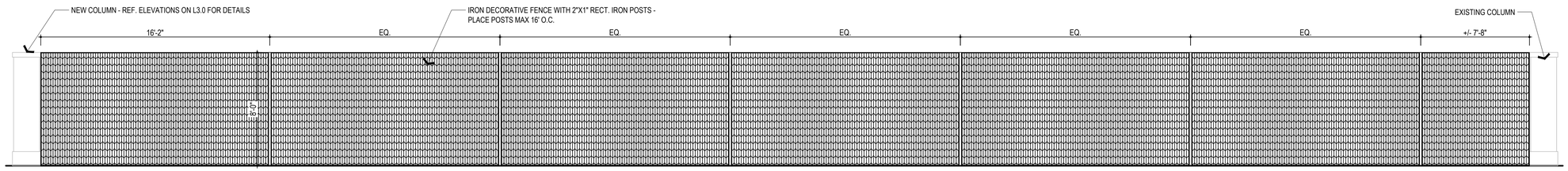
NORTH

REVISIONS:
1. 260702 - DIMENSIONS
2. 260720 - PLANT SIZES
3. 260812 - CITY COMMENTS
4. 260924 - CITY COMMENTS

PLOT DATE:
SEPTEMBER 24, 2026

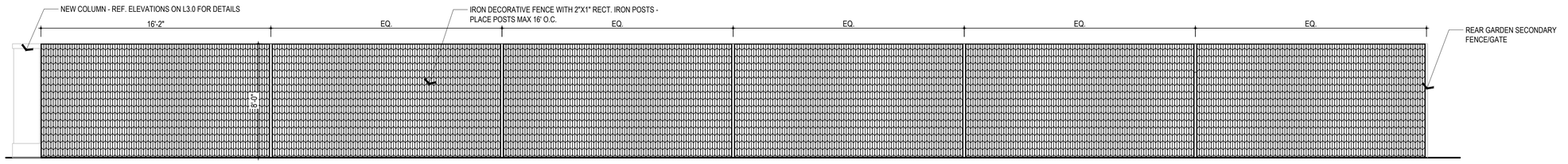
SHEET TITLE:
LANDSCAPE PLAN

SHEET NO:
L5.0



1 EAST DECORATIVE FENCE ELEVATION

SCALE: 1/4"=1'-0"



2 WEST DECORATIVE FENCE ELEVATION

SCALE: 1/4"=1'-0"

L3.0 NAGraw_260831.dwg

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MCGRAW, JAY & ERICA RESIDENCE

4525 ISABELLA LANE
DALLAS, TX

SCALE: VARIES

NORTH

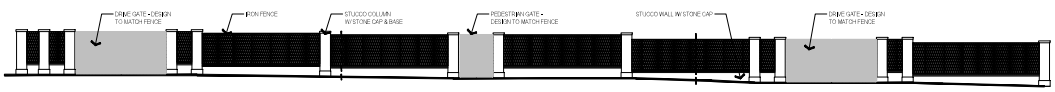
REVISIONS:
1 260702 - DIMENSIONS
1 260720 - PLANT SIZES
1 260812 - CITY COMMENTS

PLOT DATE:
SEPTEMBER 1, 2026

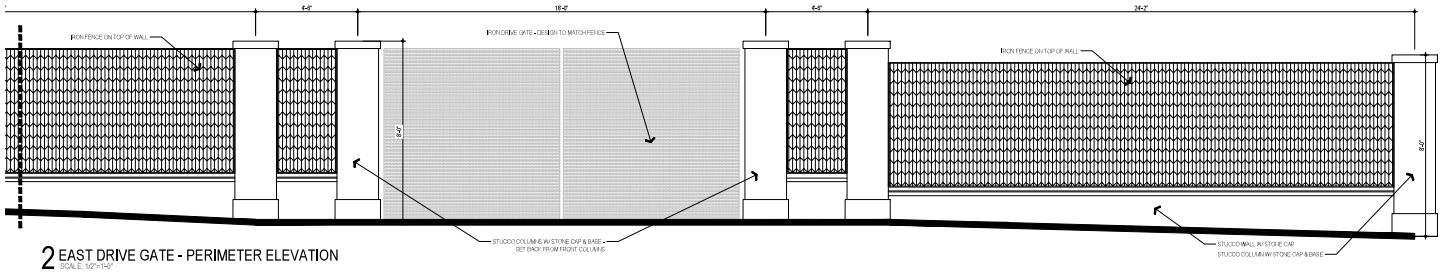
SHEET TITLE:
CONSTRUCTION DETAILS

SHEET NO:
L3.3

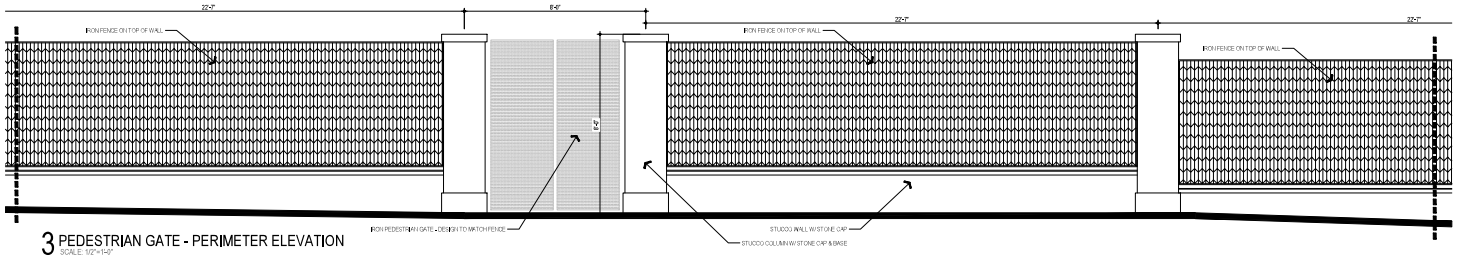
OPENNESS PERCENTAGE = 40%
NOTE: PER CITY CODE, SINCE FRONT FENCE IS 5'-0" BEHIND FRONT PROPERTY LINE, OPENNESS CAN BE LESS THAN 50%



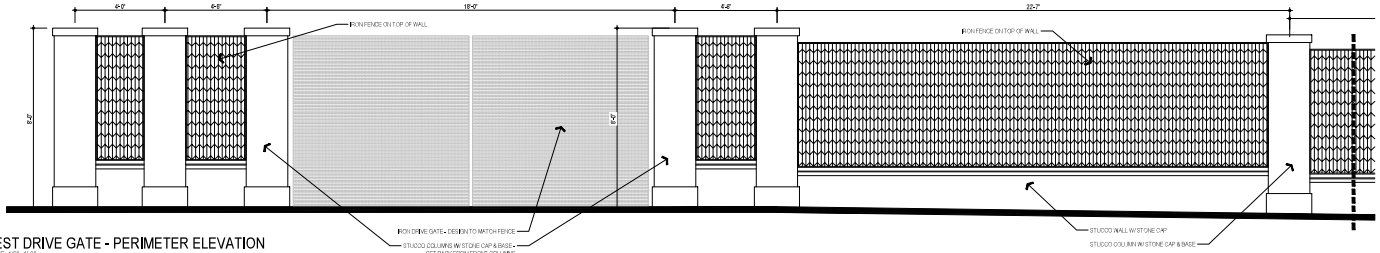
1 FRONT PERIMETER ELEVATION
SCALE: 1/8"=1'-0"



2 EAST DRIVE GATE - PERIMETER ELEVATION
SCALE: 1/2"=1'-0"



3 PEDESTRIAN GATE - PERIMETER ELEVATION
SCALE: 1/2"=1'-0"



4 WEST DRIVE GATE - PERIMETER ELEVATION
SCALE: 1/2"=1'-0"

HAROLD LEIDNER
1601 Surveyor Boulevard Carrollton, Texas 75006
972.418.5244
haroldleidner.com

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MCGRAW, JAY & ERICA RESIDENCE
4525 ISABELLA LANE
DALLAS, TX

SCALE: VARIES
NORTH

ISSUES
1 26725 - DIMENSIONS
2 26725 - PLANT SIZES
3 26912 - CITY COMMENTS

PLOT DATE:
AUGUST 12, 2026
SHEET TITLE:
CONSTRUCTION DETAILS

SHEET NO:
L3.0

Agenda Information Sheet

File #: 26-3302A Item #: 3.

AGENDA DATE: October 21, 2026

PANEL: B

COUNCIL DISTRICT(S): 14

DEPARTMENT: Department of Planning and Development

BUILDING OFFICIAL'S REPORT

Application of Tommy Mann for (1) a special exception to the landscaping regulations at 3015 KNOX STREET. This property is more fully described as Block J/1534, Lots 13, 14, 15A, 16 and 17, and is zoned PD-193(LC), which requires landscape to be provided. The applicant proposes to construct and/or maintain nonresidential structure and provide an alternate landscape plan, which will require (1) a special exception to the landscaping regulations.

Location: 3015 KNOX STREET

Applicant: Philip Kingston

Senior Planner: Dr. Kameka Miller-Hoskins

Request(s): (1) A special exception to the landscaping regulations.

Staff Recommendation: No staff recommendation.

BOA-26-000064

BOARD OF ADJUSTMENT **WEDNESDAY, OCTOBER 21, 2026**
CITY OF DALLAS, TEXAS

FILE NUMBER: BOA-26-000064 (KMH)

BUILDING OFFICIAL'S REPORT: Application of Tommy Mann for **(1)** a special exception to the landscaping regulations at **3015 KNOX STREET**. This property is more fully described as Block J/1534, Lots 13, 14, 15A, 16 and 17, and is zoned PD-193(LC), which requires landscape to be provided. The applicant proposes to construct and/or maintain nonresidential structure and provide an alternate landscape plan, which will require **(1)** a special exception to the landscaping regulations.

LOCATION: 3015 Knox Street

APPLICANT: Tommy Mann

REQUEST:

(1) A special exception to the landscaping regulations.

STANDARDS OF REVIEW FOR SPECIAL EXCEPTION TO THE LANDSCAPE REGULATIONS:

Section 51P-193.126(a)(4) of the Dallas City Code specifies that the board may grant a special exception to the landscaping requirements of this section if, in the opinion of the Board, the special exception will not compromise the spirit and intent of this section. When feasible, the Board shall require that the applicant submit and that the property comply with a landscape plan as a condition to granting the special exception.

STAFF RECOMMENDATION:

No staff recommendation is made on this request.

BACKGROUND INFORMATION:

Zoning:

Site:	PD-193
North:	PD-193, PD 27, CD 9, CD 15
East:	P(A), TH-3(A)
South:	PD-193, MC-1
West:	PD-193

Land Use:

The subject site appears to be under construction, surrounding development includes commercial and retail uses.

BDA History:

No BDA History within the past five years.

GENERAL FACTS/STAFF ANALYSIS:

- The application of Tommy Mann for the property located at 3015 Knox Street focuses on one request relating to a special exception to the landscape regulations.
- The applicant is seeking a special exception to the landscaping regulations of PD 193 Part 1 conditions for LC districts. The requirements for new construction include required front yard landscape site areas (LSA), general planting areas (GPA) and special planting areas (SPA). The use of the property prompts the relocation of the GPA and SPA planting conditions toward the street in the design.
- Per the Chief Arborist, the proposed plan will comply with the minimum requirements for the number of street trees and the required sidewalk conditions. The plan also meets the landscape site area requirements, per ordinance. The trees will be planted to conform to the adjusted planting areas adjacent to the street curb, leaving the interior open to their pedestrian use designs. The layout is fully functional.
- The Chief Arborist also states that the primary deficiency is in the amount of general planting area in the required front yard area. The majority of the general and special planting area conditions have been moved into the tree planting zone area between the sidewalk and street curb in the public right-of-way. The sidewalk along Mckinney has been set back to nearly 12 feet and varies along the frontage. The standard requirement is between 5 feet and 12 feet from back of curb.
- The deficiencies to the ordinance are balanced with the function of the design, allowing for an open pedestrian environment to the building front. The general and special planting conditions are detailed and will require the owner to maintain it to a living and growing condition. The large Shumard oak trees will establish a growing tree canopy along both street frontages. PD 193 provides license for parkway landscaping requirements. The plan will require further approval by city departments in permitting review for affirmation that the plantings will not impair the use of the public right-of-way. I have no objection to their proposal.
- The applicant has the burden of proof in establishing the special exception will not compromise the spirt and intent of the landscaping regulations in PD 193..
- Granting the special exception to the landscape regulations, with the condition that the applicant complies with the alternate landscape plan would require the proposal to be constructed as shown on the submitted documents.

Timeline:

August 9, 2026: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.

September 23, 2026: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel **B.**

September 23, 2026: The Planning and Development Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the **September 25, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **October 9, 2026**, deadline to submit additional evidence to be incorporated into the board's docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

September 29, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **October** public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

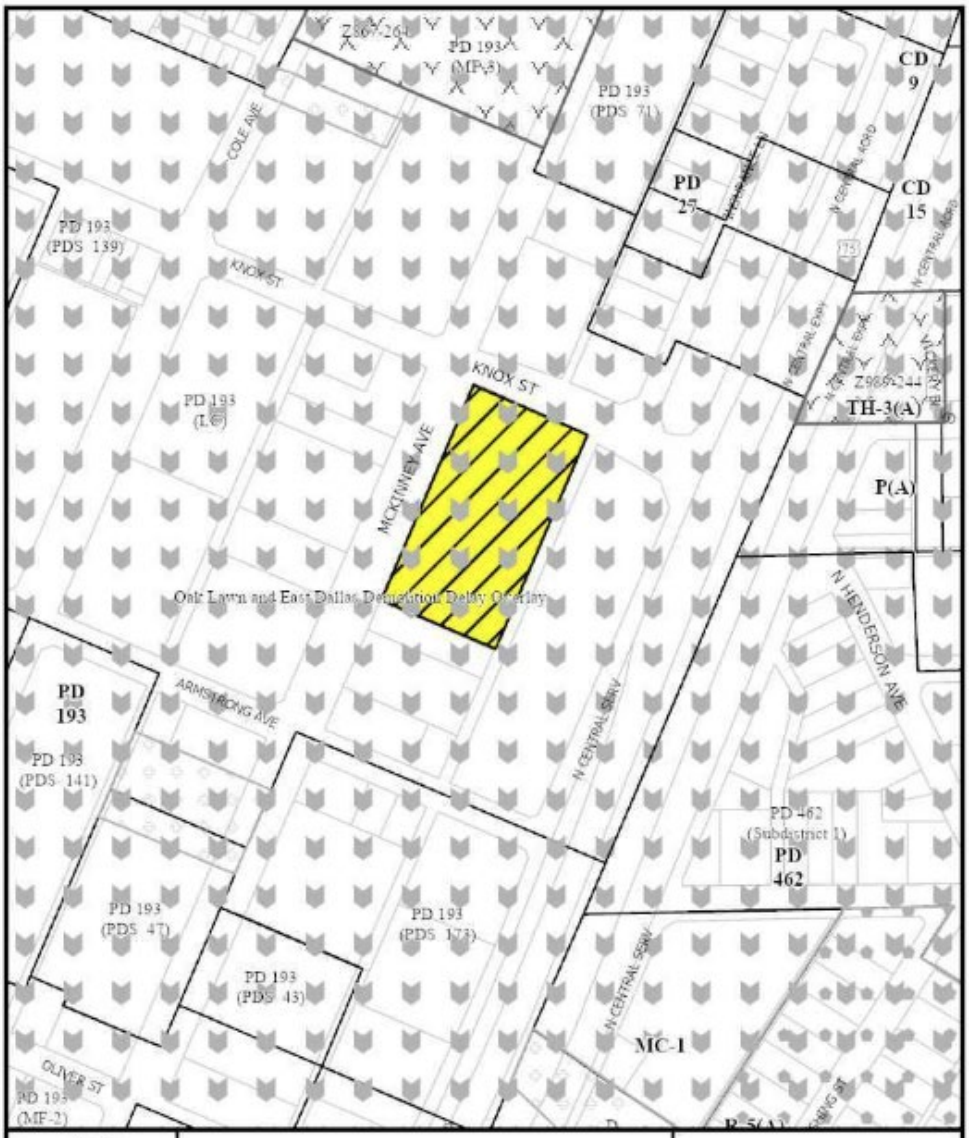


1:2,400

AERIAL MAP

Case no: BOA-26-000064

Date: 08/13/2026



1:2,400

ZONING MAP

Case no: BOA-26-000064

Date: 08/13/2026

Notification List of Property Owners

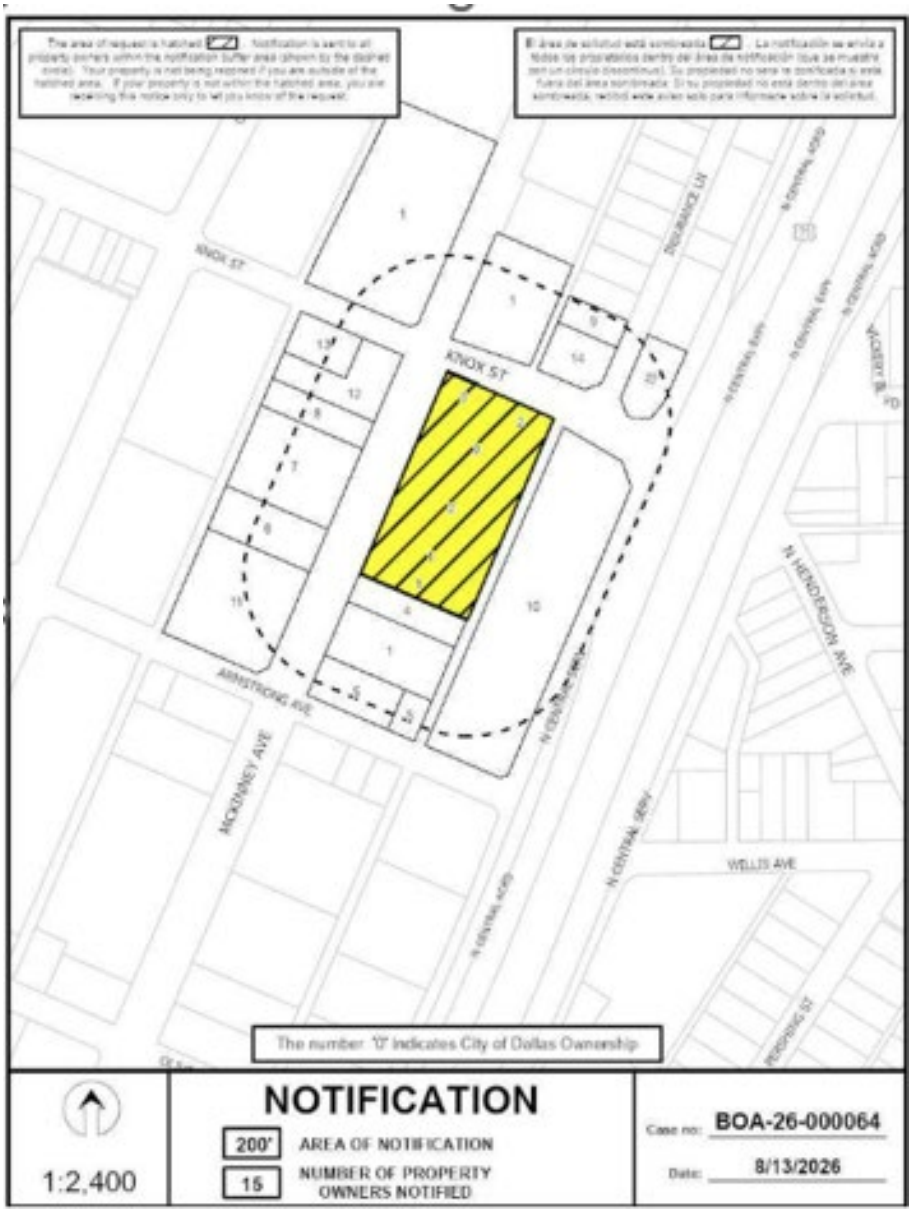
/
08/13/2026

Notification List of Property Owners

BOA-26-000064

15 Property Owners Notified

Label #	Address		Owner
1	4524	MCKINNEY AVE	KD KNOX STREET VILLAGE HOLDCO LLC
2	3015	KNOX ST	NABHOLTZ KMCK PARTNERS LP
3	3025	KNOX ST	NABHOLTZ KMCK PARTNERS LP
4	4516	MCKINNEY AVE	CRYSTAL PYRAMID LTD
5	4502	MCKINNEY AVE	I S K INC
6	4519	MCKINNEY AVE	GILLILAND PROPERTIES II LTD
7	4525	MCKINNEY AVE	GILLILAND PPTIES III LTD
8	4531	MCKINNEY AVE	GILLILAND PPTIES II LTD
9	4611	INSURANCE LN	TRIANGLE LODGE AMORC
10	3001	KNOX ST	KNOX PARK VILLAGE LLC
11	4511	MCKINNEY AVE	MAJAHUAL LP
12	3101	KNOX ST	GILLILAND PROPERTIES LTD
13	3107	KNOX ST	TABESH FAMILY TRUST
14	3010	KNOX ST	VALLEY OAK KNOX LLC
15	4611	N CENTRAL EXPY	ORR VENTURE LTD


The area of request is hatched. Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being resolved if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada. La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re conficada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
KNOX ST
KNOX ST
PROSPERITY LN
N CENTRAL EXPY
N HENDERSON AVE
ARMSTRONG AVE
MCKINNEY AVE
WELLS AVE
PROSPERITY ST
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200' AREA OF NOTIFICATION
15 NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: BOA-26-000064
Date: 8/13/2026

NOTICE OF PUBLIC HEARING

BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL B)

NOTICE IS HEREBY GIVEN that the **BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL B)** will hold a hearing as follows:

DATE: **WEDNESDAY, OCTOBER 21, 2026**

BRIEFING: **10:00 a.m.** via **Videoconference and** in **6ES COUNCIL BRIEFING**, Dallas City Hall, 1500 Marilla Street

HEARING: **1:00 p.m.** via **Videoconference and** in **6ES COUNCIL BRIEFING**, Dallas City Hall, 1500 Marilla Street

The purpose of the hearing is to consider the following appeal(s) now pending before the Board of Adjustment.

BOA-26-000064(KMH) Application of Tommy Mann for **(1)** a special exception to the landscaping regulations at **3015 KNOX STREET**. This property is more fully described as Block J/1534, Lots 13, 14, 15A, 16 and 17, and is zoned PD-193(LC), which requires landscape to be provided. The applicant proposes to construct and/or maintain nonresidential structure and provide an alternate landscape plan, which will require **(1)** a special exception to the landscaping regulations.

You have received this notice because you own property within 200 feet of the above property. You may be interested in attending the Board of Adjustment hearing to express your support for or opposition to the application. You may also contact the Board of Adjustment by email to BDAreply@dallas.gov. Letters will be accepted until 9:00 am the day of the hearing, if you are unable to attend the hearing. If you choose to respond, it is important that you let the Board know your reasons for being in favor of or in opposition to the application. The Board members are very interested in your opinion.

Note: Any materials (such as plans, elevations, etc.) included within this notice may be subject to change.

The Board of Adjustment hearing will be held by videoconference and in 6ES at City Hall. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure **by joining the meeting virtually**, must register online at https://bit.ly/BDA-B-Register **by the close of business Tuesday, October 20, 2026. All virtual speakers will be required to show their video in order to address the board. In Person speakers can register at the hearing.** Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; and bit.ly/cityofdallastv or YouTube.com/CityofDallasCityHall

Speakers at the meeting are allowed a maximum of three minutes to address the Board.

Additional information regarding the application may be obtained by calling Dr. Kameka Miller-Hoskins, Chief Planner at (214) 948-4478, or Mary Williams, Board Secretary at (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

Board of Adjustment
Planning & Development Department
1500 Marilla Street 5CN Dallas TX 75201

PLEASE SEND REPLIES TO:
BDAreply@dallas.gov
Letters will be received until 9:00 am the day of the hearing.
PLEASE REGISTER AT:
https://bit.ly/BDA-B-Register

BOA-26-000064

Menu Reports Help

File Date: 08/07/2026

Application Status: Plan Review

Assigned To: Diana Barkume

Description of Work: FILE NUMBER: BOA-26-000064 BUILDING OFFICIAL'S REPORT: Application of Tommy Mann for (1) a special exception to the landscaping regulations at 3015 KNOX STREET. This property is more fully described as Block J/1534, Lots 13,14,15A,16 and 17, and is zoned PD-193(LC), which requires landscape to be provided. The applicant proposes to construct and/or maintain nonresidential structure and provide an alternate landscape plan, which will require (1) a special exception to the landscaping regulations. LOCATION: 3015 KNOX ST APPLICANT: Tommy Mann REQUEST: (1) A special exception to the landscape regulations.

Application Detail: Detail

Application Name:

Application Type: Board of Adjustments

Documents:

File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
Executed Landscaping A...	BLDG_BDA	Affidavit - Pro...		application/pdf	Uploaded	08/07/2026
Certified Deeds and Ta...	BLDG_BDA	Certificate - Tax		application/pdf	Uploaded	08/07/2026
Certified Deeds and Ta...	BLDG_BDA	Certificate - W...		application/pdf	Uploaded	08/07/2026
Certified Deeds and Ta...	BLDG_BDA	Legal Descripti...		application/pdf	Uploaded	08/07/2026
S223-213_Plat.pdf	BLDG_BDA	Maps - Block		application/pdf	Uploaded	08/07/2026
Zoning Map Outlined in...	BLDG_BDA	Maps - Zoning L...		application/pdf	Uploaded	08/07/2026
L1.01 - GROUND LEVEL C...	BLDG_BDA	Plans - Site Plan		application/pdf	Uploaded	08/07/2026
S123-019.pdf	BLDG_BDA	Plat - Certifie...		application/pdf	Uploaded	08/07/2026
Certified Deeds and Ta...	BLDG_BDA	Statement - Lien		application/pdf	Uploaded	08/07/2026
2406-050-02_SUE QL A_T...	BLDG_BDA	Plans - Other		application/pdf	Uploaded	08/11/2026
wt411Q4100_SH019.pdf	BLDG_BDA	Plans - Other		application/pdf	Uploaded	08/11/2026
BOA-26-000064_report.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	08/13/2026
BOA-26-000064_labels.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	08/13/2026
BOA26000064z.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	08/13/2026
BOA26000064mva.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	08/13/2026
BOA26000064n.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	08/13/2026
BOA-26-000064_Submissi...	BLDG_BDA	Other Support D...		application/pdf	Uploaded	08/13/2026
BOA26000064a.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	08/13/2026

Show all

Address: 3015 KNOX ST, Dallas, TX 75205

Owner Name: NABHOLTZ KMCK PARTNERS LP

Owner Address: 4809 COLE AVE STE 210, SUITE 210, DALLAS, TEXAS 752053581

Parcel No: 00000159043000000

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Durham	Winstead PC	Applicant	Mailing, 2728 N Harwoo...	Active
Diane Nabholtz	Nahboltz KMCK P...	Property Owner	Mailing, 4809 Cole Ave...	Active
Kevin Brooke	KD Knox Street ...	Property Owner	Mailing, One Vanderbil...	Active

Licensed Professionals Info:

Primary	Registration Number	License Type	Name	Business Name	Business License #

Total Fee Assessed: $1,435.00

Total Fee Invoiced: $1,435.00

Balance: $0.00

Custom Fields: **Property Details**

Existing Zoning	Lot Number	Lot Size (Acres)

PD

13

1.724

Block Number
J/1534

Lot Size (Sq. Ft)
750097

How many streets abut the property?
2

Land Use
Commercial

Is the property platted?
Yes

Status of Project
Under Construction

Status of Property
Non-Owner Occupied

Previous Board of Adjustment case filed on this property
No

Accommodation for someone with disabilities
No

File Date
08/07/2026

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?
Yes

Referred by
Philip Erwin

Internal Use Only

Source of Request
Arborist

Fee Waiver Granted

Number of Parking Spaces

Lot Acreage
1.724

PDox Information

PDox Number
BLOCKED

Board of Adjustment Request

Type of Request	Request Description	Application Type	Other	Affirm that an appeal has been made for	Application is made to BOA to grant the described appeal	Outcome
Special Exception	Landscape	Landscaping Variance or Special Exception	PD 193 (LC) Legal Description: J/1534 lots 13-18 Prelim replat- S223-213: Block J/1534 Lot 13A PD 193 (LC)			

Street Frontage Information

Street Frontage	Linear Feet (Sq. Ft) (Number)
Front	376
Front	201

Case Information

Full Request	Brief Request	Zoning Requirements	Relevant History	BOA History	BOA History Details
The applicant proposes to construct and/or maintain nonresidential structure and provide an alternate landscape plan, which will require a special exception to the landscape regulations.	a special exception to the landscape regulations	requires landscape to be provided	N/A	No	

Board of Adjustment Meeting

Hearing Type	Action Date	Time	Room	Panel	Presiding Officer	BOA Administrator	BOA Secretary	BOA Code Specialist	Case Assigned to	Notes	Outcome	Filing Date
			6ES	C	Robert F. Agnich	Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Kameka Miller-Hoskins	Landscape special exception	Scheduled	

GIS Information

Parcel Number (Number)	Service	Layer	Attribute Value	Census Tract Number (Number)	Council District	School District	Escarpment	Floodplain
				12.88	14-Paul Ridley			

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Intake	Diana Barkume	Intake Complete	08/09/2026	Accela Administ...

Task	Assigned To	Status	Status Date	Action By
GIS AOR Review		Review Complete	08/13/2026	Elham Elbadawi
Case Assignment	Kameka Miller-H...	Case Manager...	08/25/2026	Kameka Miller-H...
Site Inspection		Site Inspect...	08/25/2026	Kameka Miller-H...
Plans Distribution		Accepted - P...	08/25/2026	Kameka Miller-H...
Subdivision Review		Not Required	08/25/2026	Kameka Miller-H...
Q Team Review		Not Required	08/25/2026	Kameka Miller-H...
Arborist Review		Not Required	08/25/2026	Kameka Miller-H...
Building Code Review		Not Required	08/25/2026	Kameka Miller-H...
Zoning Review		Not Required	08/25/2026	Kameka Miller-H...
Electrical Review		Not Required	08/25/2026	Kameka Miller-H...
Eng Water and Wastewat...		Not Required	08/25/2026	Kameka Miller-H...
Historic Preservation ...		Not Required	08/25/2026	Kameka Miller-H...
Eng Paving and Drainag...		Not Required	08/25/2026	Kameka Miller-H...
Eng Flood Plain Review		Not Required	08/25/2026	Kameka Miller-H...
Board of Adjustment Re...		Approved	08/25/2026	Kameka Miller-H...
Conservation Review		Not Required	08/25/2026	Kameka Miller-H...
Traffic Review		Not Required	08/25/2026	Kameka Miller-H...
GIS Review		Not Required	08/25/2026	Kameka Miller-H...
Residential Team Review		Not Required	08/25/2026	Kameka Miller-H...
Signs Review		Not Required	08/25/2026	Kameka Miller-H...
Plans Coordination		Review Complete	08/25/2026	Kameka Miller-H...
Board of Adjustment He...				
Two-Year Waiver Period				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By
BOA History	This will display in t...	Applied	08/07/2026	Notice	
General Facts/Staff An...	This will display in t...	Applied	08/07/2026	Notice	
Land Use	This will display in t...	Applied	08/07/2026	Notice	
Staff Recommendation	Staff Recommendation	Applied	08/07/2026	Notice	
Standard of Review	This will display in t...	Applied	08/07/2026	Notice	
Timeline	This will display in t...	Applied	08/07/2026	Notice	
Zoning	This will display in t...	Applied	08/07/2026	Notice	

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments
Site Visit Inspection	09/08/2026		Scheduled	Scheduled via Script

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

Memorandum

CITY OF DALLAS

Date September 24, 2026

To Dr. Kameka Miller-Hoskins
Chief Planner – Board Administrator

Subject BOA-26-000064 3015/3025 Knox St / 4544/4528 McKinney Ave Arborist report

Request

The applicant is seeking a special exception to the landscaping regulations of PD 193 Part 1 conditions for LC districts. The requirements for new construction include required front yard landscape site areas (LSA), general planting areas (GPA) and special planting areas (SPA). The use of the property prompts the relocation of the GPA and SPA planting conditions toward the street in the design.

Provision

The proposed plan will comply with the minimum requirements for the number of street trees and the required sidewalk conditions. The plan also meets the landscape site area requirements, per ordinance. The trees will be planted to conform to the adjusted planting areas adjacent to the street curb, leaving the interior open to their pedestrian use designs. The layout is fully functional.

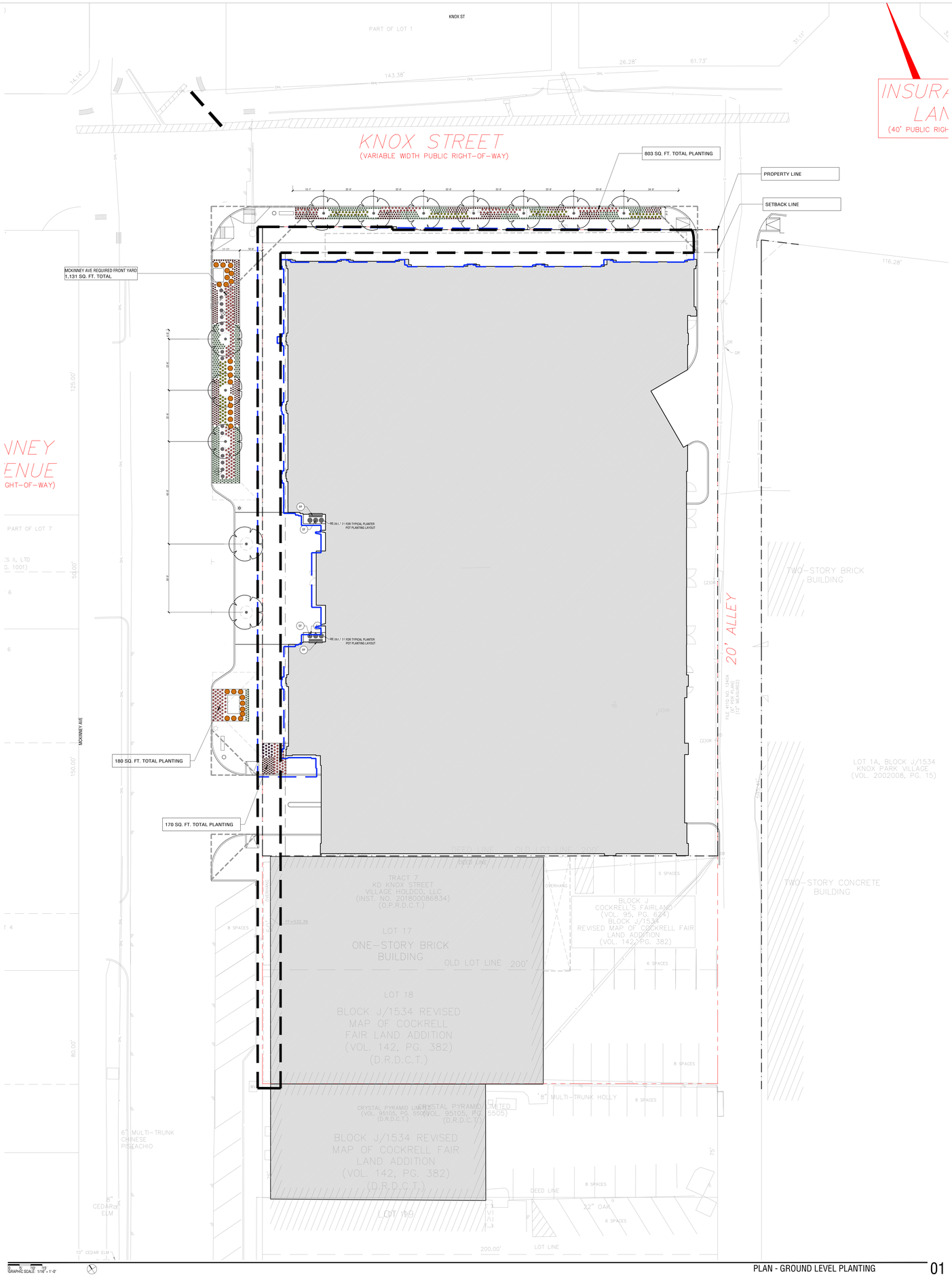
Deficiency

The primary deficiency is in the amount of general planting area in the required front yard area. The majority of the general and special planting area conditions have been moved into the tree planting zone area between the sidewalk and street curb in the public right-of-way.
The sidewalk along McKinney has been set back to nearly 12 feet and varies along the frontage. The standard requirement is between 5 feet and 12 feet from back of curb.

Commentary

The deficiencies to the ordinance are balanced with the function of the design, allowing for an open pedestrian environment to the building front. The general and special planting conditions are detailed and will require the owner to maintain it to a living and growing condition. The large Shumard oak trees will establish a growing tree canopy along both street frontages. PD 193 provides license for parkway landscaping requirements. The plan will require further approval by city departments in permitting review for affirmation that the plantings will not impair the use of the public right-of-way. I have no objection to their proposal.

Philip Erwin
Chief Arborist
Planning and Development



GRAPHIC SCALE: 1/16" = 1'-0"

PLAN - GROUND LEVEL PLANTING 01

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONTAINER	CALIPER	QTY	HEIGHT	SPREAD	REMARKS
TREES								
	QS	QUERCUS SHUMARDII SHUMARD OAK	200 GAL	5" MIN	12	20'	8'-12'	SOURCE ALL TREES FROM SAME SUPPLIER FOR CONSISTENCY. LANDSCAPE ARCHITECT TO REVIEW. APPROVE AND TAG TREES IN FIELD PRIOR TO SHIPMENT. LOCATIONS TO BE STAKED OUT FOR LAYOUT AND APPROVAL BY LANDSCAPE ARCHITECT.
SYMBOL	**CODE**	**BOTANICAL / COMMON NAME**	**CONTAINER**	**SPACING**	**QTY**			**REMARKS**
SHRUBS								
	BG	BUXUS X 'GREEN VELVET' GREEN VELVET BOXWOOD	3 GAL	18" O.C.	355			
	CY	CAREX DIVULSA BERKELEY SEDGE BERKELEY SEDGE	1 GAL	12" O.C.	825			FULLY ROOTED IN CONTAINER SIZE, DENSE GROWTH. PRIOR TO PURCHASE, SUBMIT IMAGES AND PRODUCT INFORMATION / DATA FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT AND OWNER. PRODUCT DATE TO INCLUDE NAME OF NURSERY, FARM AND CONTACT INFORMATION.
	CY2	CAREX DIVULSA BERKELEY SEDGE BERKELEY SEDGE	3 GAL	12"	3			
	DP	DISTYLIUM X 'PIIDIST-V' CINNAMON GIRL® DISTYLIUM	3 GAL	18" O.C.	182			
	DP2	DISTYLIUM X 'PIIDIST-V' CINNAMON GIRL® DISTYLIUM	7 GAL	30" O.C. OR AS SHOWN	36			
	PT	PACHYSANDRA TERMINALIS JAPANESE PACHYSANDRA	1 GAL	12" O.C.	693			
	SI	SALVIA X 'INDIGO SPIRES' INDIGO SPIRES SAGE	3 GAL	24" O.C.	144			
	TC	TAXUS CUSPIDATA JAPANESE YEW	7 GAL	30" O.C. OR AS SHOWN	16			
GROUND COVERS								
	EF	EQUISETUM FLUVIALE HORSETAIL REED GRASS	1 GAL	24" O.C.	27			RE:06/L7.01FOR PLANTER LAYOUT
	FP	FICUS PUMILA FIG IVY	1 GAL	12" O.C.	20			ENSURE FULL COVERAGE ALONG WALL FASCADE

TOTAL REQUIRED FRONT YARD CALCULATION

	LANDSCAPE SITE AREA		GENERAL PLANTING AREA		SPECIAL PLANTING AREA	
LOT AREA	10%		N/A		N/A	
REQUIRED FRONT YARD	60% OF RFY		12% OF RFY		6% OF RFY W/ 1 PLANT/6 SQ.FT.	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED SQ.FT./PLANTS	REQUIRED SQ.FT./PLANTS
LOT AREA: **65,130 SQ.FT.**	6,513 SQ.FT.	6,626 SQ.FT.	N/A	N/A	N/A	N/A
REQUIRED FRONT YARD: **5,230 SQ.FT.**	3,138 SQ.FT.	4,362 SQ.FT.	627 SQ.FT.	140 SQ.FT.	38 SQ.FT. 1 PLANT / 6 SQ.FT.	50 SQ.FT. 1 PLANT / 6 SQ.FT.

TOTAL PLANTING BEING PROVIDED ON PROJECT:	**2,284 SQ. FT.**

TREE REQUIREMENTS

	LOT FRONTAGE / 25	PROVIDED
KNOX STREET	160 FT. LF / 25 = 6 TREES	7 TREES AT LF
MCKINNEY AVENUE	113.5 FT. LF / 25 = 5 TREES	5 TREES AT LF
TOTAL	273.5 FT. LF / 25 = **12 TREES**	**12 TREES AT LF** **12 TREES TOTAL**

TREE LOCATION NOTES

TREES CAN BE ADJUSTED BEYOND THE LOCATIONS SHOWN IN THIS PLAN IN THE EVENT OF EXISTING OR PROPOSED UTILITIES OF ANY KIND, TRANSFORMERS, OR GRADE ISSUES CAUSE SUCH LOCATIONS TO BE DETRIMENTAL TO THE TREE'S LONG TERM GROWTH AND WELFARE.

TREE MITIGATION NOTES

ALL EXISTING TREES TO BE MITIGATED IN ACCORDANCE TO CITY OF DALLAS ARTICLE X REQUIREMENTS.

SOIL NOTES

ALL TREES WILL BE PLANTED IN SOIL QUANTITIES THAT ARE IN ACCORDANCE WITH CITY OF DALLAS PD 193 REQUIREMENTS.

IRRIGATION NOTES

ALL LANDSCAPE AREAS WILL BE IRRIGATED BY A FULLY AUTOMATIC IRRIGATION SYSTEM. A PERMANENT DRAINAGE WILL BE INSTALLED THAT COMPLIES WITH INDUSTRY STANDARDS.

PUBLICLY ACCESSIBLE OPEN SPACE NOTES

PUBLICLY ACCESSIBLE OPEN SPACE INCLUDES: LANDSCAPE AREAS, ORNAMENTAL AND/OR CANOPY TREES, ENHANCED PEDESTRIAN PAVING AREAS, SEATING, AND PLANTING AREAS.

PD 193 LANDSCAPE STANDARDS

1. ALL PLANTING TO BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM AND HAVE PERMANENT DRAINAGE SYSTEM.
2. SIDEWALKS MUST BE 10' WIDE MINIMUM ALONG FAIRMOUNT ST. AND MAPLE AVENUE.10' WIDE MINIMUM AT MCKINNEY AVENUE.
3. TOTAL NUMBER OF STREET TREES DETERMINED BY LOT FRONTAGE DIVIDED BY 25. SPACING TO BE AS UNIFORM AS POSSIBLE AND AT A MAX. OF 60'-0" O.C.
4. TREE PLANTING ZONE TO BE THAT AREA PARALLEL TO BACK OF CURB AND SIDEWALK AND MINIMUM FIVE (5) FEET WIDE.
5. MINIMUM TREE CLEARANCE OVER STREET TO BE 13-1/2'.
6. MINIMUM TREE CLEARANCE OVER SIDEWALK TO BE 8'.
7. MINIMUM TREE HEIGHT TO BE 14'.
8. MINIMUM TREE CALIPER TO BE 3-1/2".
9. MINIMUM PLANTING ZONE TO BE 5'-0" WIDE.
10. MINIMUM SOIL DEPTH AT STREET TREES TO BE 36".
11. MINIMUM SOIL AREA AT STREET TREES TO BE 80 SF.

HKS
PICKARD CHILTON

ARCHITECT
HKS, INC.
350 N SAINT PAUL ST
SUITE 100
DALLAS, TX 75201

DESIGN ARCHITECT
PICKARD CHILTON
980 CHAPEL ST.
NEW HAVEN, CT 06510

STRUCTURAL ENGINEER
BROCKETTE DAVIS DRAKE
12377 MERIT DR SUITE 1100
DALLAS, TX 75251

MEP ENGINEER
BLUM ENGINEERING
8144 WALNUT HILL LANE SUITE 200
DALLAS, TX 75231

LANDSCAPE ARCHITECT
OJB
2580 CLINTON DRIVE, SUITE 200
DALLAS, TX 75231

CIVIL ENGINEER
WESTWOOD PROFESSIONAL SERVICES
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231

PARKING CONSULTANT
HWA PARKING LLC
9600 GREAT HILLS TR. SUITE 150 W
AUSTIN, TX 78759

KNOX & MCKINNEY

BDT&MSD

OWNERS
TRAMMELL CROW
2100 MCKINNEY AVE SUITE 800
DALLAS, TX 75201

OWNERS
BDT & MSD
4001 MAPLE AVE SUITE 301
DALLAS, TX 75219

INTERIM REVIEW ONLY

Document Incomplete: Not intended for permit or construction.

Landscape Architect: James Burnett
Registration No.: 1482
Date: 7/10/2026

The Office of James Burnett

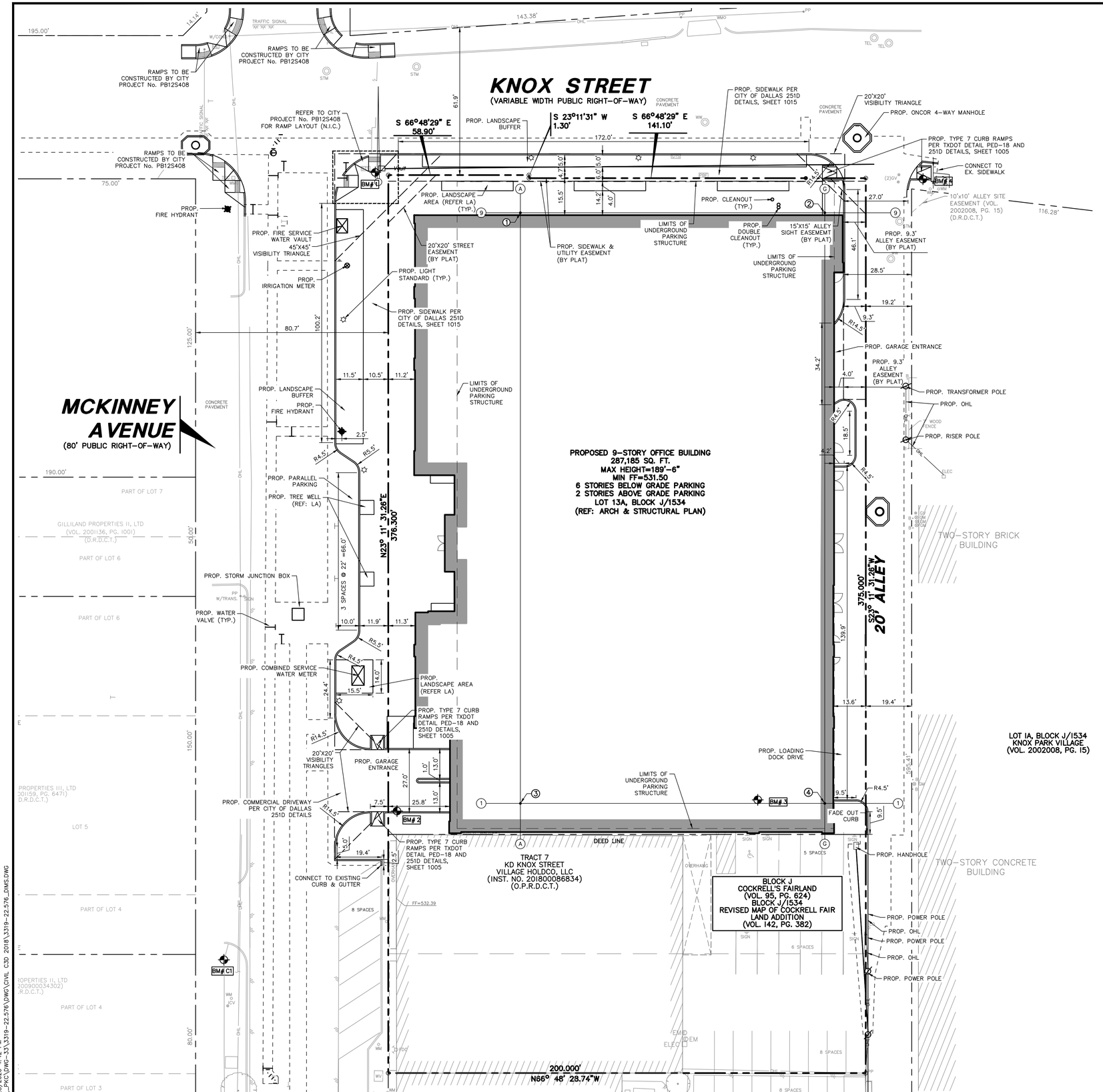
REVISION

1	BUILDING PERMIT	07.07.25
3	PROGRESS PRINT	04.29.26

HKS PROJECT NUMBER
25912.000
DATE
10/30/24
ISSUE
FOUNDATION PERMIT
SHEET TITLE
GROUND LEVEL - PLANTING PLAN
SHEET NO.
L6.01

© HKS, INC.

TITLE BLOCK VERSION: 20210630
PRINT DATE: 4/22/2026 4:57:43 PM TEMPLATE VERSION 23.0.6 MODEL



GRID LINES A, G, 1, AND 9 WERE ADDED TO PLAN ALONG WITH COORDINATES FOR THOSE GRID LINE INTERSECTIONS.

COORDINATE TABLE			
CORD. No.	NORTHING	EASTING	DESCRIPTION
1	6987395.68	2494918.34	A–9 GRID
2	6987345.47	2495035.53	G–9 GRID
3	6987168.18	2494820.87	A–1 GRID
4	6987117.97	2494938.07	G–1 GRID

SAWCUT LINES SHOWN ON THE DESIGN PLANS FOR THE REMOVAL AND REPLACEMENT OF CONCRETE PAVEMENT, DRIVES, SLABS, SIDEWALKS, ETC. ARE FOR INFORMATIONAL PURPOSES ONLY. IF PAVEMENT IS MORE THAN 5 YEARS OLD, THE PAVEMENT CUT AND REPAIR STANDARDS MANUAL MUST ME FOLLOWED. IF PAVEMENT IS 5 YEARS OLD OR LESS, THE ENTIRE CONCRETE PANEL MUST BE REPLACED.

ALL EXISTING AND PROPOSED SIDEWALKS AND BARRIER–FREE RAMPS COMPLY WITH TEXAS ACCESSIBILITY STANDARDS (TAS) AND AMERICANS WITH DISABILITIES ACT (ADA)

REFER SHEET C03.01 FOR GENERAL NOTES

THIS SPACE RESERVED - BLDG INSPECTION

THIS SPACE RESERVED - ENGINEERING

0 10 20 40 60

GRAPHIC SCALE IN FEET

LEGEND

	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRS (C.M.)	1/2–INCH IRON ROD W/"PACHECO KOCH" CAP SET CONTROLLING MONUMENT
	PROPERTY LINE
X	FENCE
(#)	COORDINATE DESIGNATION
X	PROPOSED FENCE
	FIRE LANE
	WORK IN THIS AREA TO BE COMPLETED BY CITY PROJECT No. PB12S408 (NOT IN CONTRACT)

ALL DIMENSIONS ARE TO BACK–OF–CURB UNLESS OTHERWISE NOTED

BENCH MARK LIST

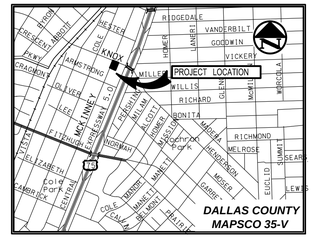
BM# C1 " (" CUT SET ON THE SOUTHEAST CORNER OF A RAMP AT THE SOUTHEAST EDGE OF A CONCRETE SIDEWALK 19'± WEST FROM THE CENTERLINE OF AN ACCESS DRIVE, 55'± SOUTH FROM THE SOUTH CORNER OF 4525 MCKINNEY A ONE–STORY CONCRETE BUILDING, AND 53'± SOUTHEAST FROM A LIGHT POLE.
SURFACE NORTHING=6,987,156.78
SURFACE EASTING=2,494,680.95
ELEV=531.52

BM# 2 "+" FOUND IN CONCRETE ON THE WEST SIDE OF BASSETT PARKING LOT NEAR THE MCKINNEY AVENUE ACCESS RAMP, 10'± NORTHEAST FROM THE NORTHWEST CORNER OF A ONE–STORY CONCRETE BUILDING, 40'± SOUTHWEST FROM THE SOUTHWEST CORNER OF A ONE–STORY BRICK BUILDING, AND 46' FROM A WATER VAULT.
SURFACE NORTHING=6,987,185.56
SURFACE EASTING=2,494,772.14
ELEV=531.97

BM# 4 60D NAIL FOUND IN A CONCRETE RAMP ON THE SOUTH SIDE OF KNOX STREET, 7' EAST FROM A POWER POLE WITH GUY, 29' EAST FROM THE EAST CORNER OF A ONE–STORY BRICK BUILDING, AND 5' FROM A WATER METER.
SURFACE NORTHING=6,987,342.24
SURFACE EASTING=2,495,078.91
ELEV=530.52

BM# 2000002 "+" FOUND IN CONCRETE 60'± NORTH OF THE INTERSECTION OF MCKINNEY AVENUE AND KNOX STREET, 24'± NORTHEAST FROM THE POWER POLE, 88'± NORTHEAST FROM A FIRE HYDRANT.
SURFACE NORTHING=6,987,532.04
SURFACE EASTING=2,494,847.42
ELEV=533.24

BM# 2000006 "+" FOUND IN CONCRETE 23'± NORTHEAST OF THE MIDDLE OF THE STREET OF INSURANCE LANE STREET, 30'± SOUTH FROM THE POWER POLE, 27'± NORTH FROM A FIRE HYDRANT.
SURFACE NORTHING=6,987,400.98
SURFACE EASTING=2,495,179.63
ELEV=530.77



VICINITY MAP
(NOT TO SCALE)

ANY TRAFFIC CONTROL PLAN (TCP) MUST BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS FOR REVIEW AND APPROVAL BY TRAFFIC SAFETY COORDINATORS PRIOR TO STATE OF CONSTRUCTION. NO TRAFFIC LANE OR SIDEWALK ALONG ANY PUBLIC STREET OR ALLEY IS TO BE CLOSED WITHOUT FIRST OBTAINING THE APPROPRIATE PERMIT(S). CLOSURE OF THE TRAFFIC LANE MUST BE RESTRICTED TO THE HOURS OF 9:30 A.M. TO 3:30 P.M. WORKDAYS (HOURS MAY DIFFER IN SCHOOL ZONES.) CONTRACTOR MUST CALL (214) 948–4290 TO REQUEST APPROVAL OF TCP AND TO OBTAIN A RIGHT–OF–WAY PERMIT.

STATE OF TEXAS
JASON J. LEHIGH
135544
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JASON J. LEHIGH, P.E. 135544 ON 04/28/2026. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

CONTRACT INFORMATION
CONTRACT NO. DP23–236P DATE 04/22/2025
CONTRACTOR DPR CONSTRUCTION
CONTRACT NO. DP23–236D DATE 04/22/2025
CONTRACTOR JOHN BURNS CONST. CO. OF TEXAS, LLC

REVISIONS			
REV NO.	DATE	DESCRIPTION	BY
1	04/30/2026	RFI 49 – UPDATED BENCHMARK INFO	JJL

Westwood
Westwood Professional Services, Inc.
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031
westwoodps.com

PLAT NO.	BLDG PERMIT NO.	DEV ENGINEERING TRACKING NOS.	
S223–213	2411011020	WW23–648	DP23–236

DIMENSIONAL CONTROL PLAN

MCKINNEY & KNOX

LOT 13A, BLOCK J/1534

DEVELOPMENT SERVICES

CITY OF DALLAS, DALLAS COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	FILE	NUMBER	SHEET
JJL	RDW	APR 2026	1"=20'	DP23	236	C05.01

MCKINNEY & KNOX

WESTWOOD FILE: 3319–22.576

RDWILLIS
4/28/2026 4:42 PM
N:_PKC\DWG-33\3319-22.576\DWG\CIVIL C3D 2018\3319-22.576_DIMS.DWG

2728 N. Harwood Street
Suite 500
Dallas, TX 75201

214.745.5400 OFFICE
214.745.5390 FAX
winstead.com

Tommy Mann
direct dial: 214-745-5724

October 7, 2027

Via Email

Re: Landscape Special Exception Request — Knox & McKinney

Dear Chair and Honorable Members of the Board of Adjustment:

This firm represents the applicant in BOA-26-000064 seeking approval of the landscape special exception associated with the development at Knox Street and McKinney Avenue. The purpose of this request is to allow the proposed landscaping to match the plan for the remainder of Knox Street that is soon to begin construction in accordance with the city's approved Complete Streets design for it. Specifically, the planned reconstruction of Knox Street will not include the front yard plantings like those required by PD 193 for this site. The required front yard plantings on the portion of Knox west of McKinney are being essentially replaced by a wider (10') sidewalk. This request will allow the street frontages of this site to match what is about to be constructed on the rest of the street.

Overall, the proposed design advances the City's goals for a walkable, mixed-use environment by prioritizing a better pedestrian layout along the street frontage. The project's streetscape approach includes widening and improving pedestrian areas, incorporating a landscape buffer, improving pedestrian lighting, and supporting a more multimodal street condition. Granting the special exception will allow the development to maintain a cohesive design that better serves pedestrians, visitors, neighboring businesses, and the broader Knox district.

We also note that the project team presented the request to the Oak Lawn Committee last night and received the Committee's support. That support reflects the project's compatibility with the surrounding neighborhood and the Committee's recognition that the requested relief will help maintain the intended streetscape design and enhance the pedestrian experience, rather than detract from the area.

For these reasons, we respectfully ask the Board of Adjustment to approve the requested landscape special exception. The relief requested is narrow, consistent with the project's by-right development status, and necessary to preserve a streetscape design that benefits both the project and the surrounding community.

Attached for reference are a few diagrams displaying the design for the rest of Knox Street and the proposed versus required plan for the site. These exhibits illustrate how this request results in a cohesive streetscape for the entirety of Knox Street.

Respectfully submitted,

Tommy Mann

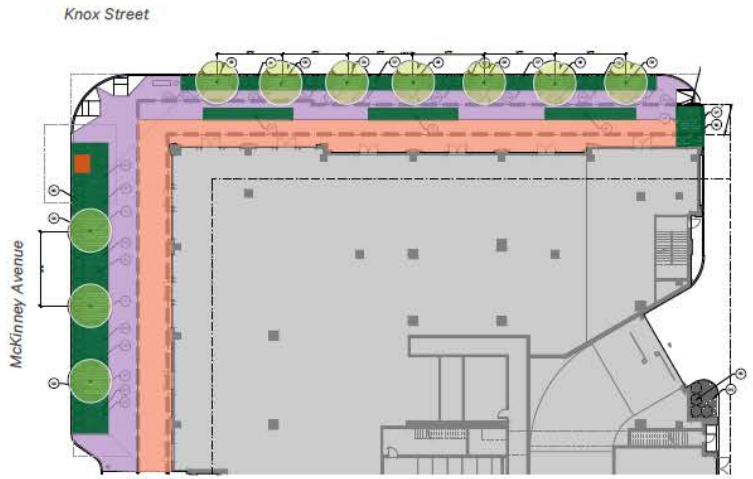
Plan With Knox
Complete Streets



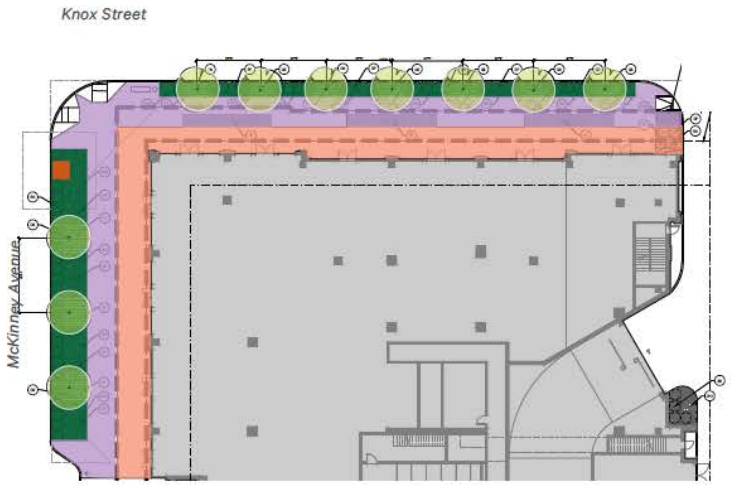
Planting Area Metrics

	Current Condition	Proposed Condition
Planting area at Knox St.	*1,277 SF.*	*803 SF.*
Planting area at McKinney Avenue	*1,469 SF.*	*1,469 SF.*
Total Planting Area at Ground Level	**2,746 SF.**	**2,272 SF.**

Current Condition



Proposed Condition



Planting Area Metrics

Current Condition



Proposed Design



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 26-3303A Item #: 4.

AGENDA DATE:	October 21, 2026
PANEL:	B
COUNCIL DISTRICT(S):	14
DEPARTMENT:	Department of Planning and Development

BUILDING OFFICIAL'S REPORT

Application of Lauren Montgomery for (1) a special exception to the landscaping regulations at 1431 APPLE STREET. This property is more fully described as Block 1/645, Lots 7-9 and Block 645, Lots 7 & 8, and is zoned PD-298, which requires mandatory landscaping. The applicant proposes to construct and/or maintain a residential development and provide an alternate landscape plan, which will require (1) a special exception to the landscaping regulations.

Location: 1431 APPLE STREET
Applicant: Lauren Montgomery
Senior Planner: Jamie Miller
Request(s): (1) A special exception to the landscaping regulations.
Staff Recommendation: No staff recommendation.

BOA-26-000067

powered by Legistar™

BOARD OF ADJUSTMENT **WENDESDAY, OCTOBER 21, 2026**
CITY OF DALLAS, TEXAS

FILE NUMBER: BOA-26-000067(JM)

BUILDING OFFICIAL'S REPORT: Application of Lauren Montgomery for **(1)** a special exception to the landscaping regulations at **1431 APPLE STREET.** This property is more fully described as Block 1/645, Lots 7-9 and Block 645, Lots 7 & 8, and is zoned PD-298, which requires mandatory landscaping. The applicant proposes to construct and/or maintain a residential development and provide an alternate landscape plan, which will require **(1)** a special exception to the landscaping regulations.

LOCATION: 1431 APPLE ST

APPLICANT: Lauren Montgomery

REQUEST:

(1) A special exception to the landscaping regulations.

STANDARDS OF REVIEW FOR SPECIAL EXCEPTION TO THE LANDSCAPE REGULATIONS:

Section 51A-10.110(a)(1) provides that the board may grant a special exception to the requirements of Division 51A-10.100 and Division 51A-10.120, other than fee and notice requirements, upon making a special finding from the evidence presented that:

(A) strict compliance with the requirements of Division 51A-10.100 or Division 51A-10.120 will unreasonably burden the use of the property;

(B) the special exception will not adversely affect neighboring property; and

(C) the requirements are not imposed by a site-specific landscape plan approved by the city plan commission or city council.

(2) In determining whether to grant a special exception under Paragraph (1), the board shall consider the following factors:

(A) The extent to which there is residential adjacency.

(B) The topography of the site.

(C) The extent to which landscaping exists, for which no credit is given under this article.

(D) The extent to which other existing or proposed amenities will compensate for the reduction of landscaping.

STAFF RECOMMENDATION:

Special Exceptions (1):

No staff recommendation is made on these requests.

BACKGROUND INFORMATION:

Zoning:

Site:	PD-298
North:	PD-298
East:	PD-298
South:	PD-298
West:	PD-298

Land Use:

The subject site is proposed to be developed with multi-family residences, surrounding properties include multi-family and commercial development.

BDA History:

No BDA history has been found within the last five years.

GENERAL FACTS/STAFF ANALYSIS:

- The application of Lauren Montgomery for the property located at 1431 Apple Street focuses on one request relating to the landscape regulations.
- The applicant is seeking a special exception to the landscaping regulations of PD 298 Subarea 8. The requirements applied are Article X with additional requirements for a tree planting zone and sidewalk location conditional to approval of a parkway landscape permit. Required landscaping along San Jacinto Street and Caddo Street are restricted due to extensive underground water and wastewater systems prohibiting tree placement in the right-of-way.
- The applicant is proposing to remove and or relocate trees currently required by Article X of the landscape ordinance with solar panels.
- Per the Chief Arborist, the proposed plan will comply with the requirements in Article X for site trees and landscape design options. The required number and placement of street trees along Apple Street will be met with PD 298 requirements. Sidewalks will be provided as required.
- The Chief Arborist also states that the deficiencies are due to existing city infrastructure which restricts planting along an extensive street frontage. PD 298 exercises regulations to restrict planting in some locations due to limiting existing conditions. In deferring to Article X for all landscaping requirements, the applicant seeks a special exception to the landscaping ordinance for the two street frontages. Two existing trees are intended to

remain which are not required to be removed while also maintaining other functional design improvements around the entryway. I have no objection to the proposal.

- Planning and Development Staff referral, 09/14/2026.
- The applicant has the burden of proof in establishing the special exception to Article X will not adversely affect neighboring properties, strict compliance with Article X will unreasonably burden the use of the property, and the requirements are not imposed by a site-specific landscape plan approved by the city plan commission or the city council.
- Granting the special exception to the landscape regulations, with the condition that the applicant complies with the alternate landscape plan would require the proposal to be constructed as shown on the submitted documents.
- 200' Radius Video: BOA-26-000067 1431 Apple St.

Timeline:

August 31, 2026: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

September 8, 2026: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **B**.

September 18, 2026: The Planning and Development Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the **September 25, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **October 7, 2026**, deadline to submit additional evidence to be incorporated into the board's docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

September 29, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **October** public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborist and Zoning Senior Planner



REFERRAL FORM FOR BOARD OF ADJUSTMENT

APPLICANT: Lauren Montgomery		OWNER:	
ADDRESS: 1500 Caddo	STATE:		ZIP:
LOT:	BLOCK:		ZONING: PD 298

☐ **Variance**	✓ **Special Exception**
☐ Yard setback	☐ Fence height and standards
☐ Lot width	☐ Visibility triangle obstructions
☐ Lot Depth	☐ Parking demand
☐ Lot Coverage	✓ Landscaping
☐ Floor area for accessory structures for single family uses	☐ Additional dwelling unit for a single-family
☐ Height	☐ Carport
☐ Minimum width of sidewalk	☐ Non-conforming use
☐ Off-street parking	☐ Other
☐ Off-street loading	
☐ Landscape regulations	
☐ Other	

Please list the City of Dallas Development Code(s) this project is non-compliant with:

Sec.51P-298-106(b) Street trees

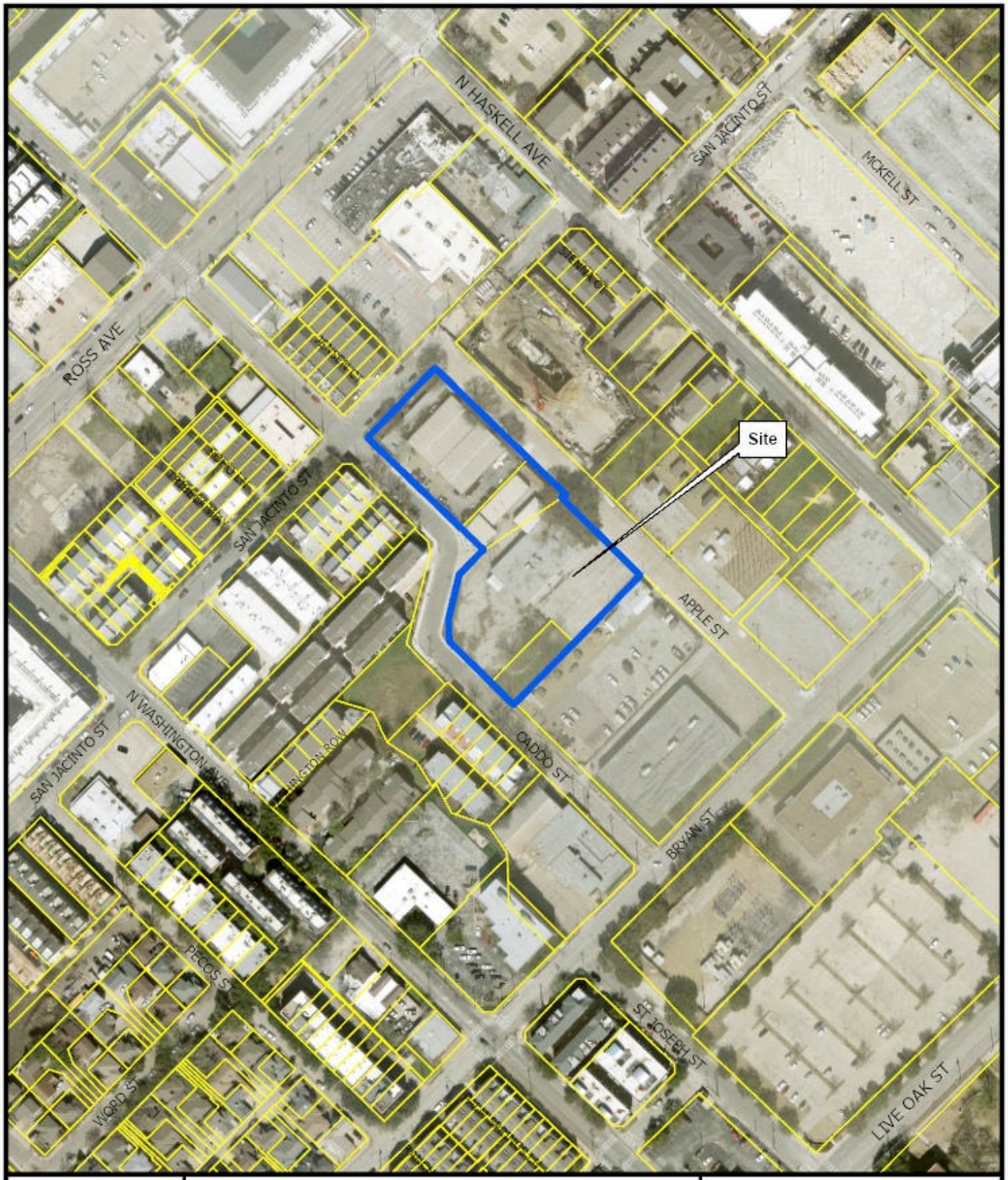
Description: The underground sanitary sewer easement prevents street tree planting within the tree planting zone along San Jacinto Street and Caddo Street

Alternative resolutions discussed/offered:

The landscape plan provided provides street tree planting outside of the utility easement.

Referred by: Tina Standeford Contact: 214-948-4484 Date: 9/14/26

FOR INTERNAL USE ONLY

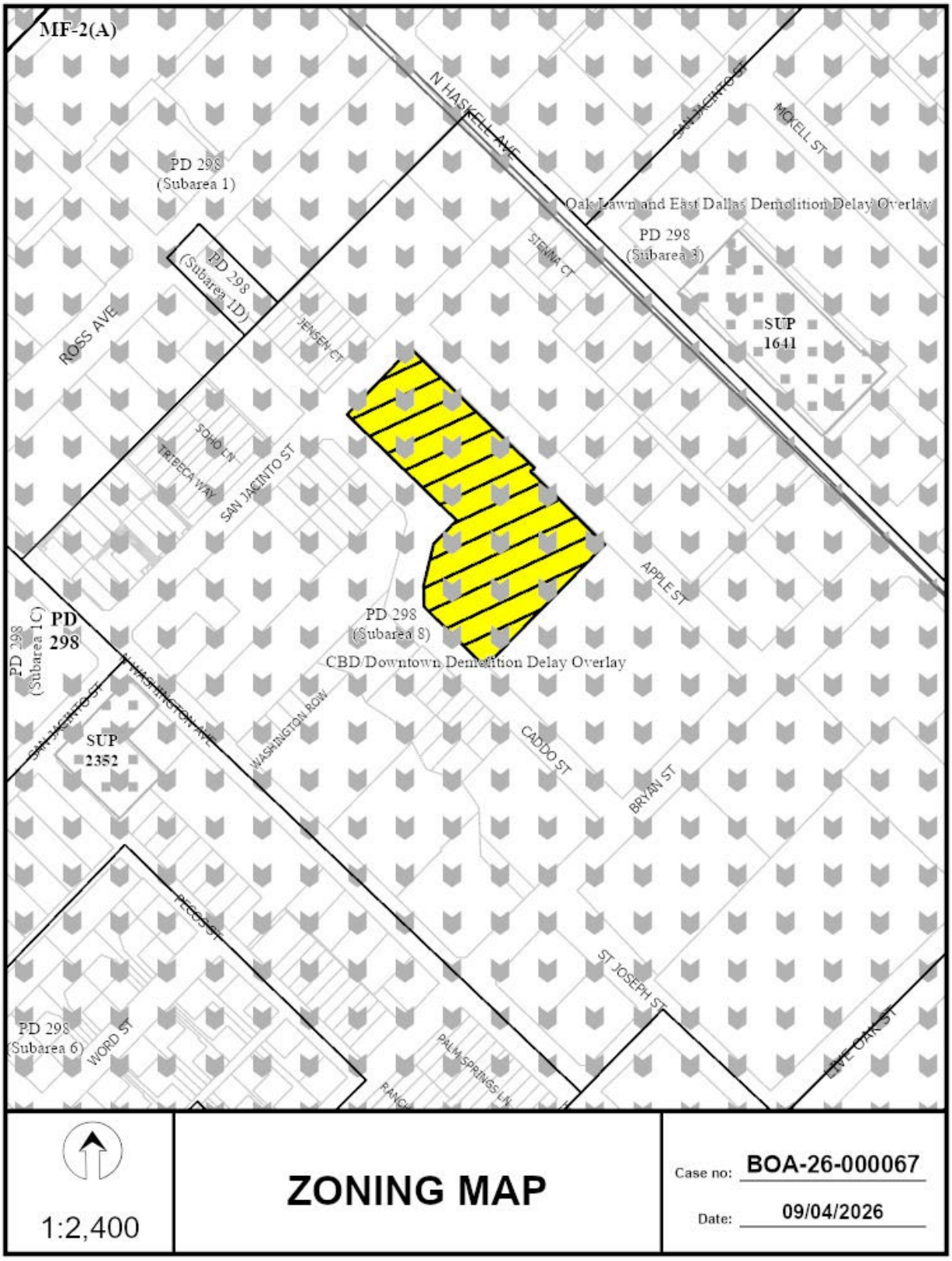


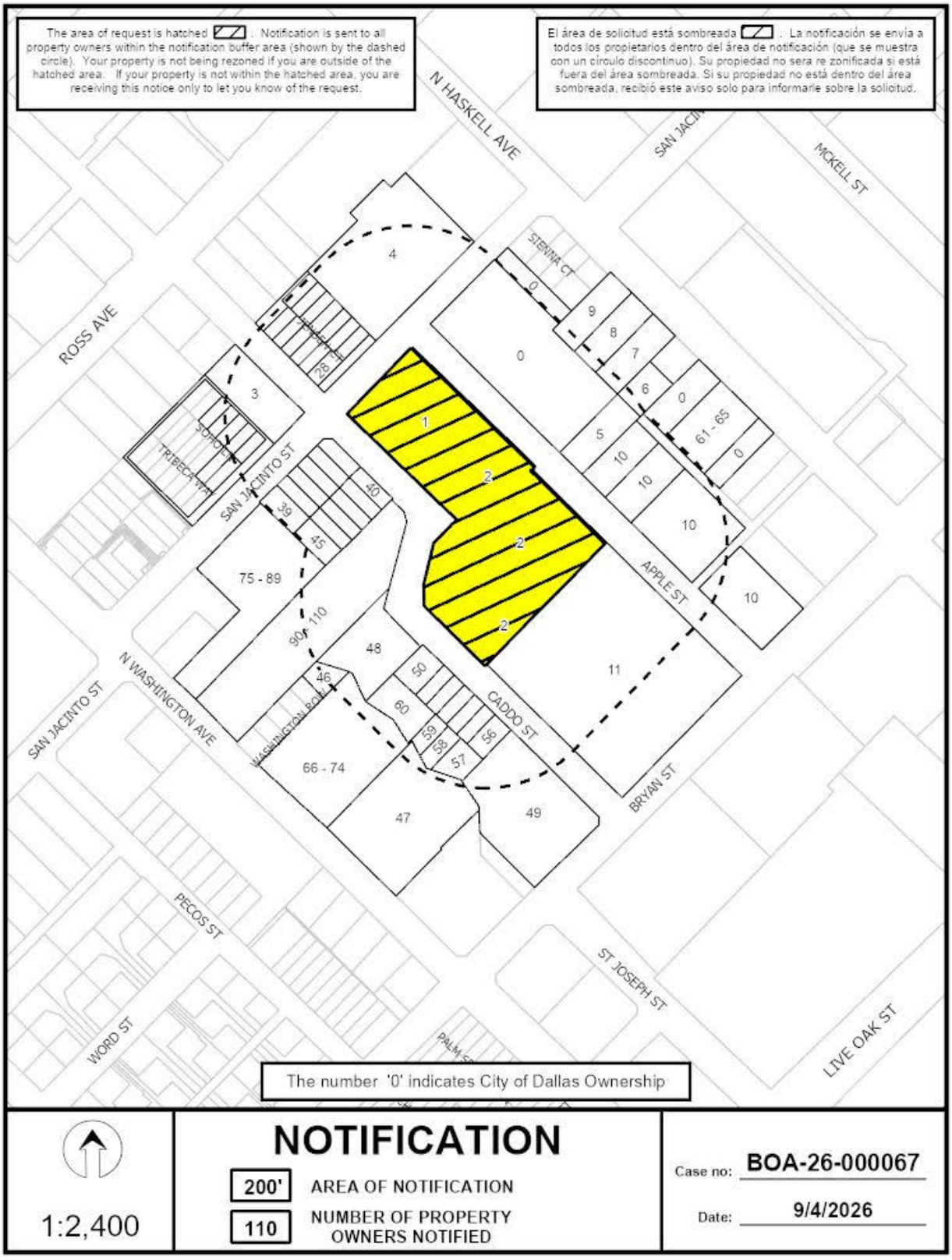
1:2,400

AERIAL MAP

Case no: BOA-26-000067

Date: 09/04/2026


MF-2(A)
N HASKELL AVE
SAN JACINTO ST
MOKELL ST
PD 298
(Subarea 1)
PD 298
(Subarea 1D)
Oak Lawn and East Dallas Demolition Delay Overlay
PD 298
(Subarea 3)
SIENNA CT
ROSS AVE
JENSEN CT
SUP
1641
SOHO LN
TRIBECA WAY
SAN JACINTO ST
APPLE ST
PD
298
PD 298
(Subarea 1C)
PD 298
(Subarea 8)
CBD/Downtown Demolition Delay Overlay
WASHINGTON AVE
SAN JACINTO ST
SUP
2352
WASHINGTON ROW
CADDO ST
BRYAN ST
PECOS ST
ST JOSEPH ST
PD 298
(Subarea 6)
WORD ST
PALM SPRINGS LN
LIVE OAK ST
1:2,400
ZONING MAP
Case no: BOA-26-000067
Date: 09/04/2026


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
N HASKELL AVE
MCKELL ST
ROSS AVE
SIENNA CT
SAN JACINTO ST
TRIBECA TRL
APPLE ST
N WASHINGTON AVE
WASHINGTON BLVD
CADDO ST
BRYAN ST
PECOS ST
ST JOSEPH ST
WORD ST
LIVE OAK ST
PALM ST
4
3
28
1
2
0
9
8
7
6
5
10
61 - 65
39
40
45
75 - 89
90
110
48
46
60
59
58
57
56
66 - 74
47
49
11
The number '0' indicates City of Dallas Ownership
1:2,400
NOTIFICATION
200'
AREA OF NOTIFICATION
110
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: BOA-26-000067
Date: 9/4/2026

Notification List of Property Owners

BOA-26-000067

110 Property Owners Notified

Label #	*Address*		*Owner*
1	3910	SAN JACINTO ST	APPLE CADDO MF VENTURE LP
2	1431	APPLE ST	APPLE STREET INVESTMENTS LLC
3	3835	SAN JACINTO ST	641 HOLDINGS LLC
4	4009	SAN JACINTO ST	ROSS AVE WAREHOUSE LP
5	1500	APPLE ST	URIBE ROBERT
6	1513	N HASKELL AVE	SMITH REGINALD
7	1517	N HASKELL AVE	HASKELL PARC LL
8	1521	N HASKELL AVE	JAILAXMI LLC
9	1525	N HASKELL AVE	HASKELL PARC LLC
10	1524	APPLE ST	SOUTHWESTERN BELL
11	3901	BRYAN ST	SOUTHWESTERN BELL
12	3821	SAN JACINTO ST	SAN JACINTO URBAN LOFTS LP
13	1602	TRIBECA WAY	MLYNARSKI JAMES JOSEPH
14	1604	TRIBECA WAY	SHEPHERD JINEI
15	1610	SOHO LN	NGUYEN ERIC &
16	1608	SOHO LN	SHIMKUS MAXWELL
17	1606	SOHO LN	Taxpayer at
18	1604	SOHO LN	SHAH AMI P
19	1602	SOHO LN	YANG JASON C & JULIE I
20	3800	SAN JACINTO ST	SAN JACINTO URBAN LOFTS
21	1616	JENSEN CT	BRATCHER MICHAEL
22	1614	JENSEN CT	CULLINAN JOSEPH EDWARD
23	1612	JENSEN CT	Taxpayer at
24	1610	JENSEN CT	Taxpayer at
25	1606	JENSEN CT	STAMPERS LANCE M & NATASHA
26	1604	JENSEN CT	Taxpayer at

Label #	*Address*		*Owner*
27	1602	JENSEN CT	FIDLER JAMES
28	1613	JENSEN CT	ORBACH RYAN
29	1611	JENSEN CT	STIRLING ANDREW B JR
30	1609	JENSEN CT	HUDLER JARED S &
31	1607	JENSEN CT	CHU HUY H
32	1605	JENSEN CT	Taxpayer at
33	1603	JENSEN CT	SULAIMON SEGUN V & APRIL SIMPSON
34	3848	SAN JACINTO ST	Taxpayer at
35	3844	SAN JACINTO ST	SPENCE DAVID A &
36	3840	SAN JACINTO ST	DOUGLAS LANCE
37	3836	SAN JACINTO ST	LOCKE CHRISTIAN
38	3832	SAN JACINTO ST	SHUTT BERNADETTE
39	3828	SAN JACINTO ST	ZERINGUE ALICIA
40	1509	CADDO ST	CADDO 2012 LLC
41	1513	CADDO ST	DELUNA JOSEPH &
42	1517	CADDO ST	MAXWELL AUDREY LAUREN
43	1521	CADDO ST	DOWNER BLAIR DAVID
44	1525	CADDO ST	Taxpayer at
45	1529	CADDO ST	MILBURN BRIAN GEORGE &
46	3823	WASHINGTON ROW	JONES AUSTIN TODD &
47	1414	N WASHINGTON AVE	COMMUNICATION WORKERS
48	1435	CADDO ST	CADDO 101 LLC
49	3825	BRYAN ST	URBAN EAGLE BRYAN ST LLC
50	1429	CADDO ST	HEIRONIMUS WILLIAM KYLE
51	1429	CADDO ST	HEIRONIMUS WILLIAM K &
52	1429	CADDO ST	BOUDREAUX KIMBERLY
53	1429	CADDO ST	THI BIN H
54	1429	CADDO ST	SURI SONIA &
55	1429	CADDO ST	MOCK MONICA
56	1429	CADDO ST	MOONEY JASON
57	1429	CADDO ST	GELVEZ SANTIAGO

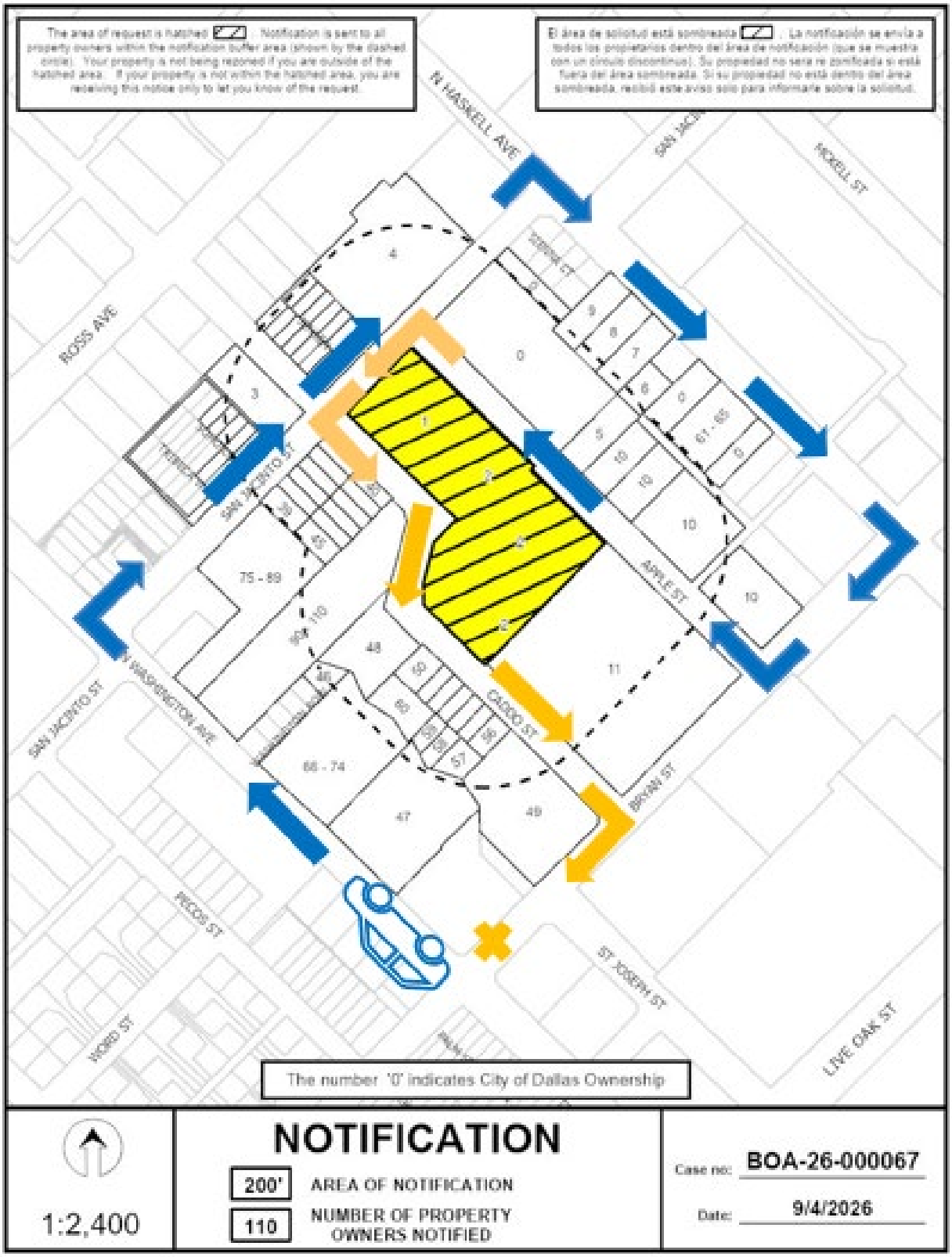
Label #	*Address*		*Owner*
58	1429	CADDO ST	TASMAN GLENN R &
59	1429	CADDO ST	Taxpayer at
60	1429	CADDO ST	LEVATINO PAUL J
61	1505	N HASKELL AVE	SMITH DAVID
62	1505	N HASKELL AVE	FLEMING ANDREW J
63	1505	N HASKELL AVE	JACOBSON MARK & ROBIN LIVING
64	1505	N HASKELL AVE	MACH ANDREA
65	1505	N HASKELL AVE	NOLAN JOSEPH
66	1430	N WASHINGTON AVE	MCSHAN CHERYL ALLEN
67	1430	N WASHINGTON AVE	RAMIREZ DANIEL
68	1430	N WASHINGTON AVE	OGWU CHIEDU
69	1430	N WASHINGTON AVE	MOAMAEI PARDIS
70	1430	N WASHINGTON AVE	BROWNE FRANK S III
71	1430	N WASHINGTON AVE	GUERRERO ROXANE
72	1430	N WASHINGTON AVE	THOMPSON WILLIAM J &
73	1430	N WASHINGTON AVE	RIOS HERIBERTO JR
74	1430	N WASHINGTON AVE	SEVERIN THOMAS EDWARD & TYLER
75	3816	SAN JACINTO ST	THE DELGADO FAMILY TRUST
76	3816	SAN JACINTO ST	MCDONALD BRIAN
77	3816	SAN JACINTO ST	HELO KEITH R
78	3816	SAN JACINTO ST	WHITE BENJAMIN SHELDON
79	3816	SAN JACINTO ST	RICHARDSON LAUREN
80	3816	SAN JACINTO ST	NGUYEN LONG THANH
81	3816	SAN JACINTO ST	KNOLL JONATHAN
82	1514	N WASHINGTON AVE	SONG YE KYUNG & JACOB HUFF
83	1514	N WASHINGTON AVE	POURABBAS PERSIA
84	3812	SAN JACINTO ST	CHIJOFFEVANS ALEXEI
85	3812	SAN JACINTO ST	KHANKARLI KAREEM
86	3812	SAN JACINTO ST	WILLIAMSON MICHAEL
87	3812	SAN JACINTO ST	MCNORTON JAMIE
88	3812	SAN JACINTO ST	GAULT LAUREN

Label #	*Address*		*Owner*
89	3812	SAN JACINTO ST	THUYNE GREGORY VAN &
90	1510	N WASHINGTON AVE	1510 WASHDTX LLC
91	1510	N WASHINGTON AVE	TRIPI PAUL B
92	1510	N WASHINGTON AVE	GAUTAM PRIYANKA
93	1510	N WASHINGTON AVE	DOW ELLIOTT &
94	1510	N WASHINGTON AVE	DAVIS JAMES &
95	1510	N WASHINGTON AVE	1510 WASHINGTON LLC
96	1510	N WASHINGTON AVE	WELVAERT STACY
97	1510	N WASHINGTON AVE	MODI TRISHA &
98	1510	N WASHINGTON AVE	LINDSEY AYO UHURU
99	1510	N WASHINGTON AVE	BERISHA KALTRINA
100	1510	N WASHINGTON AVE	SPELKER BRETT
101	1510	N WASHINGTON AVE	JENKINS JEFFREY
102	1510	N WASHINGTON AVE	LIPSKI ARIEL &
103	1510	N WASHINGTON AVE	HOANG VIVIENNE & BEHRAM SHAH
104	1510	N WASHINGTON AVE	RAZMZAN SHEILA
105	1510	N WASHINGTON AVE	ZAHR ALISAR
106	1510	N WASHINGTON AVE	TOUPS JONATHAN DOYLE
107	1510	N WASHINGTON AVE	CHATHAM WESLEY &
108	1510	N WASHINGTON AVE	ABOUBAKAR ESKINDAR
109	1510	N WASHINGTON AVE	YANG HUA MATT
110	1510	N WASHINGTON AVE	BAILES WILLIAM BRADEN &

Route Directions:
Start on N. Washington Ave
Right on San Jacinto St.
Right on N. Haskell Ave.
Right on Bryan St.
Right on Apple St.
Left on San Jacinto St.
Left on Caddo St.
Right on Bryan St.

***Subject Site at 1:03 and 2:13**

200’ Radius Route Map



NOTIFICATION

200' AREA OF NOTIFICATION

110 NUMBER OF PROPERTY OWNERS NOTIFIED

1:2,400

Case no: BOA-26-000067

Date: 9/4/2026

NOTICE OF PUBLIC HEARING

BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL B)

NOTICE IS HEREBY GIVEN that the **BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL B)** will hold a hearing as follows:

DATE: **WEDNESDAY, OCTOBER 21, 2026**

BRIEFING: **10:00 a.m.** via **Videoconference and** in **6ES COUNCIL BRIEFING**, Dallas City Hall, 1500 Marilla Street

HEARING: **1:00 p.m.** via **Videoconference and** in **6ES COUNCIL BRIEFING**, Dallas City Hall, 1500 Marilla Street

The purpose of the hearing is to consider the following appeal(s) now pending before the Board of Adjustment.

BOA-26-000067(JM) Application of Lauren Montgomery for **(1)** a special exception to the landscaping regulations at **1431 APPLE STREET**. This property is more fully described as Block 1/645, Lots 7-9 and Block 645, Lots 7 & 8, and is zoned PD-298, which requires mandatory landscaping. The applicant proposes to construct and/or maintain a residential development and provide an alternate landscape plan, which will require **(1)** a special exception to the landscaping regulations.

You have received this notice because you own property within 200 feet of the above property. You may be interested in attending the Board of Adjustment hearing to express your support for or opposition to the application. You may also contact the Board of Adjustment by email to BDAreply@dallas.gov. Letters will be accepted until 9:00 am the day of the hearing, if you are unable to attend the hearing. If you choose to respond, it is important that you let the Board know your reasons for being in favor of or in opposition to the application. The Board members are very interested in your opinion.

Note: Any materials (such as plans, elevations, etc.) included within this notice may be subject to change.

The Board of Adjustment hearing will be held by videoconference and in 6ES at City Hall. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure **by joining the meeting virtually**, must register online at https://bit.ly/BDA-B-Register **by the close of business Tuesday, October 20, 2026. All virtual speakers will be required to show their video in order to address the board. In Person speakers can register at the hearing.** Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; and bit.ly/cityofdallastv or YouTube.com/CityofDallasCityHall

Speakers at the meeting are allowed a maximum of three minutes to address the Board.

Additional information regarding the application may be obtained by calling Jamie Miller, Senior Planner at (214) 948-4069, or Mary Williams, Board Secretary at (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

PLEASE SEND REPLIES TO:
BDAreply@dallas.gov
Letters will be received until 9:00 am the day of the hearing.
PLEASE REGISTER AT:
https://bit.ly/BDA-B-Register

Board of Adjustment
Planning & Development Department
1500 Marilla Street 5CN Dallas TX 75201

BOA-26-000067

A notice was added to this record on 2026-08-26.
Condition: Severity: Notice
Total conditions: 2 (Notice: 2)

View notice

Menu Reports Help

File Date: 08/26/2026

Application Status: In Review

Assigned To: Diana Barkume

Description of Work: FILE NUMBER: BOA-26-000067 BUILDING OFFICIAL'S REPORT: Application of Lauren Montgomery for (1) a special exception to the landscaping regulations at 1431 APPLE STREET. This property is more fully described as Block 1/645, Lots 7-9 and Block 645, Lots 7 & 8, and is zoned PD-298, which requires mandatory landscaping. The applicant proposes to construct and/or maintain a residential development and provide an alternate landscape plan, which will require (1) a special exception to the landscaping regulations. LOCATION: 1431 APPLE ST APPLICANT: Lauren Montgomery REQUEST: (1) a special exception to the landscape regulations

Application Detail: Detail

Application Name:

Application Type: Board of Adjustments

Documents:

File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
1431 Apple Tax Certifi...	BLDG_BDA	Certificate - Tax		application/pdf	Uploaded	08/26/2026
1431 Apple St_no lien ...	BLDG_BDA	Statement - Lien		application/pdf	Uploaded	08/26/2026
Certified deed.pdf	BLDG_BDA	Certificate - W...		application/pdf	Uploaded	08/26/2026
Apperson - Affidavit f...	BLDG_BDA	Affidavit - Pro...		application/pdf	Uploaded	08/26/2026
Apperson SIte Zoning M...	BLDG_BDA	Maps - Zoning L...		application/pdf	Uploaded	08/26/2026
A00.00_SITE PLAN.pdf	BLDG_BDA	Plans - Site Plan		application/pdf	Uploaded	08/26/2026
The Apperson - Legal D...	BLDG_BDA	Legal Descripti...		application/msword	Uploaded	08/26/2026
Tax plat map.pdf	BLDG_BDA	Maps - Block		application/pdf	Uploaded	08/26/2026
Certified plat.pdf	BLDG_BDA	Plat - Certifie...		application/pdf	Uploaded	08/26/2026
BOA26000067n.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	09/04/2026
BOA26000067a.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	09/04/2026
BOA-26-000067_Submissi...	BLDG_BDA	Other Support D...		application/pdf	Uploaded	09/04/2026
BOA-26-000067_report.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	09/04/2026
BOA26000067z.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	09/04/2026
BOA26000067mva.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	09/04/2026
BOA-26-000067_labels.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	09/04/2026
1431 Apple-Application...	BLDG_BDA	Affidavit - BDA...	Application	application/pdf	Uploaded	09/21/2026
Referral-1431 Apple.pdf	BLDG_BDA	Form - Referral	Referral	application/pdf	Uploaded	09/21/2026
1431 Applie Site Plan.pdf	BLDG_BDA	Plans - Site Plan	Updated site plan	application/pdf	Uploaded	09/21/2026
1431 Apple-Landscape p...	BLDG_BDA	Plans - Landscape	Landscape plan	application/pdf	Uploaded	09/21/2026

Show all

Address: 1431 APPLE ST, Dallas, TX 75204

Owner Name:

Owner Address:

Parcel No: 00000117748000100

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Lauren Montgomery	JGH Consultants...	Applicant	Mailing, 6009 West Par...	Active
Reid Beucler		Property Owner	Mailing, 8235 Douglas ...	Active
Robert Baldwin		Authorized Agent	Mailing, 3904 Elm Stre...	Active

Licensed Professionals Info:

Primary	Registration Number	License Type	Name	Business Name	Business License #

Total Fee Assessed: $1,505.00

Total Fee Invoiced: $1,505.00

Balance: $0.00

Custom Fields:

Property Details

Existing Zoning PD	**Lot Number** 6A	**Lot Size (Acres)** 2.105
Block Number 1/645	**Lot Size (Sq. Ft)** 91563.12	**How many streets abut the property?** 3
Land Use Multifamily	**Is the property platted?** Yes	**Status of Project** Proposed
Status of Property Vacant Land	**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 Phil Erwin		

Internal Use Only

Source of Request Arborist	**Fee Waiver Granted**	**Number of Parking Spaces** _
Lot Acreage 2.105		

PDox Information

PDox Number
BLOCKED

Board of Adjustment Request

Type of Request	Request Description	Application Type	Other	Affirm that an appeal has been made for	Application is made to BOA to grant the described appeal	Outcome
Special Exception	Landscape	Landscaping Variance or Special Exception		Article X Landscape Requirements	Existing infrastructure belonging to both Dallas Water Utilities and Oncor	

Street Frontage Information

Street Frontage	Linear Feet (Sq. Ft) (Number)
Front	150
Front	452.85
Front	503

Case Information

Full Request	Brief Request	Zoning Requirements	Relevant History	BOA History	BOA History Details
to construct a residential development and provide an alternate landscape plan, which will require (1) a special exception to the landscape regulations	(1) a special exception to the landscape regulations	requires landscape to be provided	na	No	

Board of Adjustment Meeting

Hearing Type	Action Date	Time	Room	Panel	Presiding Officer	BOA Administrator	BOA Secretary	BOA Code Specialist	Case Assigned to	Notes	Outcome	Filing Date
			6ES	B	Cheri Gambow	Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Kameka Miller-Hoskins	Special Exception to the landscape regulations	Scheduled	

GIS Information

Parcel Number (Number)	Service	Layer	Attribute Value	Census Tract Number (Number)	Council District	School District	Escarpment	Floodplain

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Intake		Intake Complete	08/31/2026	Accela Administ...

Task	Assigned To	Status	Status Date	Action By
GIS AOR Review	Elham Elbadawi	Review Complete	09/04/2026	Elham Elbadawi
Case Assignment	Jamie Miller	Case Manager...	09/16/2026	Kameka Miller-H...
Site Inspection		Site Inspect...	09/16/2026	Kameka Miller-H...
Plans Distribution			08/31/2026	
Subdivision Review				
Q Team Review				
Arborist Review				
Building Code Review				
Zoning Review				
Electrical Review				
Eng Water and Wastewat...				
Historic Preservation ...				
Eng Paving and Drainag...				
Eng Flood Plain Review				
Board of Adjustment Re...				
Conservation Review				
Traffic Review				
GIS Review				
Residential Team Review				
Signs Review				
Plans Coordination				
Board of Adjustment He...				
Two-Year Waiver Period				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By
BOA History	This will display in t...	Applied	08/26/2026	Notice	
Flood Zone	Flood Zone	Applied	08/26/2026	Notice	Accela Administ...
Flood Zone	Flood Zone	Applied	08/26/2026	Notice	Accela Administ...
General Facts/Staff An...	This will display in t...	Applied	08/26/2026	Notice	
Land Use	This will display in t...	Applied	08/26/2026	Notice	
Staff Recommendation	Staff Recommendation	Applied	08/26/2026	Notice	
Standard of Review	This will display in t...	Applied	08/26/2026	Notice	
Timeline	This will display in t...	Applied	08/26/2026	Notice	
Zoning	This will display in t...	Applied	08/26/2026	Notice	

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments
Site Visit Inspection	09/30/2026		Scheduled	Scheduled via Script

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments



REFERRAL FORM FOR BOARD OF ADJUSTMENT

APPLICANT: Lauren Montgomery		OWNER:
ADDRESS: 1500 Caddo	STATE:	ZIP:
LOT:	BLOCK:	ZONING: PD 298

☐ **Variance**	☑ **Special Exception**
☐ Yard setback	☐ Fence height and standards
☐ Lot width	☐ Visibility triangle obstructions
☐ Lot Depth	☐ Parking demand
☐ Lot Coverage	☑ Landscaping
☐ Floor area for accessory structures for single family uses	☐ Additional dwelling unit for a single-family
☐ Height	☐ Carport
☐ Minimum width of sidewalk	☐ Non-conforming use
☐ Off-street parking	☐ Other
☐ Off-street loading	
☐ Landscape regulations	
☐ Other	

Please list the City of Dallas Development Code(s) this project is non-compliant with:

Sec.51P-298-106(b) Street trees

Description: The underground sanitary sewer easement prevents street tree planting within the tree planting zone along San Jacinto Street and Caddo Street

Alternative resolutions discussed/offered:

The landscape plan provided provides street tree planting outside of the utility easement.

Referred by: Tina Standeford Contact: 214-948-4484 Date: 9/14/26

Memorandum

CITY OF DALLAS

Date October 6, 2026

To Dr. Kameka Miller-Hoskins
Chief Planner – Board Administrator

Subject BOA-26-000067 1431 Apple Arborist report

Request
The applicant is seeking a special exception to the landscaping regulations of PD 298 Subarea 8. The requirements applied are Article X with additional requirements for a tree planting zone and sidewalk location conditional to approval of a parkway landscape permit. Required landscaping along San Jacinto Street and Caddo Street are restricted due to extensive underground water and wastewater systems prohibiting tree placement in the right-of-way.

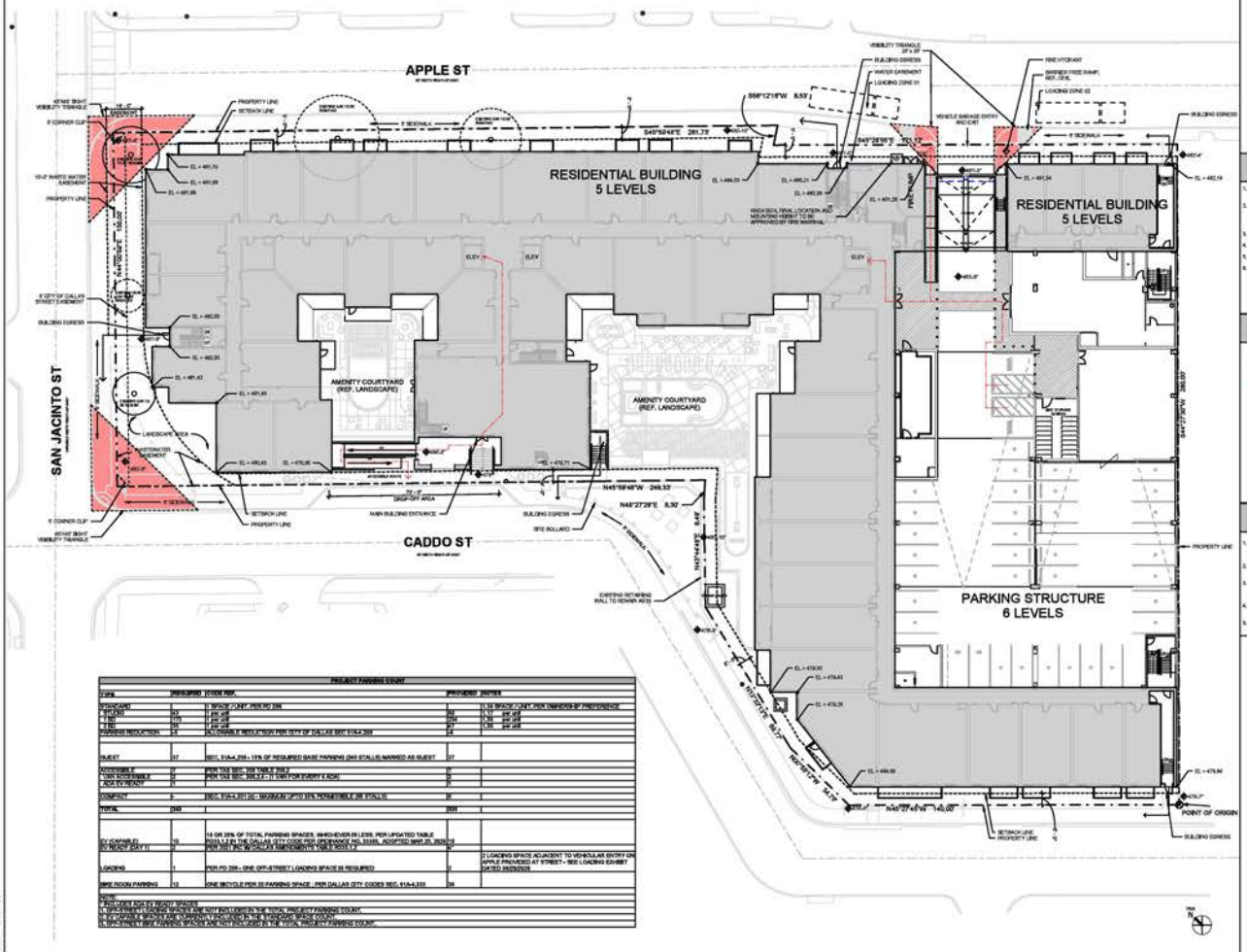
Provision
The proposed plan will comply with the requirements in Article X for site trees and landscape design options. The required number and placement of street trees along Apple Street will be met with PD 298 requirements. Sidewalks will be provided as required.

Deficiency
The primary deficiency on this plan is in the number and placement of street trees along San Jacinto Street and Caddo Street due mainly to the location of underground water and wastewater systems. Sec. 51P-298.106(f)(3) states a property owner is not required to comply with any parkway landscaping requirement of the section if compliance is made impossible due to a denial of a parkway landscape permit. The placement of trees is prohibited within 10 feet of city water and wastewater lines and easements and trees will not be authorized for placement in the required tree planting zone. Deferring to Article X Street buffer tree requirements, the owner requests a special exception to the street buffer zone and street buffer tree requirements for two street frontages.

Caddo Street: Requires 13 trees Provides18 small trees (overhead electric and water utilities)
San Jacinto Street: Requires 4 trees Provides 0 new trees (underground utilities)
Retaining two existing mature trees near San Jacinto Street

Commentary
The deficiencies are due to existing city infrastructure which restricts planting along an extensive street frontage. PD 298 exercises regulations to restrict planting in some locations due to limiting existing conditions. In deferring to Article X for all landscaping requirements, the applicant seeks a special exception to the landscaping ordinance for the two street frontages. Two existing trees are intended to remain which are not required to be removed while also maintaining other functional design improvements around the entryway. I have no objection to the proposal.

Philip Erwin
Chief Arborist
Planning and Development



1 SITE PLAN
1/16" = 1'-0"

PROJECT PARKING COUNT

TYPE	PROVIDED	CODE REF.	PROVIDED	NOTES
STANDARD		1 SPACE / UNIT, PER PD 298		11.36 SPACE / UNIT, PER OWNERS BP PREFERENCE
STUDIO	43	1 per unit	43	1.12 per unit
1 BD	178	1 per unit	204	1.15 per unit
2 BD	94	1 per unit	97	1.03 per unit
PARKING REDUCTION	0.5	50% PARKING REDUCTION PER CITY OF DALLAS SEC 51A-4.329	0.5	-
GUEST	37	SEC. 51A-4.209 - 10% OF REQUIRED BASE PARKING (345 STALLS) MARKED AS GUEST	37	
ACCESSIBLE	17	PER TAS SEC. 208 1ea. 1-25	17	
VAN ACCESSIBLE	4	PER TAS SEC. 208.2.4 - (1 VAN FOR EVERY 6 ADA)	4	
ADA EV READY	21		21	
COMPACT	0	SEC. 51A-4.301 (a) - MAXIMUM UP TO 33% PERMISSIBLE (99 STALLS)	99	
TOTAL	349		355	
EV (CAPABLE)	10	10 OR 20% OF TOTAL PARKING SPACES, WHICHEVER IS LESS. PER UPDATED TABLE 51A-4.3 AT THE DALLAS CITY CODE PER ORDINANCE NO. 33355, ADOPTED MAY 20, 2026	10	
EV READY (DAY 1)	0	PER SEC 51A-4.301 W/ PARKING IMPROVEMENTS TABLE, ROW 1.2	20	
LOADING	1	PER PD 298 - ONE OFF-STREET LOADING SPACE IS REQUIRED	2	2 LOADING SPACE ADJACENT TO VEHICULAR ENTRY ON APPLE PROVIDED AT STREET + SEE LOADING EXHIBIT DATED 06/26/2026
BIKE ROOM PARKING	113	ONE BICYCLE PER 20 PARKING SPACE - PER DALLAS CITY CODES SEC. 51A-4.333	18	

NOTE:
1 PHO USES ADA EV READY SPACES
2 SUPPLEMENTARY PARKING SPACES ARE NOT INCLUDED IN THE TOTAL PROJECT PARKING COUNT.
3 EV CAPABLE SPACES (E.G. INSTALLATION OF CONDUIT) IN THE STRUCTURE SHALL EXCEED
4 THE PARKING SPACES PROVIDED ABOVE ARE FOR INFORMATION IN THE PARKING TABLE AND PARKING COUNT.

CITY OF DALLAS

GENERAL SITE NOTES

1. FIELD VERIFY EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE BEGINNING WORK.
2. REFERENCE CIVIL AND MEP DOCUMENTS FOR ADDITIONAL LANDSCAPE, SAW CUTTING, EARTH REMOVAL, TRENCHING, AND RELOCATION AND / OR REMOVAL OF EXISTING UTILITIES UNDER AND ABOVE GROUND, TYP.
3. REFERENCE CIVIL DRAWINGS FOR COORDINATION WITH ADJACENT PROPERTIES, TYP.
4. REFERENCE CIVIL DRAWINGS FOR ADDITIONAL SITE TRAFFIC SIGNAGE AND LOCATIONS.
5. REFER TO IRRIGATION DRAWINGS FOR SLEEVE LOCATIONS.
6. SUBMIT SIGNAGE LOCATIONS, MESSAGES, GRAPHICS, AND FACE DIRECTIONS TO ARCHITECT PRIOR TO FABRICATION, TYP.

SITE PLAN LEGEND

- LIGHT POLE
- POWER POLE
- FIRE HYDRANT
- ACCESSIBLE PATH
- KB — KNOX BOX LOCATION

SITE SIGNAGE NOTES

1. ALL GRAPHICS & SIGNAGE TO BE FABRICATED IN ACCORDANCE WITH THE CITY OF DALLAS & STATE OF TEXAS STANDARDS, TYP.
2. ALL FIRE LANE STRIPING TO BE IN ACCORDANCE WITH CITY OF DALLAS REQUIREMENTS, TYP.
3. VERIFY SIGNAGE LOCATIONS, MESSAGES, GRAPHICS, & FACE DIRECTIONS WITH ARCHITECT PRIOR TO FABRICATION & INSTALL, TYP.
4. REFER CIVIL DOCUMENTS FOR SITE TRAFFIC SIGNAGE & LOCATION.
5. REFER TO SITE DETAILS FOR SIGNAGE TYPES.

CORGAN

ISSUES		
1	11/07/2025	100% SCHEMATIC DESIGN
2	12/12/2025	50% DESIGN DEVELOPMENT
3	01/23/2026	100% DESIGN DEVELOPMENT
4	03/27/2026	50% CONSTRUCTION DOCUMENTS
5	06/15/2026	SP SET

REVISIONS		

This Document was produced by or under the authority of Registered Architect
MATT MCDONALD

Date of issue:
06/15/2026

THE APPERSON

1431 APPLE ST, DALLAS, TX 75204

SITE PLAN

JOB 25761
DATE 06/15/2026
SHEET
A00.00

7/14/2026 1:41:05 PM A00.00 SITE PLAN

CITY OF DALLAS

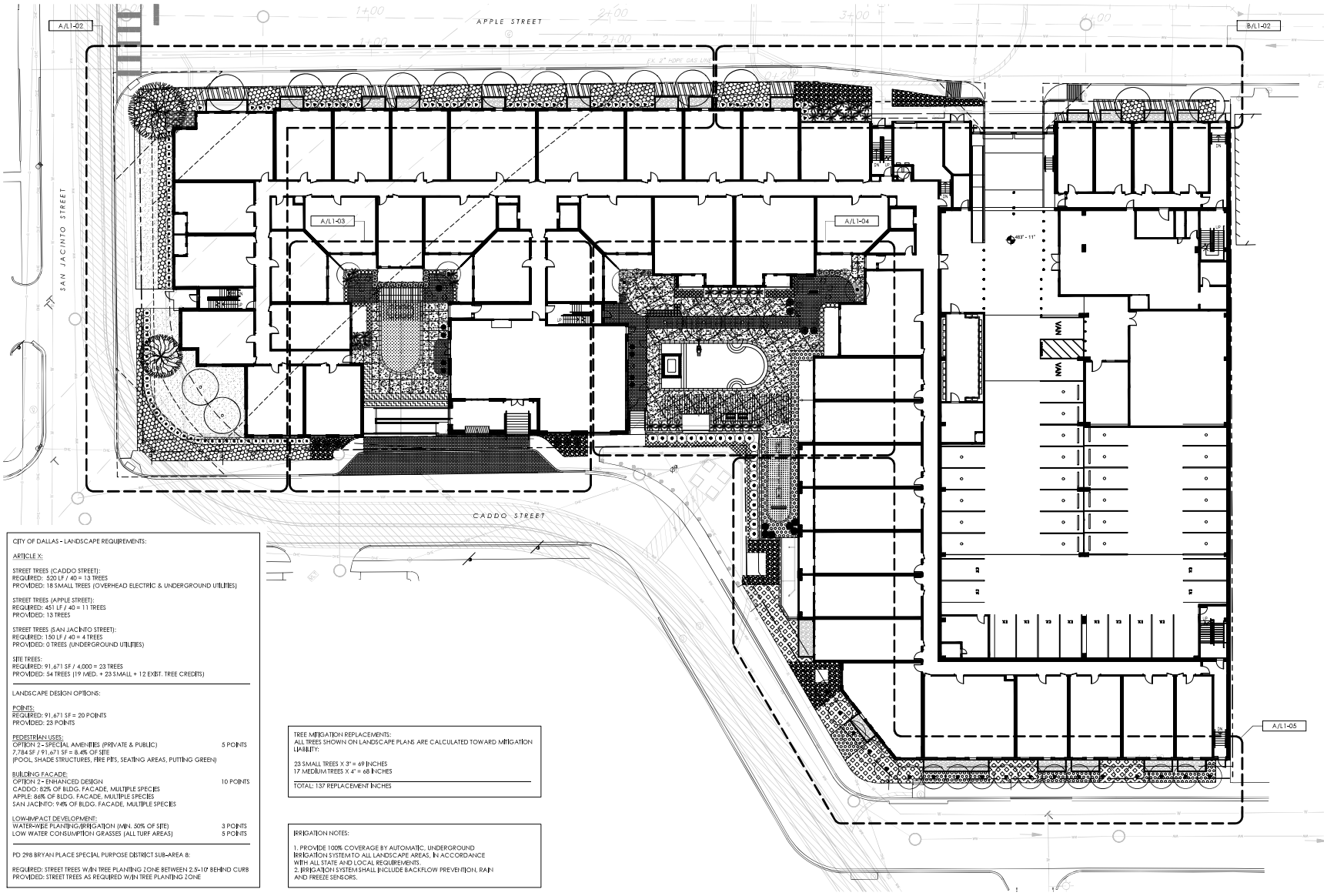
CORGAN

garthoffdesign
landscape architecture
5646 milton, suite 606
dallas, texas 75206
214.750.4727
www.garthoffdesign.com

ISSUES		
1	11/07/2025	100% SCHEMATIC DESIGN SET
2	12/12/2025	50% DESIGN DEVELOPMENT SET
3	01/23/2026	100% DESIGN DEVELOPMENT SET
4	02/27/2026	50% CONSTRUCTION DOCUMENT
5	06/15/2026	IFP SET

REVISIONS

Date of issue:
JUNE 15, 2026



CITY OF DALLAS - LANDSCAPE REQUIREMENTS:

ARTICLE X:

STREET TREES (CADDO STREET):
REQUIRED: 520 LF / 40 = 13 TREES
PROVIDED: 18 SMALL TREES (OVERHEAD ELECTRIC & UNDERGROUND UTILITIES)

STREET TREES (APPLE STREET):
REQUIRED: 451 LF / 40 = 11 TREES
PROVIDED: 13 TREES

STREET TREES (SAN JACINTO STREET):
REQUIRED: 150 LF / 40 = 4 TREES
PROVIDED: 0 TREES (UNDERGROUND UTILITIES)

SITE TREES:
REQUIRED: 91,671 SF / 4,000 = 23 TREES
PROVIDED: 54 TREES (19 MED. + 23 SMALL + 12 EXIST. TREE CREDITS)

LANDSCAPE DESIGN OPTIONS:

POINTS:
REQUIRED: 91,671 SF = 20 POINTS
PROVIDED: 23 POINTS

PEDESTRIAN USES:	
OPTION 2 - SPECIAL AMENITIES (PRIVATE & PUBLIC)	5 POINTS
7,784 SF / 91,671 SF = 8.4% OF SITE	
(POOL, SHADE STRUCTURES, FIRE PITS, SEATING AREAS, PUTTING GREEN)	
BUILDING FACADE:	
OPTION 2 - ENHANCED DESIGN	10 POINTS
CADDO: 82% OF BLDG. FACADE, MULTIPLE SPECIES	
APPLE: 86% OF BLDG. FACADE, MULTIPLE SPECIES	
SAN JACINTO: 94% OF BLDG. FACADE, MULTIPLE SPECIES	
LOW-IMPACT DEVELOPMENT:	
WATER-WISE PLANTING/IRRIGATION (MIN. 50% OF SITE)	3 POINTS
LOW WATER CONSUMPTION GRASSES (ALL TURF AREAS)	5 POINTS

PD 298 BRYAN PLACE SPECIAL PURPOSE DISTRICT SUB-AREA B:

REQUIRED: STREET TREES W/IN TREE PLANTING ZONE BETWEEN 2.5'-10' BEHIND CURB
PROVIDED: STREET TREES AS REQUIRED W/IN TREE PLANTING ZONE

TREE MITIGATION REPLACEMENTS:
ALL TREES SHOWN ON LANDSCAPE PLANS ARE CALCULATED TOWARD MITIGATION LIABILITY:

23 SMALL TREES X 3" = 69 INCHES
17 MEDIUM TREES X 4" = 68 INCHES

TOTAL: 137 REPLACEMENT INCHES

IRRIGATION NOTES:

1. PROVIDE 100% COVERAGE BY AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM TO ALL LANDSCAPE AREAS, IN ACCORDANCE WITH ALL STATE AND LOCAL REQUIREMENTS.
2. IRRIGATION SYSTEM SHALL INCLUDE BACKFLOW PREVENTION, RAIN AND FREEZE SENSORS.

A SITE PLAN

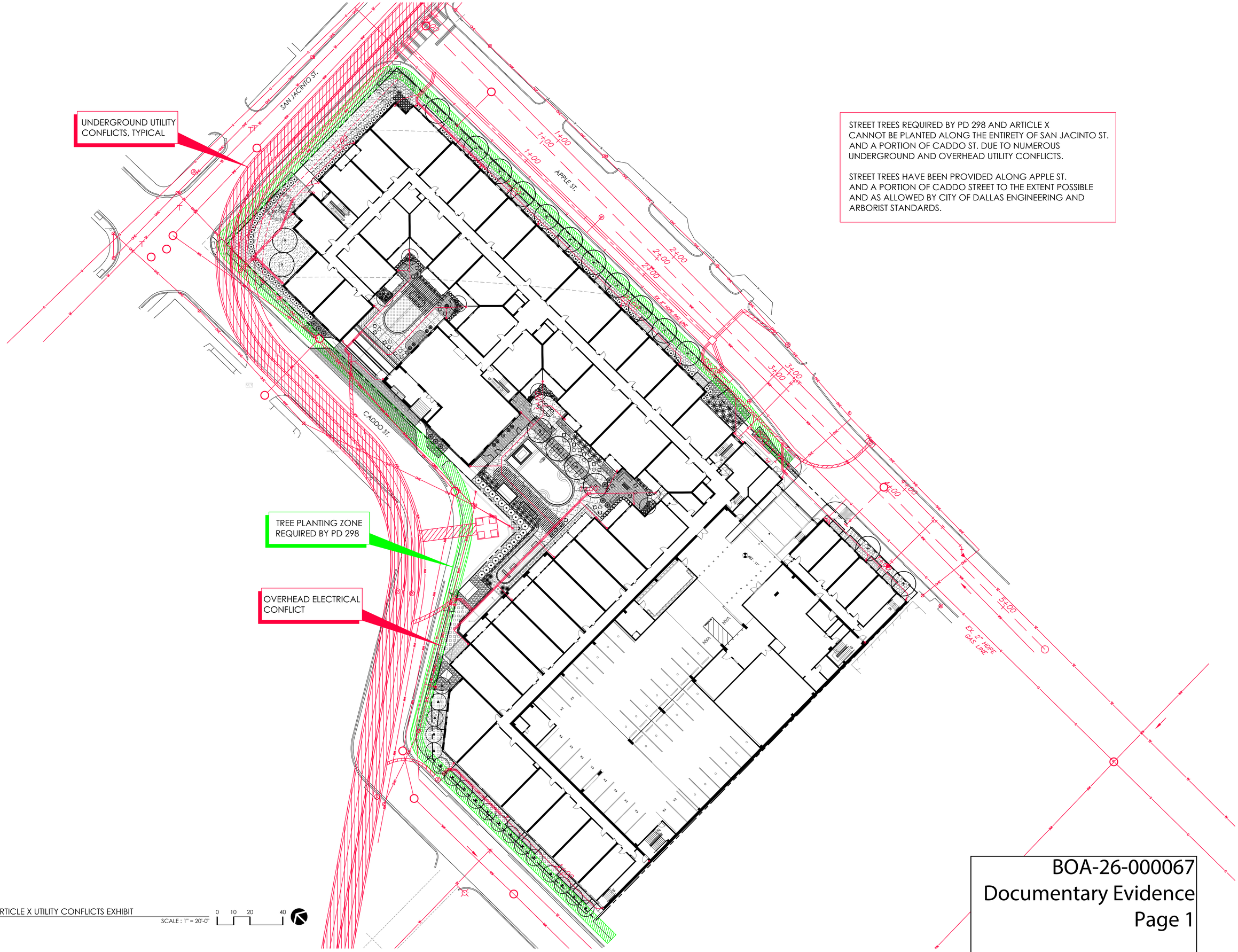
SCALE : 1/16" = 1'-0" 0 8 16 32

THE APPERSON

1431 APPLE ST, DALLAS, TX 75204

LANDSCAPE PLANTING PLAN

JOB 25761
DATE 06/15/2026
SHEET L4-01



STREET TREES REQUIRED BY PD 298 AND ARTICLE X CANNOT BE PLANTED ALONG THE ENTIRETY OF SAN JACINTO ST. AND A PORTION OF CADDO ST. DUE TO NUMEROUS UNDERGROUND AND OVERHEAD UTILITY CONFLICTS.

STREET TREES HAVE BEEN PROVIDED ALONG APPLE ST. AND A PORTION OF CADDO STREET TO THE EXTENT POSSIBLE AND AS ALLOWED BY CITY OF DALLAS ENGINEERING AND ARBORIST STANDARDS.

A THE APPERSON - ARTICLE X UTILITY CONFLICTS EXHIBIT
PLAN
SCALE : 1" = 20'-0"
0 10 20 40

BOA-26-000067
Documentary Evidence
Page 1

Agenda Information Sheet

File #: 26-3304A Item #: 5.

AGENDA DATE:	October 21, 2026
PANEL:	B
COUNCIL DISTRICT(S):	11
DEPARTMENT:	Department of Planning and Development

BUILDING OFFICIAL'S REPORT

Application of Benjamin Ryan Caldwell for (1) a variance to the side yard setback regulations at 6406 ROYALTON DRIVE. This property is more fully described as Block 8/5500, Lot 1, and is zoned R-16 (A), which requires a side yard setback of 20-feet due to a platted building line. The applicant proposes to construct and/or maintain a residential accessory pool structure and provide a 5-foot 1-inch side yard setback, which will require (1) a 14-foot 11-inch variance to the side yard setback regulations.

Location: 6406 ROYALTON DRIVE
Applicant: Benjamin Ryan Caldwell
Senior Planner: Bryant Thompson
Request(s): (1) A variance to the side yard setback regulations.
Staff Recommendation: Approval.

BOA-26-000077

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BOARD OF ADJUSTMENT **WEDNESDAY, OCTOBER 21, 2026**
CITY OF DALLAS, TEXAS

FILE NUMBER: BOA-26-000077(BT)

BUILDING OFFICIAL'S REPORT: Application of Benjamin Ryan Caldwell for **(1)** a variance to the side yard setback regulations at **6406 ROYALTON DRIVE**. This property is more fully described as Block 8/5500 Lot 1, and is zoned R-16(A), which requires a side yard setback of 20-feet due to a platted building line. The applicant proposes to construct and/or maintain a residential accessory pool structure and provide a 5-foot 1-inch side yard setback, which will require **(1)** a 14-foot 11-inch variance to the side yard setback regulations.

LOCATION: 6406 Royalton Drive

APPLICANT: Benjamin Ryan Caldwell

REQUEST:

(1) A variance to the side yard setback regulations.

STANDARDS OF REVIEW FOR A VARIANCE:

Section 51A-3.102(d)(10) of the Dallas Development Code specifies that the board has the power to grant variances from the front-yard, **side-yard**, rear-yard, lot-width, lot-depth, lot-coverage, floor area for structures accessory to single-family uses, height for structures accessory to single-family uses, minimum sidewalks, off-street parking or off-street loading, or landscape regulations provided that the variance is:

(A) not contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.

(B) necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and

(C) not granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

SECTION 51A-3.102(d)(10)(B):

Dallas Development Code § 51A-3.102(d)(10)(B), allows for the board to use their discretion and consider the following as grounds to determine whether the portion of the variance standard of compliance with the ordinance as applied to a structure would result in unnecessary hardship:

(i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.

(ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.

(iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.

(iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or

(v) the municipality considers the structure to be a nonconforming structure.

STAFF RECOMMENDATION:

Variance to the side yard setback regulations:

Approval

Rationale: Based upon evidence presented and provided by the applicant, staff concluded that the site is:

A. Not contrary to the public interest.

B. The subject site is restrictive in area, but not in shape, or slope. Taking into consideration, the subject site is a corner lot with a 50-foot platted building line along Royalton Drive and a 20-foot platted building line along Tibbs Street established in July of 1950. The subject site has a lot size of 14,320.8 square feet with a buildable area of 5,947.2 square feet. Site is relatively flat and rectangular in shape. Traditional R-16(A) zoning minimum lot size of 16,000 square feet with a buildable area of 9,200 square feet and minimum side yard setbacks of 10 feet; therefore, it cannot be developed in a manner commensurate with development upon other parcels of land in the same zoning district.

C. Not self-created nor is it a personal hardship.

BACKGROUND INFORMATION:

Zoning:

Site:	R-16(A)
North:	R-16(A)
East:	R-16(A)
South:	R-16(A)
West:	R-16(A)

Land Use:

The subject site and surrounding properties are developed with single-family uses.

BDA History:

No BDA history was found within the last five years.

GENERAL FACTS/STAFF ANALYSIS:

- The application for the property located at 6406 Royalton Drive focuses on one request relating to the side-yard setback regulations.
- The applicant is proposing to construct and maintain a single-family residential accessory pool structure and provide a 5-foot 1-inch side-yard setback, which will require a 14-foot 11-inch variance to the side-yard setback regulations.
- The subject site's front yard setback along Royalton Drive is 50 feet.
- The subject site's side yard setback along Tibbs Street is 20 feet.
- **SECTION. 51A-4.402.(a)(2)(A)** MINIMUM SIDE YARD.
    - General provisions.
    - The side yard setback is measured from the side lot line of the building site, except when a front yard is treated as a side yard, the setback is measured from the lot line or the required right-of-way as determined by the thoroughfare plan for all thoroughfares, whichever creates the greater setback. On minor streets, the setback is measured from the lot line or the existing right-of-way, whichever creates the greater setback.

      (A) When city council by ordinance establishes a specific right-of-way line for a street, the required setback is measured from that right-of-way line.
- The 50-foot platted building line along Royalton Drive and the 20-foot platted building line along Tibbs Street significantly reduce the area available for development compared with other parcels of land in the same zoning district.
- The subject buildable area information:
    - Lot size: 14,320.8 square feet (16,000 square feet)
    - Buildable area without variance: 5,947.2 square feet (9,200 square feet)
    - Lot buildable width: 60 feet (80 feet)
    - Lot buildable depth: 99.12 feet (115 feet)
- Planning and Development Intake Staff referral, 05/19/2026.
- The applicant has the burden of proof in establishing the following:

1) That granting the variance to the side-yard setback regulations will not be contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
2) The variance is necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and

3) The variance would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

- **SECTION 51A-3.102(d)(10)(B):**

  Dallas Development Code § 51A-3.102(d)(10)(B), allows for the board to use their discretion and consider the following as grounds to determine whether the portion of the variance standard of compliance with the ordinance as applied to a structure would result in unnecessary hardship:

  (i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.

  (ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.

  (iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.

  (iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or

  (v) the municipality considers the structure to be a nonconforming structure.

- Granting the variance to the side-yard setback regulations with a condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.
- 200' Radius Video: BOA-26-000077 at 6406 Royalton Dr

Timeline:

August 28, 2026: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

September 8, 2026: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **B**.

September 18, 2026: The Planning and Development Senior Project Coordinator on behalf of the Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the **September 25, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **October 9, 2026**, deadline to submit additional evidence to be incorporated into the board's docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and

- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

September 29, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **October** public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

From: SVC_Accela_IG1 <SVC_Accela_IG1@dallas.gov>
Subject: Application Denial for Your Residential Pool/Spa Permit RES-POOL-26-000264
Date: May 19, 2026 at 12:17:34 PM CDT
To: "tonyashinners@sbcglobal.net" <tonyashinners@sbcglobal.net>

Hello Ben Caldwell,
Thank you for submitting your Residential Pool/Spa Permit, RES-POOL-26-000264 We regret to inform you that your application has been denied for the following reason(s):
"Your application is in denial status until we receive the necessary documents, and all comments have been addressed to resume review. This action does not deny your overall application; it only denies your current review until the required items are provided. Please upload the missing documents through Record Info? Attachments tab so we may continue processing your review and provide a written response to all review comments. After reviewing the submitted plans for the proposed swimming pool, the permit application cannot be approved at this time. The site plan indicates that the proposed pool encroaches beyond the established building line on the property. Under the Dallas Development Code, required yard and building line areas must remain unobstructed by structures unless specifically permitted. Because the proposed pool extends beyond the allowable building line, the project does not comply with the zoning setback requirements, Section 51A-4.400 – Yard, Lot, and Space Regulations, and therefore cannot be approved as submitted. To proceed, you may: 1. Revise the site plan to locate the pool within the required building lines/setbacks, and resubmit the permit application for review; or 2. You can apply for a variance with the Board of Adjustments."
If you have any questions, please feel free to contact us via the contact information below.
Sincerely,
City of Dallas
DEV Intake
214-948-4480
320 E. Jefferson Blvd. Room 118, Dallas, TX

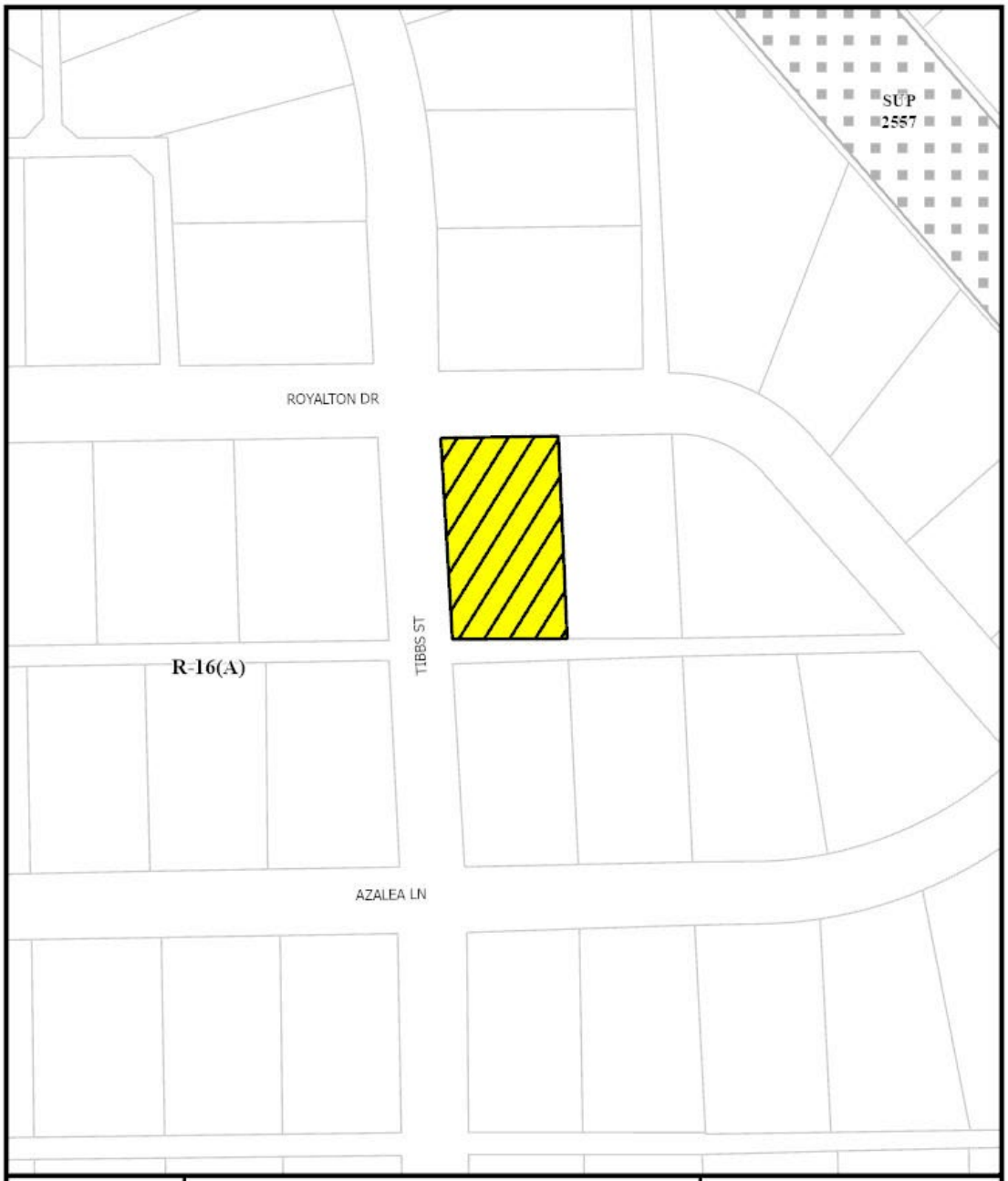


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AERIAL MAP

Case no: BOA-26-000077

Date: 09/10/2026

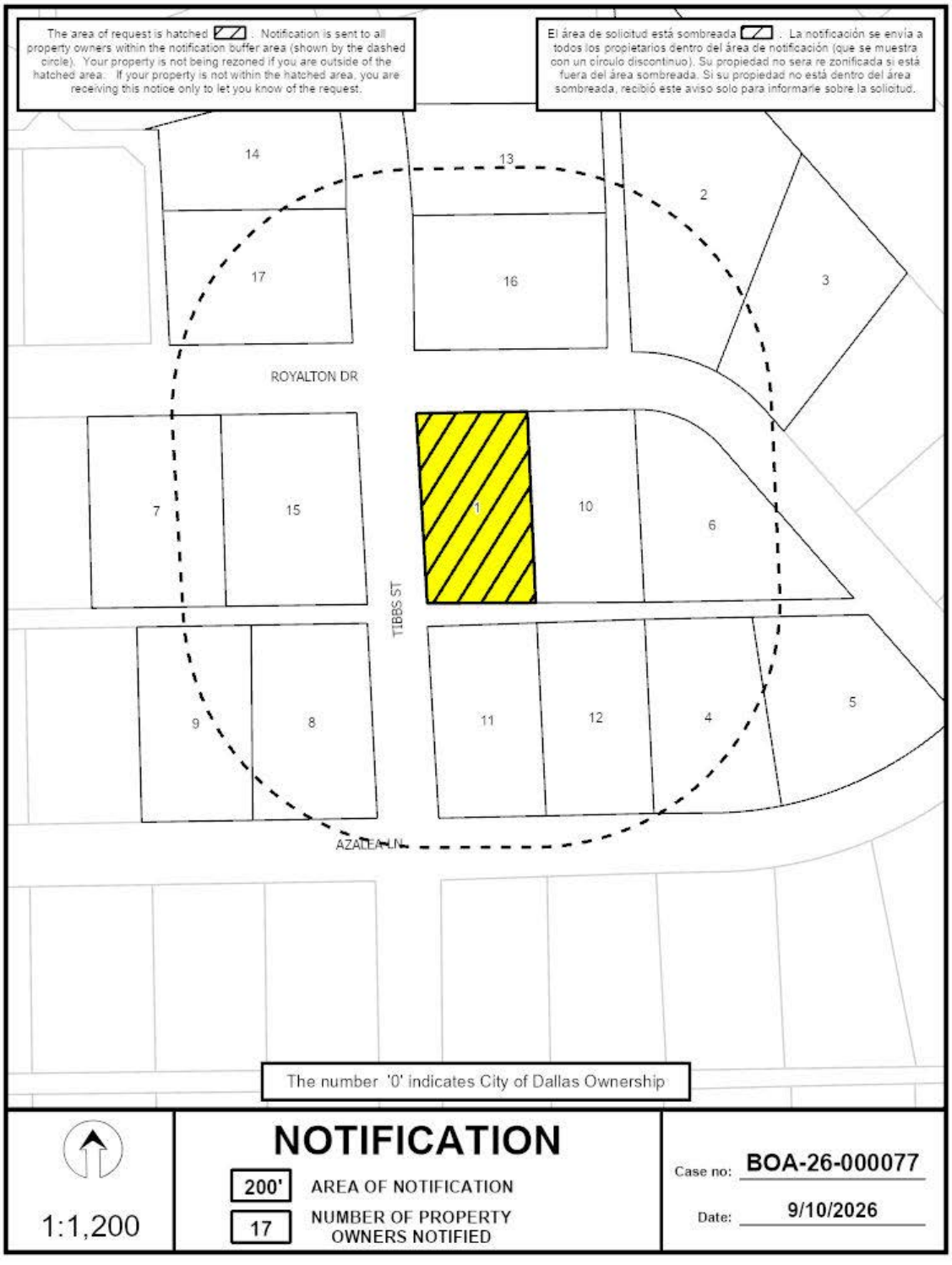


1:1,200

ZONING MAP

Case no: BOA-26-000077

Date: 09/10/2026


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
14
13
2
17
16
3
ROYALTON DR
7
15
1
10
6
TIBBS ST
9
8
11
12
4
5
AZALEA LN
The number '0' indicates City of Dallas Ownership
1:1,200
NOTIFICATION
200'
AREA OF NOTIFICATION
17
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: BOA-26-000077
Date: 9/10/2026

Notification List of Property Owners

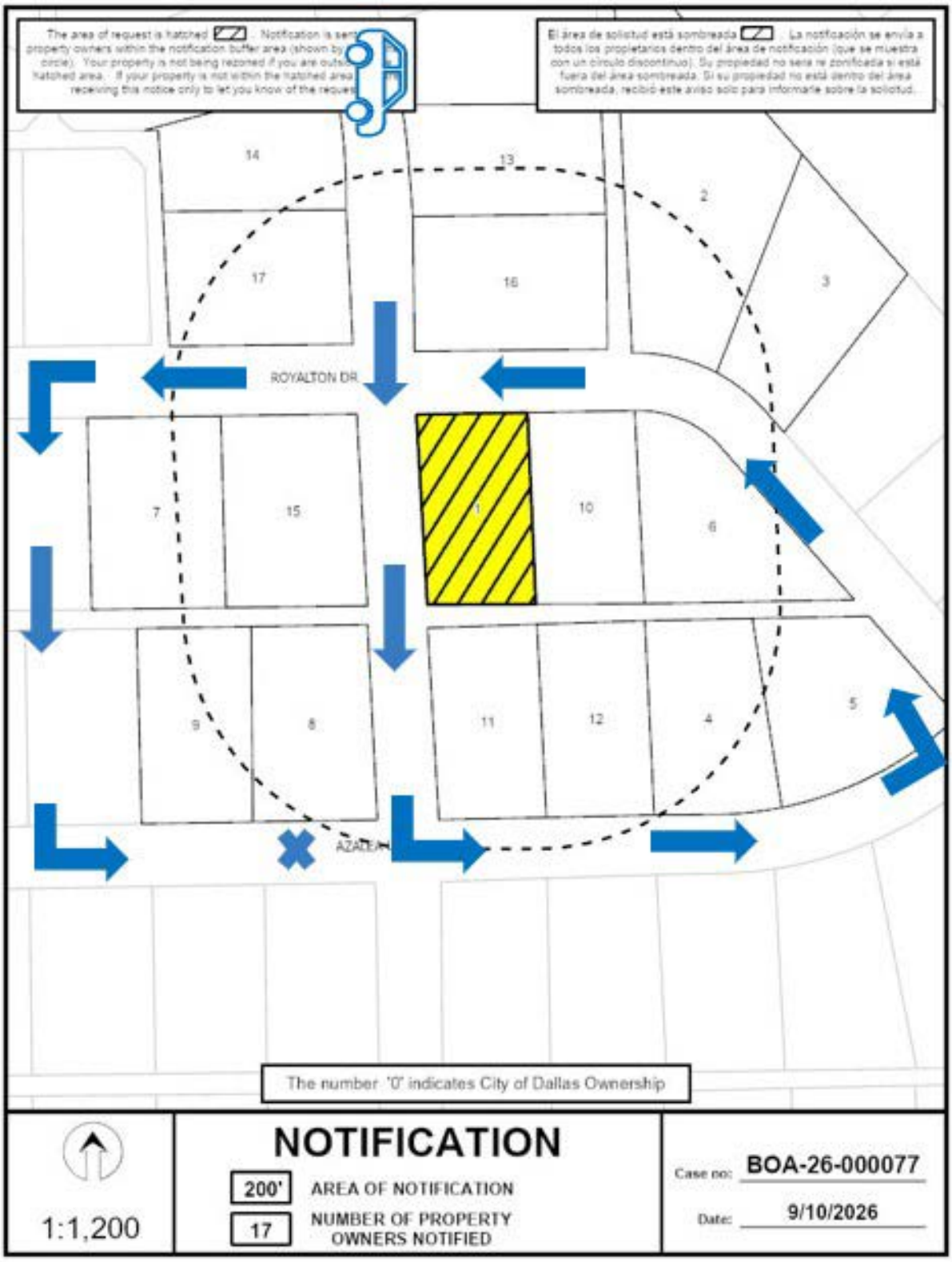
BOA-26-000077

17 Property Owners Notified

Label #	*Address*		*Owner*
1	6406	ROYALTON DR	CALDWELL RESIDENTIAL LLC
2	6419	ROYALTON DR	GARNER CORY MICHAEL &
3	6425	ROYALTON DR	COOK REBECCA CAYE
4	6421	AZALEA LN	HUDSPETH JOHN B &
5	6429	AZALEA LN	THORNTON STEVEN J & LISA N
6	6418	ROYALTON DR	FRAZIER WILLIAM J DR &
7	6332	ROYALTON DR	SHAFER ALLEN C & MARY C
8	6339	AZALEA LN	CLOUSTON DAVID R
9	6331	AZALEA LN	SACHS JOSEPH BERNARD &
10	6410	ROYALTON DR	MOYE VERONICA SMITH & ERIC
11	6405	AZALEA LN	WILLIAMS JANET Y
12	6411	AZALEA LN	PABST CURTIS JON REVOCABLE
13	11014	TIBBS ST	NEUHOFF LINDA
14	11015	TIBBS ST	GAO YAN &
15	6342	ROYALTON DR	PORTNOY SCOTT MITCHELL &
16	11006	TIBBS ST	GRIFFITH PAUL D & MELISSA A
17	11007	TIBBS ST	WALSH THOMAS B IV & TARA E

Route Directions:
Start on Royalton Dr.
Right on Azalea Ln.
Right on Royalton Dr.
Left on Royalshire Dr.
Right on Royal Crest/Tibbs St.
***Subject Site at 0:32 and 1:38**

200’ Radius Route Map



NOTICE OF PUBLIC HEARING

BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL B)

NOTICE IS HEREBY GIVEN that the **BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL B)** will hold a hearing as follows:

DATE: **WEDNESDAY, OCTOBER 21, 2026**

BRIEFING: **10:00 a.m.** via **Videoconference and** in **6ES COUNCIL BRIEFING**, Dallas City Hall, 1500 Marilla Street

HEARING: **1:00 p.m.** via **Videoconference and** in **6ES COUNCIL BRIEFING**, Dallas City Hall, 1500 Marilla Street

The purpose of the hearing is to consider the following appeal(s) now pending before the Board of Adjustment.

BOA-26-000077(BT) Application of Benjamin Ryan Caldwell for **(1)** a variance to the side yard setback regulations at **6406 ROYALTON DRIVE**. This property is more fully described as Block 8/5500, Lot 1, and is zoned R-16(A), which requires a side yard setback of 20-feet due to a platted building line. The applicant proposes to construct and/or maintain a residential accessory pool structure and provide a 5-foot 1-inch side yard setback, which will require **(1)** a 14-foot 11-inch variance to the side yard setback regulations.

You have received this notice because you own property within 200 feet of the above property. You may be interested in attending the Board of Adjustment hearing to express your support for or opposition to the application. You may also contact the Board of Adjustment by email to BDAreply@dallas.gov. Letters will be accepted until 9:00 am the day of the hearing, if you are unable to attend the hearing. If you choose to respond, it is important that you let the Board know your reasons for being in favor of or in opposition to the application. The Board members are very interested in your opinion.

Note: Any materials (such as plans, elevations, etc.) included within this notice may be subject to change.

The Board of Adjustment hearing will be held by videoconference and in 6ES at City Hall. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure **by joining the meeting virtually**, must register online at https://bit.ly/BDA-B-Register **by the close of business Tuesday, October 20, 2026. All virtual speakers will be required to show their video in order to address the board. In Person speakers can register at the hearing.** Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; and bit.ly/cityofdallastv or YouTube.com/CityofDallasCityHall

Speakers at the meeting are allowed a maximum of three minutes to address the Board.

Additional information regarding the application may be obtained by calling Bryant Thompson, Senior Planner at (214) 948-4502, or Mary Williams, Board Secretary at (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

PLEASE SEND REPLIES TO:
BDAreply@dallas.gov
Letters will be received until 9:00 am the day of the hearing.
PLEASE REGISTER AT:
https://bit.ly/BDA-B-Register

Board of Adjustment
Planning & Development Department
1500 Marilla Street 5CN Dallas TX 75201

BOA-26-000077

Menu Reports Help

File Date: 08/31/2026

Application Status: In Review

Assigned To: Diana Barkume

Description of Work: FILE NUMBER: BOA-26-000077 BUILDING OFFICIAL'S REPORT: Application of Benjamin Ryan Caldwell for (1) a variance to the side yard setback regulations at 6406 ROYALTON DRIVE. This property is more fully described as Block 8/5500, Lot 1, and is zoned R-16(A), which requires a side yard setback of 20-feet due to a platted building line. The applicant proposes to construct and/or maintain a residential accessory pool structure and provide a 5-foot 1-inch side yard setback, which will require (1) a 14-foot 11-inch variance to the side yard setback regulations. LOCATION: 6406 ROYALTON DRIVE APPLICANT: Benjamin Ryan Caldwell REQUEST: (1) A variance to the side yard setback regulations.

Application Detail: Detail

Application Name:

Application Type: Board of Adjustments

Documents:

File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
6406 ROYALTON DR_Zonin...	BLDG_BDA	Maps - Zoning L...		application/pdf	Uploaded	09/10/2026
8_5500 Plat.pdf	BLDG_BDA	Plat - Certifie...	Plat	application/pdf	Uploaded	09/14/2026
8_5500 block file.pdf	BLDG_BDA	Maps - Block	Block file	application/pdf	Uploaded	09/14/2026
Application-6406 Royal...	BLDG_BDA	Affidavit - BDA...	Application	application/pdf	Uploaded	09/14/2026
BOA26000077z.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	09/16/2026
BOA26000077n.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	09/16/2026
BOA-26-000077_report.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	09/16/2026
BOA-26-000077_labels.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	09/16/2026
BOA-26-000077_Submissi...	BLDG_BDA	Other Support D...		application/pdf	Uploaded	09/16/2026
BOA26000077a.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	09/16/2026
Referral-6406 Royalton...	BLDG_BDA	Form - Referral	Referral	application/pdf	Uploaded	09/18/2026
Plat (red property out...	BLDG_BDA	Plat - Certifie...	Plat	application/pdf	Uploaded	09/18/2026
6406 Royalton-Site Pla...	BLDG_BDA	Plans - Site Plan	Revised Site Plan	application/pdf	Uploaded	09/18/2026

Show all

Address: 6406 ROYALTON DR, Dallas, TX 75230

Owner Name:

Owner Address:

Parcel No: 00000413062000000

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Benjamin Ryan Caldwell	Caldwell Reside...	Applicant	Mailing, 7616 LBJ Fwy,...	Active

Licensed Professionals Info:

Primary	Registration Number	License Type	Name	Business Name	Business License #

Total Fee Assessed: $735.00

Total Fee Invoiced: $735.00

Balance: $0.00

Custom Fields:

Property Details

Existing Zoning	**Lot Number**	**Lot Size (Acres)**
R-16(A)	1	.33
Block Number	**Lot Size (Sq. Ft)**	**How many streets abut the property?**
8/5500	0000	2
Land Use	**Is the property platted?**	**Status of Project**
sfd	Yes	Proposed
Status of Property	**Previous Board of Adjustment case filed on this property**	**Accommodation for someone with disabilities**
Owner Occupied	No	No
File Date	**Seleccione si necesitara un interprete**	**Case Number**
Are you applying for a fee waiver?	**Have the standards for variance and or special exception been discussed?**	**Has the Notification Sign Acknowledgement Form been discussed?**

No	Yes	Yes

Referred by
Residential

Internal Use Only

Source of Request	**Fee Waiver Granted**	**Number of Parking Spaces**
In Review - Residential		_

Lot Acreage
.33

PDox Information
PDox Number
BLOCKED

Board of Adjustment Request

Type of Request	Request Description	Application Type	Other	Affirm that an appeal has been made for	Application is made to BOA to grant the described appeal	Outcome
Variance	Side-yard	Single Family/Duplex Variance or Special Exception				

Street Frontage Information

Street Frontage	Linear Feet (Sq. Ft) (Number)
Front	90
Front	159

Case Information

Full Request	Brief Request	Zoning Requirements	Relevant History	BOA History	BOA History Details
to construct and/or maintain a residential accessory pool structure and provide a 5-foot 1-inch side yard setback, which will require (1) a 14-foot 11-inch variance to the side yard setback regulations.	(1) a variance to the side yard setback regulations.	requires a 20- foot setback/building line	na	No	

Board of Adjustment Meeting

Hearing Type	Action Date	Time	Room	Panel	Presiding Officer	BOA Administrator	BOA Secretary	BOA Code Specialist	Case Assigned to	Notes	Outcome	Filing Date
			6ES			Kameka Miller-Hoskins	Kameka Miller-Hoskins	Diana Barkume	Bryant Thompson	Variance to the Side Yard setback	Scheduled	

GIS Information

Parcel Number (Number)	Service	Layer	Attribute Value	Census Tract Number (Number)	Council District	School District	Escarpment	Floodplain
				6.69	11-Bill Roth			

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Intake		Intake Complete	09/08/2026	Velosimo User
GIS AOR Review	Elham Elbadawi	Review Complete	09/16/2026	Elham Elbadawi
Case Assignment	Bryant Thompson	Case Manager...	09/16/2026	Kameka Miller-H...
Site Inspection		Site Inspect...	09/16/2026	Kameka Miller-H...
Plans Distribution			09/08/2026	
Subdivision Review				
Q Team Review				
Arborist Review				
Building Code Review				
Zoning Review				
Electrical Review				
Eng Water and Wastewat...				
Historic Preservation ...				
Eng Paving and Drainag...				

Task	Assigned To	Status	Status Date	Action By
Eng Flood Plain Review				
Board of Adjustment Re...				
Conservation Review				
Traffic Review				
GIS Review				
Residential Team Review				
Signs Review				
Plans Coordination				
Board of Adjustment He...				
Two-Year Waiver Period				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By
BOA History	This will display in t...	Applied	09/01/2026	Notice	
General Facts/Staff An...	This will display in t...	Applied	09/01/2026	Notice	
Land Use	This will display in t...	Applied	09/01/2026	Notice	
Staff Recommendation	Staff Recommendation	Applied	09/01/2026	Notice	
Standard of Review	This will display in t...	Applied	09/01/2026	Notice	
Timeline	This will display in t...	Applied	09/01/2026	Notice	
Zoning	This will display in t...	Applied	09/01/2026	Notice	

Application Comments:

View ID	Comment	Date

Initiated by Product: AV360

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments
Site Visit Inspection	09/30/2026		Scheduled	Scheduled via Script

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

From: SVC_Accela_IG1 <SVC_Accela_IG1@dallas.gov>
Subject: Application Denial for Your Residential Pool/Spa Permit RES-POOL-26-000264
Date: May 19, 2026 at 12:17:34 PM CDT
To: "tonyashinners@sbcglobal.net" <tonyashinners@sbcglobal.net>

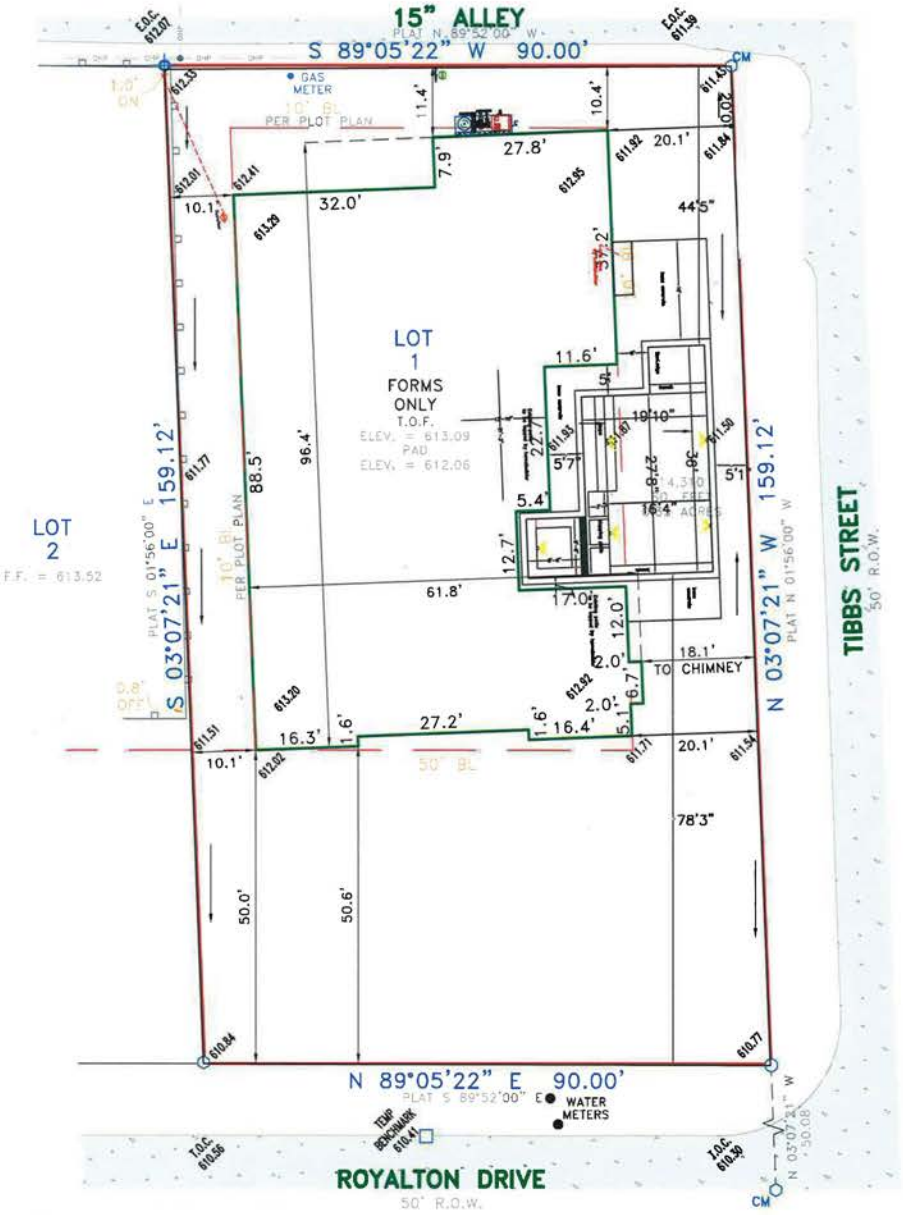
Hello Ben Caldwell,
Thank you for submitting your Residential Pool/Spa Permit, RES-POOL-26-000264 We regret to inform you that your application has been denied for the following reason(s):
"Your application is in denial status until we receive the necessary documents, and all comments have been addressed to resume review. This action does not deny your overall application; it only denies your current review until the required items are provided. Please upload the missing documents through Record Info? Attachments tab so we may continue processing your review and provide a written response to all review comments. After reviewing the submitted plans for the proposed swimming pool, the permit application cannot be approved at this time. The site plan indicates that the proposed pool encroaches beyond the established building line on the property. Under the Dallas Development Code, required yard and building line areas must remain unobstructed by structures unless specifically permitted. Because the proposed pool extends beyond the allowable building line, the project does not comply with the zoning setback requirements, Section 51A-4.400 – Yard, Lot, and Space Regulations, and therefore cannot be approved as submitted. To proceed, you may: 1. Revise the site plan to locate the pool within the required building lines/setbacks, and resubmit the permit application for review; or 2. You can apply for a variance with the Board of Adjustments."
If you have any questions, please feel free to contact us via the contact information below.
Sincerely,
City of Dallas
DEV Intake
214-948-4480
320 E. Jefferson Blvd. Room 118, Dallas, TX

6406 Royalton Drive

Being Lot 1, in Block 8/5500, of ROYAL CREST NO. 2, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 16, Page 107, of the Map Records of Dallas County, Texas.

LEGEND

- ○ 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- ○ 1" PIPE FOUND
- ⊠ "X" FOUND/SET
- ⊕ 5/8" ROD FOUND
- ⊕ POINT FOR CORNER
- ■ COLUMN
- □ SQUARE CUT FOUND
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- TELE TELEPHONE PEDESTAL
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- LP LIGHT POLE
- ● POWER POLE
- BL BUILDING LINE
- AE AERIAL EASEMENT
- IRON FENCE
- SSE SANITARY SEWER EASEMENT
- UE UTILITY EASEMENT
- CHAIN LINK
- OHP OVERHEAD ELECTRIC POWER
- OES OVERHEAD ELECTRIC SERVICE
- WOOD FENCE 0.5' WIDE TYPICAL
- PIPE FENCE
- WOOD DECK
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CONCRETE
- COVERED AREA
- BRICK
- STONE





EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 3470, PG. 13, VOL. 99028, PG. 4994

NOTE
GF NO. LISTED WAS PROVIDED TO SURVEYOR ON EXISTING SURVEY. TITLE COMMITMENT EFFECTIVE DATE 04/15/2024

BENCHMARK INFO
NAME: 25-G-9
ELEVATION: 610.34'
LOCATION: TIBBS STREET - AZALEA DRIVE
DESCRIPTION: A SQUARE IS CUT AT MIDPOINT OF CURB ON THE NORTHEAST CORNER OF THE INTERSECTION.

Date: _____ Accepted by: _____ Purchaser

_____ Purchaser

NOTES:

BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE. EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48113C0195K, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Caldwell Residential. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: RYR
Scale: 1" = 20'
Date: 09/08/2025
GF No.: 1014-397623-RTT
Job No. 2406152-02

CBG
SURVEYING TEXAS LLC
1413 E. IH-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com

STATE OF TEXAS REGISTERED JONATHAN M. QUILL 5882 LAND SURVEYOR

JONATHAN M. QUILL
R.P.L.S. NO. 5882

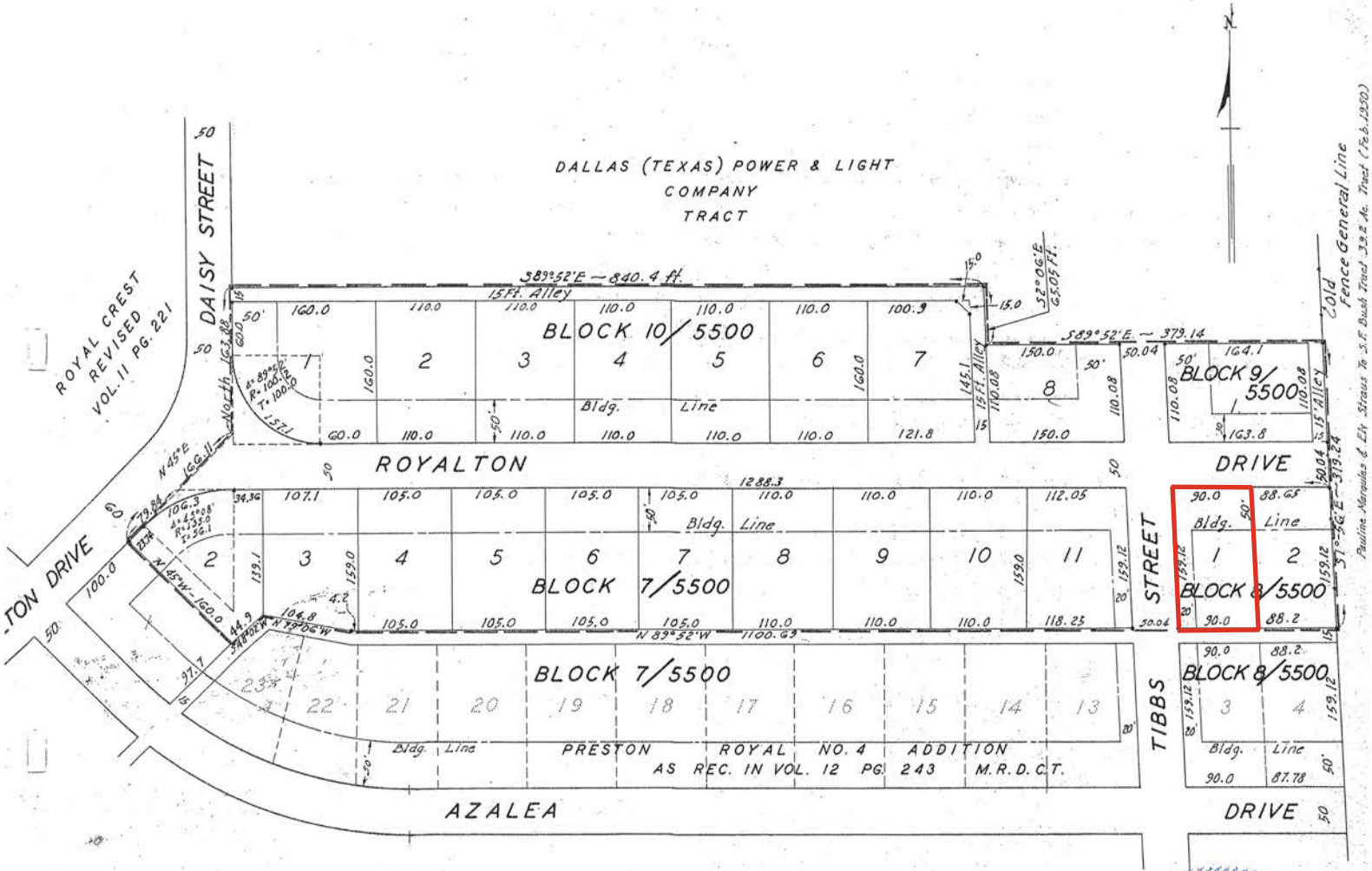
MAP SHOWING

ROYAL CREST NO. 2

AN ADDITION TO CITY OF DALLAS

SCALE 1 INCH = 100 FEET JULY 1950.

H. B. & P. R. MONTGOMERY
CIVIL ENGINEERS & SURVEYORS
3217 RANKIN AVE L-7434
DALLAS TEXAS



NOTE:- PIPE ON ALL BLOCK CORNERS

COUNTY COURT OF DALLAS COUNTY, TEXAS

150722 -----$ 10.00 Map
1.50 Fee
$ 11.50

Vol 16-107

C. I. ANDERSON & W. H. KOSANKE,
O W N E R S

TO: PLAT & DEDICATION

ROYAL CREST NO. 2, ADDITION TO CITY OF DALLAS, T E X A S

STATE OF TEXAS)
)
COUNTY OF DALLAS)

OWNERS' DEDICATION

WHEREAS we, C. I. ANDERSON and W. H. KOSANKE, are the owners of the following described tract of land out of City Block No.5500 and described as follows: BEGINNING at a pipe found, the Northeast corner of Preston Royal Addition No.4, an Addition to the City of Dallas, according to Plat thereof recorded in Vol.12 Pg. 243; THENCE N. 89-52' W. and along the North line of a 15 ft. alley, the North line of said Preston Royal Addition No.4, 1100.69 feet to a pipe found for corner at an angle in said alley, continuing along said alley line the following: N. 79-06' W. 104.8 ft., a pipe ; S. 48-02' W. 44.9 ft., a pipe, the East corner of Lot 1 of Block 7/5500 of said Addition; THENCE N. 45 W. and along the

N E line line of said Lot 1, 160.0 ft. to a pipe for corner in the Southeast line of Royalton Drive, a 60 ft. street at this point; THENCE N. 45 E 166.11 ft. to a pipe found for corner in the East line of Daisy St., a 50 ft. street; THENCE North and along the East line of said Daisy Street, as shown in Royal Crest Addition in Vol.11 Pg. 221 of Map Records of Dallas County,Texas, 163.88 ft. to a pipe for corner; THENCE S. 89-52' E. and parallel to the said North line of alley in said Preston Royal Addition, 840.4 ft. to a pipe for corner; THENCE S. 2-06' E. 65.05 ft. to a pipe; Thence S. 89-52' E. and continuing parallel to said alley line, 379.14 ft. to a pipe for corner in general line of old fence; THENCE S. 1° - 56' E. 319.24 ft. to the place of beginning and containing 10-53/100 acres of land.

NOW,THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT we,C.I ANDERSON and W. H. KOSANKE, do hereby adopt this Plat designating the hereinabove described property as ROYAL CREST NO.2, an addition to the City of Dallas, Texas, and we do hereby dedicate to the public use forever, the streets and alleys, as shown hereon.

WITNESS OUR HANDS this, the 14 day of August 1950.

C. I. ANDERSON

W. H. KOSANKE

STATE OF TEXAS)
COUNTY OF DALLAS) Before me,the undersigned, , a Notary Public in and for Dallas County,Texas, on this day personally appeared severately, the above named persons, known to me to be the persons whose names are subscribed to the foregoing instrument and they acknowledged to me that they executed the same for thepurpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,this, the 14th day of August 1950.

(L.S.) S. C. WHITELEY, Notary Public in and for Dallas County,Texas.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, H. B. MONTGOMERY, Licensed Land Surveyor,do hereby certify that the above plat was prepared from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision in accordance with the Platting Rules and Regulations of the City Plan Commission on the City of Dallas, Texas.

H. B. MONTGOMERY, Licensed Land Surveyor

(L.S.)

STATE OF TEXAS)
COUNTY OF DALLAS) Before me, the undersigned,a Notary Public in and for Dallas County,Texas. on this day personally appeared H. B. MONTGOMERY, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,this, the 5th day of JULY 1950.

(L.S.) MRS. RAY P. LITTLEJOHN, Notary Public in and for Dallas County,Texas.

CITY OF DALLAS FILING FEE PAID 8-17-50 as required by Ordinance 3906

CITY OF DALLAS 1949 and prior taxes paid 96.08 12-31-49

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 22nd day of September 1950, and unless this Plat is presented for filing on or before said date, it should not be accepted for filing.

CITY PLAN COMMISSION BY: MARVIN R. SPRINGER, CITY PLAN ENGINEER

CERTIFICATE OF APPROVAL:

I, A. A. ADAMS, 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 6th day of JULY AD 1950 and same was duly approved on the 13th day of JULY A D 1950 by said Commission.

A. A. ADAMS,CHAIRMAN,CITY PLAN COMMISSION,DALLAS, TEXAS.

ATTEST:

RUTH CORNING, SECRETARY

FILE # 2890

FILED FOR RECORD THIS, THE 14 DAY OF SEPTEMBER A D 1950 at 10:25 A.M. ED.H.STEGER,COUNTY CLERK BY: J.C.HEMPKINS, DEPUTY

RECORDED THIS, THE 19 DAY OF JULY A D 1951. ED.H.STEGER,COUNTY CLERK BY Birdie Meyer DEPUTY

COURT OF DALLAS COUNTY, TEXAS

STATE OF TEXAS }
COUNTY OF DALLAS }

I, JOHN F. WARREN County Clerk in and for said County and State, do hereby certify that the above and foregoing is a true and correct copy of the instrument filed for record on the 14 day of Sept. 1950 and duly recorded on the 19 day of July 1951 in Volume 16 Page 107 of the Records of Dallas County, Texas

WITNESS my hand and seal of office at Dallas, Texas this 8 day of Aug., 2025.

JOHN F. WARREN, COUNTY CLERK
DALLAS COUNTY, TEXAS

By _____ Deputy

COUNTY COURT OF DALLAS COUNTY, TEXAS

Agenda Information Sheet

File #: 26-3290A Item #: 6.

AGENDA DATE: October 21, 2026

PANEL: B

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Planning and Development

BUILDING OFFICIAL'S REPORT

Application of Bryan Foster for (1) a variance to the front yard setback regulations at 5043 LINNET LANE. This property is more fully described as Block 8/4914, Lot 6, and is zoned PD 67 (Tract IV), which requires a front yard setback of 25-feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 21-foot-6-inch front yard setback, which will require (1) a 3-foot-6-inch variance to the front yard setback regulations.

Location: 5043 LINNET LANE

Applicant: Bryan Foster

Senior Planner: Bryant Thompson

Request(s): (1) A variance to the front yard setback regulations.

Staff Recommendations: Denial.

BOA-26-000069

BOARD OF ADJUSTMENT **WEDNESDAY, OCTOBER 21, 2026**
CITY OF DALLAS, TEXAS

FILE NUMBER: BOA-26-000069(BT)

BUILDING OFFICIAL'S REPORT: Application of Bryan Foster for **(1)** a variance to the front yard setback regulations at **5043 LINNET LANE**. This property is more fully described as Block 8/4914, Lot 6, and is zoned PD 67 (Tract IV), which requires a front yard setback of 25-feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 21-foot-6-inch front yard setback, which will require **(1)** a 3-foot-6-inch variance to the front yard setback regulations.

LOCATION: 5043 Linnet Lane

APPLICANT: Bryan Foster

REQUEST:

(1) A variance to the front yard setback regulations.

STANDARDS OF REVIEW FOR A VARIANCE:

Section 51A-3.102(d)(10) of the Dallas Development Code specifies that the board has the power to grant variances from the **front-yard**, side-yard, rear-yard, lot-width, lot-depth, lot-coverage, floor area for structures accessory to single-family uses, height for structures accessory to single-family uses, minimum sidewalks, off-street parking or off-street loading, or landscape regulations provided that the variance is:

(A) not contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.

(B) necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and

(C) not granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

SECTION 51A-3.102(d)(10)(B):

Dallas Development Code § 51A-3.102(d)(10)(B), allows for the board to use their discretion and consider the following as grounds to determine whether the portion of the variance standard of compliance with the ordinance as applied to a structure would result in unnecessary hardship:

(i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.

(ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.

(iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.

(iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or

(v) the municipality considers the structure to be a nonconforming structure.

STAFF RECOMMENDATION:

Variance to the front yard setback regulations:

Denial

Rationale: Based upon evidence presented and provided by the applicant, staff concluded that the site is:

A. Not contrary to the public interest.

B. The subject site is not restrictive in area shape or slope. Taking into consideration, the subject site is relatively flat, rectangular in shape, and has an approximately lot size of 8,890 square feet. Therefore, it can be developed in a manner commensurate with development upon other parcels of land in the same zoning district.

C. Not self-created nor is it a personal hardship.

BACKGROUND INFORMATION:

Zoning:

Site:	PD-67 (Tract IV, R-7.5)
North:	PD-67 (Tract IV, R-7.5)
East:	PD-67 (Tract IV, R-7.5)
South:	PD-67 (Tract IV, R-7.5)
West:	PD-67 (Tract IV, R-7.5)

Land Use:

The subject site and surrounding properties are developed with single-family uses.

BDA History:

No BDA history was found within the last five years.

GENERAL FACTS/STAFF ANALYSIS:

- The application of Bryan Foster for the property located at 5043 Linnet focuses on one request relating to the front-yard setback regulations.

- The applicant is proposing to construct and maintain a single-family residential structure and provide a 21-foot-6-inch front-yard setback, which will require a 3-foot-6-inch variance to the front-yard setback regulations.
- The subject site's front yard setback is 25 feet.
- **SECTION. 51P-67.108. (a) TRACT IV USES AND DEVELOPMENT STANDARDS**.
    - o In general. Except as provided in this section, land use must remain as indicated on the "Existing Land Use" map with single family uses and other permitted uses regulated by the requirements of the R-7.5(A) Single Family District and with duplex uses and other permitted uses regulated by the requirements of the D(A) Duplex District, with the development of vacant property and the redevelopment of property governed by the provisions of Section 51P-67.110 below
- Applicant provided city staff with a signed, form board survey, dated 07/14/2025 with dimensions showing 25.5' from front property line.
- Applicant later provided city staff with a signed, form board survey, dated 06/02/2026 with dimensions showing 21.5' from front property line.
- The applicant has the burden of proof in establishing the following:

1) That granting the variance to the front-yard setback regulations will not be contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
2) The variance is necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
3) The variance would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

- **SECTION 51A-3.102(d)(10)(B):**

  Dallas Development Code § 51A-3.102(d)(10)(B), allows for the board to use their discretion and consider the following as grounds to determine whether the portion of the variance standard of compliance with the ordinance as applied to a structure would result in unnecessary hardship:

  (i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.

  (ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.

(iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.

(iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or

(v) the municipality considers the structure to be a nonconforming structure.

- Granting the variance to the front-yard setback regulations with a condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.
- 200' Radius Video: BOA-26-000069 at 5043 Linnet Ln

Timeline:

August 28, 2026: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

September 8, 2026: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **B**.

September 18, 2026: The Planning and Development Senior Project Coordinator on behalf of the Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the **September 25, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **October 9, 2026**, deadline to submit additional evidence to be incorporated into the board's docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

September 29, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **October** public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.



1:1,200

AERIAL MAP

Case no: BOA-26-000069

Date: 09/10/2026

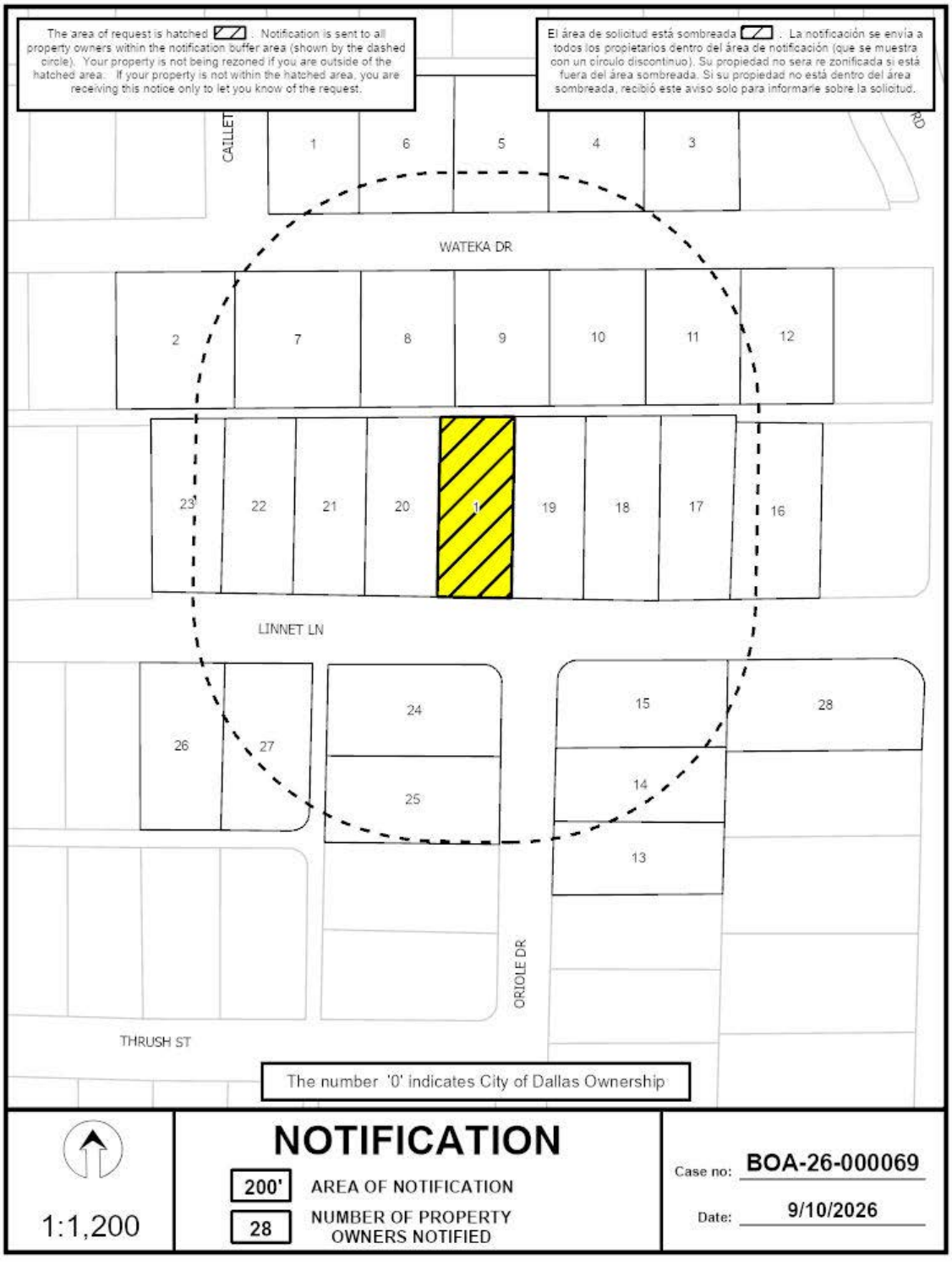


1:1,200

ZONING MAP

Case no: BOA-26-000069

Date: 09/10/2026


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
CAILLET
WATEKA DR
LINNET LN
ORIOLE DR
THRUSH ST
1
6
5
4
3
2
7
8
9
10
11
12
23
22
21
20
19
18
17
16
26
27
24
25
15
28
14
13
The number '0' indicates City of Dallas Ownership
1:1,200
NOTIFICATION
200'
AREA OF NOTIFICATION
28
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: BOA-26-000069
Date: 9/10/2026

Notification List of Property Owners

BOA-26-000069

28 Property Owners Notified

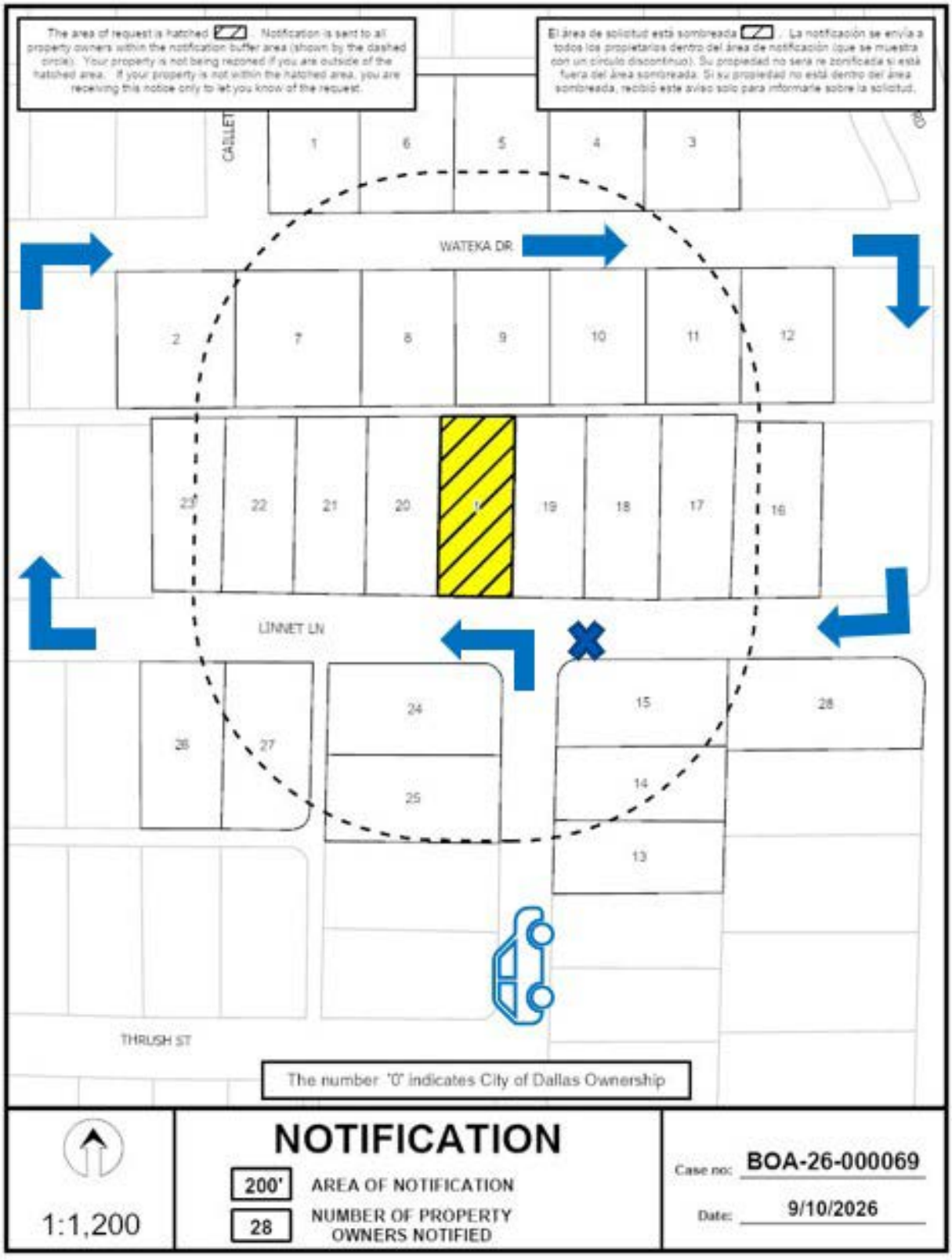
Label #	*Address*		*Owner*
1	5037	WATEKA DR	MOTLEY CAPITAL LLC
2	5024	WATEKA DR	BLAIR ALBERTA
3	5061	WATEKA DR	CASHMAN THOM & CAROL
4	5057	WATEKA DR	SKULMAN WENDY E & GREGORY E
5	5049	WATEKA DR	BUCKLEY JENNIFER MORELAND &
6	5043	WATEKA DR	GORDON JOHN
7	5036	WATEKA DR	WILSON CELIA
8	5042	WATEKA DR	HEPP RICHARD L JR
9	5048	WATEKA DR	REDDY SREERAM & ANN FRITSCHE
10	5056	WATEKA DR	STRIBLING JAKE MICHAEL &
11	5060	WATEKA DR	INWOOD LOVERS 1 LLC
12	5106	WATEKA DR	KERSEY SHAWN WADE &
13	7010	ORIOLE DR	Taxpayer at
14	7014	ORIOLE DR	ROBBINS JENNIFER C A
15	7020	ORIOLE DR	ELEY SCOTT E
16	5115	LINNET LN	WECHSLER MATTHEW
17	5111	LINNET LN	GOMBOS ANDREA L
18	5105	LINNET LN	EASTER AVAN JR
19	5101	LINNET LN	STONE WILLIAM E III &
20	5041	LINNET LN	SCHWARTZ ELIZABETH
21	5037	LINNET LN	BENSON ROSIE MAE EST OF
22	5031	LINNET LN	OLERIO HOMES LLC
23	5027	LINNET LN	DIESTE ANTHONY ALEXANDER
24	7023	ORIOLE DR	CASA ORIOLE LLC
25	7015	ORIOLE DR	HEFNER JAMES CURTIS &
26	5026	LINNET LN	GU QI LIVING TRUST

Label #	*Address*		*Owner*
27	5032	LINNET LN	RILEY RACHEL
28	7015	ROBIN RD	WISENBAKER SUSANNAH & MICHAEL

Route Directions:

Start on Oriole Dr.
Left on Linnet Ln.
Right on Kenwell St.
Right on Wateka Dr.
Right on Robin Rd.
Right on Oriole Dr.
***Subject Site at 0:30 and 2:49**

200’ Radius Route Map



NOTICE OF PUBLIC HEARING

BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL B)

NOTICE IS HEREBY GIVEN that the **BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL B)** will hold a hearing as follows:

DATE: **WEDNESDAY, OCTOBER 21, 2026**

BRIEFING: **10:00 a.m.** via **Videoconference and** in **6ES COUNCIL BRIEFING**, Dallas City Hall, 1500 Marilla Street

HEARING: **1:00 p.m.** via **Videoconference and** in **6ES COUNCIL BRIEFING**, Dallas City Hall, 1500 Marilla Street

The purpose of the hearing is to consider the following appeal(s) now pending before the Board of Adjustment.

BOA-26-000069(BT) Application of Bryan Foster for **(1)** a variance to the front yard setback regulations at **5043 LINNET LANE**. This property is more fully described as Block 8/4914, Lot 6, and is zoned PD 67 (Tract IV), which requires a front yard setback of 25-feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 21-foot-6-inch front yard setback, which will require **(1)** a 3-foot-6-inch variance to the front yard setback regulations.

You have received this notice because you own property within 200 feet of the above property. You may be interested in attending the Board of Adjustment hearing to express your support for or opposition to the application. You may also contact the Board of Adjustment by email to BDAreply@dallas.gov. Letters will be accepted until 9:00 am the day of the hearing, if you are unable to attend the hearing. If you choose to respond, it is important that you let the Board know your reasons for being in favor of or in opposition to the application. The Board members are very interested in your opinion.

Note: Any materials (such as plans, elevations, etc.) included within this notice may be subject to change.

The Board of Adjustment hearing will be held by videoconference and in 6ES at City Hall. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure **by joining the meeting virtually**, must register online at https://bit.ly/BDA-B-Register **by the close of business Tuesday, October 20, 2026. All virtual speakers will be required to show their video in order to address the board. In Person speakers can register at the hearing.** Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; and bit.ly/cityofdallastv or YouTube.com/CityofDallasCityHall

Speakers at the meeting are allowed a maximum of three minutes to address the Board.

Additional information regarding the application may be obtained by calling Bryant Thompson, Senior Planner at (214) 948-4502, or Mary Williams, Board Secretary at (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

PLEASE SEND REPLIES TO:
BDAreply@dallas.gov
Letters will be received until 9:00 am the day of the hearing.
PLEASE REGISTER AT:
https://bit.ly/BDA-B-Register

Board of Adjustment
Planning & Development Department
1500 Marilla Street 5CN Dallas TX 75201

BOA-26-000069

Menu Reports Help

File Date: 08/27/2026

Application Status: In Review

Assigned To: Diana Barkume

Description of Work: FILE NUMBER: BOA-26-000069 BUILDING OFFICIAL'S REPORT: Application of Bryan Foster for (1) a variance to the front yard setback regulations at 5043 LINNET LANE. This property is more fully described as Block 8/4914, Lot 6, and is zoned PD 67 (Tract IV), which requires a front yard setback of 25-feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 21-foot-6-inch front yard setback, which will require (1) a 3-foot-6-inch variance to the front yard setback regulations. LOCATION: 5043 LINNET LANE APPLICANT: Bryan Foster REQUEST: (1) A variance to the front yard setback regulations

Application Detail: Detail

Application Name:

Application Type: Board of Adjustments

Documents:

File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
5043 LINNET LN_ Zoning...	BLDG_BDA	Maps - Zoning L...		application/pdf	Uploaded	09/10/2026
5043 Linnet-Plat.pdf	BLDG_BDA	Plat - Certifie...	Plat	application/pdf	Uploaded	09/14/2026
5043 Linnet-Survey-tit...	BLDG_BDA	Other Support D...	Block file	application/pdf	Uploaded	09/14/2026
7043 Linnet-Approved s...	BLDG_BDA	Plans - Approve...	Approved building p...	image/x-png	Uploaded	09/14/2026
BOA26000069z.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	09/16/2026
BOA26000069n.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	09/16/2026
BOA-26-000069_report.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	09/16/2026
BOA-26-000069_labels.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	09/16/2026
BOA-26-000069_Submissi...	BLDG_BDA	Other Support D...		application/pdf	Uploaded	09/16/2026
BOA26000069mva.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	09/16/2026
BOA26000069a.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	09/16/2026
Linnet Elevations.pdf	BLDG_BDA	Plans - Elevation	Elevation-premit ap...	application/pdf	Uploaded	09/21/2026
Linnet Elevation plan.pdf	BLDG_BDA	Plans - Elevation	Elevation-premit ap...	application/pdf	Uploaded	09/21/2026

Show all

Address: 5043 LINNET LN, Dallas, TX 75209

Owner Name:

Owner Address:

Parcel No: 00000347176000000

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Bryan Edward Foster	Strand Systems ...	Applicant	Mailing, 10003 Technol...	Active
Louis Olerio	Olerio Homes, LLC	Property Owner	Mailing, 6310 Lemmon A...	Active

Licensed Professionals Info:

Primary	Registration Number	License Type	Name	Business Name	Business License #

Total Fee Assessed: $725.00

Total Fee Invoiced: $725.00

Balance: $0.00

Custom Fields:

Property Details

Existing Zoning	**Lot Number**	**Lot Size (Acres)**
PD	6	0.206
Block Number	**Lot Size (Sq. Ft)**	**How many streets abut the property?**
8/4914	9000	1
Land Use	**Is the property platted?**	**Status of Project**
residential	Yes	Existing
Status of Property	**Previous Board of Adjustment case filed on this property**	**Accommodation for someone with disabilities**
Owner Occupied	No	No
File Date	**Seleccione si necesitara un interprete**	**Case Number**

Are you applying for a fee waiver?	Have the standards for variance and or special exception been discussed?	Has the Notification Sign Acknowledgement Form been discussed?
No	No	No

Referred by
City of Dallas

Internal Use Only

Source of Request	Fee Waiver Granted	Number of Parking Spaces
Self		

Lot Acreage
0.206

PDox Information
PDox Number
BLOCKED

Board of Adjustment Request

Type of Request	Request Description	Application Type	Other	Affirm that an appeal has been made for	Application is made to BOA to grant the described appeal	Outcome
Variance	Front-yard	Single Family/Duplex Variance or Special Exception	PD-67-Tract 4 Approved plan, incorrect survey	Building Variance for 5043 Linnet Lane	the house has already been built over the front building line	

Street Frontage Information

Street Frontage	Linear Feet (Sq. Ft) (Number)
Front	60

Case Information

Full Request	Brief Request	Zoning Requirements	Relevant History	BOA History	BOA History Details
to construct and/or maintain a single-family residential structure and provide a 21- foot-6-inch front yard setback, which will require a 3-foot-6-inch variance to the front yard setback regulations	variance to the front yard setback regulations	requires a minimum 25-foot front yard setback	NA	No	

Board of Adjustment Meeting

Hearing Type	Action Date	Time	Room	Panel	Presiding Officer	BOA Administrator	BOA Secretary	BOA Code Specialist	Case Assigned to	Notes	Outcome	Filing Date
			6ES			Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Bryant Thompson	Variance to the front yard setback	Scheduled	

GIS Information

Parcel Number (Number)	Service	Layer	Attribute Value	Census Tract Number (Number)	Council District	School District	Escarpment	Floodplain
				35.45	2-Jesse Moreno			

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Intake	Diana Barkume	Intake Complete	09/01/2026	Accela Administ...
GIS AOR Review	Elham Elbadawi	Review Complete	09/16/2026	Elham Elbadawi
Case Assignment	Bryant Thompson	Case Manager...	09/22/2026	Kameka Miller-H...
Site Inspection		Site Inspect...	09/22/2026	Kameka Miller-H...
Plans Distribution			09/01/2026	
Subdivision Review				
Q Team Review				
Arborist Review				
Building Code Review				
Zoning Review				
Electrical Review				
Eng Water and Wastewat...				

Task	Assigned To	Status	Status Date	Action By
Historic Preservation ...				
Eng Paving and Drainag...				
Eng Flood Plain Review				
Board of Adjustment Re...				
Conservation Review				
Traffic Review				
GIS Review				
Residential Team Review				
Signs Review				
Plans Coordination				
Board of Adjustment He...				
Two-Year Waiver Period				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By
BOA History	This will display in t...	Applied	08/28/2026	Notice	
General Facts/Staff An...	This will display in t...	Applied	08/28/2026	Notice	
Land Use	This will display in t...	Applied	08/28/2026	Notice	
Staff Recommendation	Staff Recommendation	Applied	08/28/2026	Notice	
Standard of Review	This will display in t...	Applied	08/28/2026	Notice	
Timeline	This will display in t...	Applied	08/28/2026	Notice	
Zoning	This will display in t...	Applied	08/28/2026	Notice	

Application Comments:

View ID	Comment	Date

Initiated by Product: AV360

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments
Site Visit Inspection	10/06/2026		Scheduled	Scheduled via Script

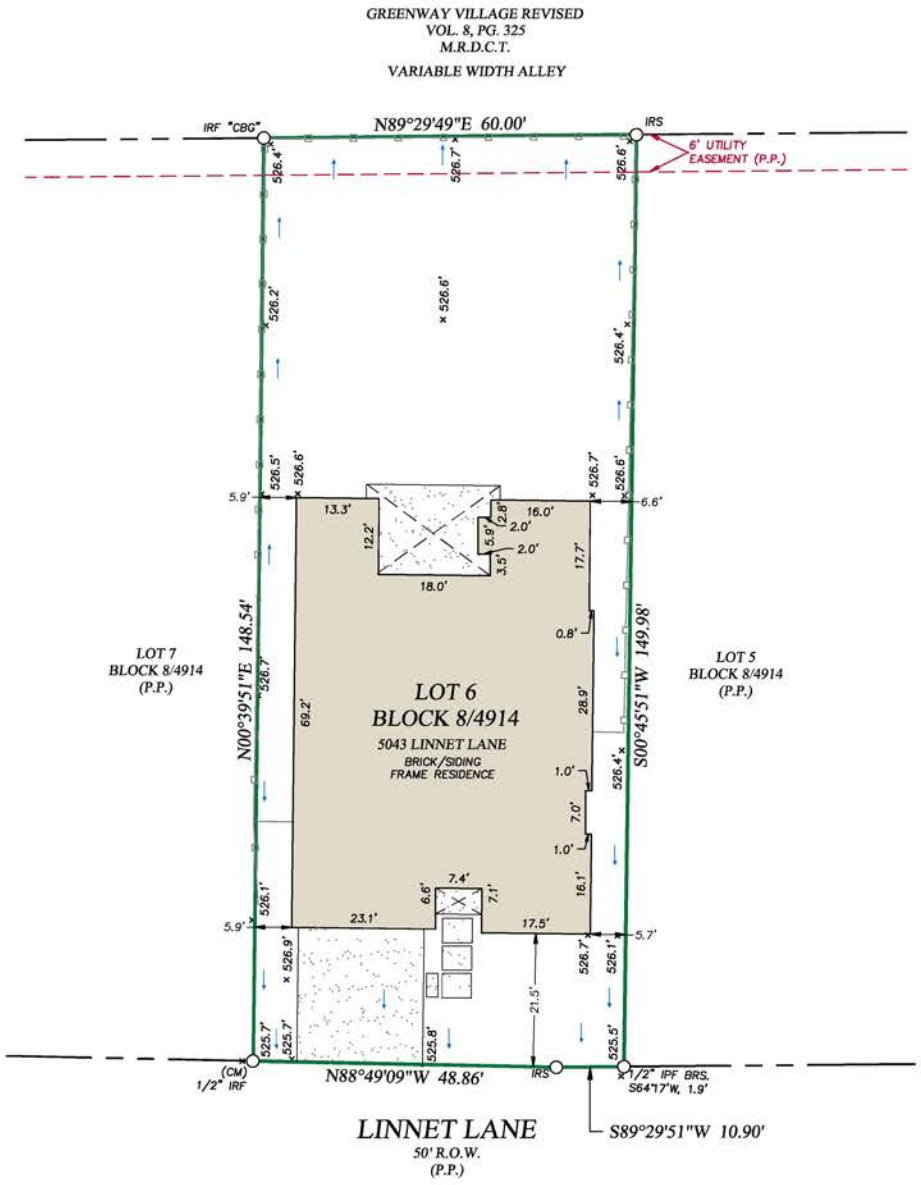
Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

LAND TITLE SURVEY WITH FINAL GRADES

LEGEND

- A a/c unit
- CATV cable tv
- EM electric meter
- FDC fire dept. connection
- FH fire hydrant
- GV gas valve
- BOL bollard
- GI grate inlet
- GM gas meter
- LP light pole
- sign
- (S) sanitary sewer manhole
- (D) storm water manhole
- (T) telephone manhole
- TFL tank fill lid
- TPED telephone pedestal
- traffic signal pole
- (T) transformer
- CO utility clean out
- UC utility cabinet
- UV utility vault
- utility markings
- UP utility pole
- utility sign
- water shutoff
- WV water valve
- (W) water manhole
- WM water meter
- IRF iron rod found
- IRS 1/2" iron rod with cap stamped "STRAND" set
- (C.M.) controlling monument
- (B.S.L.) building setback line
- (P.Z.) per zoning requirements
- G.E.T.TV.E. gas, electric, telephone, & cable TV easement
- boundary line
- adjoiner line
- easement line
- fence
- concrete
- drainage arrow



SCHEDULE B ITEM 10:

EASEMENTS AND SETBACKS RECORDED IN PLAT OF RESUBDIVISION OF LOTS 3, 4, 5, 6, 7, 8 AND 9 OF BLOCK 8/4914, SHANNON ESTATES NO. 3, RECORDED IN VOLUME 10, PAGE 367, AFFECT SUBJECT PROPERTY AS SHOWN.

SURVEYOR'S NOTES:

1.) BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 83)(2011).
2.) ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) (US FOOT).
3.) (P.P.) INDICATES BUILDING LINES, EASEMENTS, R.O.W.S, DIMENSIONS, ETC. ARE PER PLAT REFERENCED IN LEGAL DESCRIPTION.

CERTIFIED TO: CHICAGO TITLE INSURANCE COMPANY; CORNERSTONE HOME LENDING; ELIZABETH KIRBY FULLER; OLERIO HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY.

I, BRYAN E. FOSTER, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE SUBJECT PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY UNDER MY DIRECT SUPERVISION. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND WAS PERFORMED IN CONNECTION WITH TITLE COMMITMENT GF NO. 782601246 PROVIDED BY CHICAGO TITLE INSURANCE COMPANY REFLECTING ONLY THE EASEMENT(S) LISTED IN SCHEDULE "B" OF SAID COMMITMENT. USE OF THIS SURVEY BY ANY OTHER PARTY SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

0 20 40
SCALE: 1" = 20'

STRAND 2534934 | TS1

DATE 5/18/26
SCALE 1"=20'
DRN M.C.
REVISED: 6/02/2026

BUILDER	Olerio Homes
SUBD.	Shannon Estates No. 3
LOT	6 BLOCK 8/4914
ADDRESS	5043 LINNET LANE
CITY	DALLAS, Texas
PLAN	VERSION

LEGAL DESCRIPTION:

LOT NO. 6, BLOCK NO. 8/4914 OF RESUBDIVISION OF LOTS 3, 4, 5, 6, 7, 8 AND 9 OF BLOCK 8/4914, SHANNON ESTATES NO. 3, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10 AT PAGE 367 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

FIELD WORK COMPLETE ON: 05-18-26. SURVEY UPDATED TO REFLECT TITLE COMMITMENT. THE SPOT ELEVATIONS AND/OR DRAINAGE PATTERN SHOWN MAY NOT REFLECT CURRENT SITE CONDITIONS.

STATE OF TEXAS REGISTERED
BRYAN E. FOSTER
7049
PROFESSIONAL LAND SURVEYOR
Bryan E. Foster
6/02/26

10003 Technology Blvd. West
Dallas, TX 75220
972-620-8204
TBPLS FIRM No. 10194076

STRAND

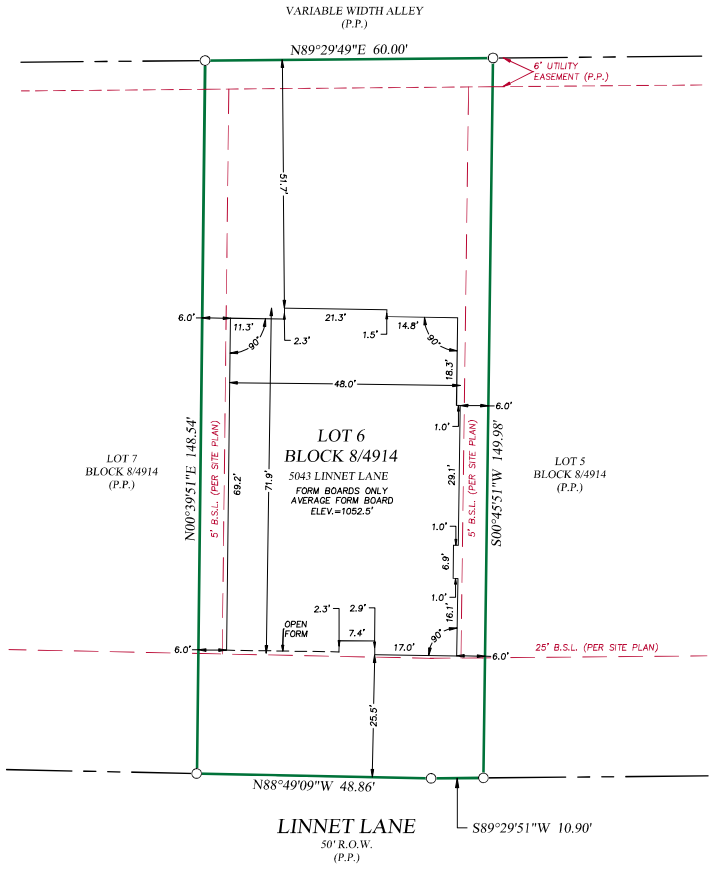
The use of these plans and specifications shall be restricted to the site for which they were prepared. Any reproduction or distribution is expressly limited to such use. Any other reproduction, reuse or disclosure by any method, in whole or in part, is prohibited. These drawings and specifications contain proprietary information and title remains in STRAND SYSTEMS ENGINEERING INC.

W:\Olerio Homes\Shannon Estates No. 3\5043 Linnet Lane\03 Final Survey\2534934 TS 05182026\2534934 TS 05182026.dwg 6/2/2026 10:53:42 AM Audit#: 5532

FORM BOARD SURVEY

LEGEND

(C.M.)	controlling monument
(B.S.L.)	building setback line
(P.Z.)	per zoning requirements
G.E.T.TV.E.	gas, electric, telephone, & cable TV easement
	boundary line
	adjoiner line
	easement line



SURVEYOR'S NOTES:

1.) BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 83)(2011).

2.) ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) (US FOOT).

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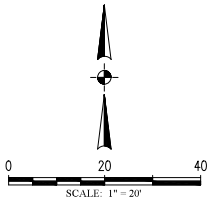
4.) FORM BOARD DIMENSIONS SHOWN HEREON REFLECT AS-BUILT FORM BOARD LOCATIONS AT THE TIME OF SURVEY. DIMENSIONS MAY VARY FROM FOUNDATION FOOTPRINT. THIS SURVEY DOES NOT PURPORT TO VERIFY THE ACCURACY OF CONSTRUCTION DOCUMENTS. THE ONLY PURPOSE OF THIS FORM SURVEY IS TO VERIFY THAT THE AS-BUILT FORMS ARE BEHIND THE REQUIRED BUILDING SETBACKS.

5.) THIS IS NOT A BOUNDARY SURVEY AND MUST NOT BE USED TO ESTABLISH, TRANSFER, OR DISPUTE BOUNDARIES.

6.) EASEMENTS AND BUILDING LINES SHOWN ARE PER SITE PLAN DATED 3-21-2025 PROVIDED BY OLERIO HOMES AND APPROVED BY THE CITY OF DALLAS. SURVEYOR HAS NOT VERIFIED.

CERTIFICATION:

I, BRYAN E. FOSTER, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE SUBJECT PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY UNDER MY DIRECT SUPERVISION.



STRAND 2534934 | FV1 | DATE 7/11/25 SCALE 1"=20' DRN E.T.

BUILDER	Olerio Homes
SUBD.	Shannon Estates No. 3
LOT	6 BLOCK 8/4914
ADDRESS	5043 LINNET LANE
CITY	DALLAS, Texas
PLAN	VERSION

LEGAL DESCRIPTION:

LOT 6, BLOCK 8/4914 OF RESUBDIVISION OF LOTS 3, 4, 5, 6, 7, 8 AND 9, BLOCK 8/4914, OF SHANNON ESTATES NO. 3, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10, PAGE 367, MAP RECORDS, DALLAS COUNTY, TEXAS.

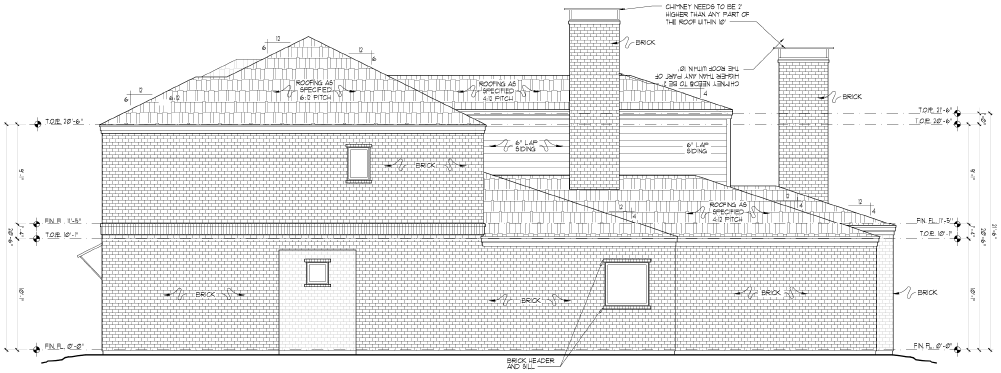
STATE OF TEXAS REGISTERED BRYAN E. FOSTER 7049 PROFESSIONAL LAND SURVEYOR
Bryan E. Foster 7/14/25

11003 Technology Blvd. West
Dallas, TX 75220
TBPLS FIRM No. 10194075

STRAND

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2 LEFT ELEVATION

SCALE: 1/4"=1'-0"



1 FRONT ELEVATION

SCALE: 1/4"=1'-0"

ARCH HOUSE COLLABORATIVE
445 S KIMSAUL AVE,
SUITE 160
SOUTHLAKE, TX 76092
0.817.882.8882
WWW.ARCHHOUSECO.COM

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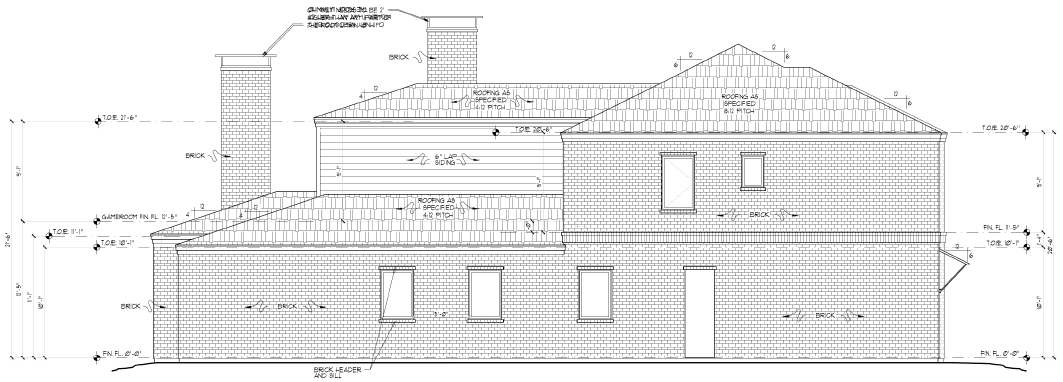
OLERIO HOMES
5043 LINNET LANE
LOT 6, BLOCK 6/449 1449
SHANNON ESTATES #3
CITY OF DALLAS
DALLAS COUNTY, TEXAS

PLAN NUMBER

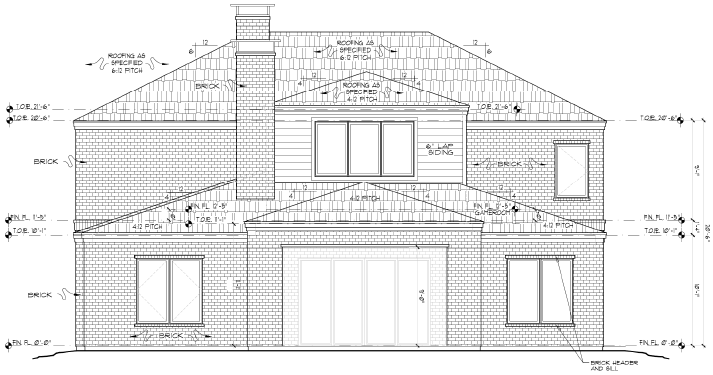
DATE
03/21/2025

SHEET NUMBER
A4

SCALE 24X36 1/4"=1'



2 RIGHT ELEVATION
SCALE: 1/4"=1'-0"



1 REAR ELEVATION
SCALE: 1/4"=1'-0"

ARCH HOUSE COLLABORATIVE
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OLERIO HOMES
5043 LINNET LANE
LOT 6, BLOCK B/4914
SHANNON ESTATES #3
CITY OF DALLAS
DALLAS COUNTY, TEXAS

PLAN NUMBER

DATE
03/21/2025

SHEET NUMBER
A5

SCALE 24X36 1/4"=1'





WINDOW SCHEDULE

DOOR SCHEDULE



AREA TABULATION

FIRST FLOOR (A/C)	1,089 SQ.FT.
SECOND FLOOR (A/C)	1,249 SQ.FT.
TOTAL A/C	2,338 SQ.FT.
GARAGE	484 SQ.FT.
FRONT PORCH (COVERED)	77 SQ.FT.
REAR COVERED PATIO	156 SQ.FT.
TOTAL	717 SQ.FT.
TOTAL SLAB	3,055 SQ.FT.
TOTAL AREA UNDER ROOF	3,055 SQ.FT.

HOUSE WIDTH 46'-0"
HOUSE DEPTH 71'-0"

LOT 7

F- 25'
S- 5'
R- 5'
P- 1
HT- 25'
LOT COV.- 40%

3043 LINNET LANE
LOT 6, BLOCK 5/4948
SHANNON ESTATES #3
CITY OF DALLAS
DALLAS COUNTY, TEXAS

LOT COVERAGE	
LOT SIZE	8,845 SQ.FT.
FOUNDATION AREA	3,249 SQ.FT.
PERCENTAGE	37.4%







ALEXIS HOMES
3043 LINNET LANE
LOT 6, BLOCK 5/4948
SHANNON ESTATES #3
CITY OF DALLAS
DALLAS COUNTY, TEXAS

PLAN NUMBER

DATE
05/31/2023

SHEET NUMBER
A1

SCALE: 1/8"=1'-0"