

ZONING BOARD OF ADJUSTMENT, PANEL C
MONDAY, MARCH 16, 2015
AGENDA

BRIEFING	5ES, 1500 MARILLA STREET	11:00 A.M.
PUBLIC HEARING	COUNCIL CHAMBERS, 1500 MARILLA STREET	1:00 P.M.

Donna Moorman, Chief Planner
Steve Long, Board Administrator

MISCELLANEOUS ITEM

Approval of the February 19, 2015 Board of Adjustment
Panel C Public Hearing Minutes M1

UNCONTESTED CASES

BDA 145-028	3409 Spring Avenue REQUEST: Application of Vincent Yim, represented by Audra Buckley of Permitted Development, for a request to enlarge a nonconforming use	1
BDA 145-030	247 W. Davis Street REQUEST: Application of Celia Lopez, represented by Elias Rodriguez of Construction Concepts, for a special exception to the landscape regulations	2
BDA 145-032	2954 Tres Logos Lane REQUEST: Application of Arturo Martinez for a special exception to the fence height regulations	3

HOLDOVER CASE

BDA 145-021 4606 Walnut Hill Lane 4
REQUEST: Application of Jimmy Baugh, represented by Robert Reeves of Robert Reeves and Associates, for a special exception to the fence height regulations

REGULAR CASE

BDA 145-027 3409 (AKA 3407) N. Hall Street 5
REQUEST: Application of Karl A. Crawley of Masterplan for a variance to the front yard setback regulations

EXECUTIVE SESSION NOTICE

The Commission/Board may hold a closed executive session regarding any item on this agenda when:

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 Commission/Board 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 §551.086]

(Rev. 6-24-02)

MISCELLANEOUS ITEM NO. 1

To approve the Board of Adjustment Panel C February 19, 2015 public hearing minutes.

FILE NUMBER: BDA 145-028

BUILDING OFFICIAL'S REPORT: Application of Vincent Yim, represented by Audra Buckley of Permitted Development, for a request to enlarge a nonconforming use at 3409 Spring Avenue. This property is more fully described as Lot 10, Block 5/1789, and is zoned PD595 (CC), which limits the legal uses in a zoning district. The applicant proposes to enlarge a nonconforming multifamily use, which will require a request to enlarge a nonconforming use.

LOCATION: 3409 Spring Avenue

APPLICANT: Vincent Yim
Rrepresented by Audra Buckley of Permitted Development

REQUEST:

A request is made to enlarge a nonconforming "multifamily" use by increasing the number of units of the existing structure on the subject site from 5 units to 7 units.

STANDARD FOR ENLARGING A NONCONFORMING USE:

The board may allow the enlargement of a nonconforming use when, in the opinion of the Board, the enlargement: 1) does not prolong the life of the nonconforming use; 2) would have been permitted under the zoning regulations that existed when the nonconforming use was originally established by right; and 3) will not have an adverse effect on the surrounding area.

STAFF RECOMMENDATION:

No staff recommendation is made on a request to enlarge a nonconforming use since the basis for this type of appeal is based on when, in the opinion of the Board, the enlargement: 1) does not prolong the life of the nonconforming use; 2) would have been permitted under the zoning regulations that existed when the nonconforming use was originally established by right; and 3) will not have an adverse effect on the surrounding area.

BACKGROUND INFORMATION:

Zoning:

Site: PD No. 595(CC) (Planned Development, Community Commercial)
North: PD No. 595(CC) (Planned Development, Community Commercial)
South: PD No. 595(R-5(A)) (Planned Development, Single family 5,000 square feet)

East: PD No. 595(R-5(A)) (Planned Development, Single family 5,000 square feet)
West: PD No. 595(R-5(A)) (Planned Development, Single family 5,000 square feet)

Land Use:

The subject site is developed with a multifamily structure/use. The area to the north is developed with retail uses; and the areas to the east, south, and west appear to be developed with residential uses.

Zoning/BDA History:

1. BDA 123-031, Property located at 3409 Spring Street (the subject site) On April 15, 2013, the Board of Adjustment Panel C granted a request for a special exception to reinstate nonconforming use rights requested in conjunction with obtaining a Certificate of Occupancy (CO) for a “multifamily” use on the subject site even though this nonconforming use was discontinued for a period of six months or more.

GENERAL FACTS/STAFF ANALYSIS:

- This request focuses on enlarging a nonconforming multifamily” use by increasing the number of units of the existing structure on the subject site from 5 units to 7 units.
- The subject site is zoned PD No. 595 (CC) – a zoning district that does not permit a multifamily use.
- A “multifamily” use could only become a *conforming* use on this property if/once it has been rezoned by the City Council through a public hearing process.
- The Dallas Development Code defines a nonconforming use as “a use that does not conform to the use regulations of this chapter, but was lawfully established under regulations in force at the beginning of operation and has been in regular use since that time.”
- The Dallas Development Code states that enlargement of a nonconforming use means any enlargement of the physical aspects of a nonconforming use, including any increase in height, floor area, number of dwelling units, or the area in which the nonconforming use operates.
- A document is included in the case file stating that the multifamily use for property at 3409 Spring Avenue has been identified by Building Inspection to be a nonconforming use.
- A copy of a Certificate of Occupancy is included in the case file for a “multi-family dwelling (CO #1501051104) issued on January 6, 2015.
- The applicant has been informed of the Dallas Development Code provisions pertaining to “Nonconforming Uses and Structures,” and how nonconforming uses can be brought to the Board of Adjustment for amortization where if the board

determines that continued operation of the use will have an adverse effect on nearby properties, it shall proceed to establish a compliance date for that nonconforming use - a compliance date that is provided under a plan whereby the owner's actual investment in the use before the time that the use became nonconforming can be amortized within a definite time period.

- The applicant has submitted a site plan and a floor plan. The site plan makes representation of an "existing two story bldg. 3,300 SF" on the site. The submitted floor plan makes a representation of 5 units, 1 office, and 1 storage area.
- The applicant has stated that previous use on the subject site was multifamily with a barber and beauty shop as accessory uses under the previous zoning, and that the two accessory uses were later converted to efficiency apartments in the early 80's bringing the total number of units from 5 to 7 in the early 1980's but with no city records to document that change.
- The applicant states that recent renovations have been made to the interior of the existing building on the 5 existing residential uses with plans for further renovations for the remaining two upon the board's approval.
- The applicant states that the date in which the Board of Adjustment reinstated the nonconforming use on the subject site in 2013 (BDA 123-031), only 5 of the 7 units were available, and that current owner has obtained a Certificate of Occupancy for the existing 5 units.
- The applicant has the burden of proof to establish that the enlargement of the non-conforming use:
 1. does not prolong the life of the nonconforming use;
 2. would have been permitted under the zoning regulations that existed when the nonconforming use was originally established by right; and
 3. will not have an adverse effect on the surrounding area.
- If the Board were to grant this request, they can consider imposing as a condition any or all of the applicant's submittals (site plan, elevation). If the Board were to grant the request and impose any or all of these submittals as conditions, the enlargement of the nonconforming use would be limited to what is shown on any such document.

Timeline:

January 6, 2015: 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 10, 2015: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel C.

February 10, 2015: The Board Administrator emailed the applicant's representative the following information:

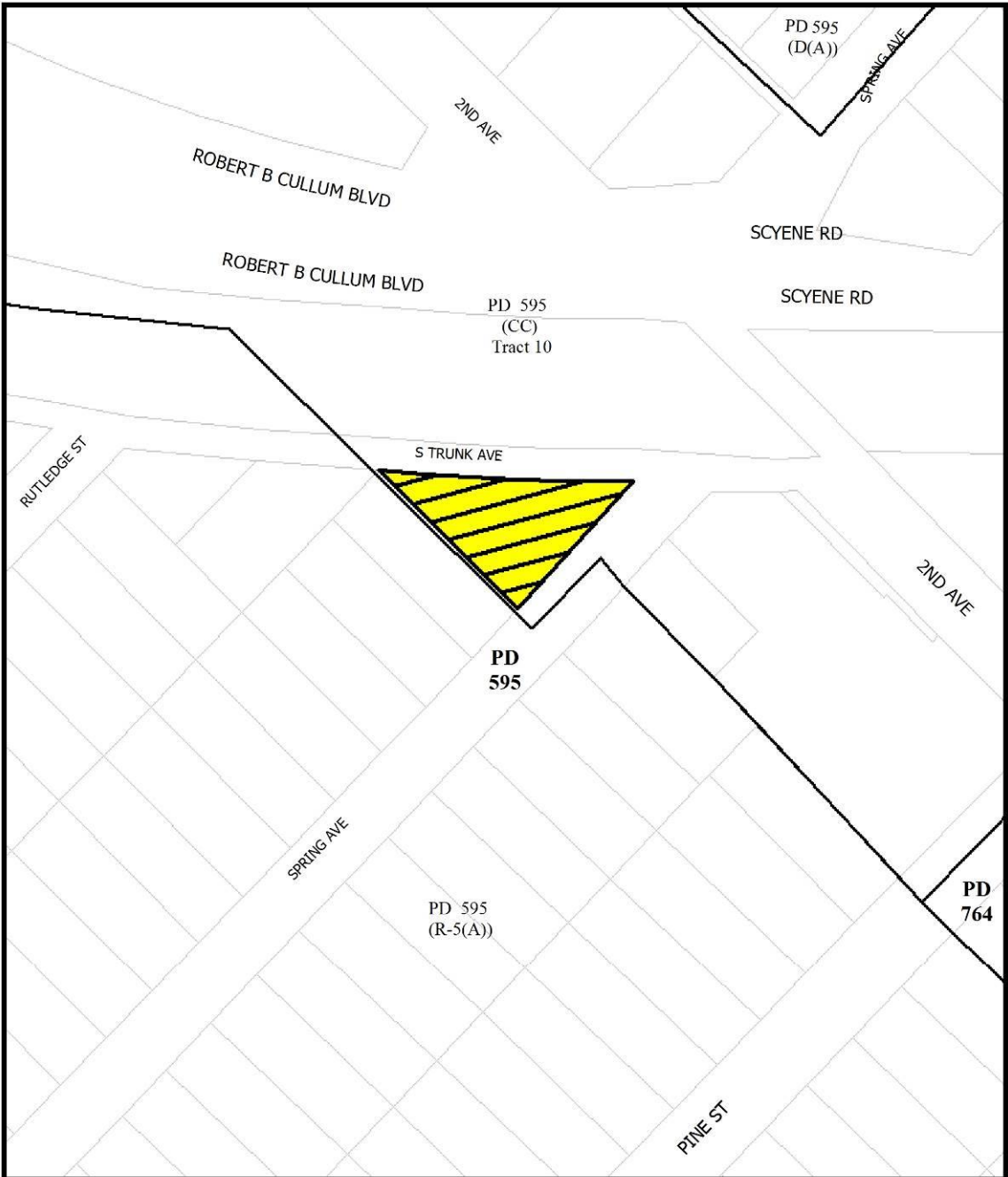
- a copy of the application materials including the Building Official's report on the application;

- an attachment that provided the public hearing date and panel that will consider the application; the February 25th deadline to submit additional evidence for staff to factor into their analysis; and the March 6th 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;
- the section from the Dallas Development Code pertaining to nonconforming uses and structures; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

March 3, 2015:

The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for March public hearings. Review team members in attendance included: the Sustainable Development and Construction Board of Adjustment Chief Planner, the Board Administrator, Building Inspection Chief Planners, the Building Inspection Senior Plans Examiners/Development Code Specialist, the City of Dallas Chief Arborist, the Sustainable Development and Construction Department Current Planner, the Sustainable Development and Construction Department Project Engineer, and the Assistant City Attorney to the Board.

No review comment sheets with comments were submitted in conjunction with this application.

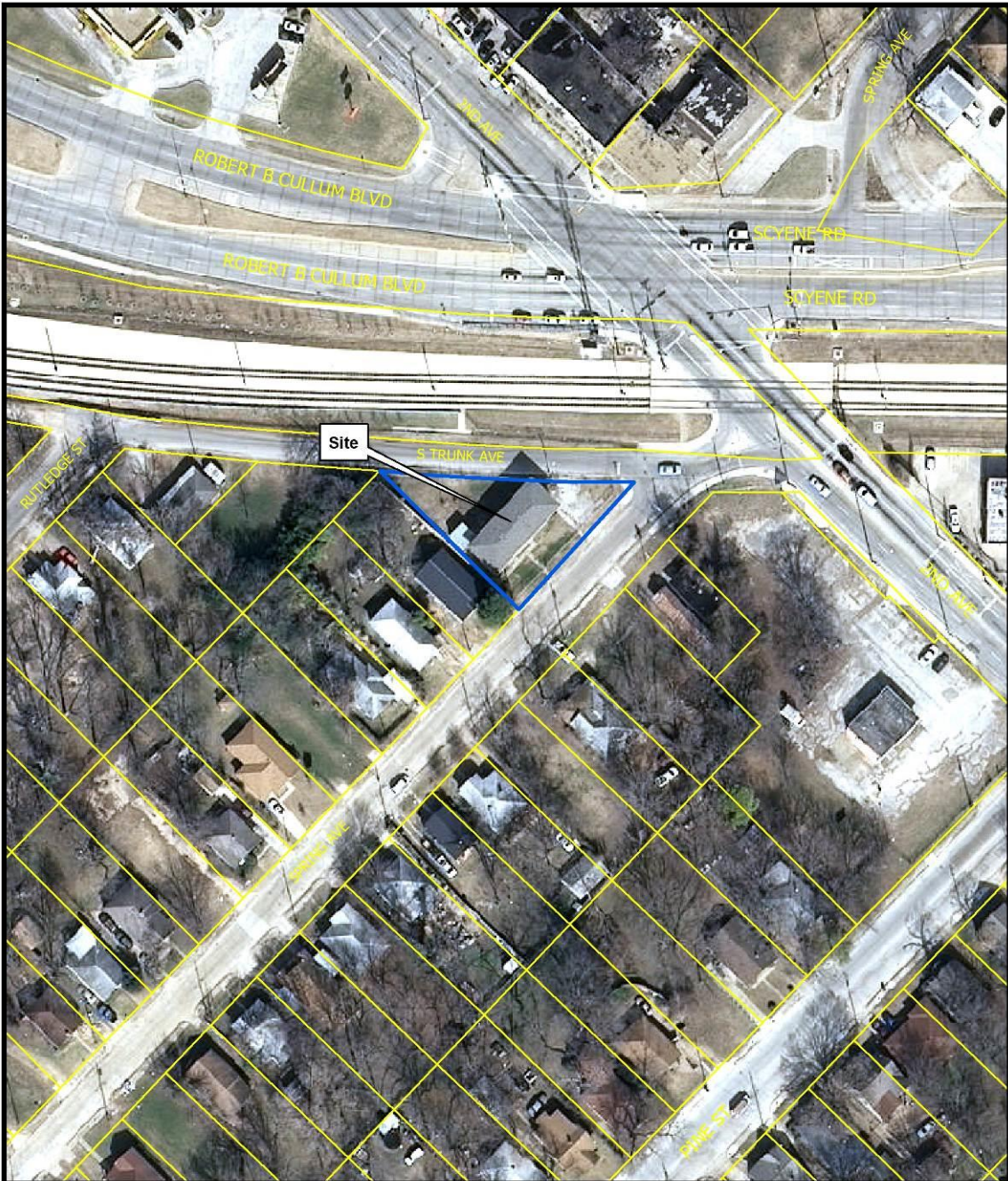


1:1,200

ZONING MAP

Case no: BDA145-028

Date: 2/24/2015



1:1,200

AERIAL MAP

Case no: BDA145-028
Date: 2/24/2015



City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 145-028

Data Relative to Subject Property:

Date: January 6, 2015

Location address: 3409 Spring Avenue Zoning District: PD 595/CC

Lot No.: 10 Block No.: 5/1789 Acreage: .227 Census Tract: 0037.00

Street Frontage (in Feet): 1) 195.7 2) 131.7 3) 4) 5)

To the Honorable Board of Adjustment :

Owner of Property/or Principal: Vincent Yim

Applicant: Vincent Yim Telephone: 817-874-9997

Mailing Address: 43 Windswept Oaks PL, Conroe, TX Zip Code: 77385

Represented by: Audra Buckley - Permitted Development Telephone: 214-686-3635

Mailing Address: 416 S Ervay Street, Dallas, TX Zip Code: 75201

Affirm that a request has been made for a Variance, or Special Exception X, of To enlarge a nonconforming use from 5 units to 7 is requested in conjunction with obtaining a Certificate of Occupancy for a "multi-family" use on the subject site

Application is now made to the Honorable Board of Adjustment, in accordance with the provisions of the Dallas Development Code, to grant the described request for the following reason:

- The request will not adversely impact surrounding properties.
The Board of Adjustment granted a reinstatement of a non-conforming use request in 2013. (BDA123-031)

Note to Applicant: If the relief requested in this application is granted by the Board of Adjustment, said permit must be applied for within 180 days of the date of the final action of the Board, unless the Board specifically grants a longer period.

Respectfully submitted: Vincent Yim Applicant's name printed Applicant's signature

Affidavit

Before me the undersigned on this day personally appeared Vincent Yim who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property.

Affiant (Applicant's signature)

Subscribed and sworn to before me on 04th day of January, 2015

Notary Public in and for Dallas County, Texas



MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT

Date of Hearing _____

Appeal was--Granted OR Denied

Remarks _____

Chairman

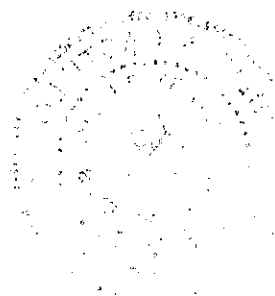
Building Official's Report

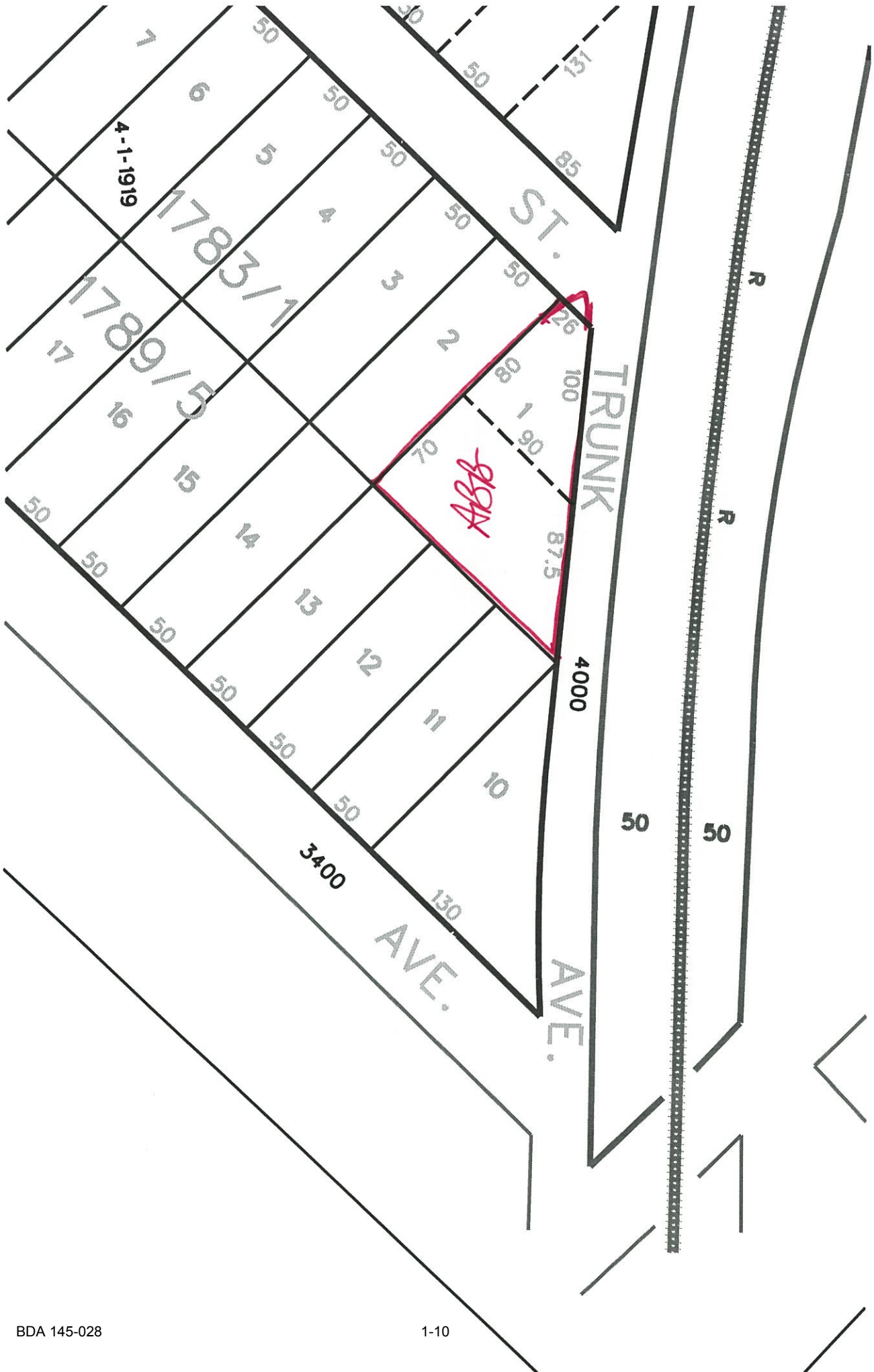
I hereby certify that Vincent Yim
represented by Audra Buckley
did submit a request to enlarge a nonconforming use
at 3409 Spring Avenue

BDA145-028. Application of Vincent Yim represented by Audra Buckley to enlarge a nonconforming use at 3409 Spring Avenue. This property is more fully described as Lot 10 Block 5/1789, and is zoned PD595 (CC), which limits the legal uses in a zoning district. The applicant proposes to enlarge a nonconforming multifamily use, which will require a specific exception to the nonconforming use regulation.

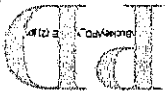
Sincerely,


Larry Holmes, Building Official



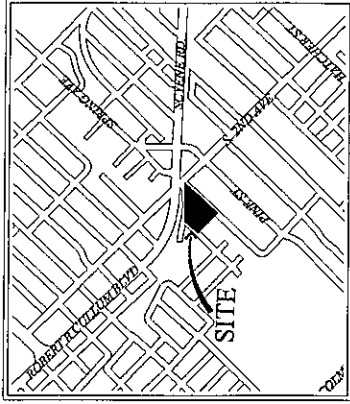


CITY OF DALLAS, TEXAS
3409 SPRING AVE.



PERMITTED DEVELOPMENT
419 S. Ervay Street
Dallas, Texas 75201
214.688.3635
www.dallascityplanning.com

PROJECT NUMBER
12/10/14
CASE NUMBER

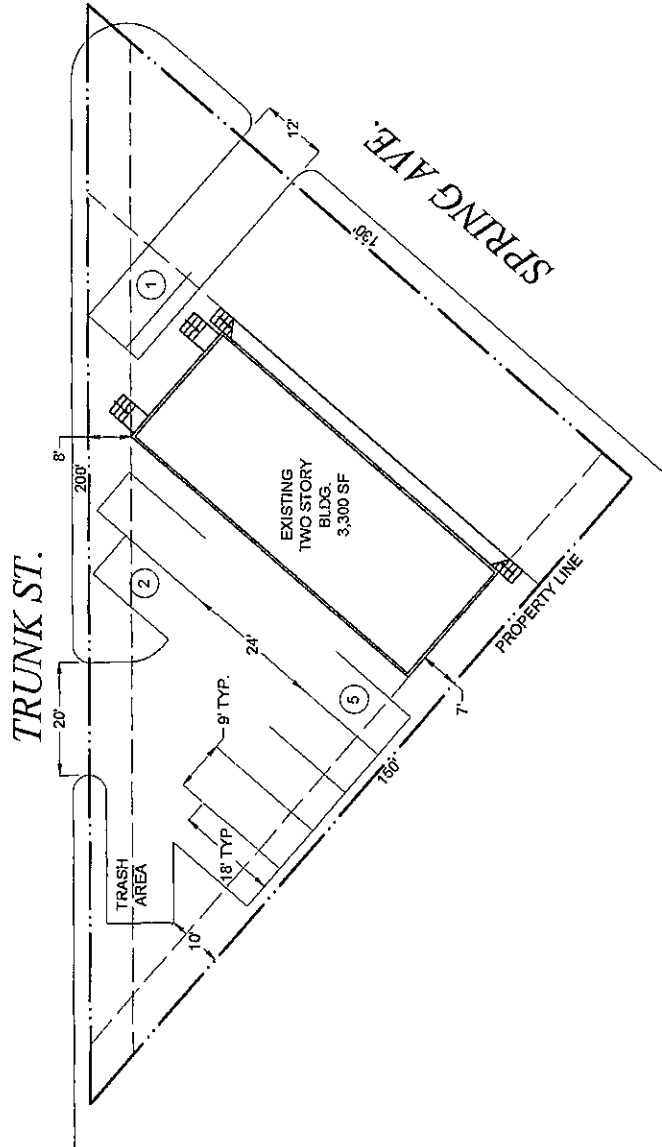


VICINITY MAP
NTS



CURRENT ZONING: PD 595, SUB-DISTRICT CC
CURRENT USE: MULTI-FAMILY
HEIGHT: 2 STORIES
TOTAL BLDG. AREA: 3,300 SF

Use	Parking Ratio	area	Req. Parking
MF (5 units)	1/500	2675	5
Office	1/333	312.5	1
Showroom/Warehouse	1/1000	312.5	0
Total Required Parking:			7



SITE PLAN
SCALE: 1" = 10'-0"

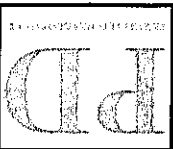


PROJECT NUMBER
1210114

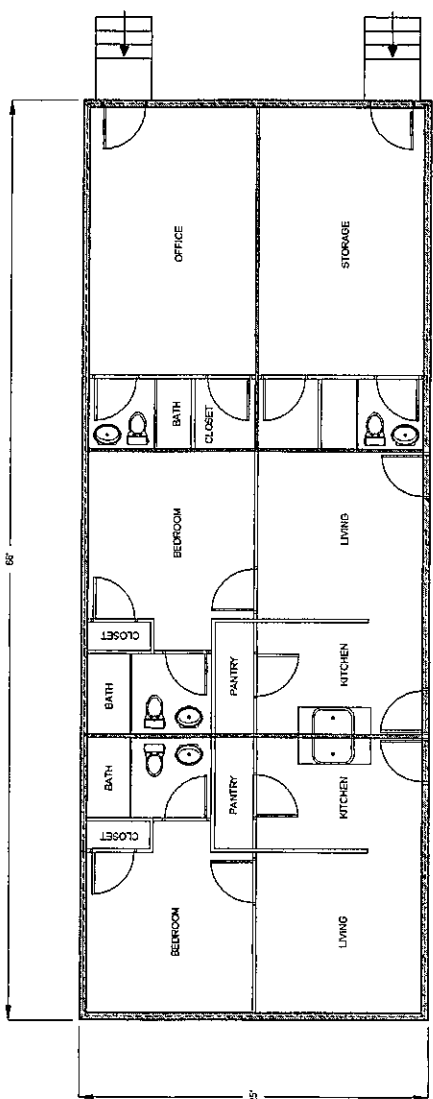
CASE NUMBER

PERMITTED DEVELOPMENT

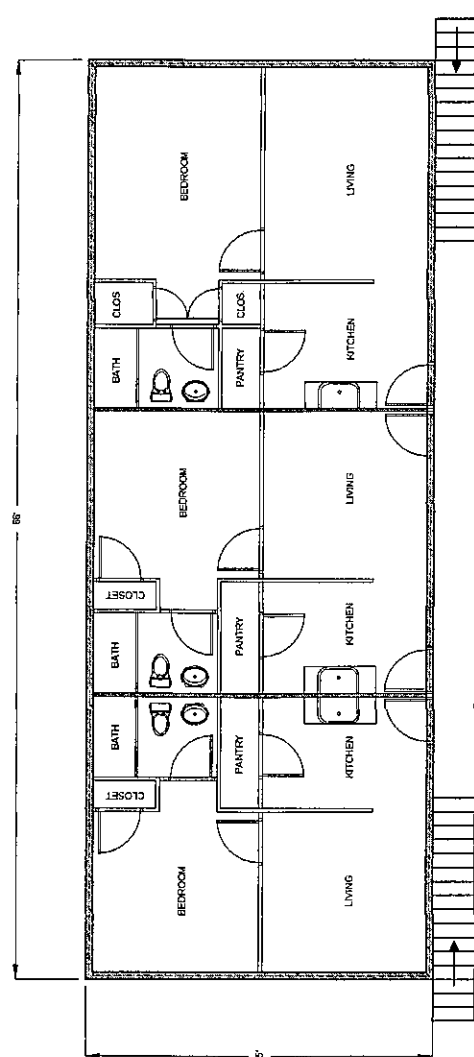
116 S. Eray Street
Dallas, Texas 75201
214.886.3835
www.pdpermitsdevelopment.com



3409 SPRING AVE.
CITY OF DALLAS, TEXAS

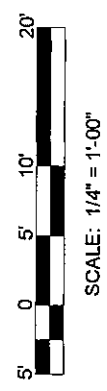


1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-00"



2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-00"

CURRENT ZONING: PD 595, SUB-DISTRICT CC
CURRENT USE: MULTIFAMILY
HEIGHT: 2 STORIES
TOTAL BLDG. AREA: 3,300 SF
5 UNITS @ 2675 SQ. FT.
OFFICE @ 312.5 SQ. FT.
STORAGE @ 312.5 SQ. FT.





City of Dallas

Appeal #BDA 145-028

Property address: 3409 Spring Ave.

The use in the above appeal, Multifamily, has been identified by Building Inspection to be a nonconforming use.

Appeal for a special exception to enlarge a nonconforming use per Sec. 51A-4.704(b)(5)

Section 51A-4.704. Nonconforming uses and structures.

(b) Changes to nonconforming uses.

(5) Enlargement of a nonconforming use.

(A) In this subsection, enlargement of a nonconforming use means any enlargement of the physical aspects of a nonconforming use, including any increase in height, floor area, number of dwelling units, or the area in which the nonconforming use operates.

(B) The board may allow the enlargement of a nonconforming use when, in the opinion of the board, the enlargement:

- (i) does not prolong the life of the nonconforming use;
- (ii) would have been permitted under the zoning regulations that existed when the nonconforming use was originally established by right; and
- (iii) will not have an adverse effect on the surrounding area.

Appeal to establish a compliance date for a nonconforming use per Sec. 51A-4.704(a)(1)(A)

or

Appeal to reinstate a nonconforming use per Sec. 51A-4.704(a)(2)

SECTION 51A-4.704. NONCONFORMING USES AND STRUCTURES.

(a) Compliance regulations for nonconforming uses. It is the declared purpose of this subsection that nonconforming uses be eliminated and be required to comply with the regulations of the Dallas Development Code, having due regard for the property rights of the persons affected, the public welfare, and the character of the surrounding area.

(1) Amortization of nonconforming uses.

(A) Request to establish compliance date. The city council may request that the board of adjustment consider establishing a compliance date for a nonconforming use. In addition, any person who resides or owns real property in the city may request that the board consider establishing a compliance date for a nonconforming use. Upon receiving such a request, the board shall hold a public hearing to determine whether continued operation of the nonconforming use will have an adverse effect on nearby properties. If, based on the evidence presented at the public hearing, the board determines that continued operation of the use will have an adverse effect on nearby properties, it shall proceed to establish a compliance date for the nonconforming use; otherwise, it shall not.

(2) The right to operate a nonconforming use ceases if the nonconforming use is discontinued for six months or more. The board may grant a special exception to this provision only if the owner can show that there was a clear intent not to abandon the use even though the use was discontinued for six months or more.



City of Dallas

Zoning Board of Adjustment

Appeal to establish a compliance date for a nonconforming use.
Sec. 51A-4.704(a)(1)(A)

or

Appeal to reinstate a nonconforming use. Sec. 51A-4.704(a)(2)

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(2) The right to operate a nonconforming use ceases if the nonconforming use is discontinued for six months or more. The board may grant a special exception to this provision only if the owner can show that there was a clear intent not to abandon the use even though the use was discontinued for six months or more.

Property address: 3409 Spring Avenue

- 1. The nonconforming use being appealed/reinstated: 5 Multi-Family Units
2. Reason the use is classified as nonconforming: Change in zoning from M-1 to PD 595 C
3. Date that the nonconforming use became nonconforming: September 2001
4. Date the nonconforming use was discontinued: Fall 2010
5. Current zoning of the property on which the use is located: PD 595 Sub CC
6. Previous zoning of the property on which the use is located: M-1

(Rev. 10/04/11)

ADDRESS 3407-09-11 Spring Ave. ZONING M-1

CO-Lic. _____ Date 6-8-61 To Henry Thompson

DBA _____ Use 3 unit apt, Barber & Beauty Shop

Remarks Zoning ok for 2 story - 7 units up - 6 units, Barber &

CO-Lic. _____ Date 6-20-61 To Beauty Shop down

DBA _____ Use 5 unit apt Barber & Beauty Shop

Remarks Zoning ok for 3 unit up - 2 units Barber & Beauty

CO-Lic. _____ Date _____ To Shop down on a revised

DBA _____ Use smaller plan

Remarks _____

CO-Lic. _____ Date _____ To _____

DBA _____ Use _____

Remarks _____

Address 3411 Spring Ave
Block 5-1789 Lot _____ Type Construction _____
Sq Ft _____ Fire Zone _____ District 26 Zoning I-V
SOUTH

Occupancy R Use Barber Shop
Name _____ Owner Walter E. ...

Date Issued 1-6-69 CO-Lic 31429 Date Vacated _____
Remarks _____

Occupancy _____ Use _____

Name _____ Owner _____

Date Issued _____ CO-Lic _____ Date Vacated _____

Remarks _____

Reason for the Request

LAND USE:

The subject site is developed with a 2-story, 3300 sq. ft. multi-family use with surface parking. The areas adjoining the site on two of three sides are City of Dallas right-of-way with the remainder being R-5 single-family.

Zoning:

Site and Surrounding Zoning: PD 595, Subdistrict CC.

Previous Zoning: Manufacturing-1

Property does not lie within any flood zone.

GENERAL FACTS:

- The Dallas Development Code defines “nonconforming use” as “a use that does not conform to the use regulations of this chapter, but was lawfully established under the regulations in force at the beginning of operation and has been in regular use since that time.
- The subject site is zoned PD 595, Subdistrict CC – a zoning district that does not permit any residential use. Multi-family is not permitted as a stand-alone or as part of a mixed use development.
- Previous use was multi-family with a barber shop and beauty shop as accessory uses under zoning Manufacturing-1, according to central files. The two accessory uses were later converted to efficiency apartments in the early 1980’s, according to the previous owners, bringing the total number of units from five to seven. There are no city records on file that document this change.
- This site has been in existence since 1961.
- The applicant has recently renovated the interior of the existing building for the 5 residential uses and plans further renovations of the remaining 2 units upon approval.
- Date the nonconforming use was re-established was April 15, 2013 but only for 5 units of the 7 available.
- Current owner/applicant has obtained a Certificate of Occupancy for the existing 5 units.

THE REQUEST:

A special exception to enlarge the nonconforming use is requested in conjunction with obtaining a Certificate of Occupancy (CO) for a "multi-family" use for the additional two units on the subject site.

Enlargement of a non-conforming use must meet 3 standards:

Standard 1. The enlargement will not prolong the life of the non-conforming use.

Since the nonconforming use was reinstated for 5 of 7 units in 2013, the enlargement would not prolong the life of the non-conforming use. The primary use would continue to be multi-family.

Standard 2. The enlargement would have been permitted under the zoning regulations that existed when the nonconforming use was originally established by right.

Under the 1960 Chapter 51 code, permitted uses migrated up through the zoning districts (cumulative). Therefore, uses permitted by right in Manufacturing-1 would have included those uses allowed by right in Multi-Family districts.

Standard 3. The enlargement will not have an adverse effect on the surrounding area.

With 5 units already in place, converting the existing 2 units from commercial to residential would have less of an impact on the surrounding neighborhood. Having all 7 units as residential would generate less traffic than a mixed use scenario.



Certificate of Occupancy

City of Dallas

Address: 3409 SPRING AVE 75215

Issued: 01/06/2015

Owner: VINCENT YIM
43 WINDSWEPT OAKS CONROE, TX

DBA: YIM APARTMENTS

Land Use: (1131) MULTI-FAMILY DWELLING

Occupied Portion:

C.O.#: 1501051104

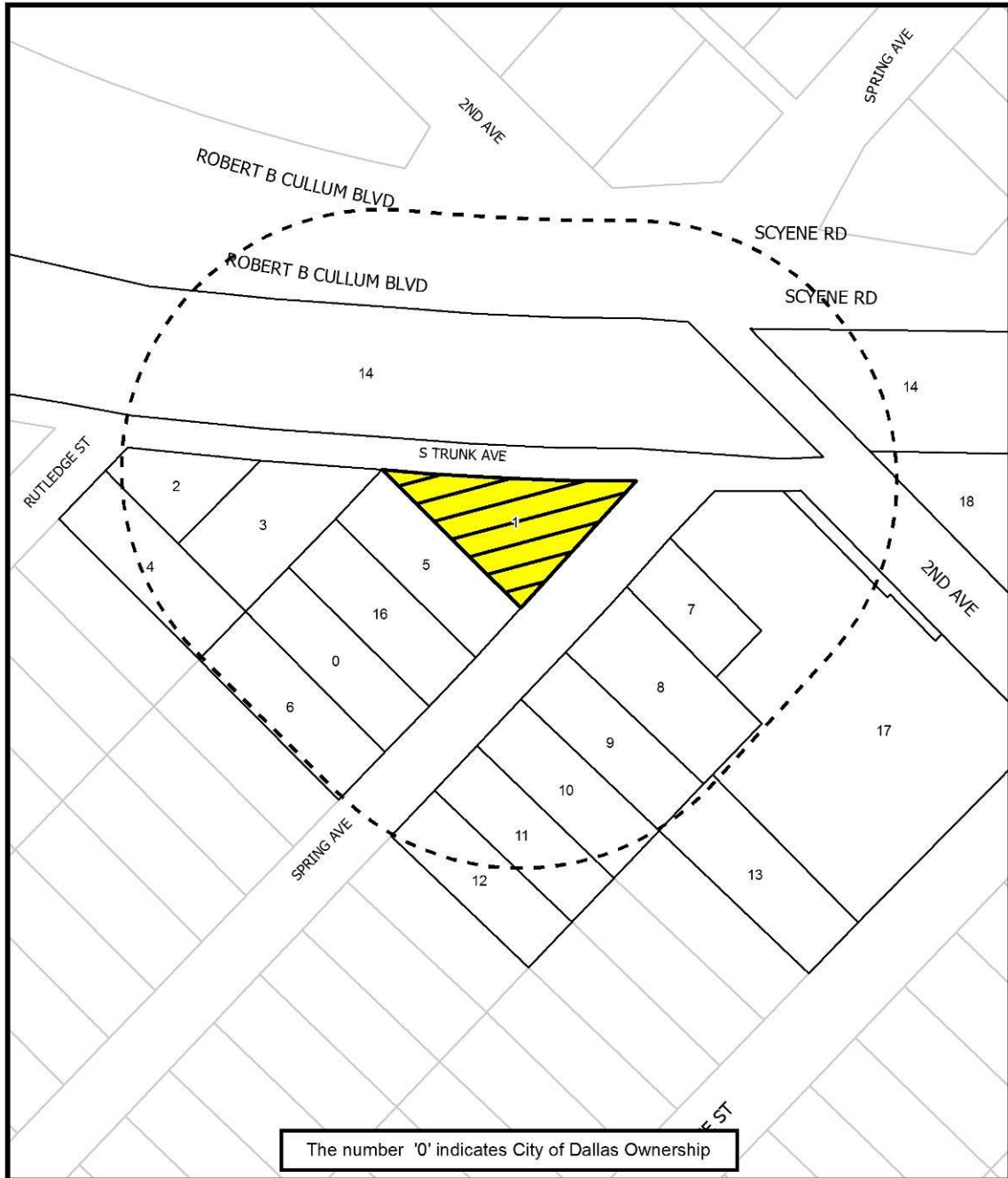
Lot:	10	Block:	5/1789	Zoning:	PD-595	PDD:	595	SUP:	
Historic Dist:		Consrv Dist:	South Dalle	Pro Park:		Req Park:		Park Agrmt:	N
Dwlg Units:		Stories:		Occ Code:	R2	Lot Area:	9750	Total Area:	3300
Type Const:	UNK	Sprinkler:		Occ Load:		Alcohol:	N	Dance Floor:	N

Remarks: BDA 123-031 RE INSTATED NON CONFORMING MULTI FAMILY

Larry Holmes, Building Official

This certificate shall be displayed on the above premise at all times.

Sustainable Development and Construction | Building Inspection Division | 214/948-4480 | www.dallascityhall.com



 1:1,200	NOTIFICATION		Case no: BDA145-028
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">18</div> NUMBER OF PROPERTY OWNERS NOTIFIED		Date: 2/24/2015

Notification List of Property Owners

BDA145-028

18 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3409 SPRING AVE	YIM VINCENT
2	3332 RUTLEDGE ST	JERNIGAN HARVIE C
3	4011 TRUNK AVE	MCGEE IRENE ESTATE OF
4	3330 RUTLEDGE ST	ABOVO CORP
5	3407 SPRING AVE	RODRIGUEZ JUAN C
6	3331 SPRING AVE	DALLAS HOUSING ACQUISITION & DEV CORP
7	3414 SPRING AVE	WALKER MARK E &
8	3408 SPRING AVE	SCOLNIC SYLVIA
9	3404 SPRING AVE	GODS CHURCH IN CHRIST
10	3402 SPRING AVE	SHELTON WALTER L
11	3334 SPRING AVE	PRAISE CATHEDRAL MINISTRIES
12	3330 SPRING AVE	FUENTES RAMON ROMERO
13	3407 PINE ST	FERGUSON WILLIE SMITH
14	401 BUCKNER BLVD	DART
15	403 REUNION BLVD	DALLAS AREA RAPID TRANSIT
16	3403 SPRING AVE	MCCLURKIN NARVEL
17	4119 2ND AVE	WALKER MARK E
18	4150 2ND AVE	WALKER AUTO BODY & FRAME

FILE NUMBER: BDA 145-030

BUILDING OFFICIAL'S REPORT: Application of Celia Lopez, represented by Elias Rodriguez of Construction Concepts, for a special exception to the landscape regulations at 247 W. Davis Street. This property is more fully described as Lot 1, Block 3/3325, and is zoned PD830 (Subdistrict 6), which requires mandatory landscaping. The applicant proposes to construct and/or maintain a structure and provide an alternate landscape plan, which will require a special exception to the landscape regulations.

LOCATION: 247 W. Davis Street

APPLICANT: Celia Lopez
Represented by Elias Rodriguez of Construction Concepts

REQUEST:

A request for a special exception to the landscape regulations is made to maintain a restaurant structure/use (Pier 247), and not fully meet the landscape regulations.

STANDARD FOR A SPECIAL EXCEPTION TO THE LANDSCAPE REGULATIONS:

The board may grant a special exception to the landscape regulations of this article upon making a special finding from the evidence presented that:

- (1) strict compliance with the requirements of this article will unreasonably burden the use of the property;
- (2) the special exception will not adversely affect neighboring property; and
- (3) the requirements are not imposed by a site-specific landscape plan approved by the city plan commission or city council.

In determining whether to grant a special exception, the Board shall consider the following factors:

- the extent to which there is residential adjacency;
- the topography of the site;
- the extent to which landscaping exists for which no credit is given under this article; and
- the extent to which other existing or proposed amenities will compensate for the reduction of landscaping.

STAFF RECOMMENDATION:

Approval, subject to the following condition:

- Compliance with the submitted landscape plan is required.

Rationale:

- The City of Dallas Chief Arborist recommends approval given that in his opinion the applicant has demonstrated the special exception will not adversely affect neighboring property and strict compliance with the requirements of the ordinance will unreasonably burden the use of the property.

BACKGROUND INFORMATION:

Zoning:

Site: PD 830 (Planned Development)
North: PD 160 (Planned Development)
South: PD 830 (Planned Development)
East: PD 830 (Planned Development)
West: PD 830 (Planned Development)

Land Use:

The site is developed with a restaurant structure/use (Pier 247). The area to the north is vacant; the area to the east is developed with surface parking uses; and the areas to the south and west are developed with retail uses.

Zoning/BDA History:

- | | |
|--|---|
| <ol style="list-style-type: none"> 1. BDA 134-083, Property located at 247 W. Davis Street (the subject site) | <p>On November 17, 2014, the Board of Adjustment Panel C denied a request for a special exception to the landscape regulations without prejudice. The case report stated that the request was made to maintain a restaurant structure/use (Pier 247), and not fully meet the landscape regulations.</p> |
|--|---|

GENERAL FACTS/STAFF ANALYSIS:

- This request focuses on maintaining a restaurant structure/use (Pier 247), and not fully meeting the landscape regulations. More specifically, according to the City of Dallas Chief Arborist, the site does not comply with Article X provisions for the mandatory perimeter landscape strip and design standard requirements.
- The Dallas Development Code requires full compliance with the landscape regulations when nonpermeable coverage on a lot or tract is increased by more than 2,000 square feet, or when work on an application is made for a building permit for construction work that increases the number of stories in a building on the lot, or increases by more than 35 percent or 10,000 square feet, whichever is less, the combined floor areas of all buildings on the lot within a 24-month period.

- The City of Dallas Chief Arborist submitted a memo regarding the applicant's request (see Attachment A). The memo states how this request is triggered by new construction and remodel of a restaurant.
- The Chief Arborist's memo lists the following deficiencies related to required landscaping:
 1. The proposed landscape plan does not comply with Article X provisions for the mandatory perimeter landscape. The north perimeter landscape buffer strip is less than the mandatory 10' width required and is currently covered with loose rock. The proposal is to restore the minimum code standard with "natural grass, ground cover, or other natural plant materials."
 2. The proposed plan does not identify any Article X design standards.
- The Chief Arborist's memo lists the following factors for consideration:
 - The property is within PD 830, Subdistrict 6, with residential adjacency to the north. Subdistrict 6 has additional landscape requirements for street trees, and surface parking landscaping which the site does comply with.
 - The current perimeter buffer strip trees on the north row are all planted approximately 1' off the perimeter screening fence. The plan shows the trees to be either adjusted or replaced to be offset from the fence line and the parking lot.
 - In a significant site adjustment, the proposed plan removes a parking space near the mature elm tree and restores the area for landscaping which also reduces the necessity for screening of off-street parking facing Davis Street. Additional shrub materials are proposed in the expanded landscape bed, and additional modifications are being made to provide required sidewalk width along Davis Street.
 - On the east end of the north perimeter buffer, a dumpster and enclosure had been identified in previous plans. The current plan shows this same area to remain enclosed and represented on the plan separately from the majority of the perimeter buffer area. The enclosure itself would not be prohibited within a buffer but a use for a dumpster would not be authorized under Article X. The dumpster use is not recognized because there is not door identified on the plan for this area. No door for access may be provided in the location adjacent to the paved surface of the parking lot.
- The City of Dallas Chief Arborist recommends approval of the submitted landscape plan. The Chief Arborist recommends approval given that in his opinion the applicant has demonstrated the special exception will not adversely affect neighboring property and strict compliance with the requirements of the ordinance will unreasonably burden the use of the property.
- The applicant has the burden of proof in establishing the following:
 - Strict compliance with the requirements of the landscape regulations of the Dallas Development Code will unreasonably burden the use of the property; and the special exception will not adversely affect neighboring property.
- If the Board were to grant this request and impose the submitted landscape plan as a condition to the request, the site would be provided exception from full compliance with the mandatory perimeter landscape strip and design standard requirements of Article X.

Timeline:

December 9, 2014: 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 9, 2015: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel C. This assignment was made in order to comply with Section 9 (k) of the Board of Adjustment Working Rule of Procedure that states, “If a subsequent case is filed concerning the same request, that case must be returned to the panel hearing the previously filed case.”

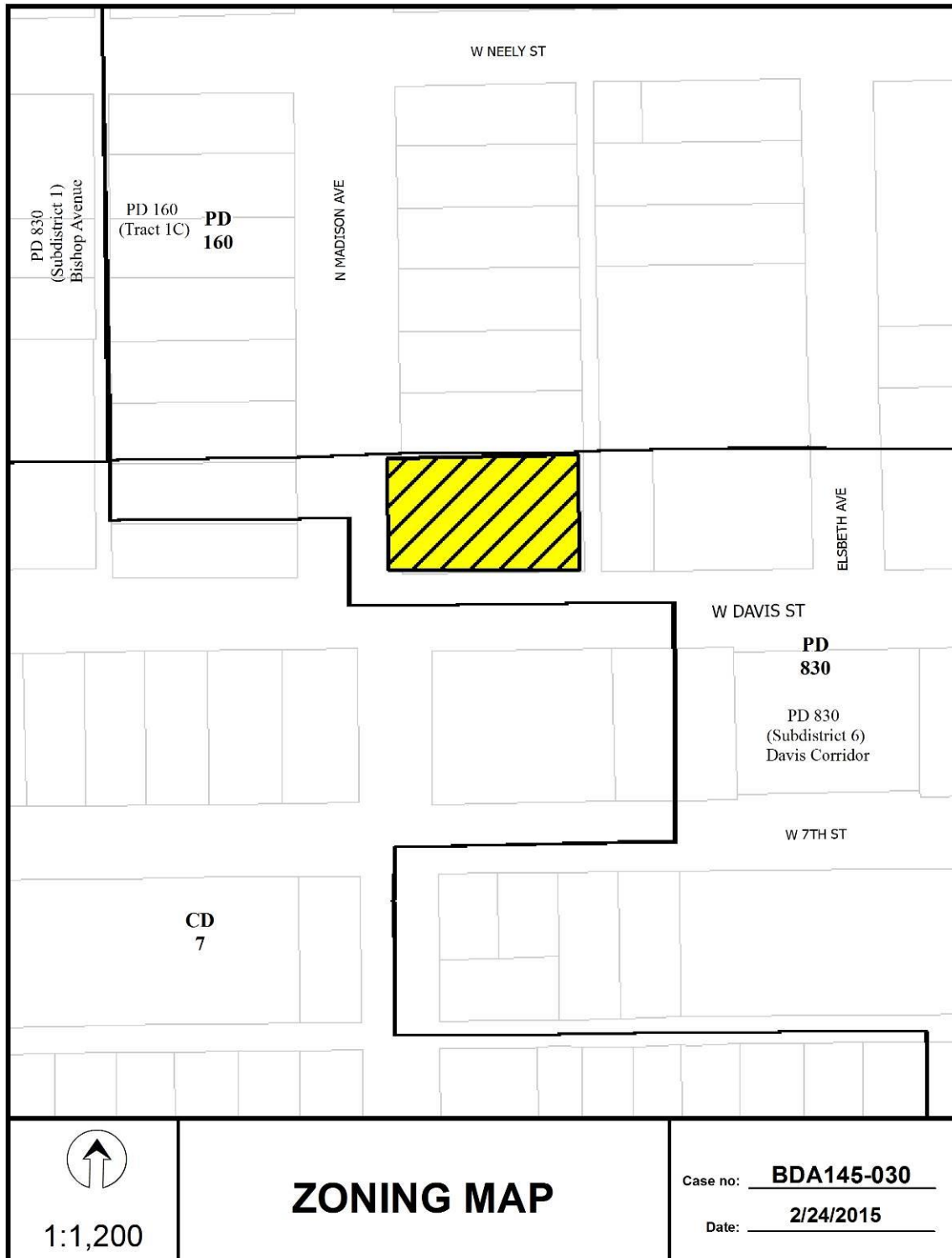
February 9, 2015: The Board Administrator emailed the applicant’s representative the following information:

- a copy of the application materials including the Building Official’s report on the application;
- an attachment that provided the public hearing date and panel that will consider the application; the February 25th deadline to submit additional evidence for staff to factor into their analysis; and the March 6th 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.

March 3, 2015: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for March public hearings. Review team members in attendance included: the Sustainable Development and Construction Board of Adjustment Chief Planner, the Board Administrator, Building Inspection Chief Planners, the Building Inspection Senior Plans Examiners/Development Code Specialist, the City of Dallas Chief Arborist, the Sustainable Development and Construction Department Current Planner, the Sustainable Development and Construction Department Project Engineer, and the Assistant City Attorney to the Board.

No review comment sheets with comments were submitted in conjunction with this application.

March 5, 2015: The City of Dallas Chief Arborist submitted a memo regarding the request (see Attachment A).





1:1,200

AERIAL MAP

Case no: BDA145-030

Date: 2/24/2015

BDA-145-030
Allen A PS 1

Memorandum



CITY OF DALLAS

DATE March 5, 2015

TO

Steve Long, Board of Adjustment Administrator

SUBJECT # BDA 145 · 030 247 W Davis Street

The applicant is requesting a special exception to the landscape requirements of Article X listed in PD 830.

Trigger

New construction and remodel of a restaurant.

Deficiencies

The proposed landscape plan does not comply with Article X provisions for the mandatory perimeter landscape strip (10.125(b)(1)) and two design standards (10.126).

The north perimeter landscape buffer strip is less than the mandatory 10' width required (approximately 7.5') and is currently covered with loose rock. The proposal is to restore to the minimum code standard with "natural grass, ground cover, or other natural plant materials" (Article X).

The proposed plan does not identify any Article X design standards.

Factors

The property is within PD 830, Subdistrict 6, with residential adjacency to the north. Subdistrict 6 has additional landscape requirements for street trees (one large tree per 40 feet of frontage) and surface parking landscaping, and the plan does comply with these requirements.

The current perimeter buffer strip trees on the north row are all planted approximately 1 foot off the perimeter screening fence. The plan shows the trees to be either adjusted, or replaced, to be offset from the fence line and the parking lot.

In a significant site adjustment, the proposed plan removes a parking space near the mature elm tree and restores the area for landscaping, which also reduces the necessity for screening of off-street parking (facing Davis). Additional shrub materials are proposed in the expanded landscape bed. Additional site modifications are being made to provide required sidewalk width along Davis Street which is

BDA 145-030
Attach A pg 2

regulated under a separate section of the ordinance. The final street tree placement accounts for this modification to the site.

On the east end of the north perimeter buffer, a dumpster and enclosure had been identified in previous plans. The current plan shows this same area to remain enclosed and represented on the plan separately from the majority of the perimeter buffer area. The enclosure itself would not be prohibited within a buffer, but a use for a dumpster would not be authorized under Article X. Because there is no door identified on the plan for this area, I do not recognize it as dumpster use. No door for access may be provided in the location adjacent to the paved surface of the parking lot.

Recommendation

The chief arborist recommends approval of the provided alternate landscape plan. In my opinion, the applicant has demonstrated the special exception will not adversely affect neighboring property and strict compliance with the requirements of the ordinance will unreasonably burden the use of the property.

Philip Erwin, ISA certified arborist #TX-1284(A)
Chief Arborist



City of Dallas

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 145-030

Data Relative to Subject Property:

Date: 12-9-15

Location address: 247 W Davis ST

Zoning District: PD830(Sob. 6)

Lot No.: Lot 1 Block No.: 3/3325 Acreage: .172 ACS Census Tract: 0042.01

Street Frontage (in Feet): 1) 100' 2) 150' 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment: Madison Davis SW17

Owner of Property (per Warranty Deed): Tony3cars, LLC

Applicant: Celia Lopez Telephone: _____

Mailing Address: 303 W Davis ST Zip Code: 75208

E-mail Address: _____

Represented by: Elias Rodriguez Construction Concepts Inc Telephone: 214-946-4300

Mailing Address: 317 E. Jefferson Blvd. Zip Code: 75203

E-mail Address: energyinspector@yahoo.com

Affirm that an appeal has been made for a Variance _____, or Special Exception of ~~the existing non-complaint landscaping and to~~ Propose an Alternative Landscaping Plan:
~~Also a variance for the to encroachment into the Front Yard Setback.~~

Application is made to the Board of Adjustment, in accordance with the provisions of the Dallas Development Code, to grant the described appeal for the following reason:

Landscaping Special exemption will not adversely affect neighboring Properties and will comply with current zoning landscaping only configured differently. Variance is Required due to restrictive Property.

Note to Applicant: If the appeal requested in this application is granted by the Board of Adjustment, a permit must be applied for within 180 days of the date of the final action of the Board, unless the Board specifically grants a longer period.

Affidavit

Before me the undersigned on this day personally appeared Celia Lopez
(Affiant/Applicant's name printed)

who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property.

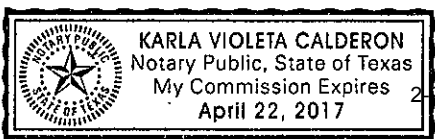
Respectfully submitted: Celia Lopez
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 8 day of January, 2015

Carla Violeta Calderon
Notary Public in and for Dallas County, Texas

(Rev. 08-01-11)

BDA 145-030



MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT

Date of Hearing _____

Appeal was--Granted OR Denied

Remarks _____

Chairman

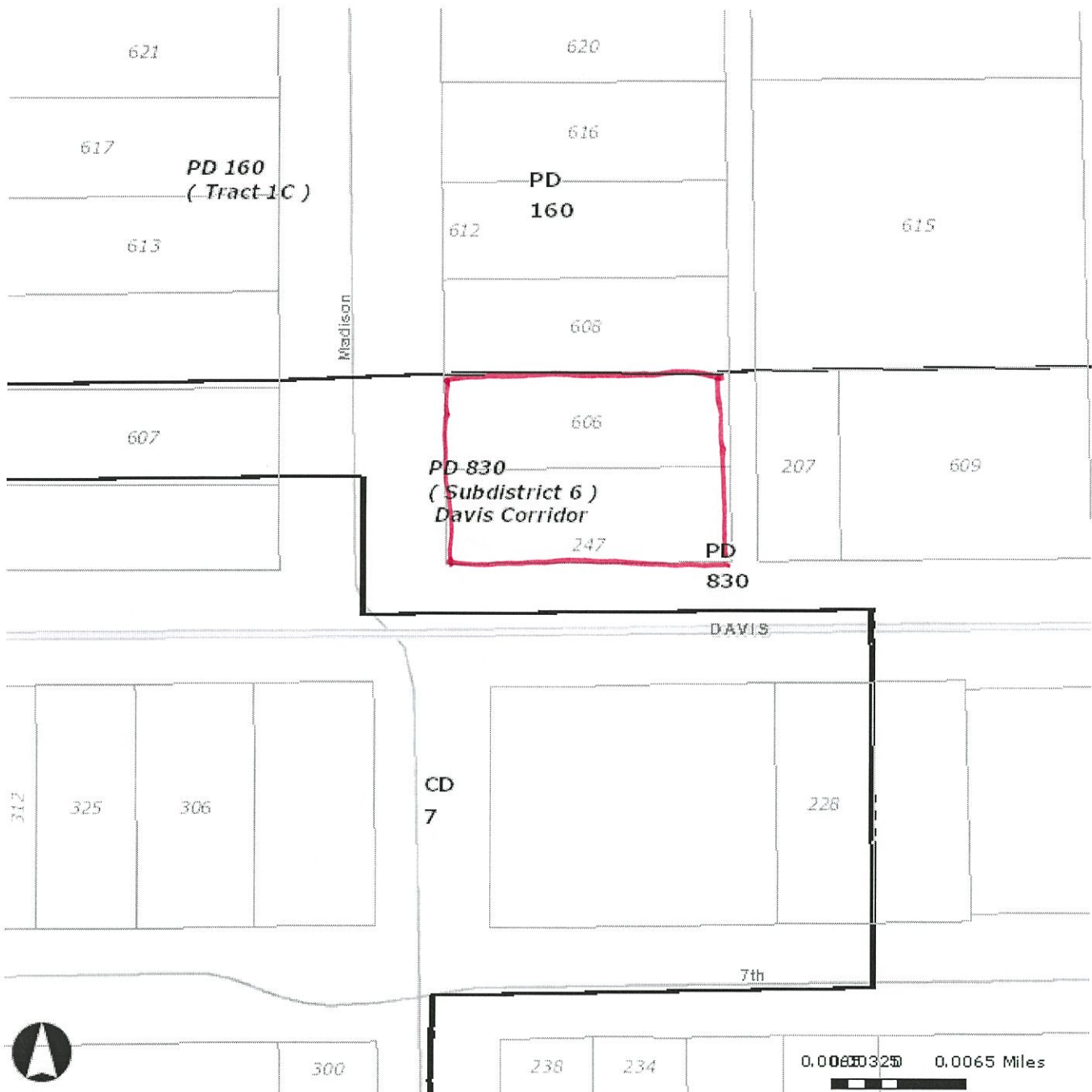
Building Official's Report

I hereby certify that Celia Lopez
represented by Elias Rodriguez
did submit a request for a special exception to the landscaping regulations
at 247 W. Davis Street

BDA145-030. Application of Celia Lopez represented by Elias Rodriguez for a special exception to the landscaping regulations at 247 W. Davis Street. This property is more full described as Lot 1, Block 3/3325, and is zoned PD830 (Subdistrict 6), which requires mandatory landscaping. The applicant proposes to construct a nonresidential structure and provide an alternate landscape plan, which will require a special exception to the landscap regulations.

Sincerely,


Larry Holmes, Building Official

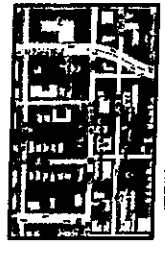
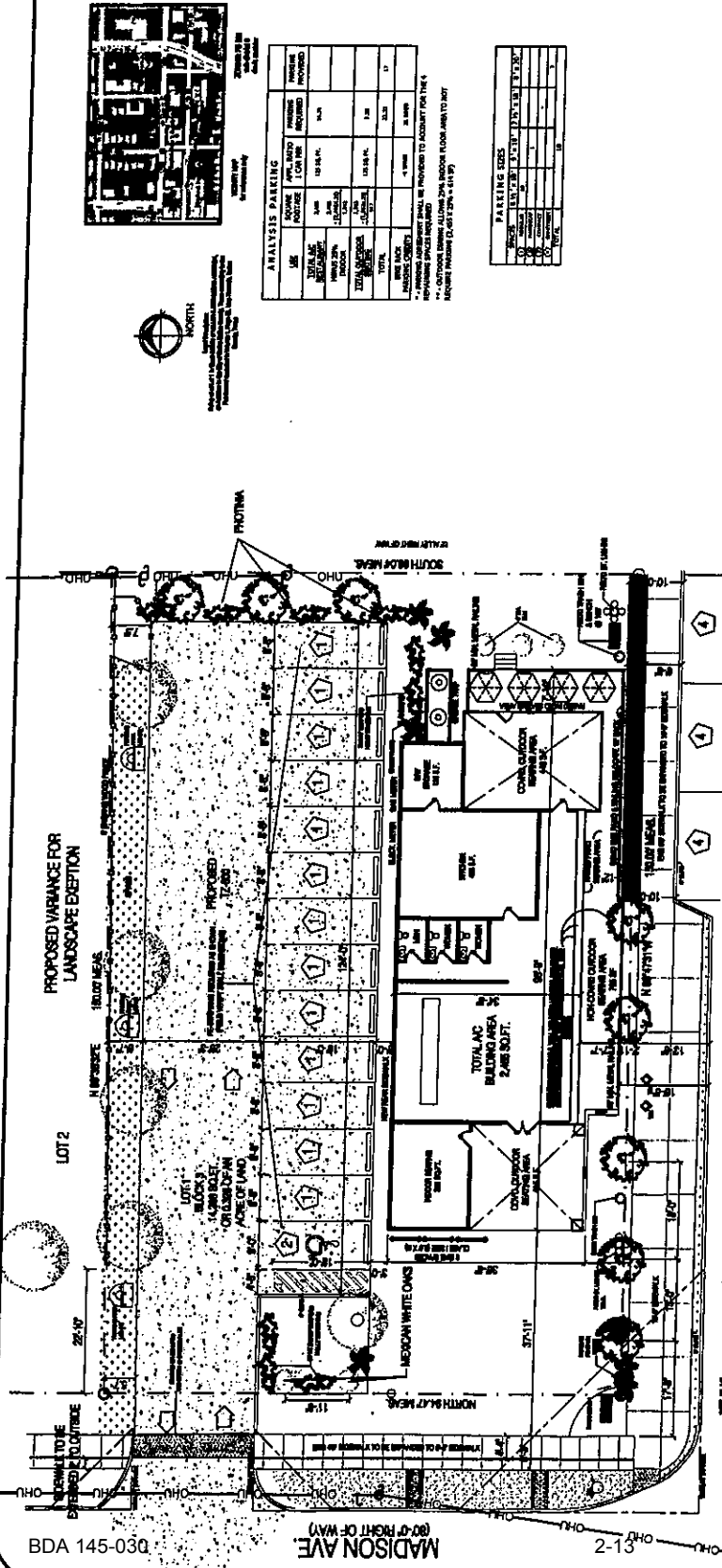


CONSTRUCTION CONCEPTS INC.
 "Planning and Designing a Better Tomorrow"
 317 E. JEFFERSON BLVD.
 DALLAS, TX. 75203
 TEL (214) 946-4300
 FAX (214) 946-9544

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE KEPT AND CHECKED BY THE BUILDER, MECHANIC AND ALL CONTRACTORS OF ANY KIND. THIS JOB FROM TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. OVER ANY PART OF THESE PLANS. LOCAL BUILDING CODES PREVALENT AT THE TIME OF CONSTRUCTION. HOWEVER, BECAUSE OF THE VARIANCE IN GEODEMIC LOCATIONS, CONSTRUCTION CONCEPTS, INC. WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH PERMITTED VIOLATIONS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS. ONLY ONE, ANY CORRECTION, TYPING, OR ALTERING OF THESE PLANS IS NOT THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE.

Address
 247 WEST DAVIS ST
 DALLAS, TX
 75208

Project
 SITE
 Date
 01/09/15
 Scale
 VARIES
 Drawn By
 JJE
 Sheet
 1



ANALYSIS PARKING

USE	NO. OF SPACES	NO. OF SPACES PROVIDED	NO. OF SPACES DEFICIENT
TOTAL	10	10	0

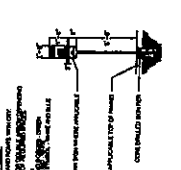
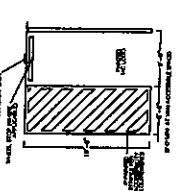
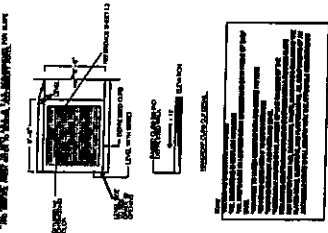
NOTE: 1. OFF-STREET PARKING IS PROVIDED TO ACCOMMODATE THE 4 REQUIRED SPACES PER UNIT. 2. 10 SPACES ARE PROVIDED TO ACCOMMODATE THE 4 REQUIRED SPACES PER UNIT.

PARKING CODES

NO.	DESCRIPTION	AREA
1	STANDARD	10
2	COMPACT	0
3	BIKE	0
TOTAL		10



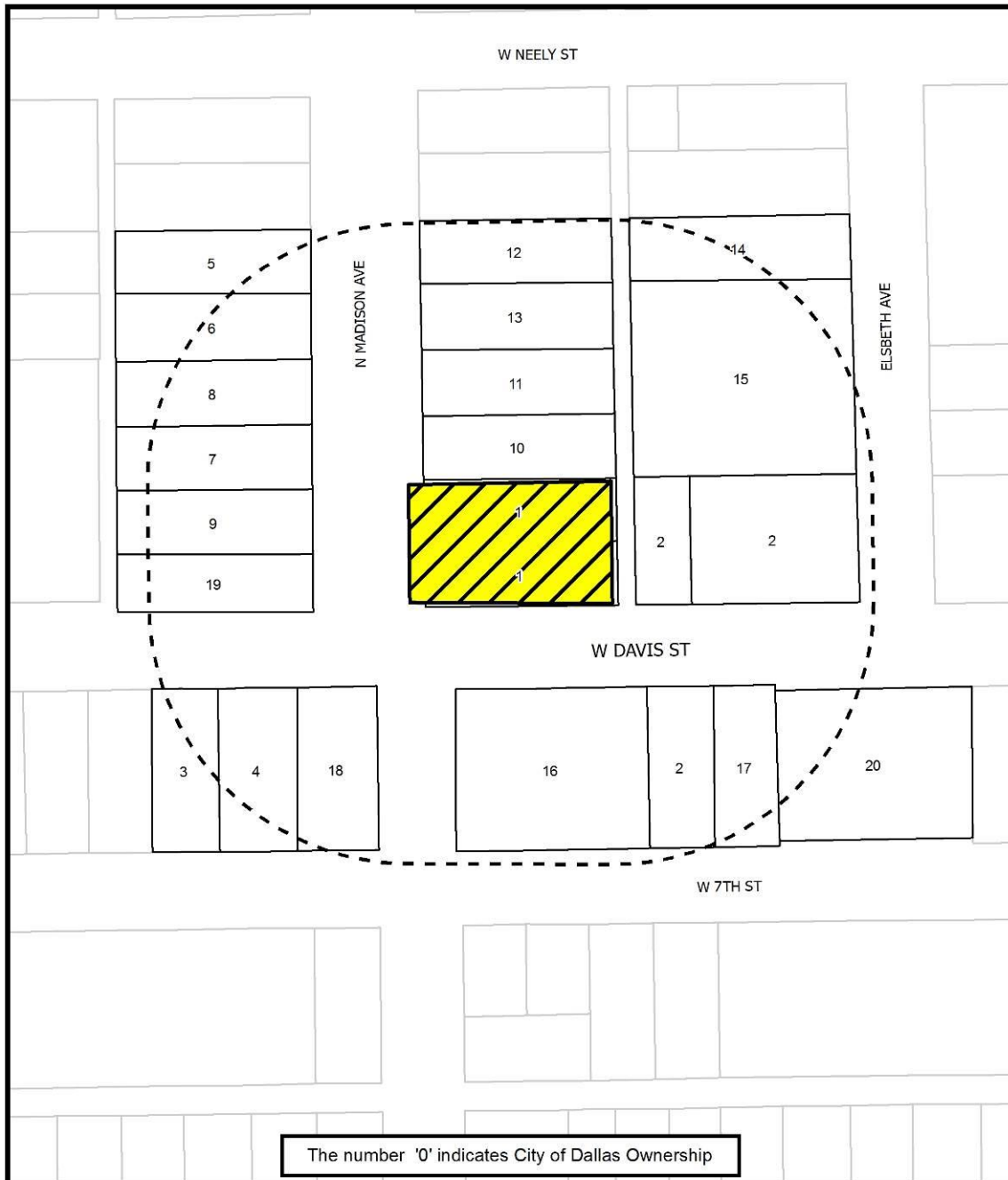
WEST DAVIS STREET
 (80'-0" RIGHT OF WAY)



BDA 145-030

MADISON AVE
 (80'-0" RIGHT OF WAY)

2-1



The number '0' indicates City of Dallas Ownership

 1:1,200	<h2>NOTIFICATION</h2>	Case no: BDA145-030			
	<table border="1"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">20</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	20	NUMBER OF PROPERTY OWNERS NOTIFIED
200'	AREA OF NOTIFICATION				
20	NUMBER OF PROPERTY OWNERS NOTIFIED				

Notification List of Property Owners

BDA145-030

20 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	606 MADISON AVE	AMERICA CAN
2	228 DAVIS ST	WEST DAVIS INVESTMENTS LLC
3	325 7TH ST	HISPANIC SERV UNLTD INC
4	306 DAVIS ST	HISPANIC SERVICES UNLTD
5	621 MADISON AVE	FLORES JAVIER
6	617 MADISON AVE	RODRIGUEZ EDUARDO S &
7	609 MADISON AVE	SAMAYOA LEONEL
8	613 MADISON AVE	MONDRAGON MARIA E
9	607 MADISON AVE	AGUILAR JAINY
10	608 MADISON AVE	AMERICA CAN
11	612 MADISON AVE	JASSO JACQUELINE NAVA
12	620 MADISON AVE	PONCE FILEMON I
13	616 MADISON AVE	MARTINEZ MARTIN
14	621 ELSBETH ST	MENA JUAN BARRERA
15	615 ELSBETH ST	MATRIX PARTNERS LP
16	238 DAVIS ST	VICTOR PROPERTIES LLC
17	218 DAVIS ST	ENGLISH FAMILY LTD PS
18	300 DAVIS ST	HISPANIC SERVICES
19	303 DAVIS ST	AGUILAR JAINY
20	204 DAVIS ST	204 WD LTD

FILE NUMBER: BDA 145-032

BUILDING OFFICIAL'S REPORT: Application of Arturo Martinez for a special exception to the fence height regulations at 2954 Tres Logos Lane. This property is more fully described as Lot 44, Block 12/8049, and is zoned R-7.5(A), which limits the height of a fence in the front yard to 4 feet. The applicant proposes to construct an 8 foot high fence in a required front yard, which will require a 4 foot special exception to the fence regulation.

LOCATION: 2954 Tres Logos Lane

APPLICANT: Arturo Martinez

REQUEST:

The following request has been made on a site that is developed with a single family home/use:

1. A request for a special exception to the fence height regulations of 4' is made to construct a 6' high white vinyl fence with a 2' high brick base parallel and perpendicular to McRae Road.

STANDARD FOR A SPECIAL EXCEPTION TO FENCE HEIGHT REGULATIONS:

Section 51A-4.602 of the Dallas Development Code states that the board may grant a special exception to the height requirement for fences when in the opinion of the board, the special exception will not adversely affect neighboring property.

STAFF RECOMMENDATION (FENCE HEIGHT):

No staff recommendation is made on this or any request for a special exception to the fence height regulations since the basis for this type of appeal is when in the opinion of the board, the special exception will not adversely affect neighboring property.

BACKGROUND INFORMATION:

Zoning:

Site: R-7.5(A) (Single family district 7,500 square feet)
North: R-7.5(A) (Single family district 7,500 square feet)
South: R-7.5(A) (Single family district 7,500 square feet)
East: R-7.5(A) (Single family district 7,500 square feet)
West: R-7.5(A) (Single family district 7,500 square feet)

Land Use:

The subject site is developed with a single family home. The areas to the north, south, east, and west are developed with single family residential uses.

Zoning/BDA History:

There has not been any recent related board or zoning cases recorded either on or in the immediate vicinity of the subject site.

GENERAL FACTS/STAFF ANALYSIS (FENCE HEIGHT):

- This request focuses on constructing a 6' high white vinyl fence with a 2' high brick base, parallel and perpendicular to McRae Road, in the required front yard on a site developed with a single family home/use.
- The Dallas Development Code states that in all residential districts, except multifamily districts, a fence may not exceed 4' above grade when located in the required front yard.
- The subject site is located at the southwest corner of Tres Logos Lane and McRae Road. Regardless of how the existing structure is oriented to front Tres Logos Lane, the subject site has two front yard setbacks, one along each street. The site has a 20' required front yard along Tres Logos Lane, the shorter of the two frontages, which is always deemed the front yard setback on a corner lot in this zoning district. The site also has a 7.5' required front yard along McRae Road, the longer of the two frontages of this corner lot, which is typically regarded as a side yard. But the site's McRae Road frontage, though it functions as a side yard, is treated as a front yard setback to maintain the continuity of the front yard setback established by the lots to the south zoned R-7.5(A) that front/are oriented northward towards McRae Road.
- An R-7.5(A) Single Family Residential District requires the minimum front yard setback to be 25'. However, according to Sec. 51A-4.401(a)(3), "If a building line that is established by ordinance requires a greater or lesser front yard than prescribed by this section, the building line established by ordinance determines the minimum required front yard." Therefore, the platted building lines of 20' along Tres Logos Lane and 7.5' along McRae Road supersedes the 25' front yard setback required in an R-7.5(A) District.
- The following additional information was gleaned from the submitted site plan:
 - The proposal is represented as being approximately 90' in length parallel to McRae Road, and extending approximately 7.5' in length perpendicular on the north and south sides of the 7.5' required front yard.
 - The proposal is represented as being located approximately 10' from the pavement line and approximately 0' from the property line.
- The Current Planner conducted a field visit of the site and surrounding area and noted two other visible fences above 4 feet in height which appeared to be located in a front yard setback, fences with no recorded BDA history.
- Two homes front the proposal.

- As of March 10th, no letters have been submitted in support of or in opposition to the request.
- The applicant has the burden of proof in establishing that the special exception to the fence height regulations of 4' will not adversely affect neighboring property.
- Granting this special exception of 4' with a condition imposed that the applicant complies with the submitted landscape plan would require the proposal exceeding 4' in height in the front yard setback to be maintained in the location and of the heights and materials shown on these documents.
- Approval of this special exception to the fence height regulations does not provide any relief to any existing or proposed noncompliance with Code required visual obstruction regulations.

Timeline:

January 15, 2015: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

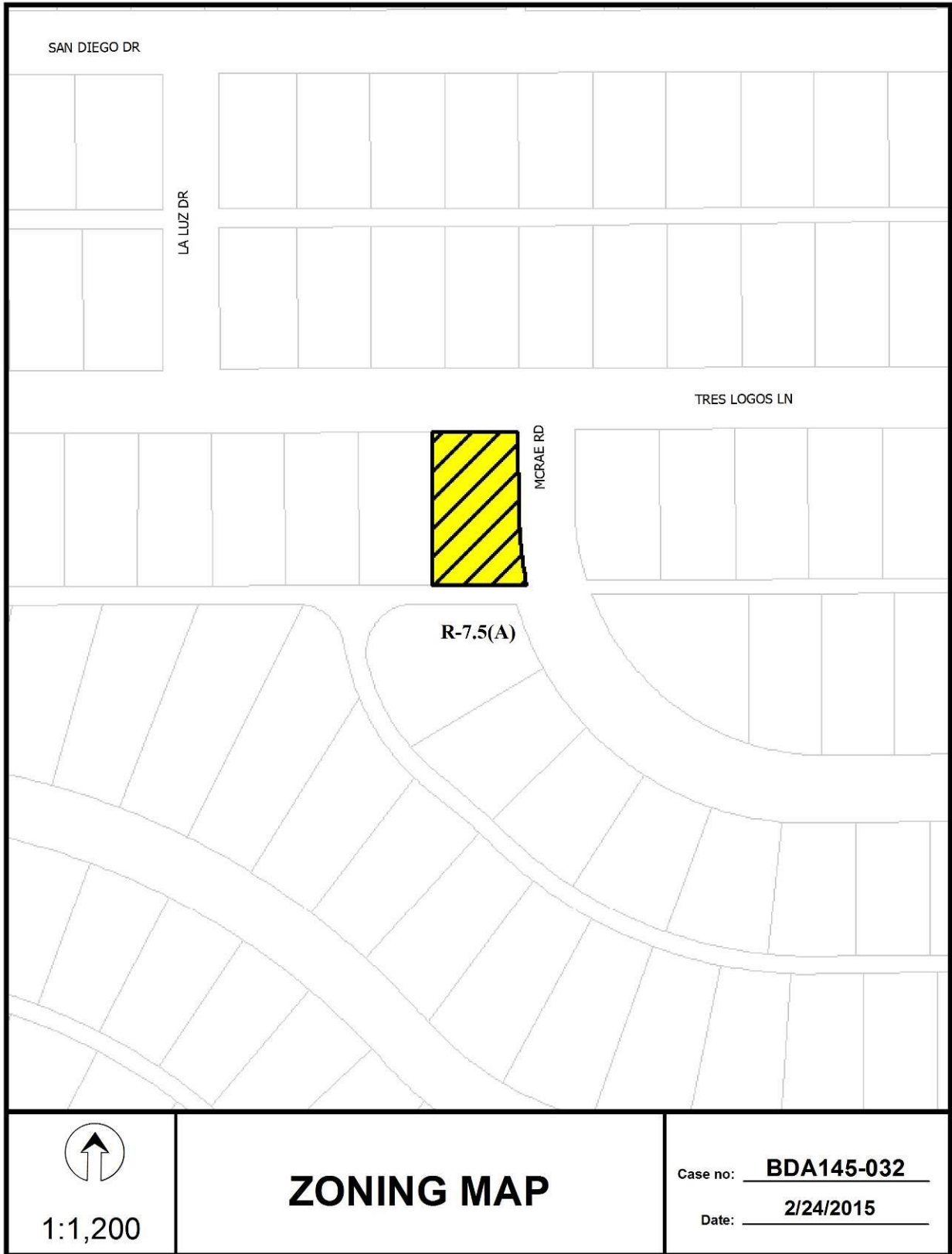
February 9, 2015: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel C.

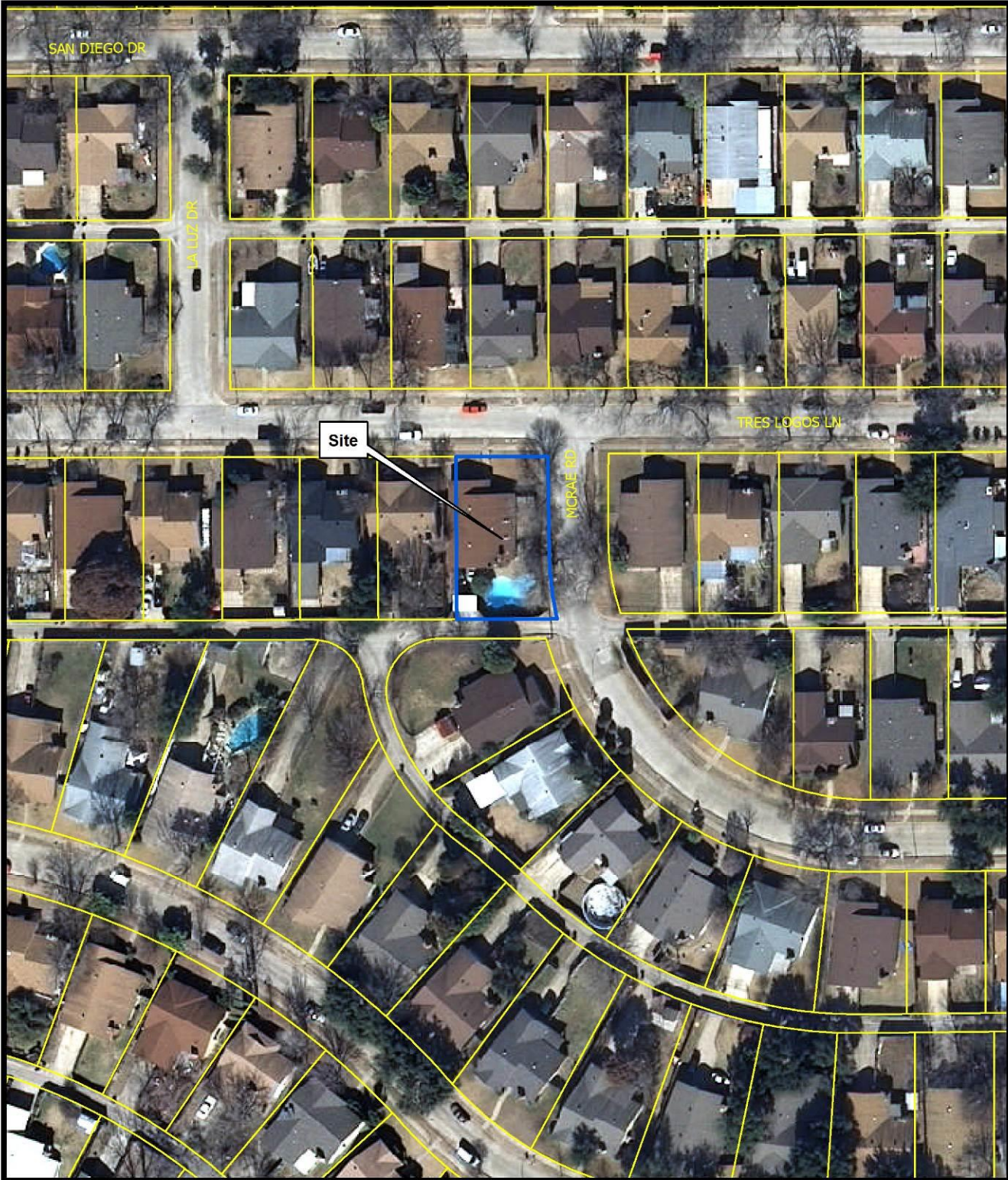
February 18, 2015: The Current Planner shared the following information with the applicant via e-mail:

- a copy of the application materials including the Building Official's report on the application;
- an attachment that provided the public hearing date and panel that will consider the application; the February 25th deadline to submit additional evidence for staff to factor into their analysis; and the March 6th 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.

March 3, 2015: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for March public hearings. Review team members in attendance included: the Sustainable Development and Construction Board of Adjustment Chief Planner, the Board Administrator, Building Inspection Chief Planners, the Building Inspection Senior Plans Examiners/Development Code Specialist, the City of Dallas Chief Arborist, the Sustainable Development and Construction Department Current Planner, the Sustainable Development and Construction Department Project Engineer, and the Assistant City Attorney to the Board.

No review comment sheets with comments were submitted in conjunction with this application.





1:1,200

AERIAL MAP

Case no: BDA145-032

Date: 2/24/2015



City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 145-032

Data Relative to Subject Property:

Date: 01-15-15

Location address: 2954 TRES LOGOS LANE Zoning District: R-7.5(A)

Lot No.: 44 Block No.: 12/8049 Acreage: .20 Census Tract: 126.01

Street Frontage (in Feet): 1) 70' 2) 125' 3) _____ 4) _____ 5) _____ set

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Arturo Martinez/Maria Reyes Vega

Applicant: ARTURO MARTINEZ Telephone: 972-900-4427

Mailing Address: 2954 TRES LOGOS LN. DALLAS, TX Zip Code: 75228

E-mail Address: Amar12954@yahoo.com

Represented by: _____ Telephone: _____

Mailing Address: _____ Zip Code: _____

E-mail Address: _____

Affirm that an appeal has been made for a Variance __, or Special Exception , of 4' for a fence
fence made by Block and Vinyl fence 8' tall

In a front yard

Application is made to the Board of Adjustment, in accordance with the provisions of the Dallas Development Code, to grant the described appeal for the following reason:

fence 8' tall made by 2' tall Blocks and
6' vinyl white fence, and the fence is not
going to affect any neighbors

Note to Applicant: If the appeal requested in this application is granted by the Board of Adjustment, a permit must be applied for within 180 days of the date of the final action of the Board, unless the Board specifically grants a longer period.

Affidavit

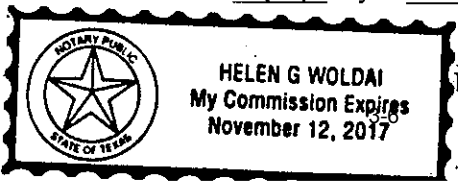
Before me the undersigned on this day personally appeared Arturo M Martinez
(Affiant/Applicant's name printed)

who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property.

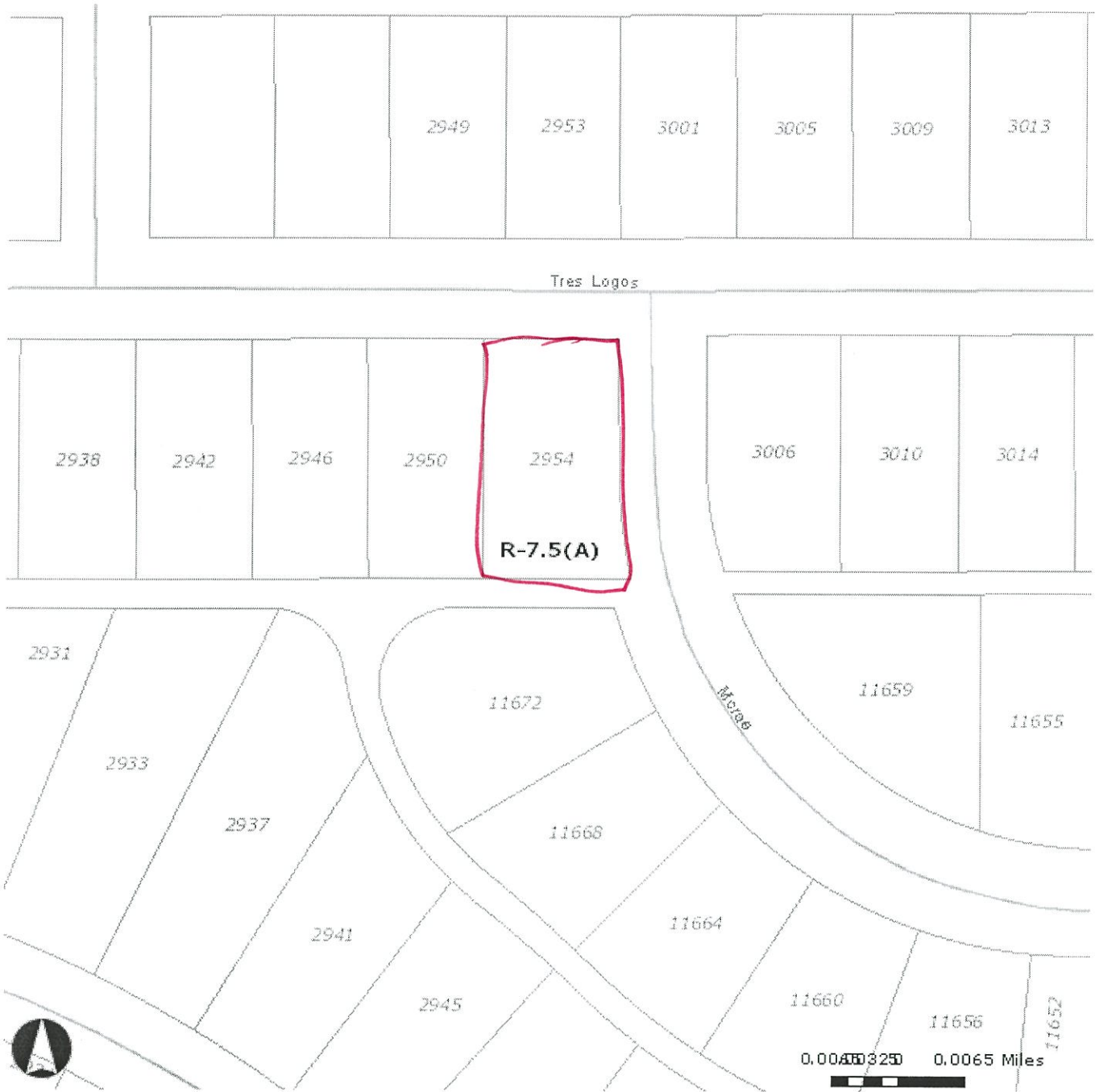
Respectfully submitted: [Signature]
(Affiant/Applicant's signature)

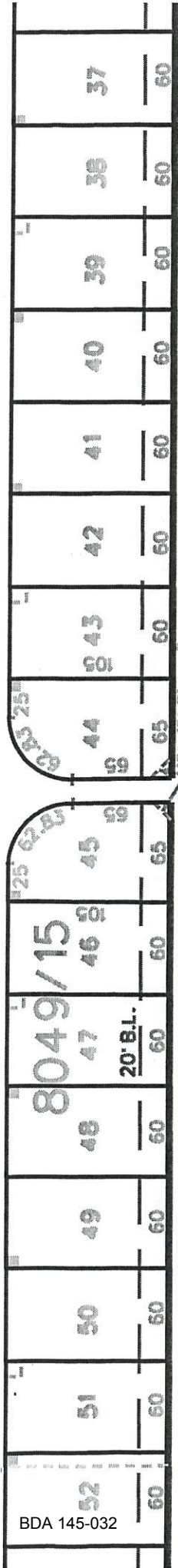
Subscribed and sworn to before me this 14 day of January, 2015

(Rev. 08-01-11)
BDA 145-032

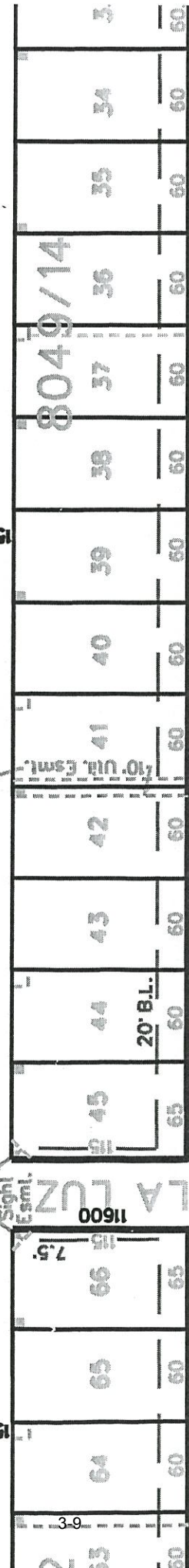
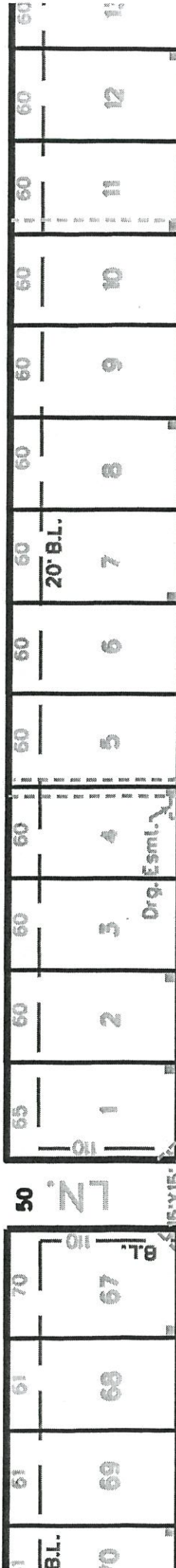


[Signature]
Notary Public in and for Dallas County, Texas

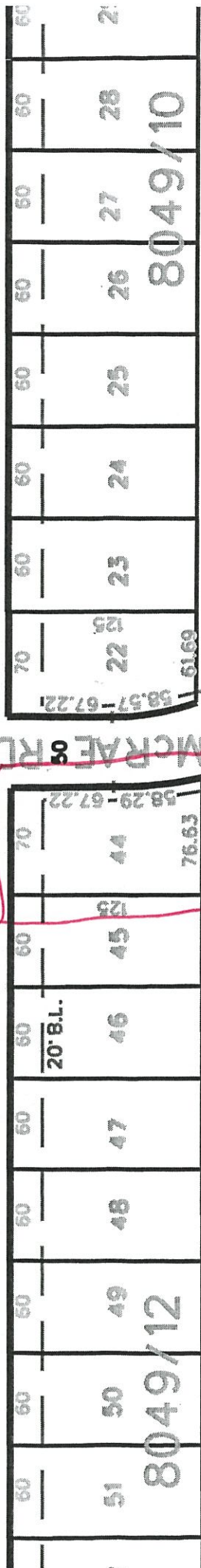




DRIVE 3000



LANE 3000



8049/10

8049/12

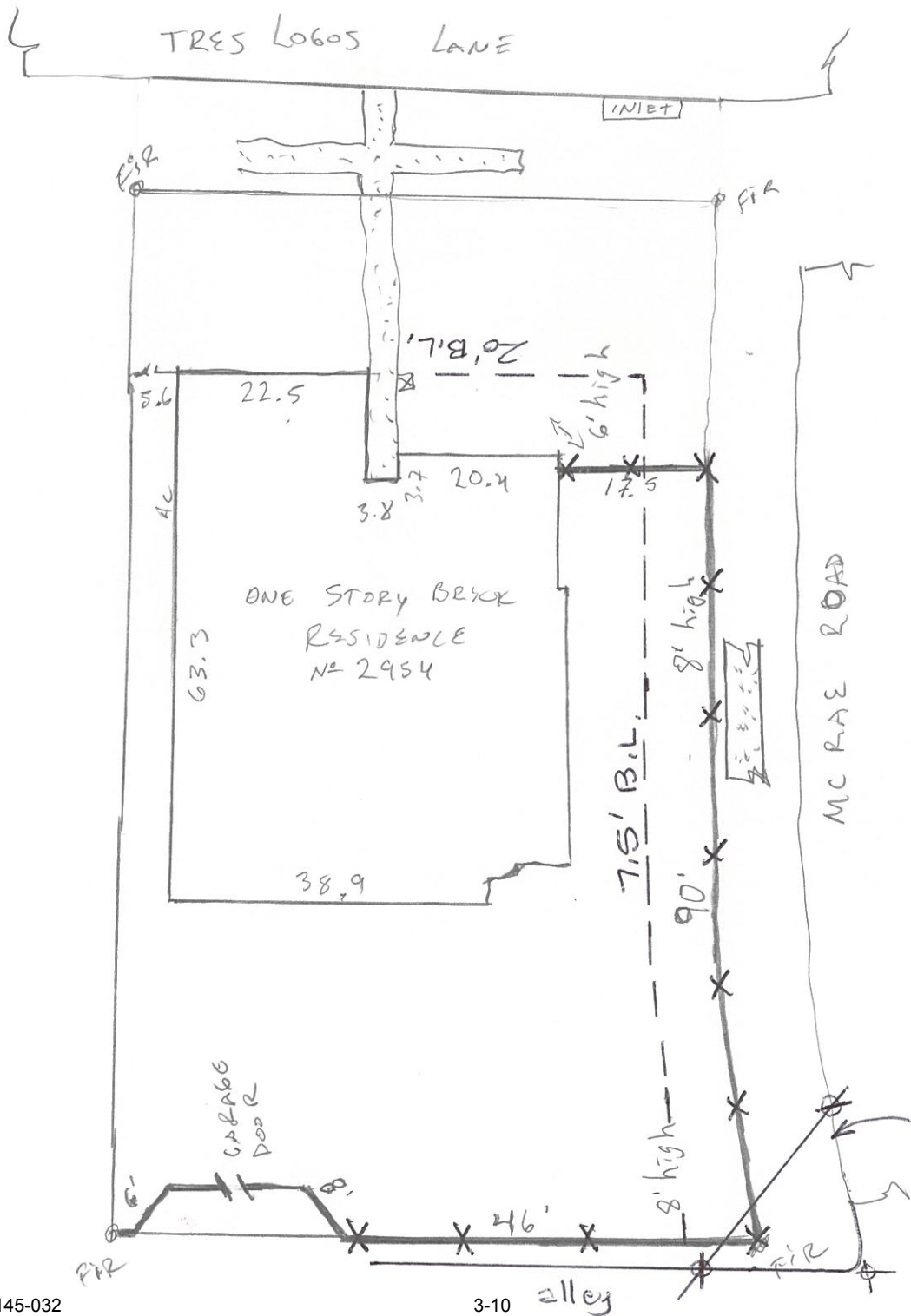
BDA 145-032

~~MCKRAE RD.~~

ARTURO MARTINEZ
2954 TRES LOGOS LN DALLAS, TX 75228

Replace Fence
Front 17.5' - side 90' - back 76'
by 6' by 8' by 8'

SCALE
1" = 20'



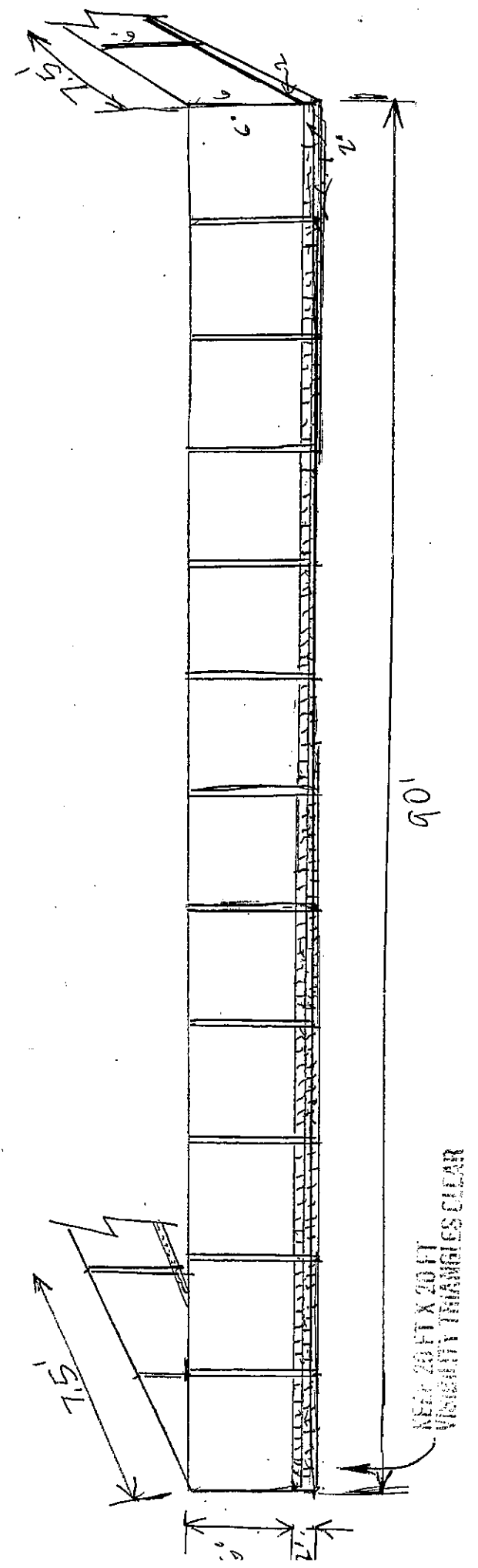
2954 Trees Lobos in Arroyo Martinez
DALLAS TX 75228

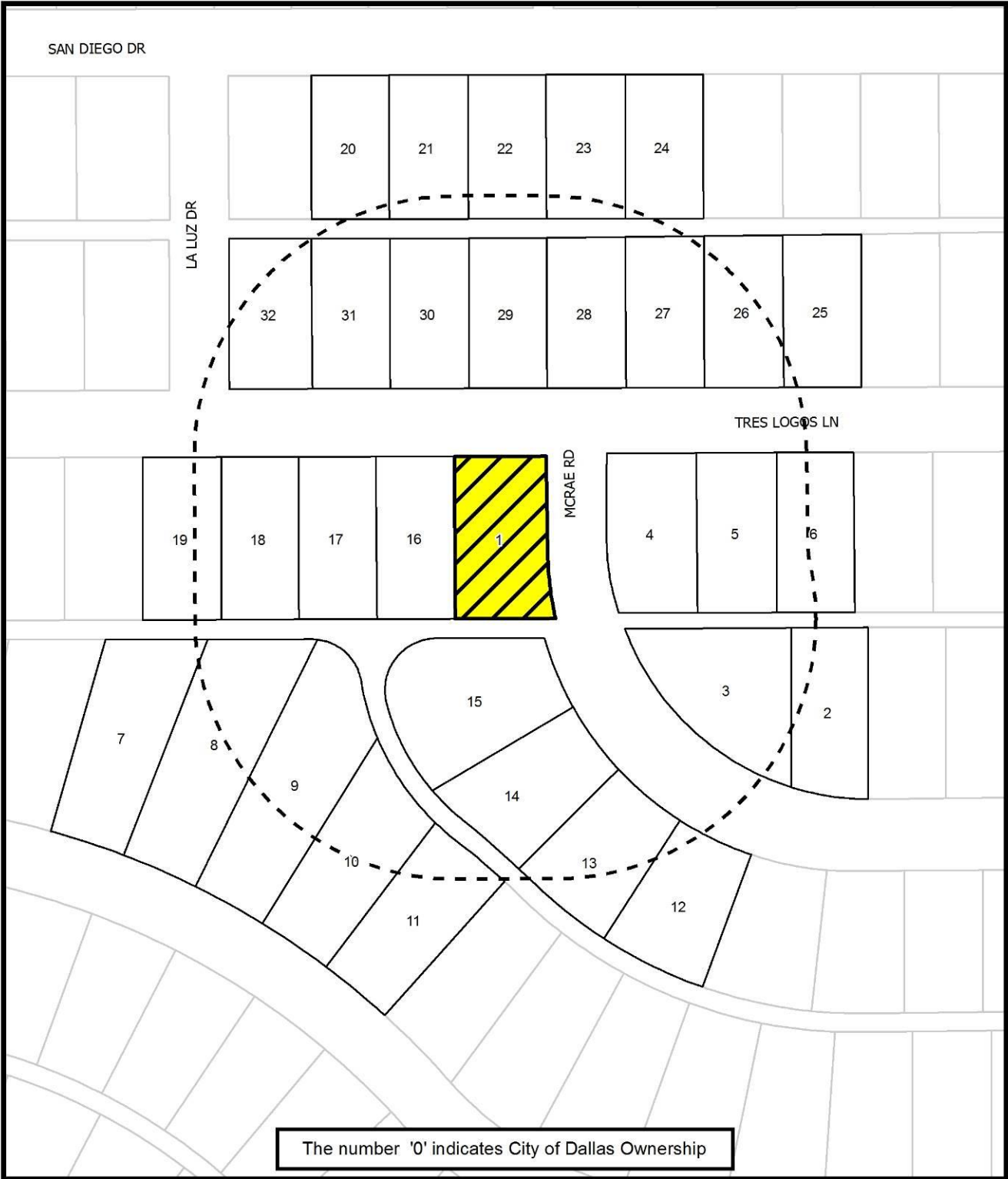
6' TALL Fence Vinyl White Plus 2' Bricks at Bottom Total 8' Tall

SCALE
1" = 10'

BDA 15-032

3-11






 1:1,200

NOTIFICATION

200' AREA OF NOTIFICATION
32 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BDA145-032**
 Date: **2/24/2015**

Notification List of Property Owners

BDA145-032

32 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2954 TRES LOGOS LN	MARTINEZ ARTURO &
2	11655 MCRAE RD	ONGPATANAVUTIKUN PIPHAT
3	11659 MCRAE RD	BRUNDRETT JOAN P
4	3006 TRES LOGOS LN	RODRIGUEZ JUAN JR
5	3010 TRES LOGOS LN	TRAN QUAN N ETAL
6	3014 TRES LOGOS LN	PRUITT JOHN W
7	2931 HOUSLEY DR	OGDEN RICHARD & HELEN
8	2933 HOUSLEY DR	DEWITT JACK E & TERRY L
9	2937 HOUSLEY DR	BOY DUANE HENRY
10	2941 HOUSLEY DR	GAYLES MICHAEL K
11	2945 HOUSLEY DR	AUSSICKER EUNICE N
12	11660 MCRAE RD	NAVARRO EDGAR &
13	11664 MCRAE RD	COLOMB CHARLES EARL IV
14	11668 MCRAE RD	ROJO ORALIA
15	11672 MCRAE RD	COHEN STEPHANIE &
16	2950 TRES LOGOS LN	RODRIGUEZ JUAN & RAQUEL
17	2946 TRES LOGOS LN	GUERRERO RUBEN & NOEMI M
18	2942 TRES LOGOS LN	GONZALEZ PATRICIA &
19	2938 TRES LOGOS LN	TORRES JESUS
20	2946 SAN DIEGO DR	DUBOSE WAYMON G JR
21	2950 SAN DIEGO DR	DANG DUNG NGOC &
22	2954 SAN DIEGO DR	NGUYEN HUNG VAN
23	3002 SAN DIEGO DR	MORALES RAFAEL
24	3006 SAN DIEGO DR	SAMANO LAURA
25	3013 TRES LOGOS LN	RICO FRANCISCO J
26	3009 TRES LOGOS LN	LEWIS MARY R

02/24/2015

Label #	Address	Owner
27	3005 TRES LOGOS LN	NGUYEN TAM DUY
28	3001 TRES LOGOS LN	NAIR PARAMESWARAN V &
29	2953 TRES LOGOS LN	IRANI GEV B & JEROO
30	2949 TRES LOGOS LN	GONZALEZ PEDRO
31	2945 TRES LOGOS LN	NGUYEN VIET QUOC &
32	2941 TRES LOGOS LN	DANG HUONG K

FILE NUMBER: BDA 145-021

BUILDING OFFICIAL'S REPORT: Application of Jimmy Baugh, represented by Robert Reeves of Robert Reeves and Associates, for a special exception to the fence height regulations at 4606 Walnut Hill Lane. This property is more fully described as part of Lot 23, Block 5543, 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 maintain an 8 foot 6 inch high fence, which will require a 4 foot 6 inch special exception to the fence height regulations.

LOCATION: 4606 Walnut Hill Lane

APPLICANT: Jimmy Baugh
Represented by Robert Reeves of Robert Reeves and Associates

REQUEST:

A request for a special exception to the fence height regulations of 4' 6" is made to construct and maintain a 7' high "wall faced with Lueders limestone" with 7' 6" high columns, and an approximately 6' – 7' high gate flanked with 8' 6" high entry columns on a site developed with a single family home.

STANDARD FOR A SPECIAL EXCEPTION TO FENCE HEIGHT REGULATIONS:

Section 51A-4.602 of the Dallas Development Code states that the board may grant a special exception to the height requirement for fences when in the opinion of the board, the special exception will not adversely affect neighboring property.

STAFF RECOMMENDATION:

No staff recommendation is made on this or any request for a special exception to the fence height regulations since the basis for this type of appeal is when in the opinion of the board, the special exception will not adversely affect neighboring property.

BACKGROUND INFORMATION:

Zoning:

Site: R-1ac (A) (Single family district 1 acre)
North: R-1ac (A) (Single family district 1 acre)
South: R-1ac (A) (Single family district 1 acre)
East: R-1ac (A) (Single family district 1 acre)
West: R-1ac (A) (Single family district 1 acre)

Land Use:

The subject site is developed with a single family home. The areas to the north, south, east, and west are developed with single family uses.

Zoning/BDA History:

1. BDA 990-271, property at 9963 Rockbrook Lane (two lots east of the subject site)

On May 15, 2000, the Board of Adjustment Panel C granted requests for special exceptions to the single family use and fence height regulations of 2' and imposed the following conditions: to the single family use special exception: compliance with the submitted site plan is required; and applicant must submit a valid deed restriction prohibiting the additional dwelling unit of the site from being used as a rental accommodation; and to fence height special exception: 1) In conjunction with retaining the 6 foot high brick/masonry wall, a tree survey or a landscape plan documenting the trees to be retained adjacent to the existing wall must be submitted, and 2) a landscape plan documenting the retention of ivy vines on the existing wall must be submitted.

The case report stated the requests were made to maintain an existing 6' high brick wall along Walnut Hill Lane and construct/maintain an extension of this wall an additional 90 feet westward along Walnut Hill Lane, and to construct/maintain a pool house/dwelling unit structure on the site.

GENERAL FACTS/STAFF ANALYSIS:

- This request focuses on constructing and maintaining a 7' high "wall faced with Lueders limestone" with 7' 6" high columns, and an approximately 6' – 7' high gate flanked with 8' 6" high entry columns on a site developed with a single family home.
- The Dallas Development Code states that in all residential districts except multifamily districts, a fence may not exceed 4' above grade when located in the required front yard.
- The applicant had submitted a site plan and elevations of the proposal in the front yard setback prior to the February 19th hearing indicating that it reaches a maximum height of 8' 6". The applicant submitted a revised site plan and a conceptual plan at

the February 19th hearing that made certain amendments to the location of the proposal and landscape materials adjacent to it (see Attachment A). (No revised elevation has been submitted).

- The following additional information was gleaned from the originally submitted site plan:
 - The fence proposal is represented as being approximately 150’ in length parallel to the street including a recessed entryway feature.
 - The fence proposal is represented as being located approximately 3’ from the front property line or about 11’ from the pavement line.
 - The gate proposal is represented as being located approximately 17’ from the front property line or about 25’ from the pavement line.
 - A “landscaped area” noted on the street side of the wall, and notations of “Yaupon Holly” bushes on the interior side of the wall adjacent to the proposed fence.
- The following additional landscape-related information was gleaned from the submitted elevations:
 - “3 gal boxwood,” “3 gal. miscanthus grass,” “Nellie R. Stevens Holly,” and “Tree Form Yaupon Holly.”
- The following additional information was gleaned from the *revised* submitted site plan:
 - The fence proposal is represented as being approximately 150’ in length generally parallel to the street including a recessed entryway feature.
 - The fence proposal is represented as being located approximately 3’ – 12’ from the front property line or about 10’ – 19’ from the pavement line.
 - The gate proposal is represented as being located approximately 17’ from the front property line or about 25’ from the pavement line.
 - A “landscaped area” noted on the street side of the wall.
- The following additional information was gleaned from the submitted conceptual plan on the street side of the proposed fence:
 - 45, 3 gallon Boxwoods
 - 28, 3 gallon Miscanthus grass
 - 5, 30 gallon Nellie R Stevens holly
 - 240 seasonal color in 4” pots.
- The fence proposal is located on the site where three lots would have direct/indirect frontage to it – one of which (the lot northeast of the site) has an approximately 6’ high wood fence with no recorded BDA history.
- The Board Administrator conducted a field visit of the site and surrounding area and noted two other visible fences above 4 feet high which appeared to be located in a front yard setback – an approximately 5’ high solid brick fence located immediately east of the subject site with no recorded BDA history, and an approximately 6’ high solid masonry fence located two lots to the east of the subject site. The Board of Adjustment granted a fence height special exception on this adjacent property (BDA 990-271) in 2000 (see the “Zoning/BDA History” section of this case report for additional details).
- As of March 9, 2015, no letters have been submitted in support of or in opposition to the request.

- The applicant has the burden of proof in establishing that the special exception to the fence height regulations of 4' 6" will not adversely affect neighboring property.
- Granting this special exception of 4' 6" with a condition imposed that the applicant complies with the submitted site plan and elevations would require the proposal exceeding 4' in height in the front yard setback to be constructed and maintained in the location and of the heights and materials as shown on these documents.

Timeline:

December 5, 2014: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

January 14, 2015: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel C.

January 14, 2015: The Board Administrator contacted the applicant and emailed the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the January 28th deadline to submit additional evidence for staff to factor into their analysis; and the February 6th 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."

February 3, 2015: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for February public hearings. Review team members in attendance included: the Sustainable Development and Construction Board of Adjustment Chief Planner, the Board Administrator, the Building Inspection Senior Plans Examiners/Development Code Specialist, the City of Dallas Chief Arborist, the Sustainable Development and Construction Department Current Planner, the Sustainable Development and Construction Department Project Engineer, and the Assistant City Attorney to the Board.

No review comment sheets with comments were submitted in conjunction with this application.

February 19, 2015: The Board of Adjustment Panel C conducted a public hearing on this application. The Board Administrator circulated a revised site plan and conceptual plan to the Board at the briefing (see Attachment A). The Board delayed action on this application until their next hearing to be held on March 16, 2015.

February 27, 2015: The Board Administrator sent a letter to the applicant that noted the decision of the panel, and the March 6th deadline to submit additional evidence to be incorporated into the Board's docket materials.

March 3, 2015: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for March public hearings. Review team members in attendance included: the Sustainable Development and Construction Board of Adjustment Chief Planner, the Board Administrator, Building Inspection Chief Planners, the Building Inspection Senior Plans Examiners/Development Code Specialist, the City of Dallas Chief Arborist, the Sustainable Development and Construction Department Current Planner, the Sustainable Development and Construction Department Project Engineer, and the Assistant City Attorney to the Board.

No review comment sheets with comments were submitted in conjunction with this application.

BOARD OF ADJUSTMENT ACTION: FEBRUARY 19, 2015

APPEARING IN FAVOR: Robert Reeves, 900 Jackson Street, Dallas, TX

APPEARING IN OPPOSITION: No one

MOTION: **Carreon**

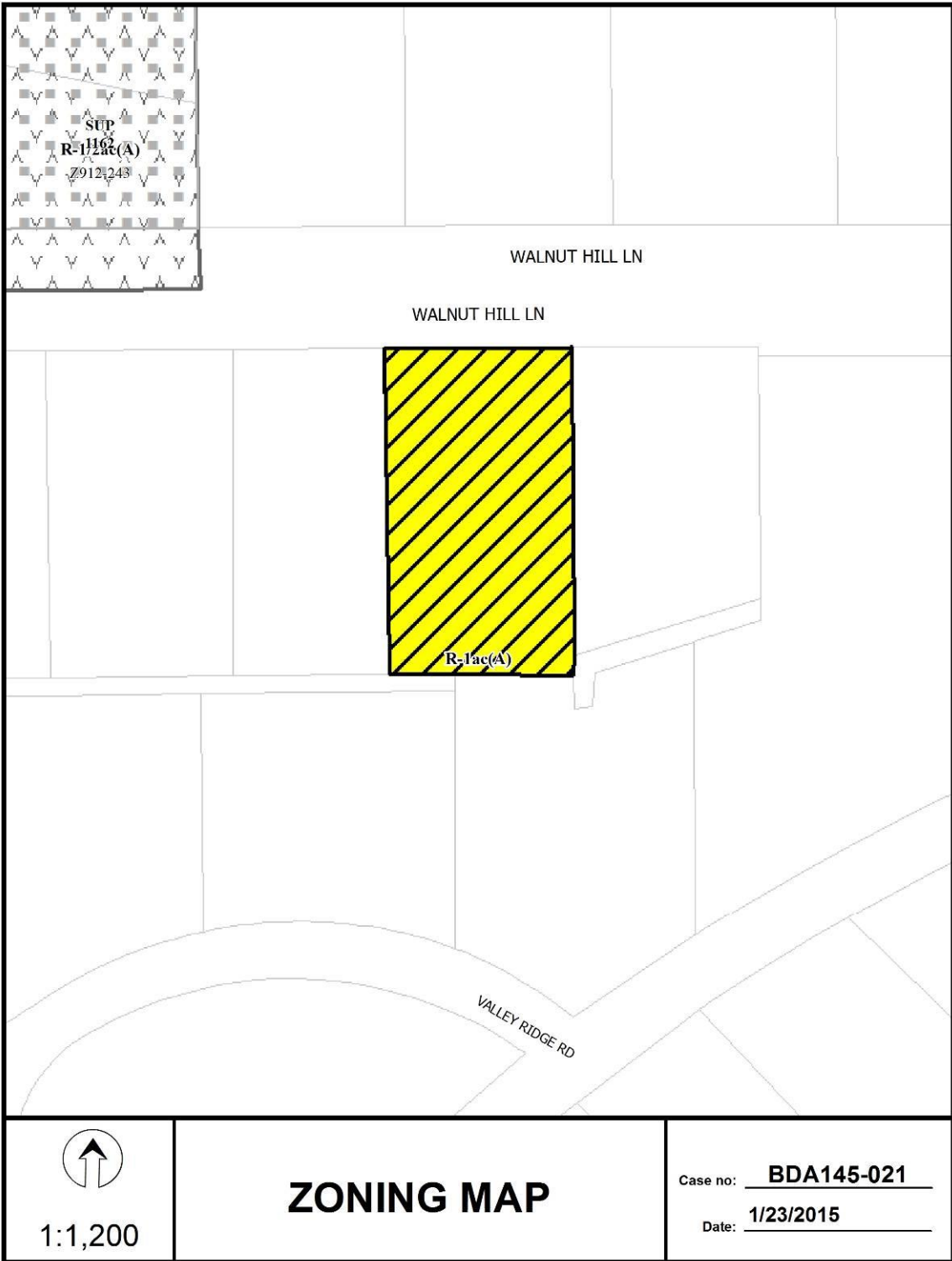
I move that the Board of Adjustment in request No. **BDA 145-021**, hold this matter under advisement until **March 16, 2015**.

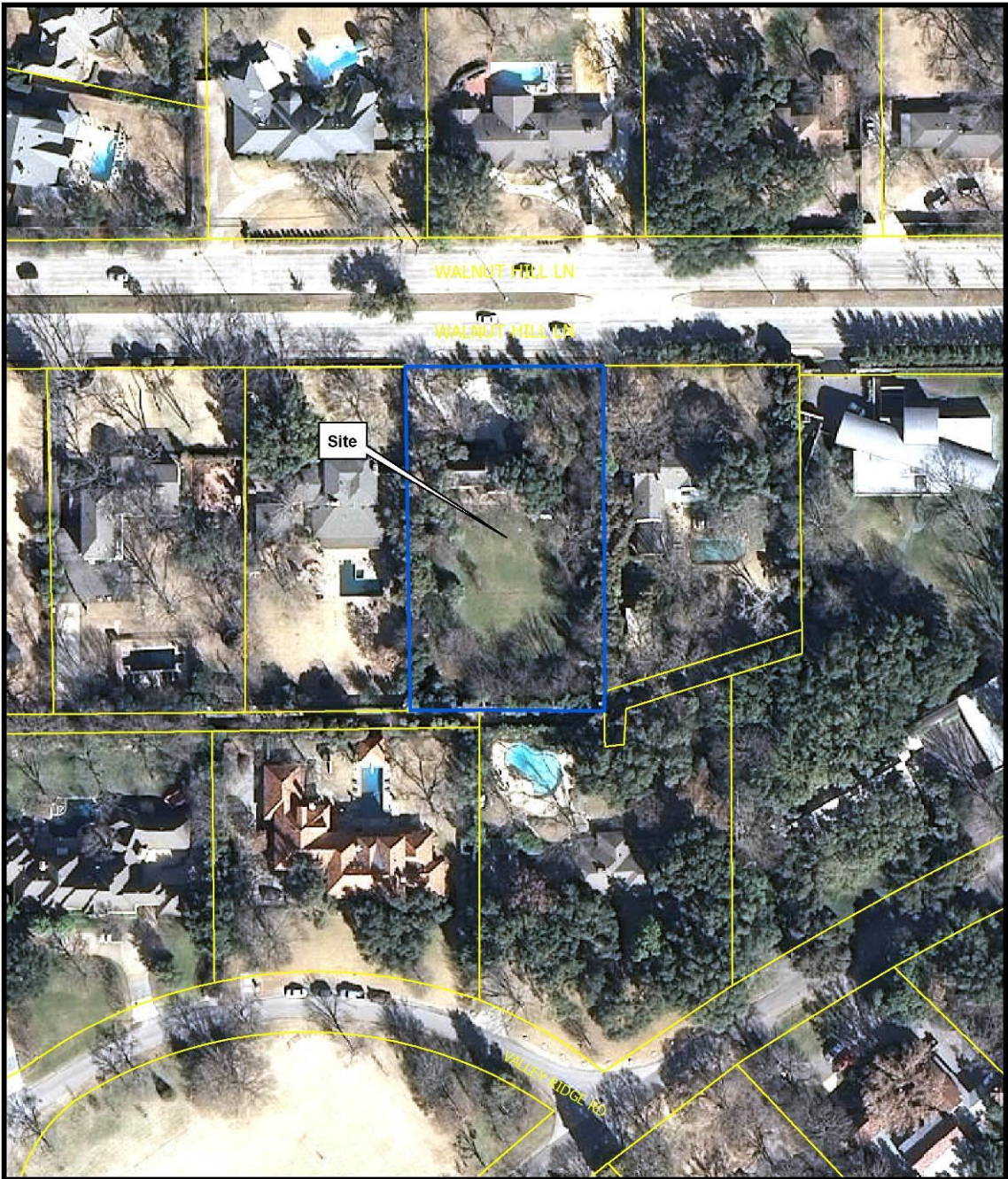
SECONDED: **Brannon**

AYES: 4 – Richardson, Carreon, Sibley, Brannon

NAYS: 0

MOTION PASSED: 4 – 0 (unanimously)





1:1,200

AERIAL MAP

Case no: BDA145-021

Date: 1/23/2015

BDA 145-021
Attach A
FS1

ROBERT REEVES
& Associates, Inc.

PLANNING AND ZONING CONSULTANTS

February 18, 2015

Steve Long
Board of Adjustment Administrator
City of Dallas
1500 Marilla Street, Room 5BN
Dallas, Texas 75201

RE: Revised Site Plan
BDA 145-021, 4606 Walnut Hill Lane

Dear Mr. Long:

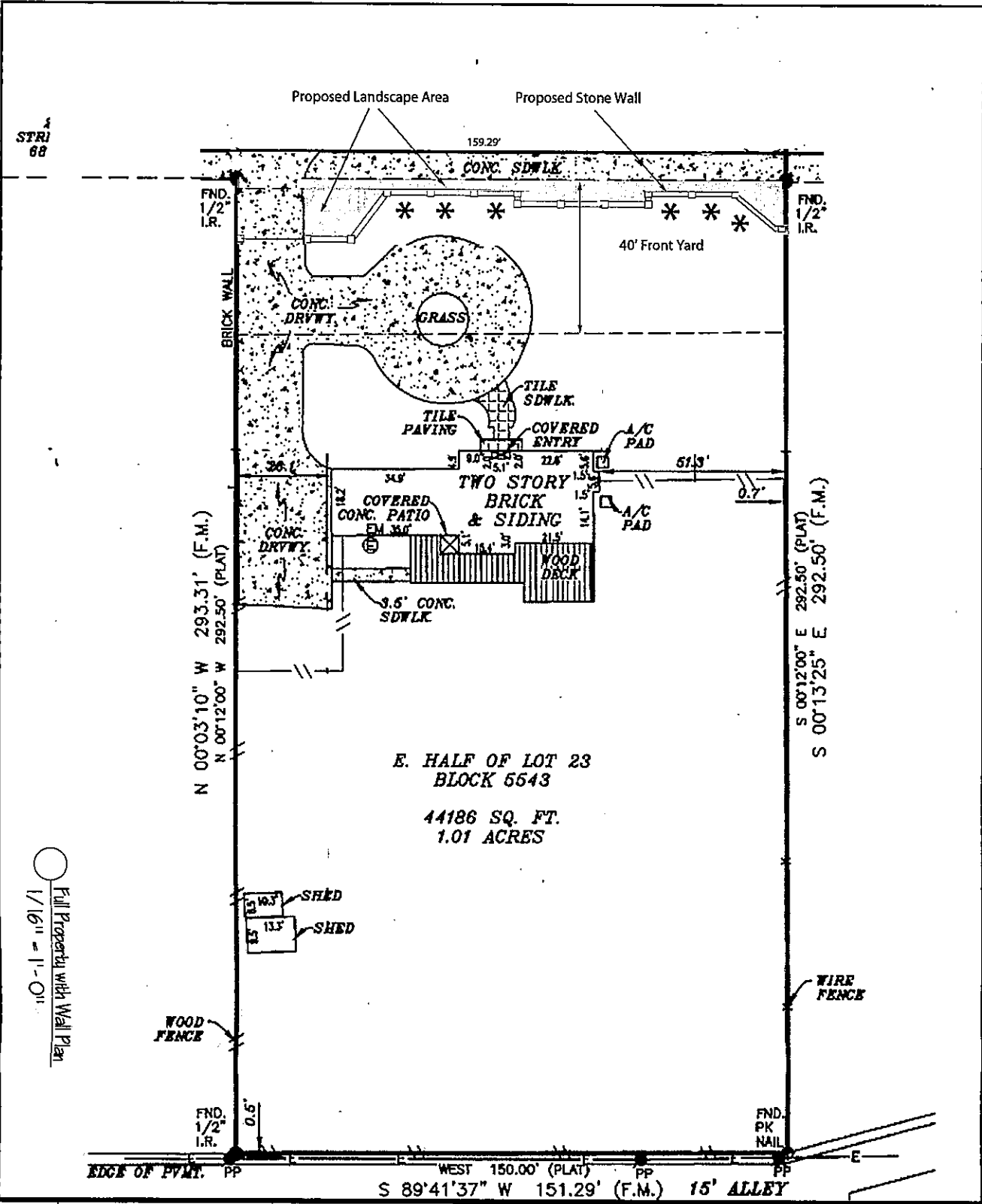
Attached are revised site plans for my client's request for a special exception to the fence height in the required front yard. There are two minor changes. We have created an inset in the center portion of the proposed wall to add more variety in the wall design and we have angled the eastern end of the wall inward in response to our neighbor's input.

Please ask the board to consider these revised site plans.

Sincerely:

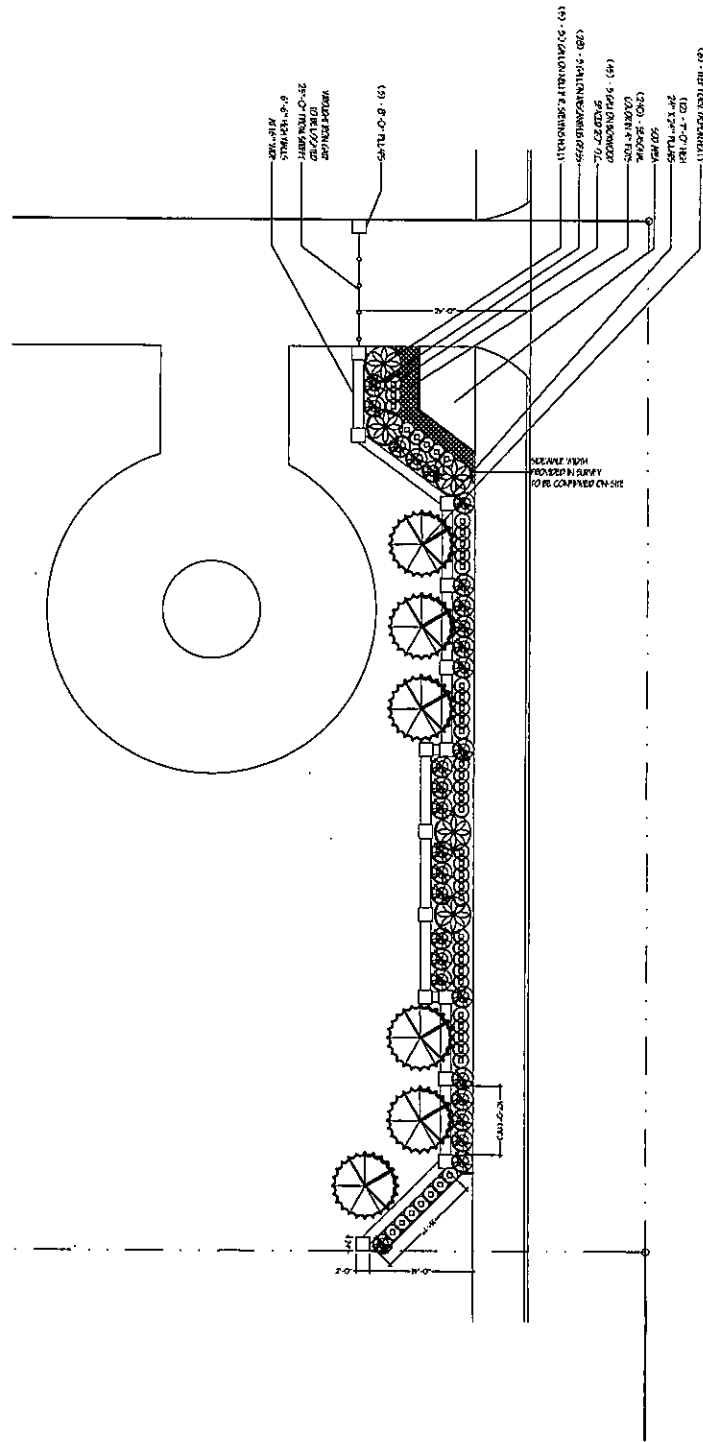


Robert Reeves



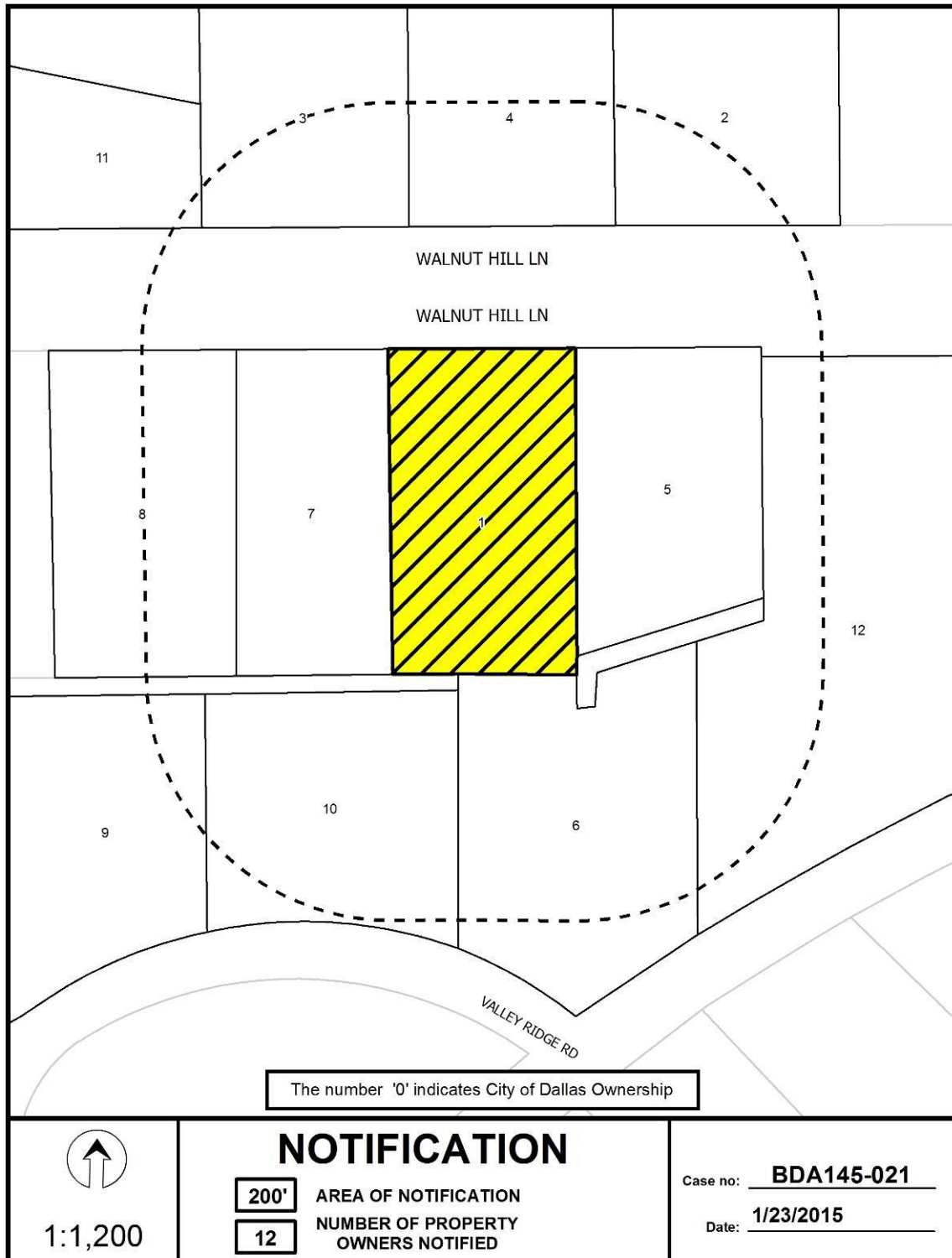
E. HALF OF LOT 23
 BLOCK 6643
 44186 SQ. FT.
 1.01 ACRES

	<h1>Verdant Grounds</h1>	<p>Residence 4606 Walnut Hill Lane Dallas, Texas 75229</p>
	214.763.0492 P.O. Box 796611 Dallas, TX 75279	DATE/REVISION 12/28/17/RSB



Conceptual Plan
 3/32" = 1'-0"

L1	Verdant Grounds	Residence
	214.763.0492 P.O. Box 278031 Dallas, TX 75222	4606 Walnut Hill Lane Dallas, Texas 75229
	DATE PREPARED: 11.6.2014/HBG DRAWING NO: 1.24.2014/HBG PROJECT NO: 2.09.2014/HBG CLIENT: 2.17.2014/HBG	



Notification List of Property Owners

BDA145-021

12 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4606 WALNUT HILL LN	TODD CHRISTOPHER N
2	4611 WALNUT HILL LN	JFN REAL ESTATE LTD
3	4535 WALNUT HILL LN	ADAMS SUSAN E &
4	4549 WALNUT HILL LN	BLAKELELOCK DAVID &
5	4622 WALNUT HILL LN	SCHWARTZ MICHAEL W
6	9945 ROCKBROOK DR	FULBRIGHT MARILYN P
7	4534 WALNUT HILL LN	LENGYEL CRAIG S &
8	4522 WALNUT HILL LN	BALADY LOUIS J & REV TR
9	4607 VALLEY RIDGE RD	ALLEN CARL & ANNE
10	4631 VALLEY RIDGE RD	OLIVER KIRK R & MARY C
11	10004 ROCK HILL LN	SEGALL KATHERINE H & ADAM M
12	9963 ROCKBROOK DR	HOFFMAN MARGUERITE

FILE NUMBER: BDA 145-027

BUILDING OFFICIAL'S REPORT: Application of Karl A. Crawley of Masterplan for a variance to the front yard setback regulations at 3409 (AKA 3407) N. Hall Street. This property is more fully described as Lot 15A, Block A/922, and is zoned PD193 (O-2), which requires a front yard setback of 20 feet and an additional setback required for the portion of the building that is perpendicularly across from an MF-2 subdistrict; and exceeds 36 feet in height, equal to one-half the height of the portion of the building that exceeds 36 feet in height, up to a maximum total setback of 50 feet. The applicant proposes to construct a structure and provide a 20 foot front yard setback, which will require a 30 foot variance to the front yard setback regulations.

LOCATION: 3409 (AKA 3407) N. Hall Street

APPLICANT: Karl A. Crawley of Masterplan

REQUEST:

A request for a variance to the front yard setback regulations of 30' is made to construct and maintain a 20 story, approximately 220' high multifamily tower (Fountain Park) on a site that is currently in part developed with a 2 story office and in part undeveloped, a portion which would exceed 36' in height and be located 20' from the front property line or 30' into the required 50' front yard setback for the portion exceeding 36' in height.

STANDARD FOR A VARIANCE:

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, 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.

STAFF RECOMMENDATION:

Denial

Rationale:

- While the site is somewhat sloped, the applicant had not substantiated at the time of the March 3rd staff review team meeting how this feature or its shape or area precluded him from developing it in a manner commensurate with other developments found on similarly-zoned PD 193 (O-2) lots.
- Staff concluded that the size, shape, or slope of the subject site does not preclude that applicant from developing it with a structure/use that can comply with code-required setbacks.

BACKGROUND INFORMATION:

Zoning:

- Site: PD 193 (O-2) (Planned Development District, Office)
- North: PD 193 (MF-2) (Planned Development District, Multifamily)
- South: PD 193 (O-2) (Planned Development District, Office)
- East: PD 193 (O-2) (Planned Development District, Office)
- West: PD 193 (O-2) (Planned Development District, Office)

Land Use:

The subject site is in part developed with a two story office use, and in part undeveloped. The area to the north is developed with a park (Lee Park), and the areas to the south, east and west are developed with residential uses.

Zoning/BDA History:

- | | |
|--|---|
| <ol style="list-style-type: none"> 1. BDA 134-094, Property located at 3409 N. Hall Street (the subject site) | <p>On October 31, 2014, an application was withdrawn by the applicant – an application for variances to the front, side, and rear yard setback regulations that had tentatively been assigned to the Board of Adjustment Panel C November 17th public hearing.</p> |
|--|---|

2. BDA 989-268, Property located at 3407 N. Hall Street (the subject site)

On August 16, 1999, the Board of Adjustment Panel C granted requests for variances to the front, side, and rear yard setback regulations and imposed the submitted conceptual site plan and elevation as a condition to the request.

The case report stated the request was made in conjunction with constructing/maintaining a 17-story, approximately 100,000 square foot mixed use tower on a site developed with an office use and an undeveloped lot.

GENERAL FACTS/STAFF ANALYSIS:

- This request focuses on constructing and maintaining a 20 story, approximately 220' high multifamily tower on a site that is currently in part developed with a 2 story office and in part undeveloped, a portion which would exceed 36' in height and be located 20' from the front property line or 30' into the required 50' front yard setback for the portion exceeding 36' in height.
- Structures, other than single family structures, on lots zoned PD 193 (O-2) are required to provide a minimum front yard setback of 20'. Additionally, in the O-2, GR, and LC subdistricts, if a building is erected or altered to exceed 36 feet in height and the building site has a front yard that is either perpendicularly contiguous to or perpendicularly across an adjoining street from the TH, MF-1, or MF-2 subdistrict, an additional front yard setback must be provided that is one-half the height of the portion of that exceeds 36 feet in height, up to a maximum total setback of 50 feet. The additional setback is only required for the portion of the building that: is perpendicularly across from the TH, MF-1, or MF-2 subdistrict; and exceeds 36 feet in height.
- The zoning to the north of the subject site across N. Hall Street is zoned PD 193 (MF-2 subdistrict).
- A site plan has been submitted denoting that the proposed structure is located 20' from the site's front property line.
- An elevation/section has been submitted of the proposed structure that indicates it to be 20 levels and approximately 220' in height, and 20' from the front property line.
- The applicant states that the proposed development would have 53 units, be approximately 100,000 square feet, and that subject site consists of two small lots which will have to be replatted into one lot prior to development.
- According to DCAD records, the "improvements" at 3407 N. Hall Street is a "converted residence" that is 3,424 square feet in area built in 1940. According to DCAD records, 3409 N. Hall Street is vacant.
- The subject site is somewhat sloped, virtually rectangular in shape, and is according to the application, 0.48 acres (or approximately 21,000 square feet) in area. The site is zoned PD 193 (O-2).

- The applicant has the burden of proof in establishing the following:
 - That granting the variances 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.
 - The variances are necessary to permit development of the subject site that differs from other parcels of land by being of such a restrictive area, shape, or slope, that the subject site cannot be developed in a manner commensurate with the development upon other parcels of land in districts with the same PD 193 (O-2) zoning classification.
 - The variances 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 this parcel of land (the subject site) not permitted by this chapter to other parcels of land in districts with the same PD 193 (O-2) zoning classification.
- If the Board were to grant the variance request and impose the submitted site plan and elevation as a condition, the structure in the front yard setback would be limited to what is shown on this document– which is a 20 story, approximately 220’ high tower, where the portion of it that exceeds 36’ in height would be located 20’ from the front property line or 30’ into the required 50’ front yard setback for the portion of it that exceeds 36’ in height.

Timeline:

December 22, 2014: 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 10, 2015: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel C. This assignment was made in order to comply with Section 9 (k) of the Board of Adjustment Working Rule of Procedure that states, “If a subsequent case is filed concerning the same request, that case must be returned to the panel hearing the previously filed case.”

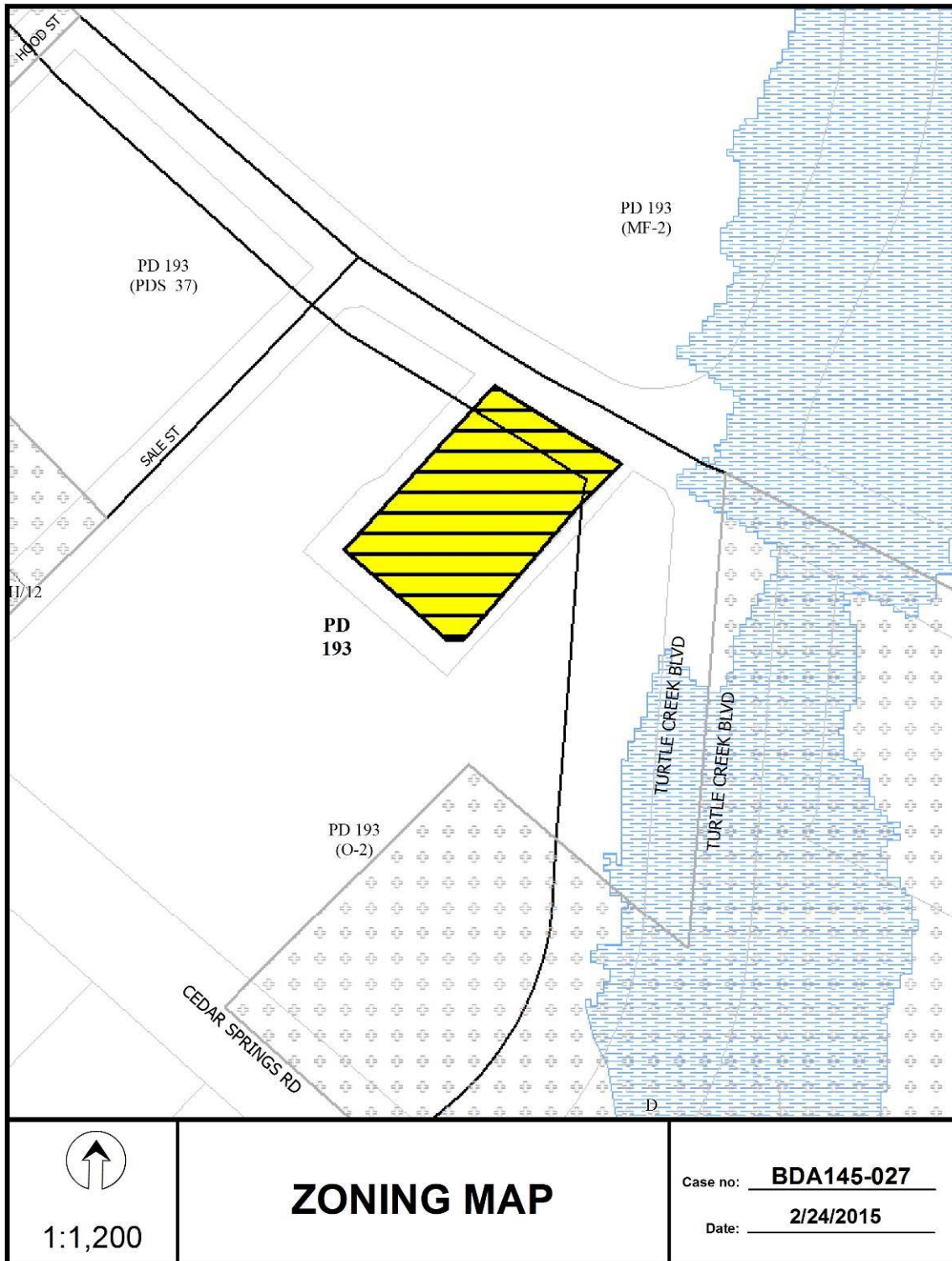
February 10, 2015: The Board Administrator shared the following information with the applicant via email:

- a copy of the application materials including the Building Official’s report on the application;
- an attachment that provided the public hearing date and panel that will consider the application; the February 25th deadline to submit additional evidence for staff to factor into their analysis; and the March 6th 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.”

February 25, 2015: The applicant submitted additional information to staff beyond what was submitted with the original application (see Attachment A).

March 3, 2015: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for March public hearings. Review team members in attendance included: the Sustainable Development and Construction Board of Adjustment Chief Planner, the Board Administrator, Building Inspection Chief Planners, the Building Inspection Senior Plans Examiners/Development Code Specialist, the City of Dallas Chief Arborist, the Sustainable Development and Construction Department Current Planner, the Sustainable Development and Construction Department Project Engineer, and the Assistant City Attorney to the Board.

No review comment sheets with comments were submitted in conjunction with this application.

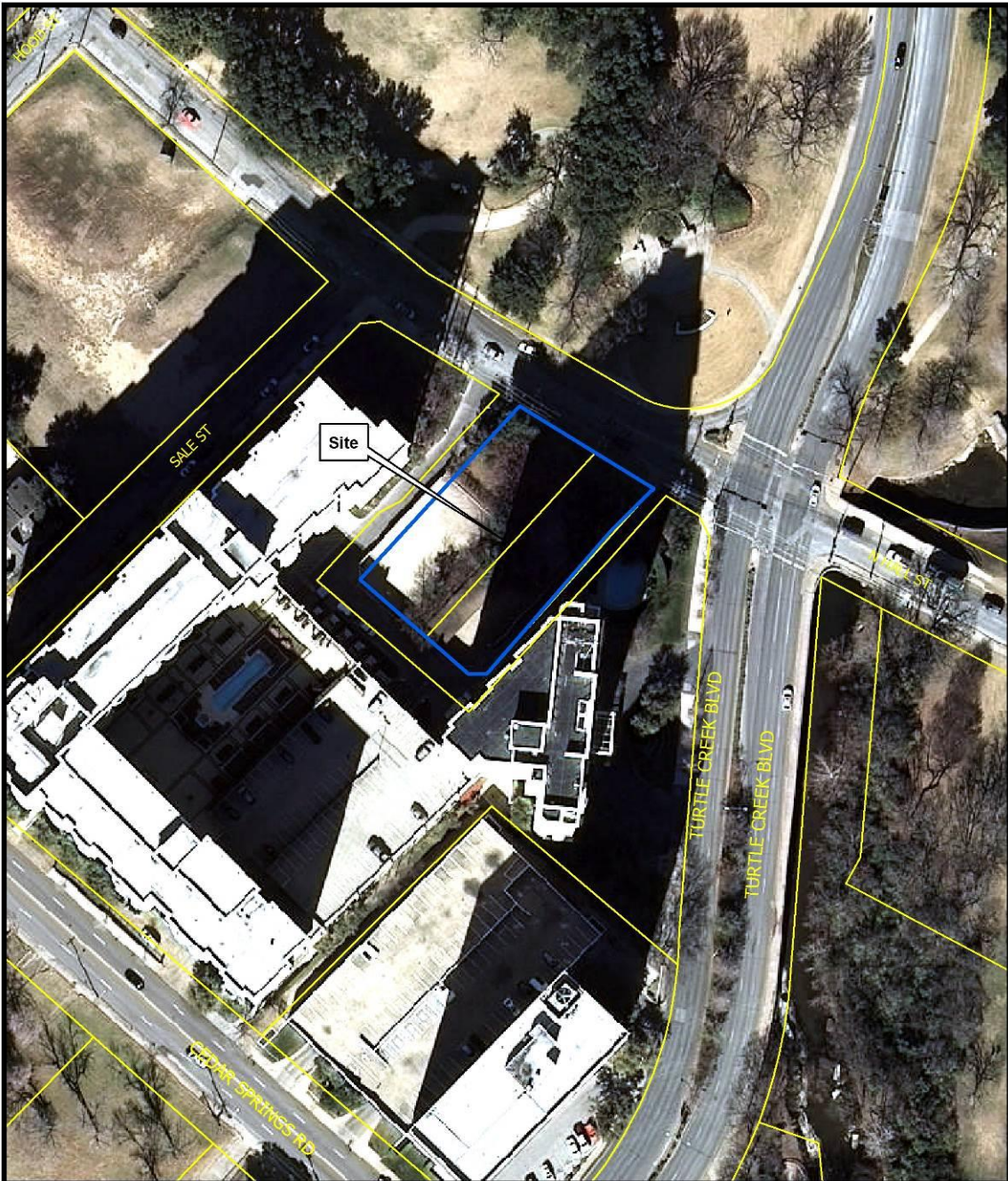


1:1,200

ZONING MAP

Case no: BDA145-027

Date: 2/24/2015



1:1,200

AERIAL MAP

Case no: BDA145-027

Date: 2/24/2015



Masterplan

Texas Land Use Consultants

BDA 145-027
Attach A
Pg 1

February 25, 2015

Steve Long
Board of Adjustment Administrator
City of Dallas
Room 5BN
Dallas City Hall

RE: BDA 145-027, 3409 Hall Street

Steve:

The above requested BDA case is for a front yard variance of 30 feet above 36 feet in height for a proposed residential development. The site is within PD 193 and is zoned an O-2 Subdistrict. The O-2 Subdistrict requires an additional front yard setback of one half of the building height, up to a maximum of 50 feet, for any portion of a building over 36 feet in height if across the street from an MF-2 Subdistrict. The site is located at 3407 and 3409 N. Hall Street and it is directly across the street from Lee Park. Hall Street in this location has a right-of-way of 50 feet; therefore the proposed building would be a minimum of 70 feet from the park across Hall Street.

The proposed development will consist of approximately 53 units in a 20 story building. The parking will be below the residential tower with a portion of the parking below grade. The site presently consists of two small lots which will have to be replatted into one lot prior to development. The combined lot will be less than one half of an acre in size (20,908.8 sf), this lot size is much smaller than any of the adjacent or area lots that are zoned O-2 or higher. The small size of the combined lot; let alone the individual lots; makes the site very difficult to develop using the allowed O-2 standards. The combined lot will have one front yard, two side yards and one rear yard. The proposed development will comply with the required side and rear yards, at the expense of the pushing the building forward into the front yard. The site is surrounded on three sides by a large residential development with tall towers less than 15 feet away from the two side yards. The rear yard faces onto the service area and parking garage of the adjacent towers. The location of the service area (dumpsters and loading) and the parking garage necessitated pushing the building forward above the proposed garage. It would not be a compatible design with residential units close to the loading and garage of the adjacent buildings.

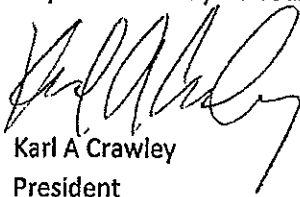
The other reason for the design to be pushed into the required front yard setback above 36 feet is the slope of the property. The curb-line of Hall Street at this location is approximately 11 feet below the back corner of the property. This drop of 11 feet in a distance of approximately 190 feet, results in a slope of 5.7%. The site is surrounded by a public alley in either a right-of-way or alley easement. This

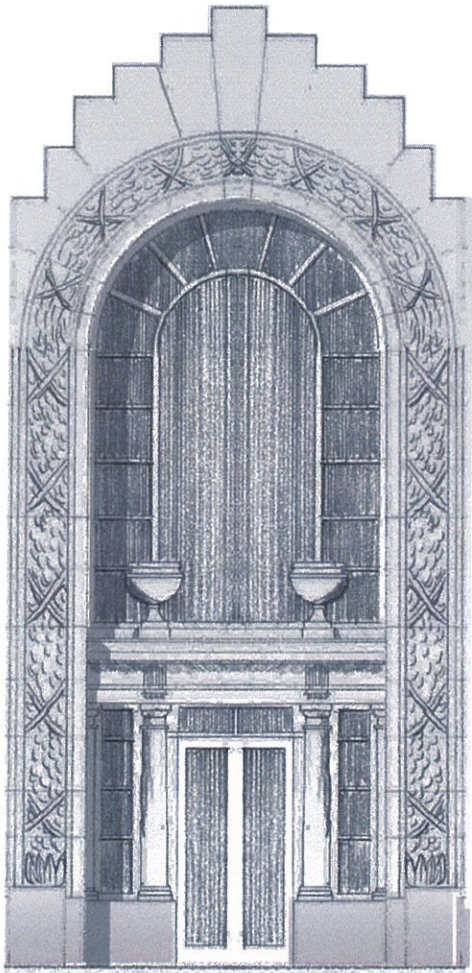


grade is established and cannot be changed; the alley serves the adjacent property. This alley will serve as the access points for the proposed development. The proposed partially underground parking must be accessed at certain points in the present alley in order to meet grade requirements for the parking garage. All of these factors require the building tower to be pushed forward. The extreme slope of the site, the small amount of land area and existing alley elevations force the design to be pushed forward into the setback.

The design of the building has also been modified in order to lessen the impact on our neighbors and to less the amount of building within the setback. As mentioned previously the neighboring buildings are very close to our site. The side yard setbacks have been complied with or increased in order to setback further from our neighbors. This allows more views forward thru the gap between the two buildings. The adjacent buildings are not pushed as far forward as this proposed building so the impact on the Hall frontage will be less impacted. Finally the amount of encroachment to the setback over 36 feet in height has been lessened by the design of our building. The building is designed such that just over half of the width of the building at the front setback is over 36 feet in height. There are terraces planned at the 36 foot height on either side of the building adjacent to our neighbors. These terraces will extend to the 50 foot setback line or further, thus affording view corridors for our neighbors toward Hall Street and Lee Park. Pushing the full width of the building back to the 50 foot setback would have blocked a considerable amount of the view for neighbors and increased the impact on them.

Overall, the site is constrained by size (small area in comparison to similar sites zoned O-2), adjacent building locations (service, dumpster and parking garage directly adjacent) and most importantly the existing grade difference on the site. All of these matters force the building design that is being presented. The design has taken into account these site constraints yet has been designed to reduce the impact on our neighbors which are in very close proximity to this site. With these constraints and design allowances taken into consideration, we are requesting a recommendation of approval of the requested front yard setback variance for the portion of the proposed building over 36 feet in height.


Karl A Crawley
President



Hall Street Entrance

FOUNTAIN PARK

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

Cheng Investments
2525 McKinney Avenue
Dallas, Texas
75201



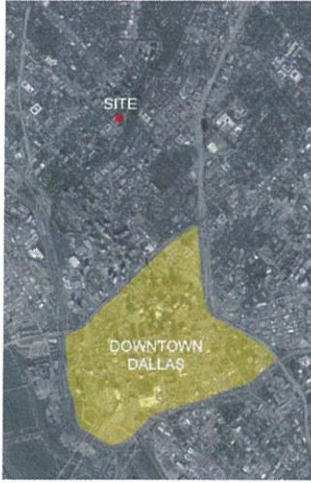
LUCIEN LAGRANGE STUDIO
29 SOUTH LASALLE STREET, SUITE 810, CHICAGO, IL 60603
P: 312.526.3002 | F: 312.265.0464 | LESSARDDSIGN.COM



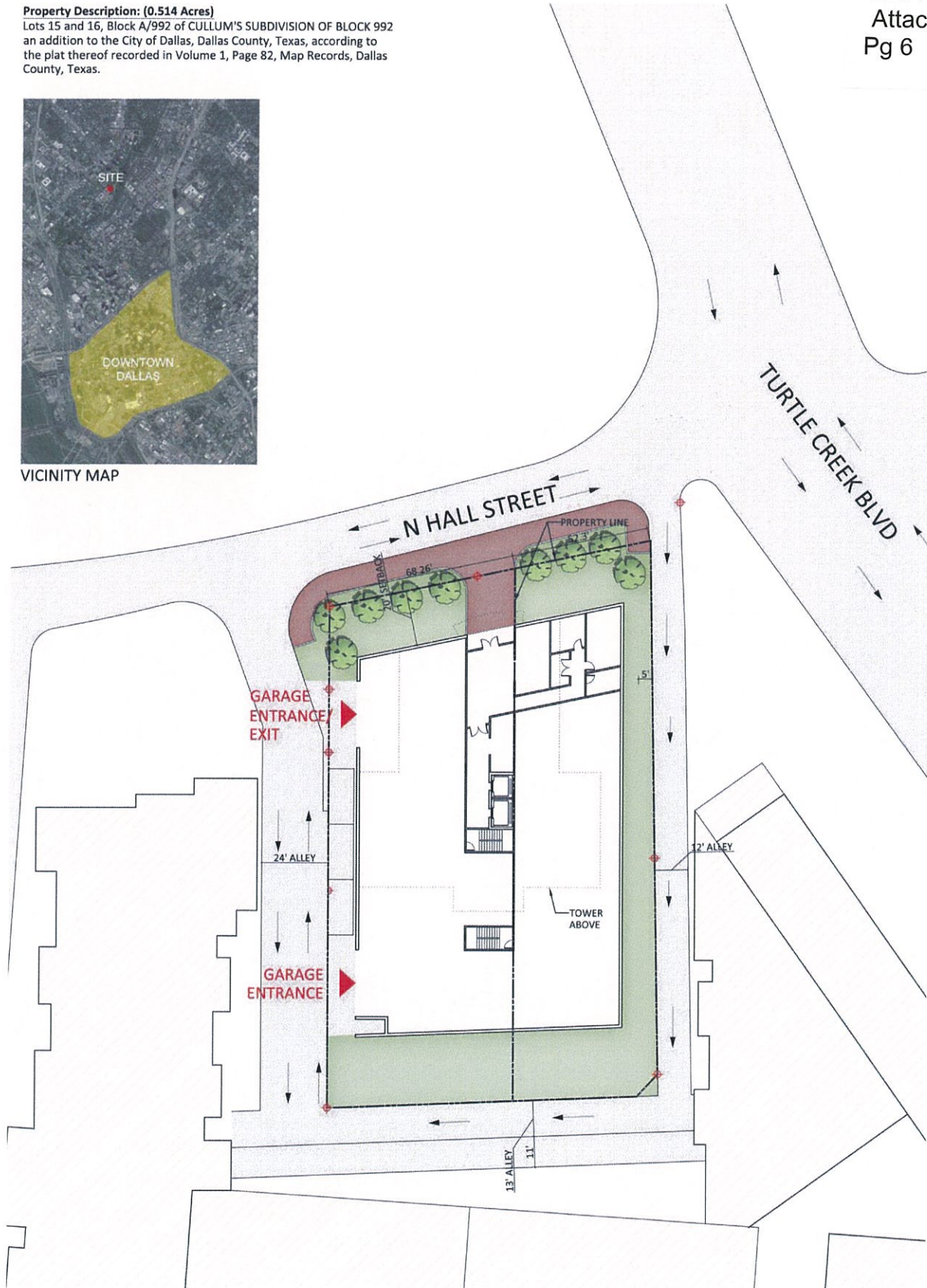
SITE: 22,397 SF
 FAR: 4.5
 ALLOWABLE FAR: 100,787 SF

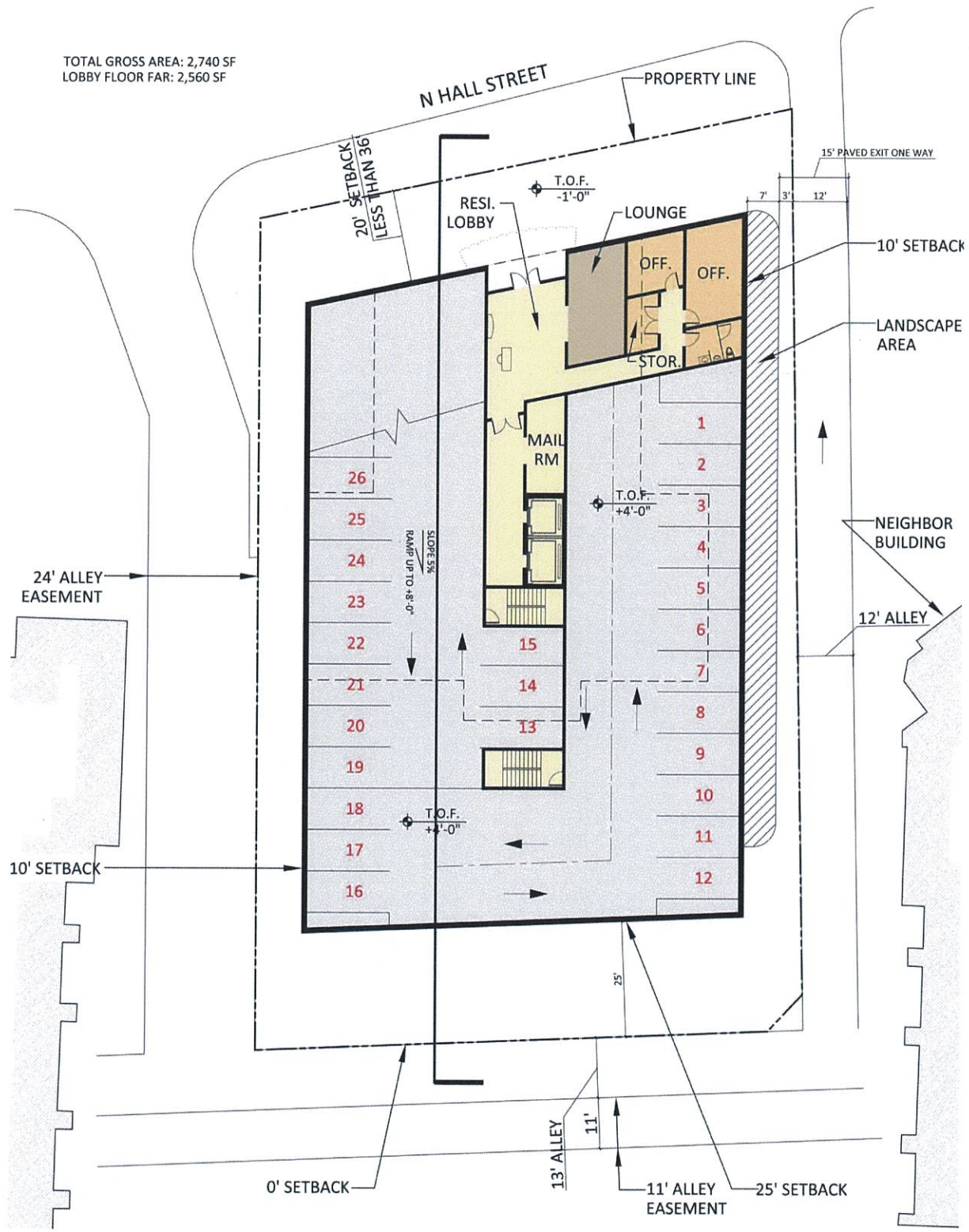
LEVELS		UNITS	RENTABLE	FAR	PARKING SPACES
GROUND		N/A		2,560 SF	
PARKING	@-1', 8', 17', 26'	N/A		N/A	82 PARKING SPACES
AMENITY:	LEVEL 1	2 UNITS	2,660 SF	6,390 SF	
4-UNIT LEVEL (X11):	LEVELS 2-11	4(11)	5,440 SF (11)	6,180 SF (11)	
2-UNIT LEVEL (X3):	LEVELS 12-15	2(3)	5,440 SF (3)	6,180 SF (3)	
PENTHOUSE:	LEVEL 16	1 UNIT	4,870 SF	5,310 SF	
		53 UNITS	83,690 SF	100,780 SF	
ALLOWABLE FAR:				100,787 SF	

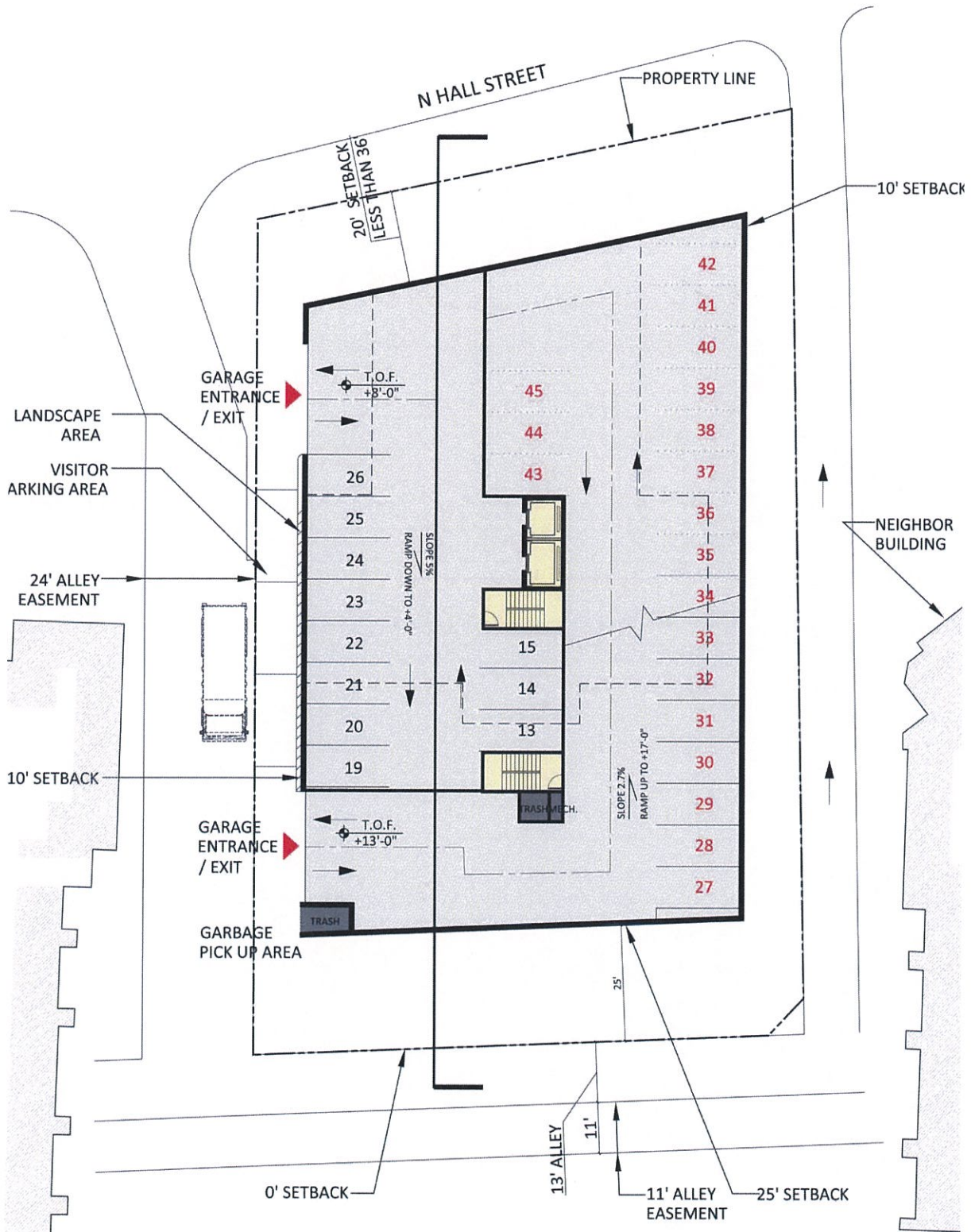
Property Description: (0.514 Acres)
 Lots 15 and 16, Block A/992 of CULLUM'S SUBDIVISION OF BLOCK 992
 an addition to the City of Dallas, Dallas County, Texas, according to
 the plat thereof recorded in Volume 1, Page 82, Map Records, Dallas
 County, Texas.

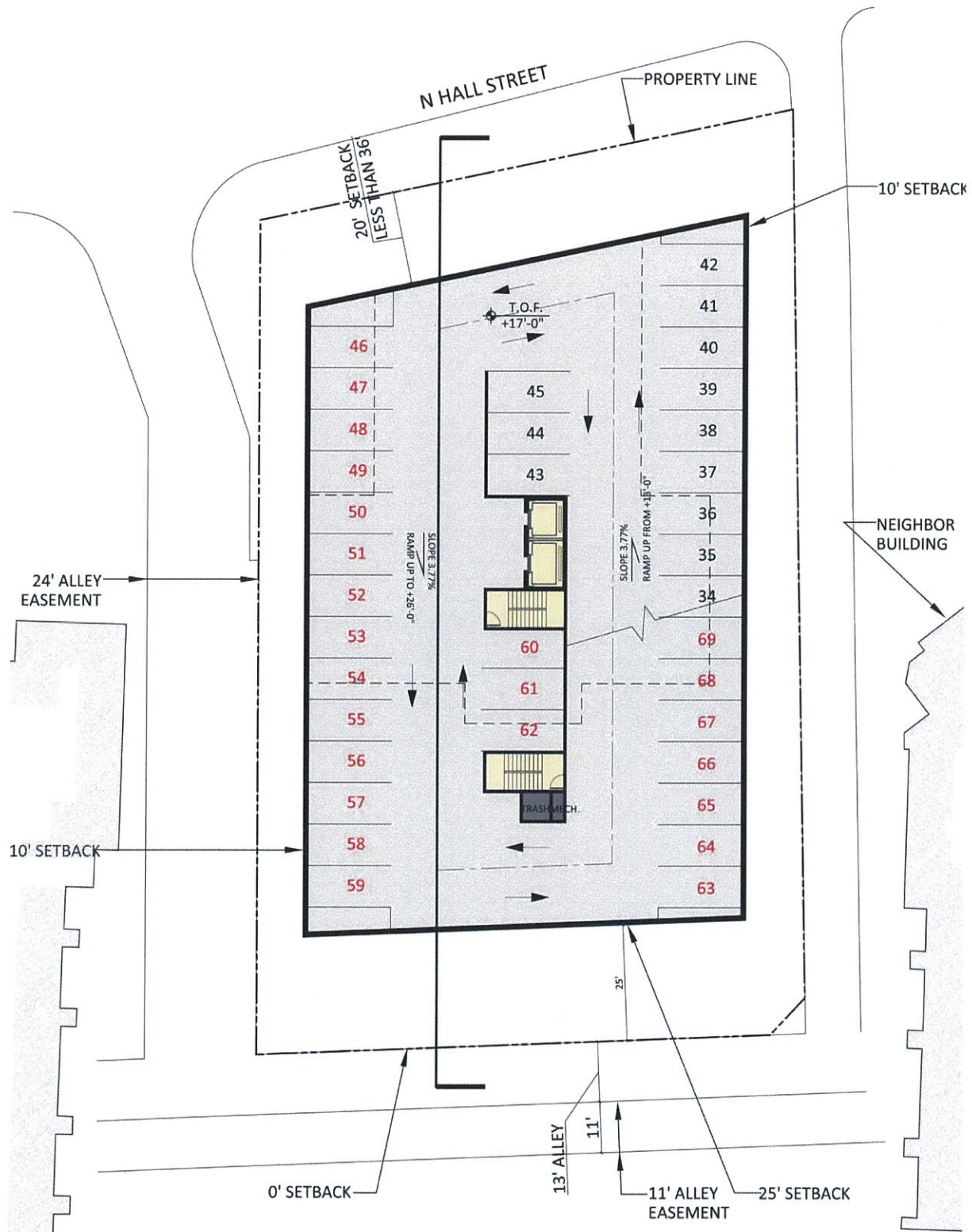


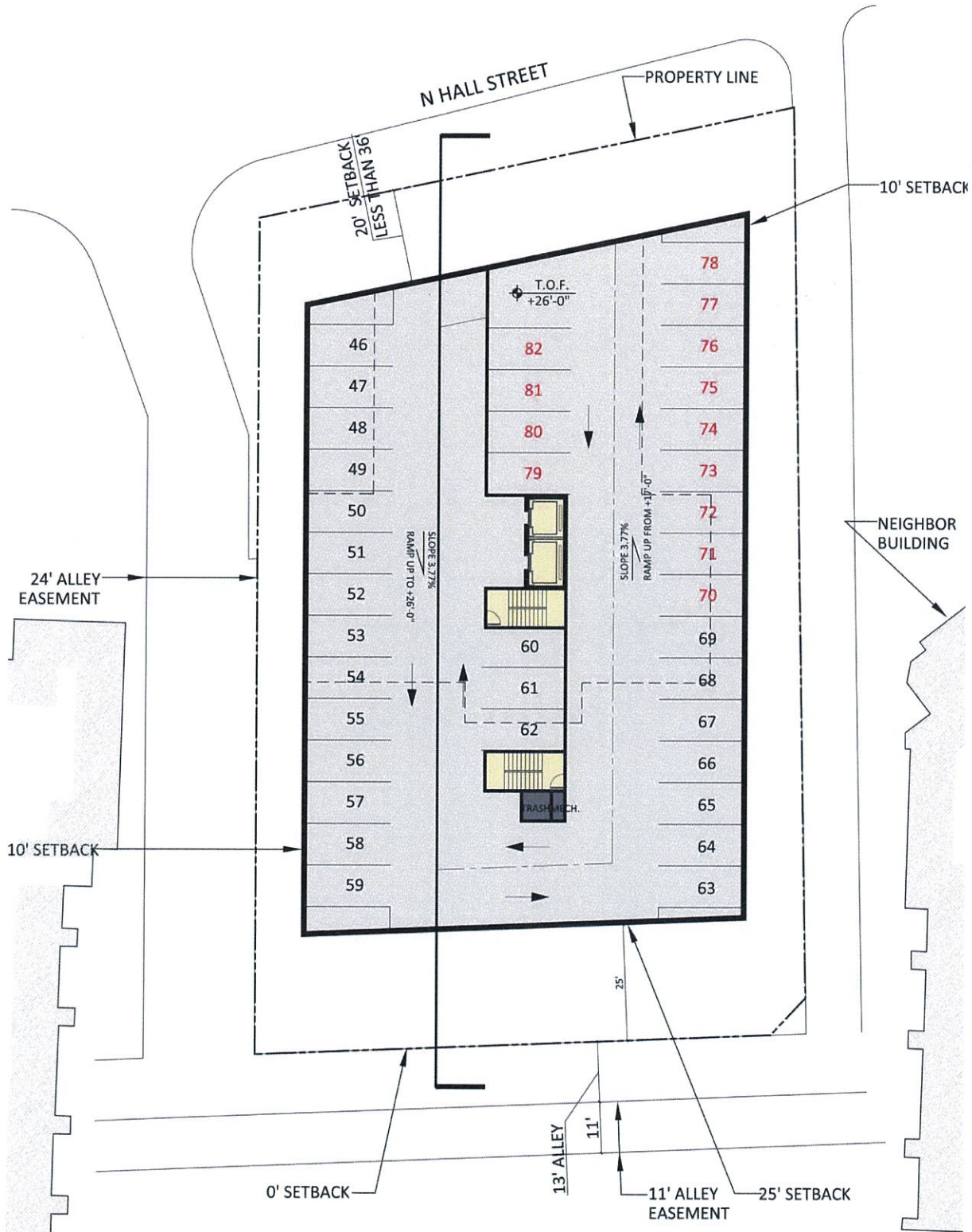
VICINITY MAP







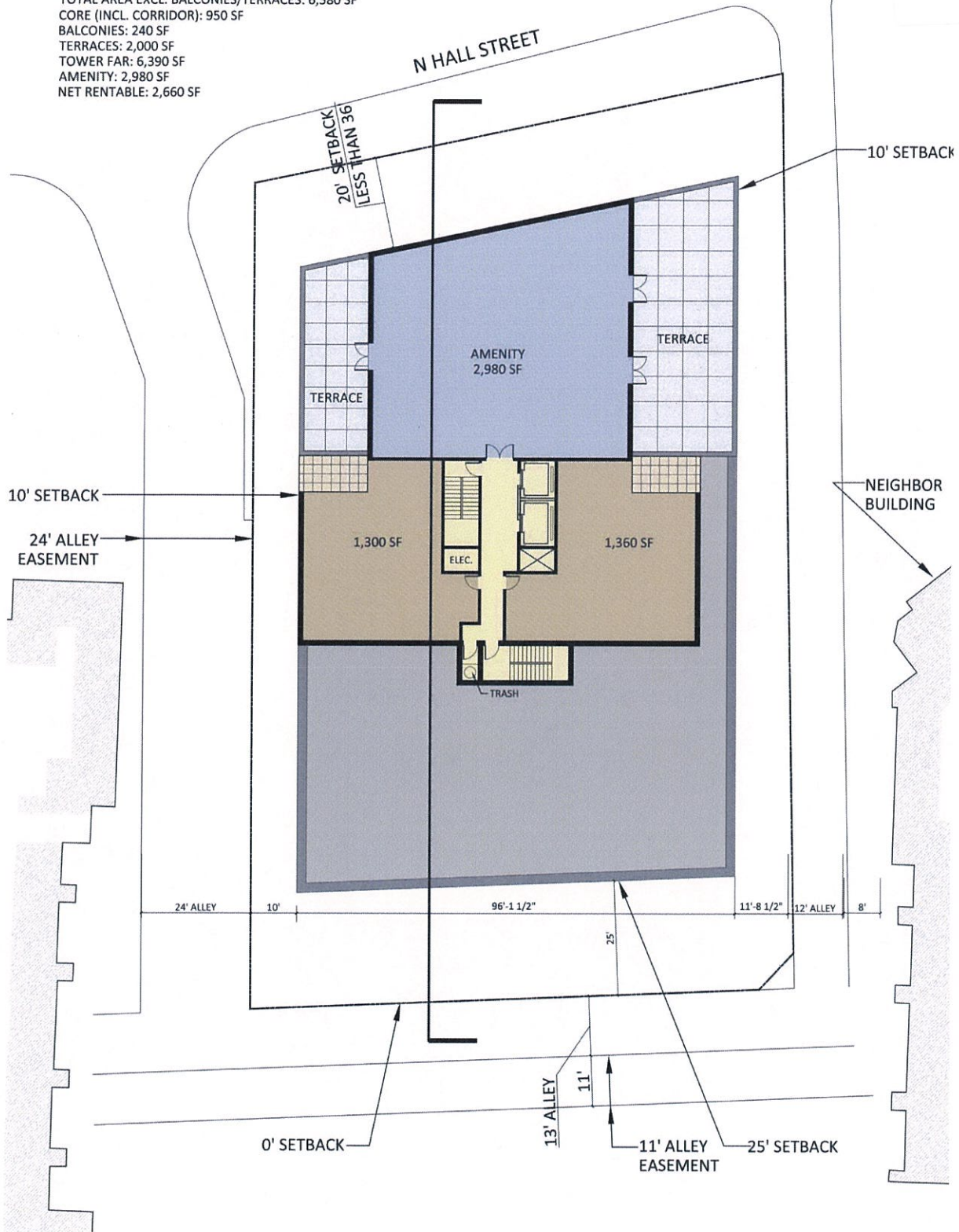




AMENITY FLOOR WITH 2 UNITS

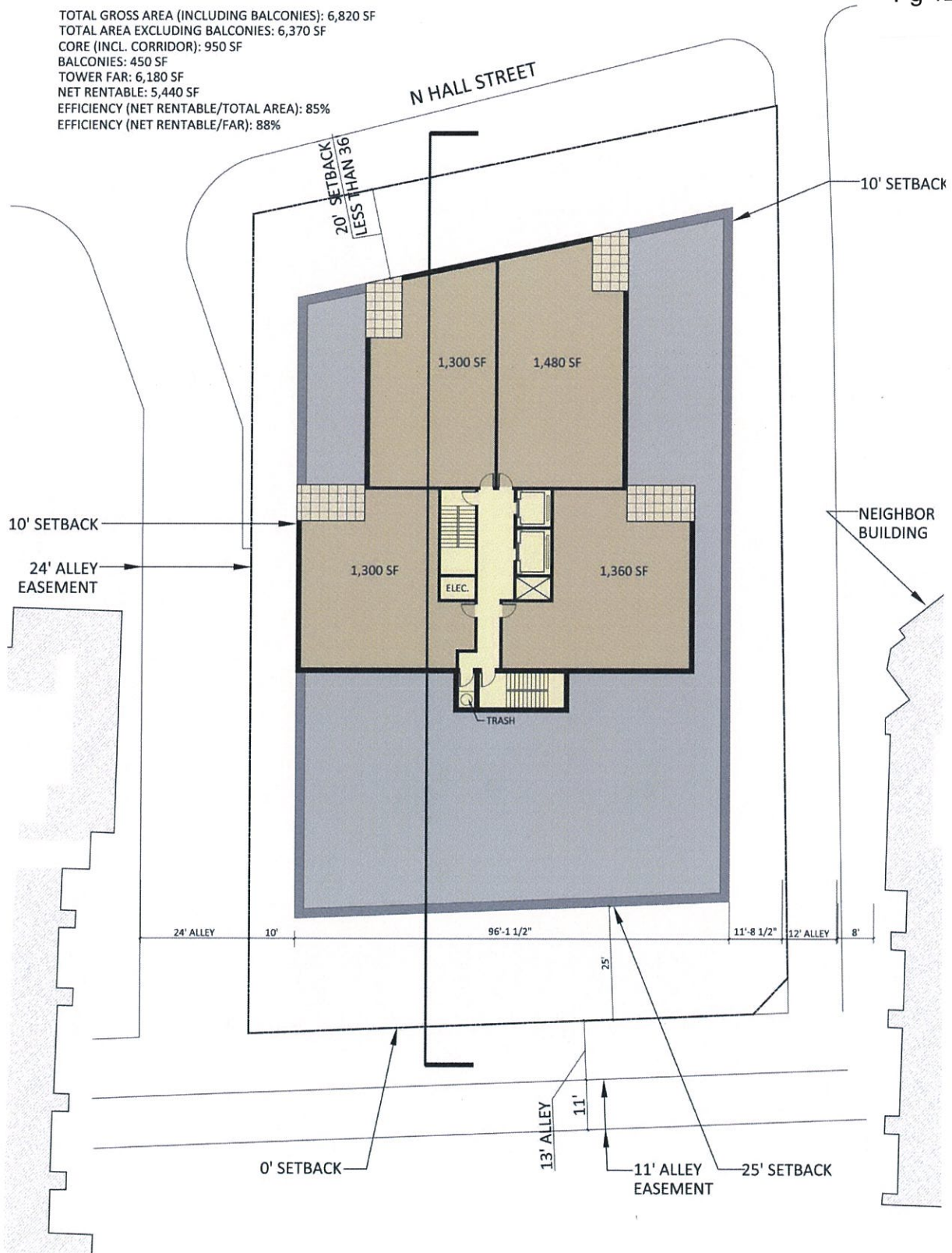
BDA 145-027
 Attach A
 Pg 11

TOTAL GROSS AREA (INCL. BALCONIES/TERRACES): 8,820 SF
 TOTAL AREA EXCL. BALCONIES/TERRACES: 6,580 SF
 CORE (INCL. CORRIDOR): 950 SF
 BALCONIES: 240 SF
 TERRACES: 2,000 SF
 TOWER FAR: 6,390 SF
 AMENITY: 2,980 SF
 NET RENTABLE: 2,660 SF



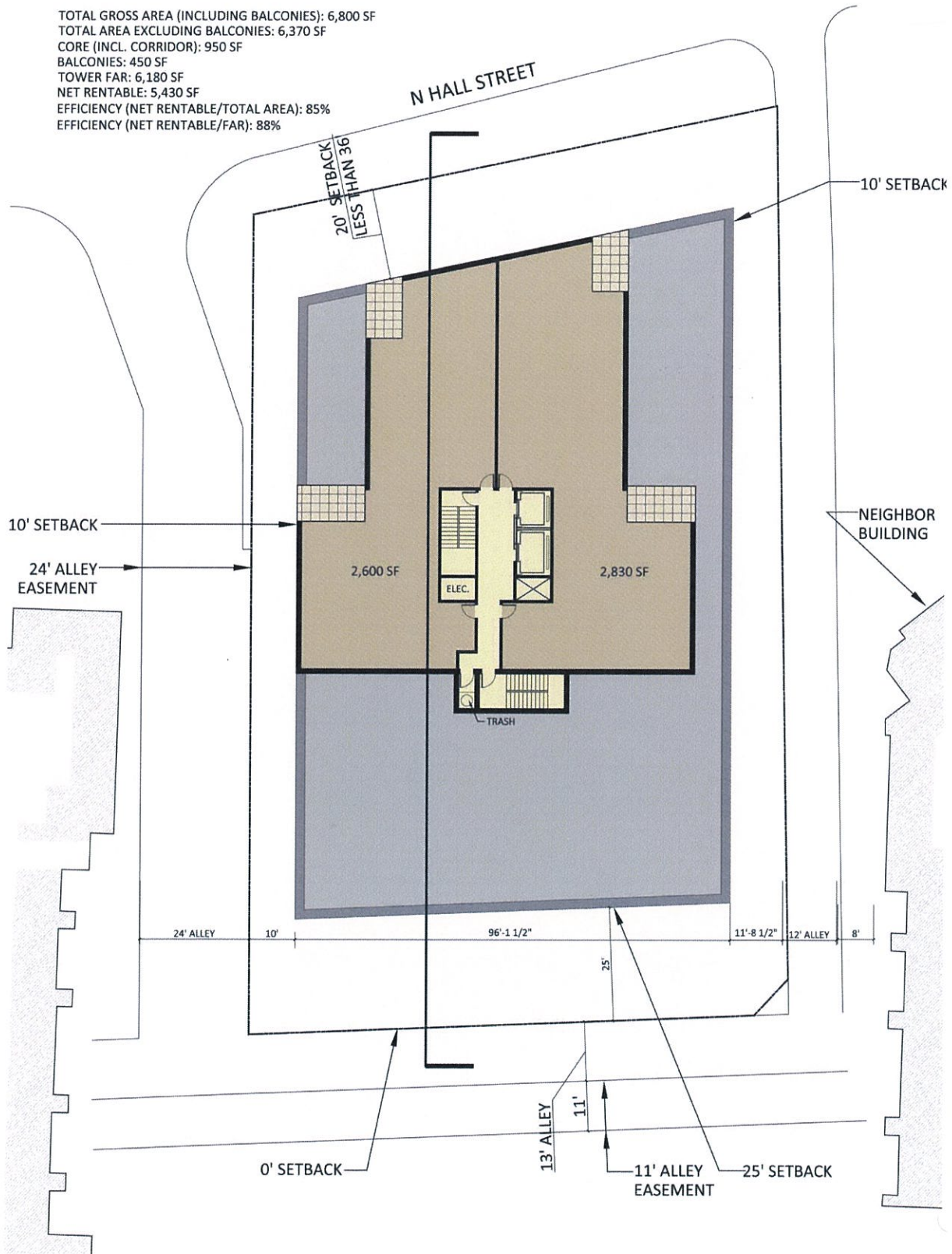
4 UNITS PER FLOOR

TOTAL GROSS AREA (INCLUDING BALCONIES): 6,820 SF
 TOTAL AREA EXCLUDING BALCONIES: 6,370 SF
 CORE (INCL. CORRIDOR): 950 SF
 BALCONIES: 450 SF
 TOWER FAR: 6,180 SF
 NET RENTABLE: 5,440 SF
 EFFICIENCY (NET RENTABLE/TOTAL AREA): 85%
 EFFICIENCY (NET RENTABLE/FAR): 88%



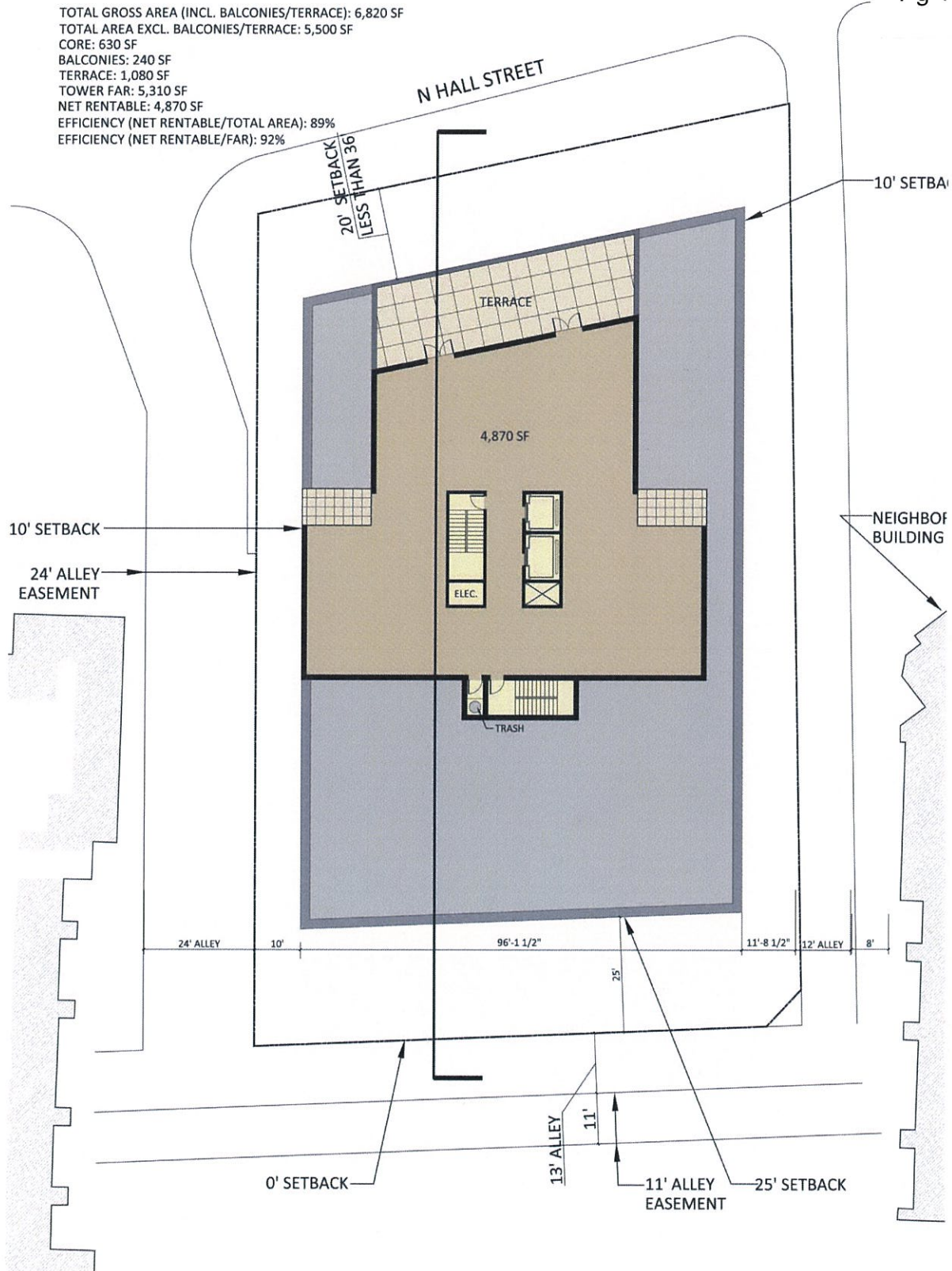
2 UNITS PER FLOOR

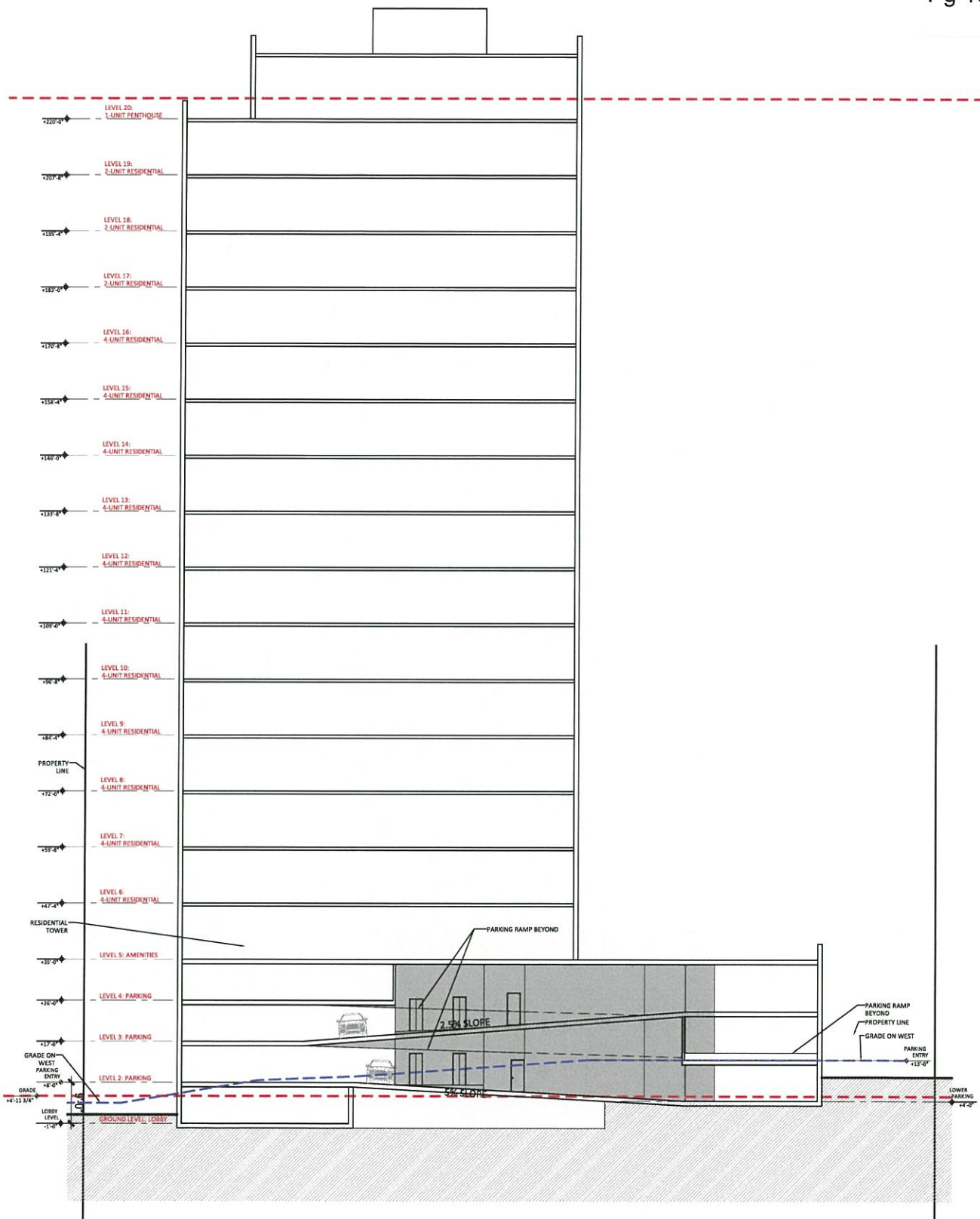
TOTAL GROSS AREA (INCLUDING BALCONIES): 6,800 SF
 TOTAL AREA EXCLUDING BALCONIES: 6,370 SF
 CORE (INCL. CORRIDOR): 950 SF
 BALCONIES: 450 SF
 TOWER FAR: 6,180 SF
 NET RENTABLE: 5,430 SF
 EFFICIENCY (NET RENTABLE/TOTAL AREA): 85%
 EFFICIENCY (NET RENTABLE/FAR): 88%

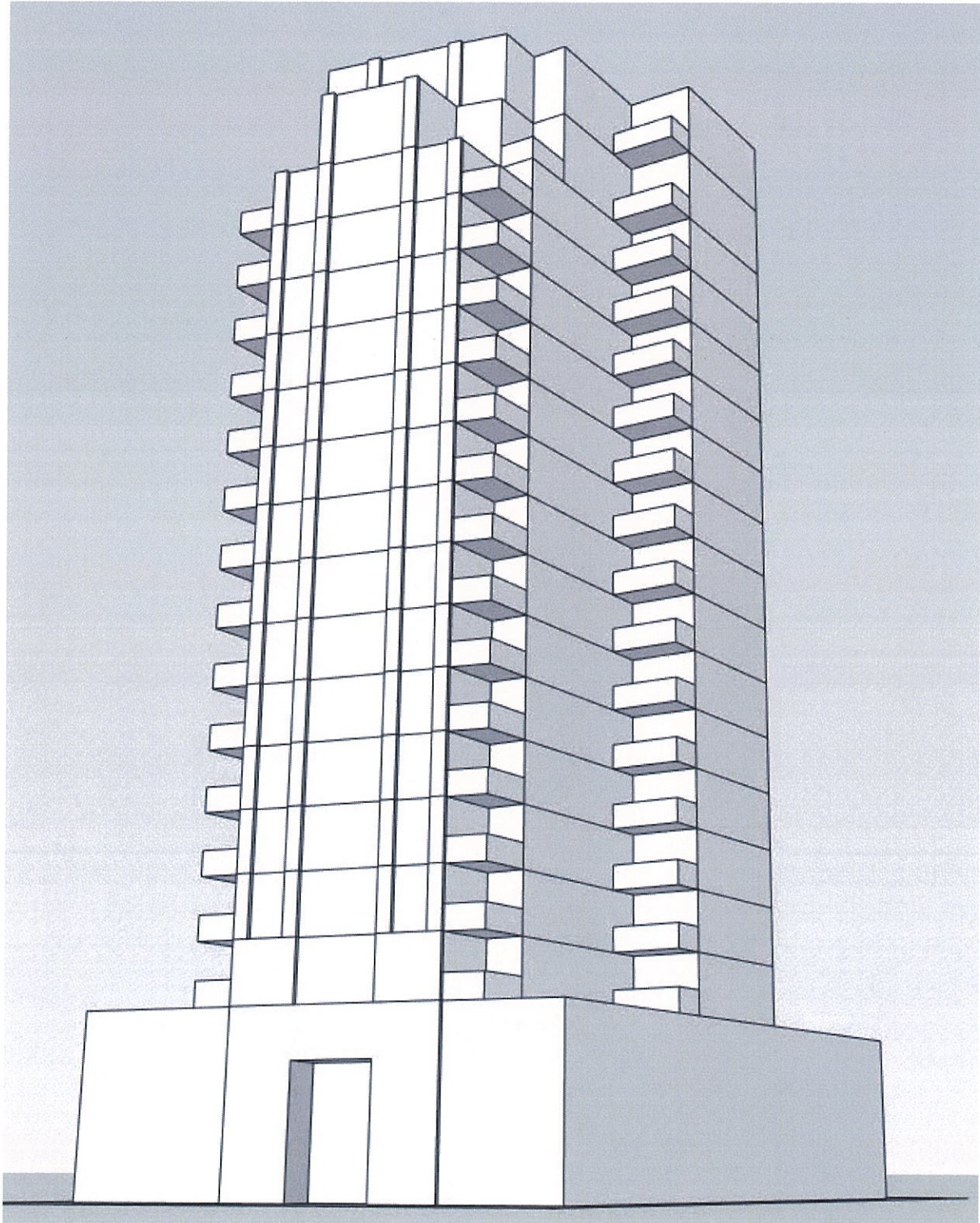


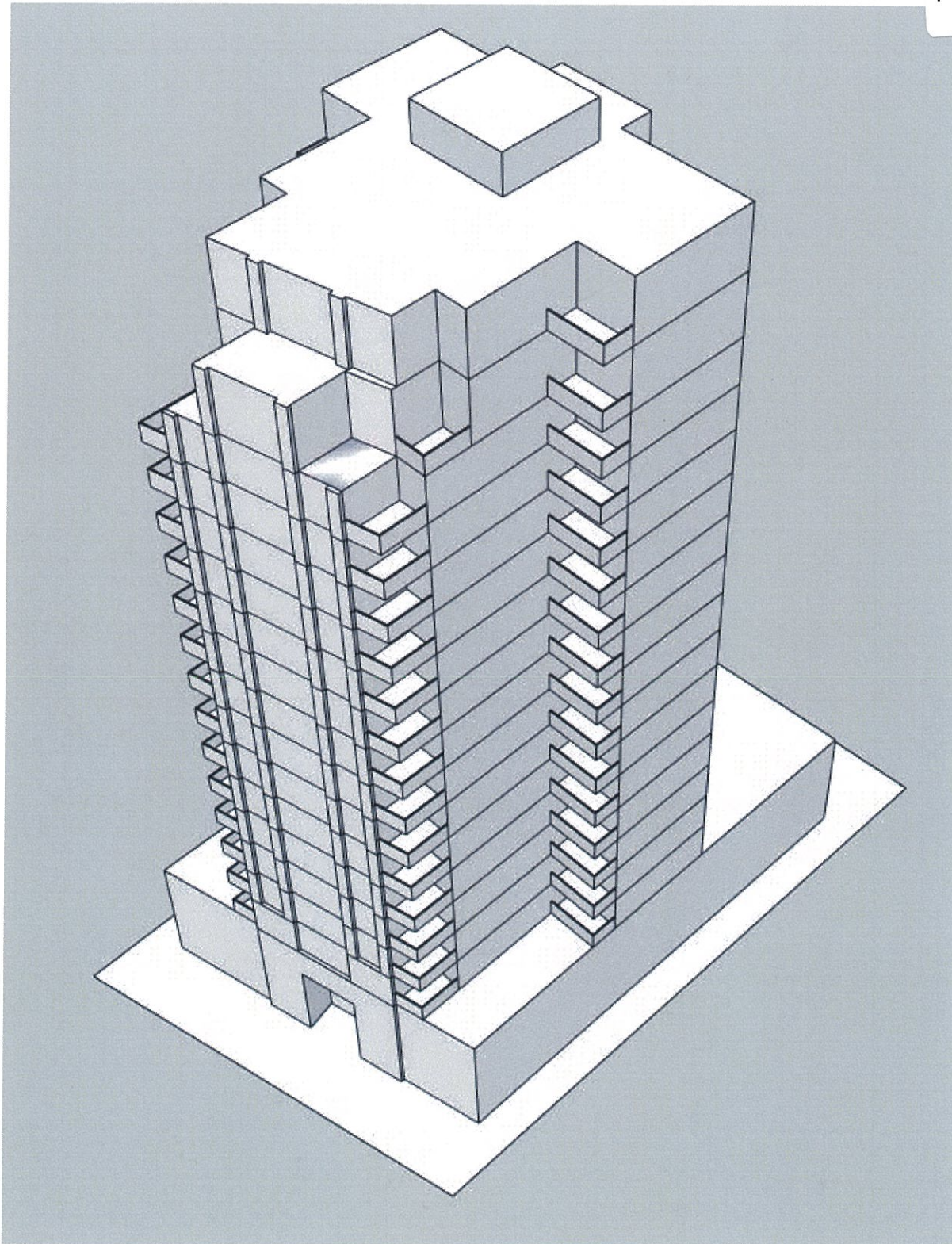
1 UNIT PER FLOOR

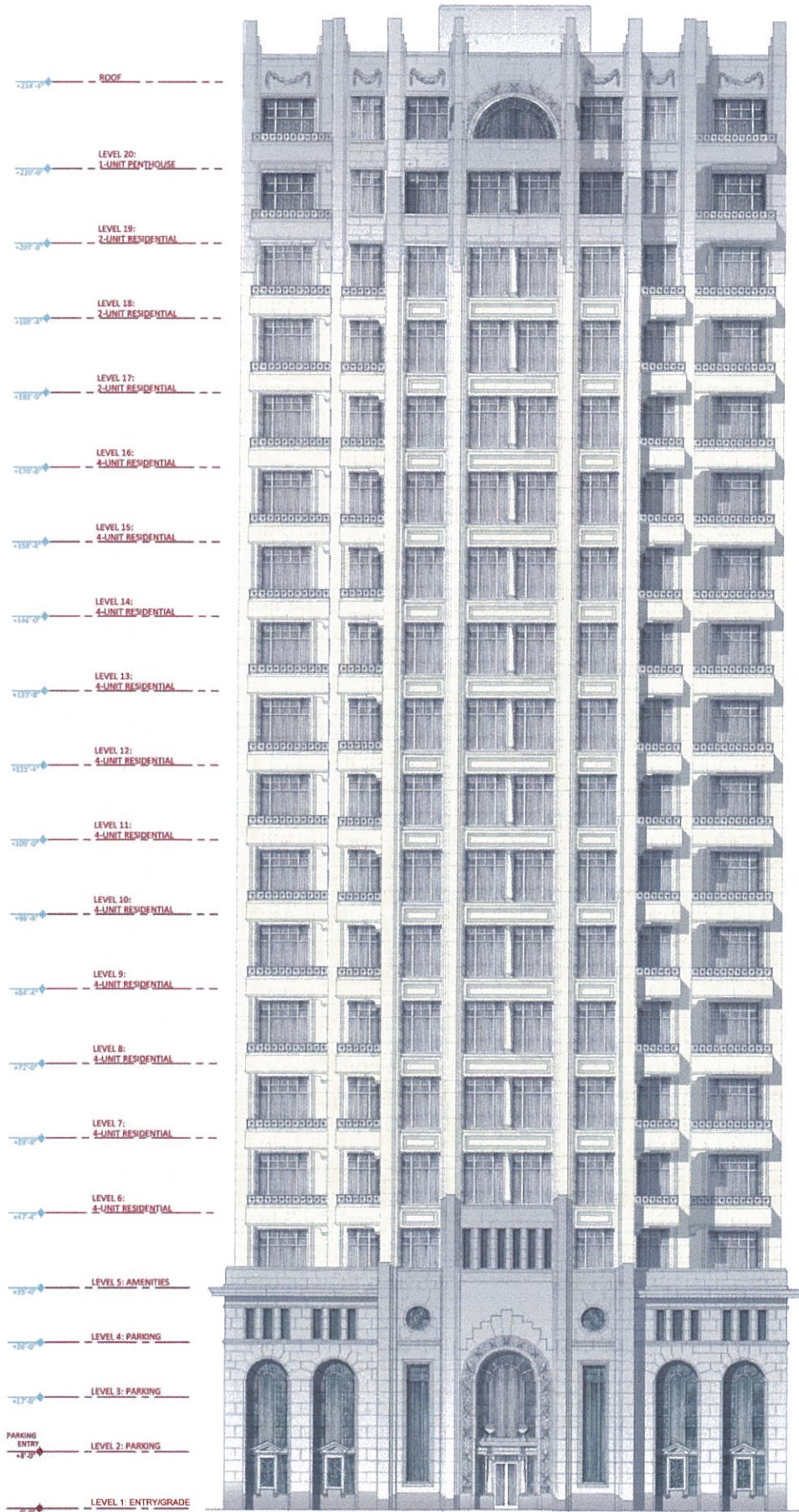
TOTAL GROSS AREA (INCL. BALCONIES/TERRACE): 6,820 SF
 TOTAL AREA EXCL. BALCONIES/TERRACE: 5,500 SF
 CORE: 630 SF
 BALCONIES: 240 SF
 TERRACE: 1,080 SF
 TOWER FAR: 5,310 SF
 NET RENTABLE: 4,870 SF
 EFFICIENCY (NET RENTABLE/TOTAL AREA): 89%
 EFFICIENCY (NET RENTABLE/FAR): 92%

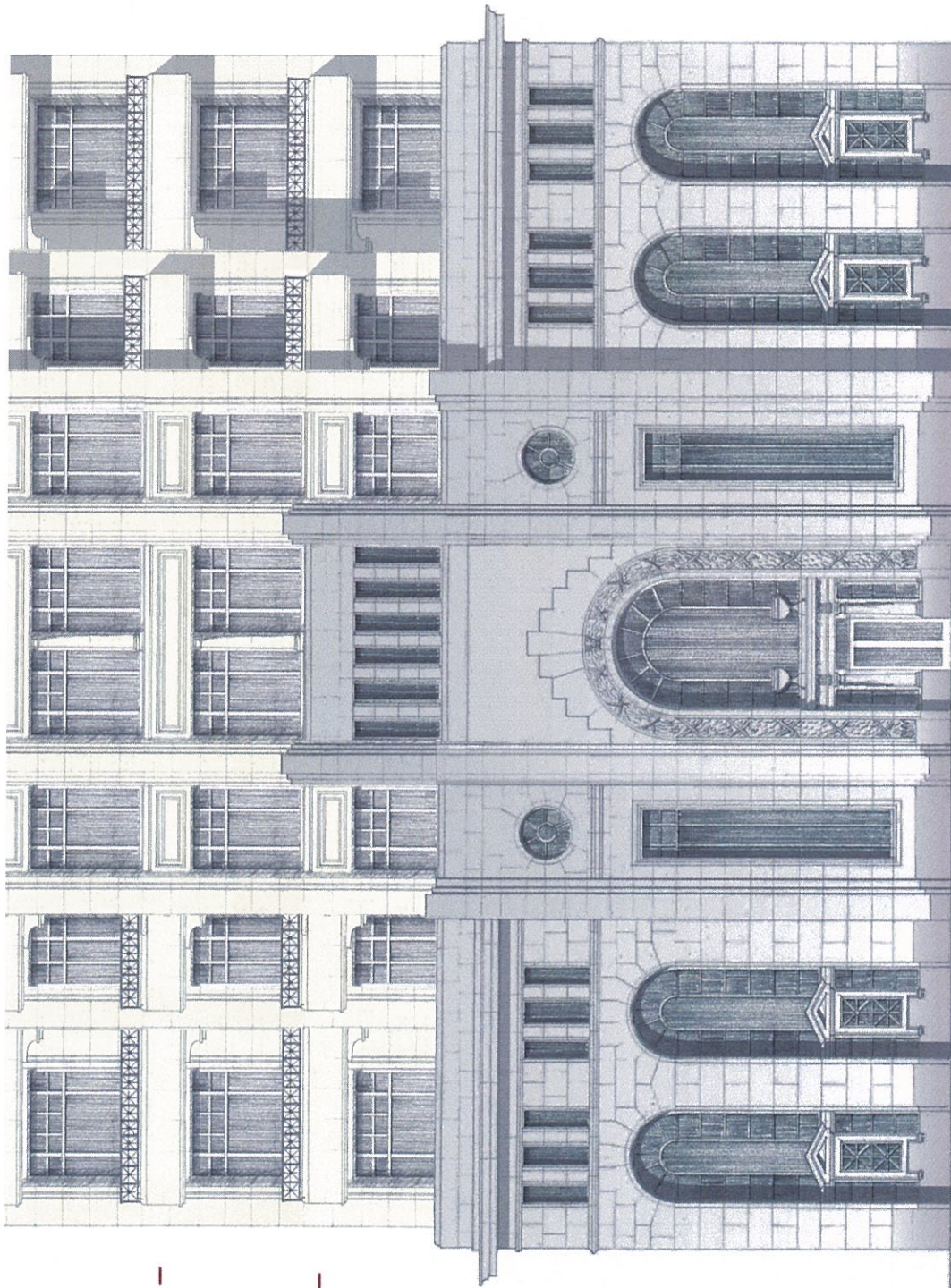








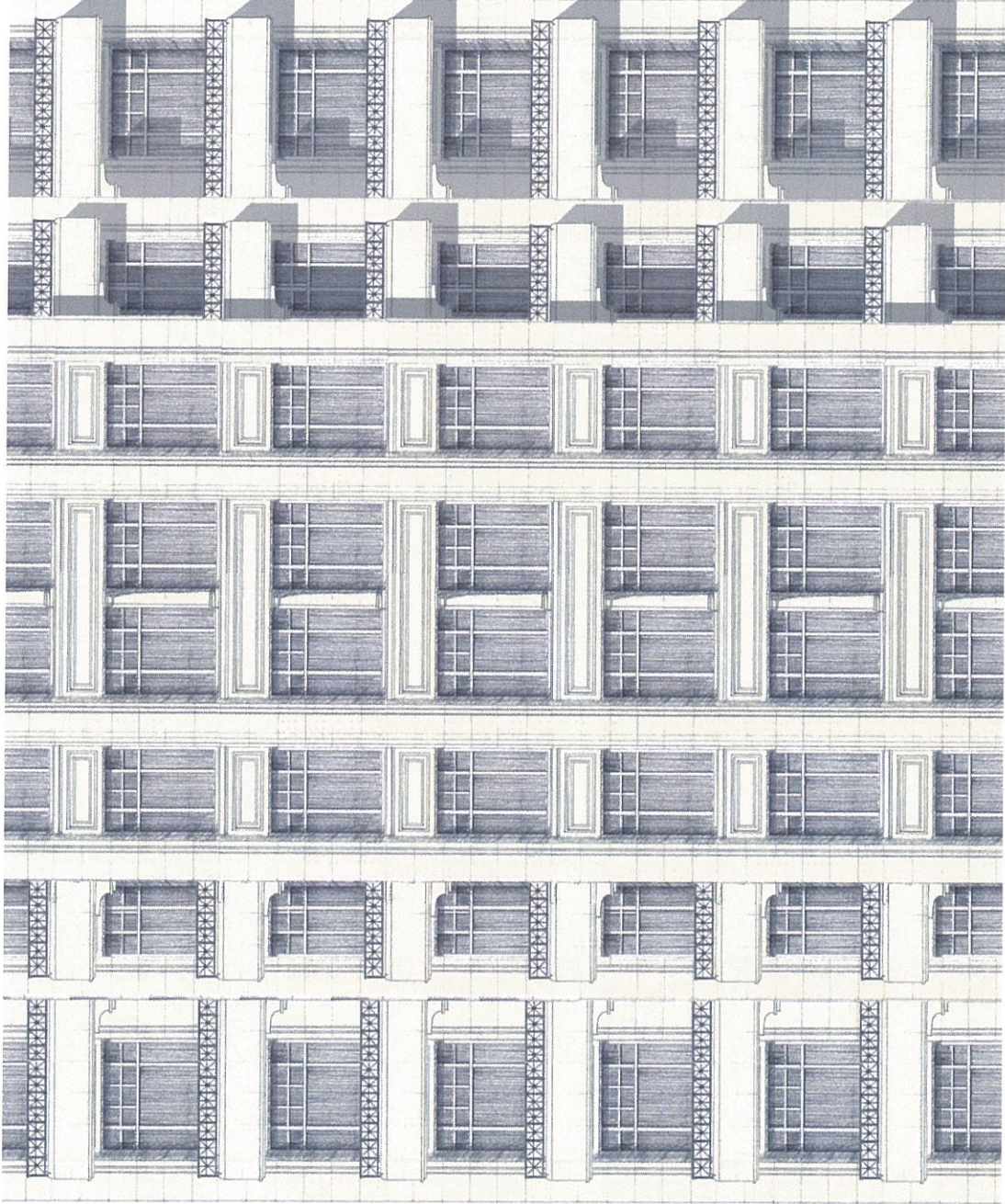




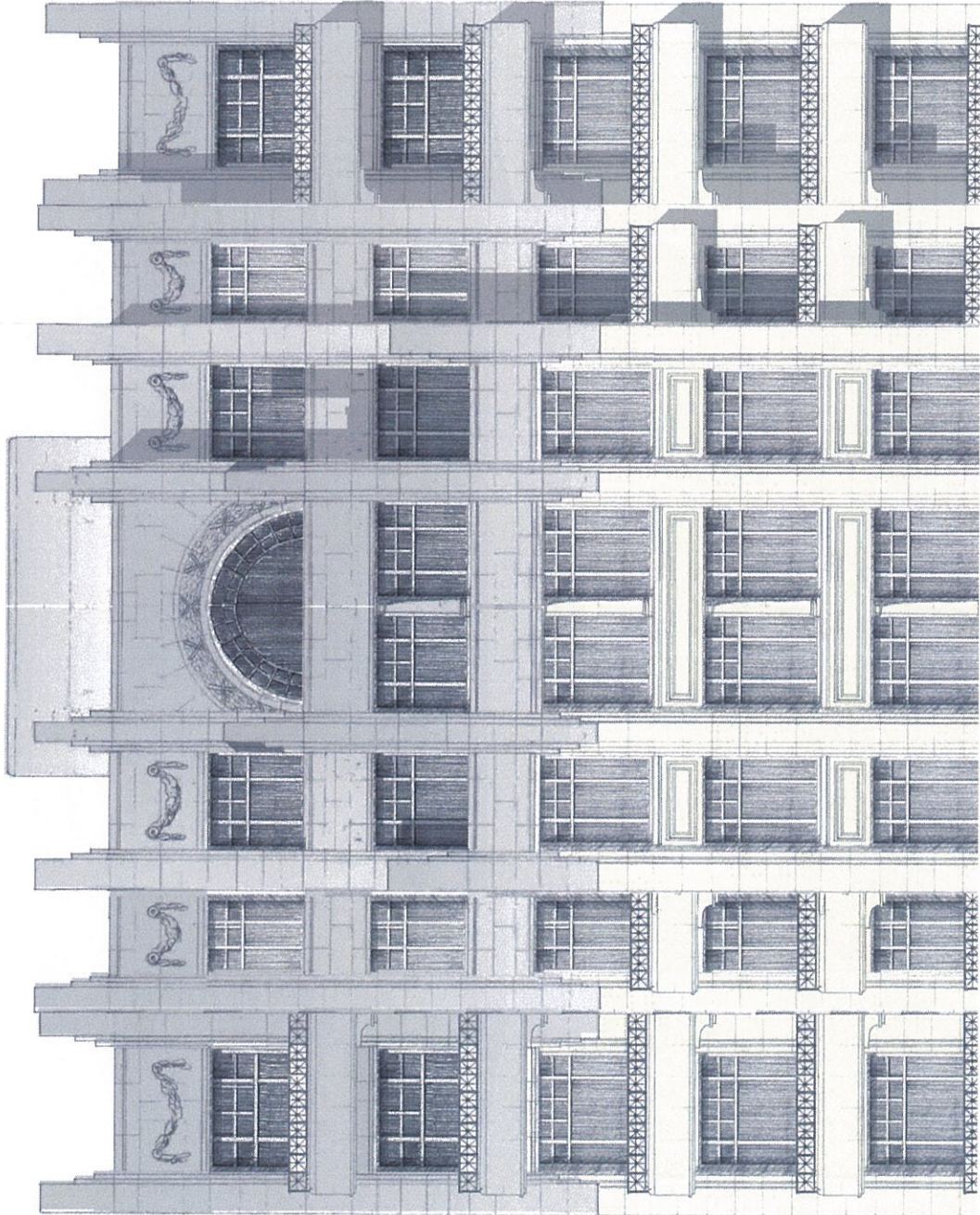
Cheng Investments
2525 McKinney Avenue
Dallas, Texas 75201
SCALE: 1:100
DEC. 19, 2014

BDA 145-02
Attach A
Pg 19

FRONT ELEVATION CONCEPT-BASE DETAIL
FOUNTAIN PARK



ELEVATION CONCEPT-TYPICAL BAY DETAIL
FOUNTAIN PARK



Cheng Investments
2525 McKinney Avenue
Dallas, Texas 75201
SCALE 1:100
DEC. 19, 2014

BDA 145-02
Attach A
Pg 21

ELEVATION CONCEPT-TYPICAL BAY DETAIL
FOUNTAIN PARK



City of Dallas

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 145-027

Data Relative to Subject Property:

Date: 12-22-14

Location address: 3407 and 3409 Hall Street Zoning District: PD 193(O-2)

Lot No.: 15A Block No.: A/992 Acreage: 0.29 ac ^{0.48 KAR} Census Tract: 6.045

Street Frontage (in Feet): 1 120.56 ft 2 _____ 3) _____ 4) _____ 5) _____

SW 22

To the Honorable Board of Adjustment:

Owner of Property/or Principal George Poston

Applicant: Karl A Crawley, Masterplan Telephone: 214 761 9197

Mailing Address 900 Jackson St, Ste 640 Dallas TX Zip Code: 75202

Represented by: Same as applicant Telephone: _____

Mailing Address: _____ Zip Code: _____

Affirm that a request has been made for a Variance X, or Special Exception _____, of _____
Front setback
Front yard setback variance of 30 feet above 36 feet in height

Application is now made to the Honorable Board of Adjustment, in accordance with the provisions of the Dallas Development Code, to grant the described request for the following reason: Size of the lot creates a property hardship

Note to Applicant: If the relief requested in this application is granted by the Board of Adjustment, said permit must be applied for within 180 days of the date of the final action of the Board, unless the Board specifically grants a longer period.

Respectfully submitted: Karl A Crawley Applicant's name printed [Signature] Applicant's signature

Affidavit

Before me the undersigned on this day personally appeared Karl A CRAWLEY who on (his/her) oath certifies that the above statements are true and correct to his best knowledge and that he is the owner/or principal/or authorized representative of the subject property.

Affiant (Applicant's signature)

Subscribed and sworn to before me this 10 day of December, 2014

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



MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT

Date of Hearing _____

Appeal was--Granted OR Denied

Remarks _____

Chairman

Building Official's Report

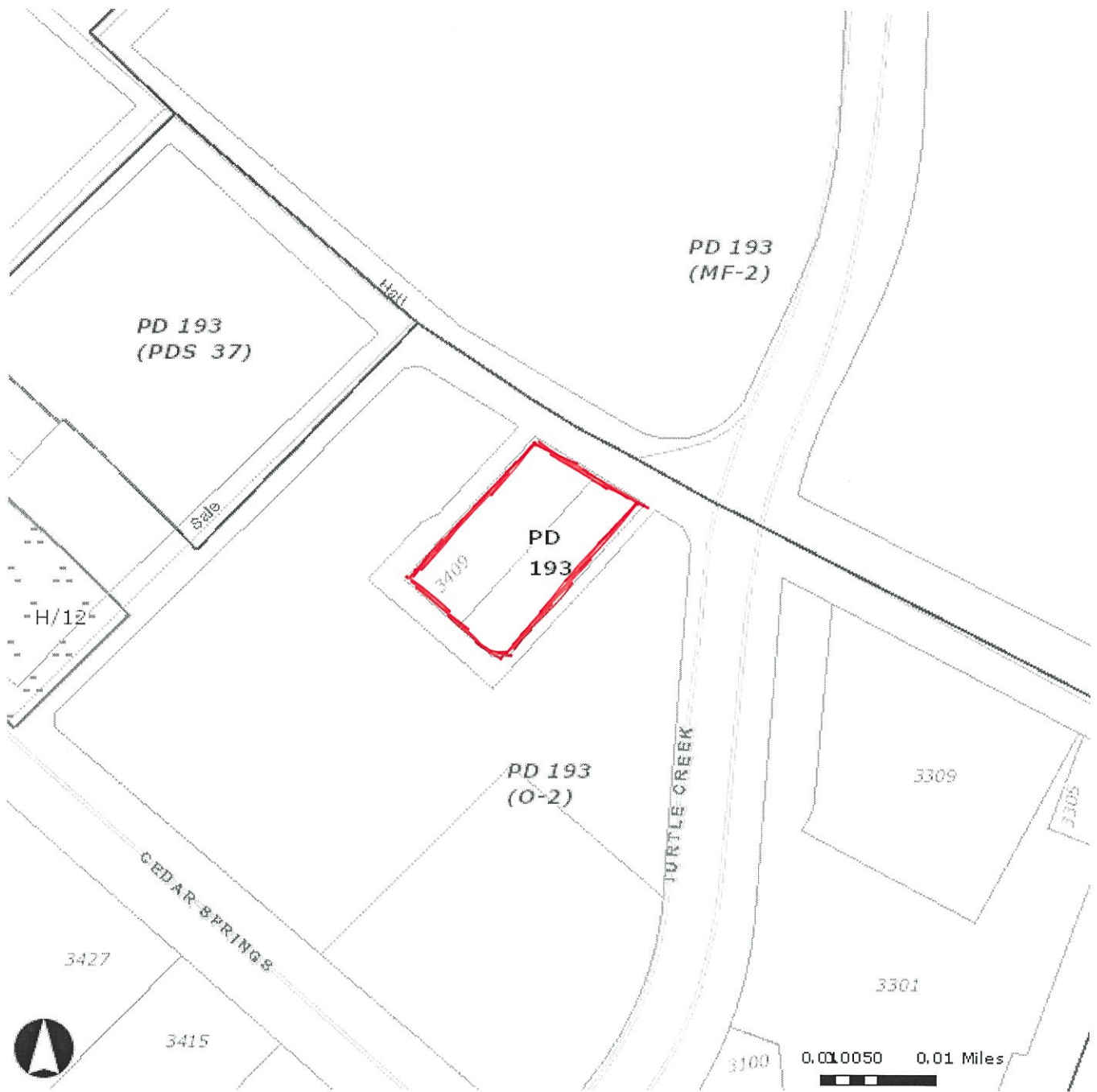
I hereby certify that Karl A. Crawley

did submit a request for a variance to the front yard setback regulations
at 3409 N. Hall Street

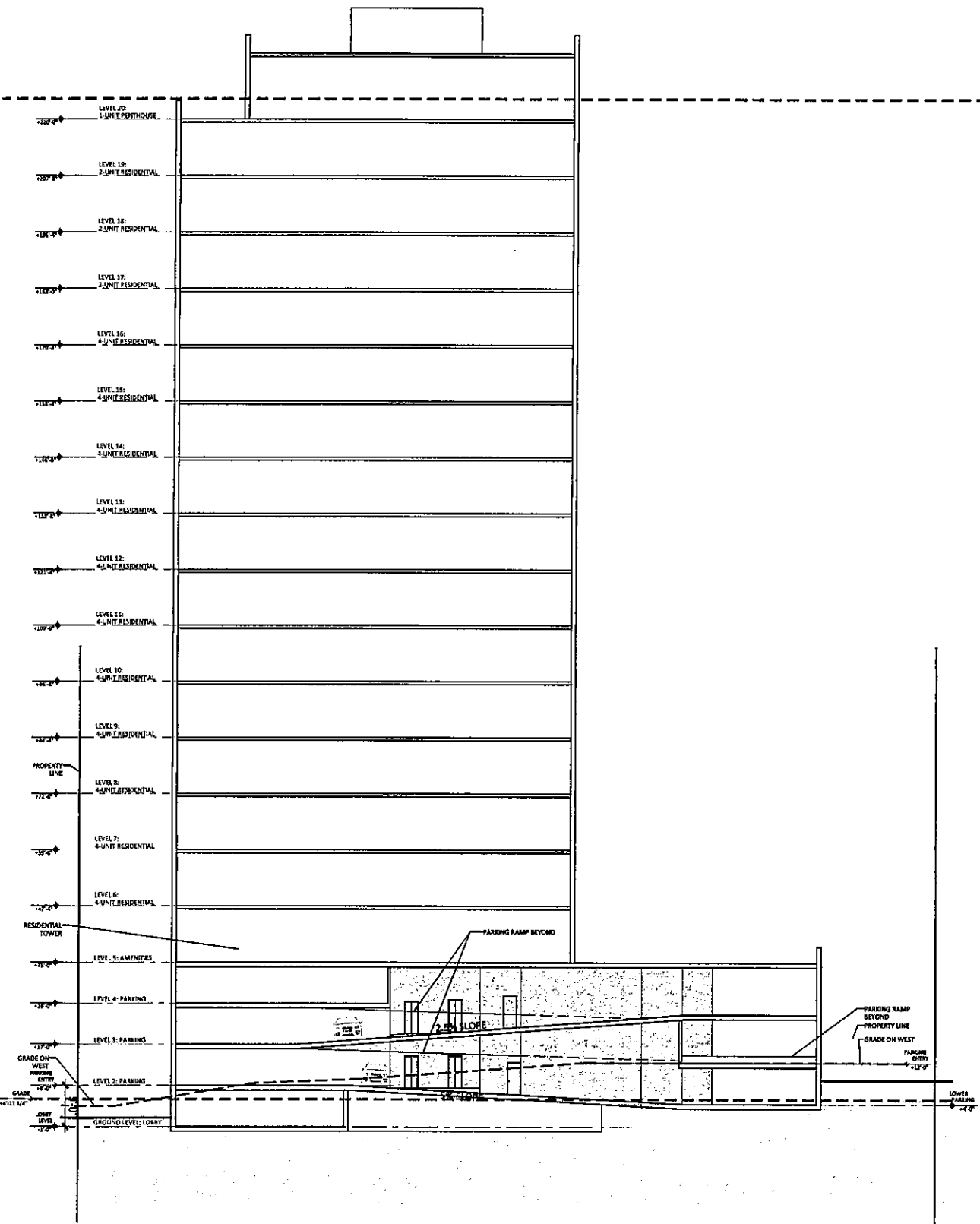
BDA145-027. Application of Karl A. Crawley for a variance to the front yard setback regulations at 3409 N. Hall Street. This property is more fully described as Lot 15A, Block A/922, and is zoned PD193 (O-2), which requires a front yard setback of 20 feet and an additional setback required for the portion of the building that is perpendicularly across from an MF-2 subdistrict; and exceeds 36 feet in height, equal to one-half the height of the portion of the building that exceeds 36 feet in height, up to a maximum total setback of 50 feet. The applicant proposes to construct a nonresidential structure and provide a 20 foot front yard setback, which will require a 30 foot variance to the front yard setback regulation.

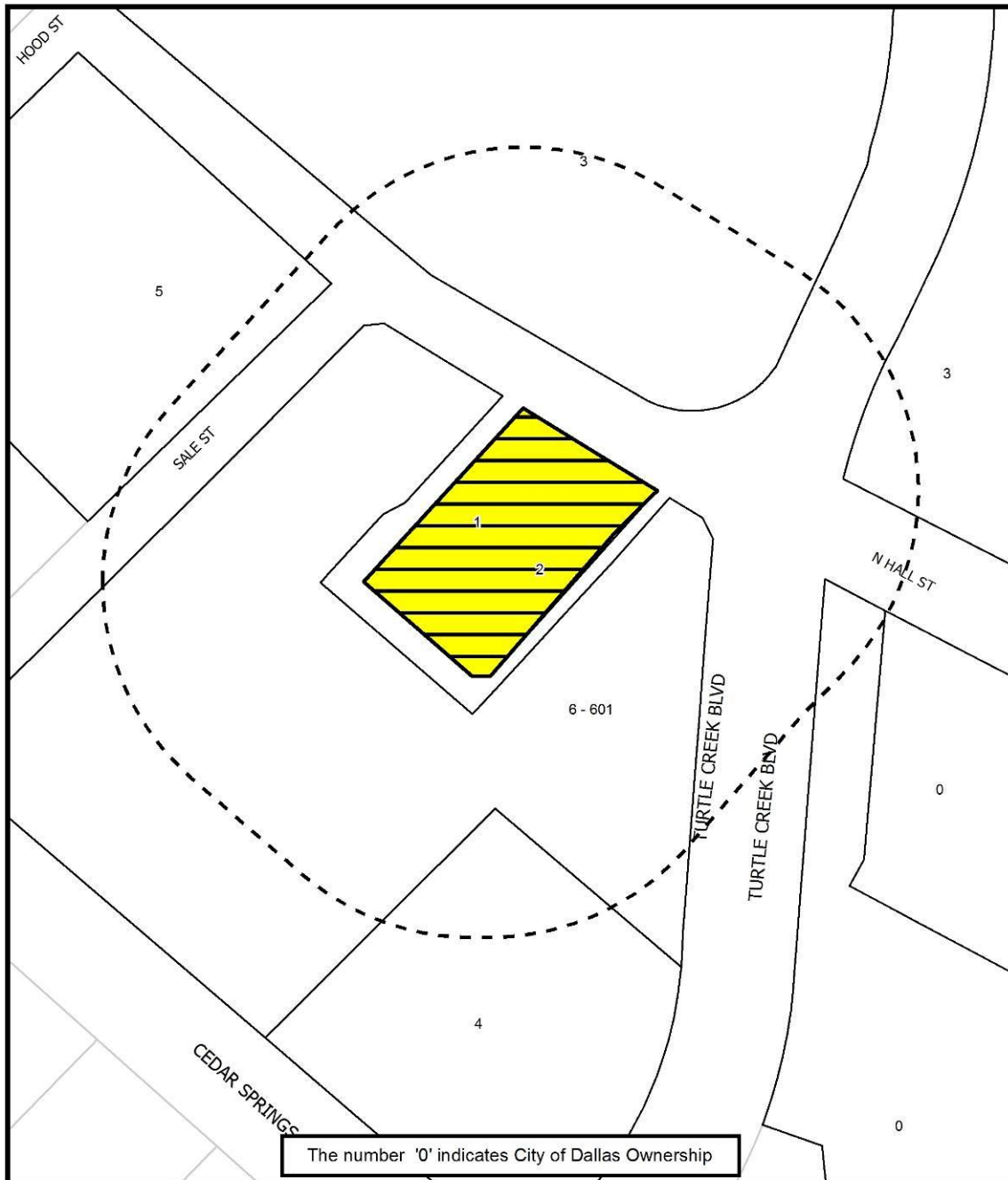
Sincerely,


Larry Holmes, Building Official



KAC





 1:1,200	NOTIFICATION		Case no: BDA145-027
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">601</div> NUMBER OF PROPERTY OWNERS NOTIFIED		Date: 2/24/2015

Notification List of Property Owners

BDA145-027

601 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3409 HALL ST	GEORGE POSTON
2	3407 HALL ST	POSTON GEORGE
3	3400 TURTLE CREEK BLVD	DALLAS CITY OF
4	3131 TURTLE CREEK BLVD	TCT HOLDING COMPANY
5	3535 HALL ST	3535 N HALL ST LLC
6	3225 TURTLE CREEK BLVD	SCOTT EDWARD MANAGEMENT TRUST THE
7	3225 TURTLE CREEK BLVD	PORTER HAZEL
8	3225 TURTLE CREEK BLVD	T F W MANAGEMENT INC
9	3225 TURTLE CREEK BLVD	COONER REBECCA
10	3225 TURTLE CREEK BLVD	COUCH ZACHARY
11	3225 TURTLE CREEK BLVD	KIRKPATRICK EMILY A
12	3225 TURTLE CREEK BLVD	LOMBARDO PEDRO A
13	3225 TURTLE CREEK BLVD	JACOBOWSKI THOMAS J &
14	3225 TURTLE CREEK BLVD	MICHAEL RICKY
15	3225 TURTLE CREEK BLVD	BATLLE FRANCISCO J
16	3225 TURTLE CREEK BLVD	DELGADO GLORIA TATIS &
17	3225 TURTLE CREEK BLVD	GILBERT FRANCES M
18	3225 TURTLE CREEK BLVD	SINCLAIR MARGARET TRUSTEE
19	3225 TURTLE CREEK BLVD	HEARN JUSTIN
20	3225 TURTLE CREEK BLVD	ROST DAVID B & JENNIFER L
21	3225 TURTLE CREEK BLVD	MATHEW NEIL G
22	3225 TURTLE CREEK BLVD	MEWHIRTER MATTHEW
23	3225 TURTLE CREEK BLVD	SHIR SOLMAZ
24	3225 TURTLE CREEK BLVD	NOVAKOWSKI JOY
25	3225 TURTLE CREEK BLVD	PATEL PARAG & ADITI
26	3225 TURTLE CREEK BLVD	KHONSARI AMIR EFTEKHARI

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3225 TURTLE CREEK BLVD	GARCIA LEE
28	3225 TURTLE CREEK BLVD	LIESNER DARLENE
29	3225 TURTLE CREEK BLVD	BLAKESLEY DAVID WAYNE &
30	3225 TURTLE CREEK BLVD	FLORES RICARDO
31	3225 TURTLE CREEK BLVD	CALDWELL ROGER & KIMBERLY S
32	3225 TURTLE CREEK BLVD	NEMETH IRA
33	3225 TURTLE CREEK BLVD	SANTIAGO SAMUEL
34	3225 TURTLE CREEK BLVD	MCCANCE MELISSA
35	3225 TURTLE CREEK BLVD	CHIEN NANCY K
36	3225 TURTLE CREEK BLVD	DEAN MICHAEL R & KAREN D
37	3225 TURTLE CREEK BLVD	BRISCOE SHEILA A
38	3225 TURTLE CREEK BLVD	ADAMS ARMELIA A
39	3225 TURTLE CREEK BLVD	NEWMAN ROSS &
40	3225 TURTLE CREEK BLVD	MCCALLISTER RONALD D &
41	3225 TURTLE CREEK BLVD	WALKER ARTHUR L &
42	3225 TURTLE CREEK BLVD	MORALES MICHAEL D
43	3225 TURTLE CREEK BLVD	MALLON SCOTT E
44	3225 TURTLE CREEK BLVD	STEFKA IRIS
45	3225 TURTLE CREEK BLVD	DREYER WILLIAM E &
46	3225 TURTLE CREEK BLVD	FETZER MARC
47	3225 TURTLE CREEK BLVD	KIM HORTON
48	3225 TURTLE CREEK BLVD	ORR DONNIE M & ALICE M
49	3225 TURTLE CREEK BLVD	NICHOLS MICHAELA A
50	3225 TURTLE CREEK BLVD	GROSHEK JESSICA L
51	3225 TURTLE CREEK BLVD	OWSTON RICHARD G & DONNA K
52	3225 TURTLE CREEK BLVD	EASTERLING FRANKLIN
53	3225 TURTLE CREEK BLVD	MEZZOUR ANIS
54	3225 TURTLE CREEK BLVD	BURKLE MARTHA ALICIA
55	3225 TURTLE CREEK BLVD	LOGGINS BARRY SR & DIANE
56	3225 TURTLE CREEK BLVD	ANDERSON ALLAN L & KAY K
57	3225 TURTLE CREEK BLVD	BATES KAREN

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3225 TURTLE CREEK BLVD	SPERBER LAURA
59	3225 TURTLE CREEK BLVD	CLAUS JAMES H
60	3225 TURTLE CREEK BLVD	YOPP TRISTAN
61	3225 TURTLE CREEK BLVD	SCHENCK ANDY W
62	3225 TURTLE CREEK BLVD	MERCADANTE PATRICK J &
63	3225 TURTLE CREEK BLVD	MEADOR GLENN JR & RACHEL Z
64	3225 TURTLE CREEK BLVD	CAMP TAMMY D &
65	3225 TURTLE CREEK BLVD	KURLAKOWSKY KRISTYN
66	3225 TURTLE CREEK BLVD	TRIMMER JENNIFER R
67	3225 TURTLE CREEK BLVD	BULL BRIAN W
68	3225 TURTLE CREEK BLVD	THOMPSON MICHAEL SCOTT &
69	3225 TURTLE CREEK BLVD	ARAUJO MARCO & FLAVIA LIVING TRUST
70	3225 TURTLE CREEK BLVD	VELOZ GEORGE & ANGELINA
71	3225 TURTLE CREEK BLVD	LEIBASCHOFF GUSTAVO &
72	3225 TURTLE CREEK BLVD	LACARRA ANTONIO
73	3225 TURTLE CREEK BLVD	JAROSKI NATALIE &
74	3225 TURTLE CREEK BLVD	VICTEC INTERNATIONAL LLC
75	3225 TURTLE CREEK BLVD	DENTON IRA C &
76	3225 TURTLE CREEK BLVD	ONEAL SHELDON
77	3225 TURTLE CREEK BLVD	SMITH KATHRYN G
78	3225 TURTLE CREEK BLVD	TURNER RICK
79	3225 TURTLE CREEK BLVD	ARISTY ARISMENDY NICOLAS
80	3225 TURTLE CREEK BLVD	GARAY ROGER &
81	3225 TURTLE CREEK BLVD	TORRES DENNIS M ET AL
82	3225 TURTLE CREEK BLVD	SINCLAIR MARGARET TRUSTEE
83	3225 TURTLE CREEK BLVD	YOUNG ALISHA Y
84	3225 TURTLE CREEK BLVD	STOMAN NICHOLAAS
85	3225 TURTLE CREEK BLVD	HAJJ WALID
86	3225 TURTLE CREEK BLVD	CHUNG PAUL
87	3225 TURTLE CREEK BLVD	HALI ASAF
88	3225 TURTLE CREEK BLVD	CROUCH J MITCHELL &

Label #	Address	Owner
89	3225 TURTLE CREEK BLVD	CHIEN ALISON L &
90	3225 TURTLE CREEK BLVD	LOBRAICO JENNIFER A
91	3225 TURTLE CREEK BLVD	RODRIGUEZ JAVIER M
92	3225 TURTLE CREEK BLVD	TOLAND JANICE
93	3225 TURTLE CREEK BLVD	BEGUM ISHRAT JEHAN
94	3225 TURTLE CREEK BLVD	LEWIS LUCINDA J
95	3225 TURTLE CREEK BLVD	O TONY & YOUNG KYUNG SUH
96	3225 TURTLE CREEK BLVD	SOUZA NAOMI & JONATHAN
97	3225 TURTLE CREEK BLVD	MUNCIE DIANNA
98	3225 TURTLE CREEK BLVD	GWITE FLORENCE N
99	3225 TURTLE CREEK BLVD	CONRAD SARAH M &
100	3225 TURTLE CREEK BLVD	WRIGHT PAUL & ALISON
101	3225 TURTLE CREEK BLVD	ROLIM GEVERSON
102	3225 TURTLE CREEK BLVD	MCDERMOTT JOHN P
103	3225 TURTLE CREEK BLVD	LEAHY DEDIE
104	3225 TURTLE CREEK BLVD	BROOKS JOANNA
105	3225 TURTLE CREEK BLVD	WILEMON ALAYNE
106	3225 TURTLE CREEK BLVD	FINLEY STEPHEN M &
107	3225 TURTLE CREEK BLVD	WAN SZE KAR &
108	3225 TURTLE CREEK BLVD	DAVIS STEPHEN B
109	3225 TURTLE CREEK BLVD	FIGUEROA STEPHEN A &
110	3225 TURTLE CREEK BLVD	MCLEAN KATHLEEN
111	3225 TURTLE CREEK BLVD	DEAN ASAD
112	3225 TURTLE CREEK BLVD	SWEENEY CHARLES M & SHANNON H &
113	3225 TURTLE CREEK BLVD	SEIDEL LAURIE
114	3225 TURTLE CREEK BLVD	LIZARRALDE ELISA MARIA
115	3225 TURTLE CREEK BLVD	MAGEE JAMES M
116	3225 TURTLE CREEK BLVD	HOPPER KELLY M
117	3225 TURTLE CREEK BLVD	WRIGHT CHERYL
118	3225 TURTLE CREEK BLVD	SIMON MARK H
119	3225 TURTLE CREEK BLVD	CORDERO LUIS

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	3225 TURTLE CREEK BLVD	LESSER AMICHAH ETAL &
121	3225 TURTLE CREEK BLVD	MEEKS JOSHUA A
122	3225 TURTLE CREEK BLVD	HAREN MARY A
123	3225 TURTLE CREEK BLVD	RAHMAN SYED A &
124	3225 TURTLE CREEK BLVD	GRANT SHANNON & DANIELLE
125	3225 TURTLE CREEK BLVD	LATHAM GRANVILLE
126	3225 TURTLE CREEK BLVD	POKORSKI CHARLES J &
127	3225 TURTLE CREEK BLVD	SHAIKH NAVEED &
128	3225 TURTLE CREEK BLVD	ORDONEZ MYRNA
129	3225 TURTLE CREEK BLVD	MAEDA SONIA A
130	3225 TURTLE CREEK BLVD	PASCUAL VIRGINIA &
131	3225 TURTLE CREEK BLVD	SUMMEROUR SHELLY
132	3225 TURTLE CREEK BLVD	HIDELL TIMOTHY B &
133	3225 TURTLE CREEK BLVD	MEZA GEORGE
134	3225 TURTLE CREEK BLVD	ROPER RONDA K
135	3225 TURTLE CREEK BLVD	NIEDERMAYER ANDREA
136	3225 TURTLE CREEK BLVD	MAZING HOMES LLC
137	3225 TURTLE CREEK BLVD	WALKER ROSLYN A
138	3225 TURTLE CREEK BLVD	MELLGREN STACEY
139	3225 TURTLE CREEK BLVD	LEWIS MICHAEL RAY &
140	3225 TURTLE CREEK BLVD	KINZY H NORMAN & PAULINE
141	3225 TURTLE CREEK BLVD	YANUS MARGARET
142	3225 TURTLE CREEK BLVD	PATRICIA ELLEN LAU REV TR
143	3225 TURTLE CREEK BLVD	FIETSAM CHADLEY E
144	3225 TURTLE CREEK BLVD	REDDY JAYANTH V
145	3225 TURTLE CREEK BLVD	MORROW KATHLEEN
146	3225 TURTLE CREEK BLVD	CHOY DAVID & PATRICIA L
147	3225 TURTLE CREEK BLVD	RICO ANGEL
148	3225 TURTLE CREEK BLVD	ROSENBERG JONATHAN
149	3225 TURTLE CREEK BLVD	BERRYHILL REVOCABLE TRUST
150	3225 TURTLE CREEK BLVD	COOLEY SUSAN

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	3225 TURTLE CREEK BLVD	CHIAVIELLO ASHLEIGH B
152	3225 TURTLE CREEK BLVD	WALLACE LOUISE L
153	3225 TURTLE CREEK BLVD	KELLEY CLARENCE
154	3225 TURTLE CREEK BLVD	ROSENBERGER GLENN
155	3225 TURTLE CREEK BLVD	PATIL ABHITABH
156	3225 TURTLE CREEK BLVD	DONER BONNIE & ROBERT
157	3225 TURTLE CREEK BLVD	KARAMALLY ZAHOOR A
158	3225 TURTLE CREEK BLVD	FRECH MORLEY E JR &
159	3225 TURTLE CREEK BLVD	FORTE JERRY
160	3225 TURTLE CREEK BLVD	SKY PROFESSIONAL INVESTMENTS INC
161	3225 TURTLE CREEK BLVD	KASHOID DENIS & LYND SAY MURRAY
162	3225 TURTLE CREEK BLVD	FERNANDEZ ERNESTO M
163	3225 TURTLE CREEK BLVD	RIGNEY PAUL W
164	3225 TURTLE CREEK BLVD	MARTINEZ MATISSE M &
165	3225 TURTLE CREEK BLVD	HUKIC OMER & SONJA
166	3225 TURTLE CREEK BLVD	BEACH DENNIS E
167	3225 TURTLE CREEK BLVD	LUDER HOWARD L &
168	3225 TURTLE CREEK BLVD	RAMEZAN FRED TR
169	3225 TURTLE CREEK BLVD	DND TRUST
170	3225 TURTLE CREEK BLVD	NIEDERMAYER VALERY A
171	3225 TURTLE CREEK BLVD	HU YUAN PAI
172	3225 TURTLE CREEK BLVD	TONELLI ROMINA M
173	3225 TURTLE CREEK BLVD	PANTELY CLORINDA & PAUL D
174	3225 TURTLE CREEK BLVD	WILMOTH DAVID D & JULIE D
175	3225 TURTLE CREEK BLVD	TUDOR GREGORY D & DEBORAH R
176	3225 TURTLE CREEK BLVD	BALARSKY BRIAN A &
177	3225 TURTLE CREEK BLVD	LO HELEN
178	3225 TURTLE CREEK BLVD	SOLK ANGELA L
179	3225 TURTLE CREEK BLVD	TU PENG CHU BENJAMIN
180	3225 TURTLE CREEK BLVD	GIAMELLO ANTHONY M
181	3225 TURTLE CREEK BLVD	COOK BRAD M

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182	3225	TURTLE CREEK BLVD KERBY TROY W
183	3225	TURTLE CREEK BLVD EGHdami AEMEH &
184	3225	TURTLE CREEK BLVD VELA ALAJANDRA
185	3225	TURTLE CREEK BLVD KAYYAL SIMON Y &
186	3225	TURTLE CREEK BLVD DAVIS JERROD
187	3225	TURTLE CREEK BLVD ABBoud JOSEPH
188	3225	TURTLE CREEK BLVD AYALA EVINES
189	3225	TURTLE CREEK BLVD HARRIS CHERYL L
190	3225	TURTLE CREEK BLVD GRAHAM THERESA
191	3225	TURTLE CREEK BLVD KIRSTEN CORNELIA J & NICO
192	3225	TURTLE CREEK BLVD MULKEY ERIC W
193	3225	TURTLE CREEK BLVD KELLEY ANITA L
194	3225	TURTLE CREEK BLVD ANSARI HAMID
195	3225	TURTLE CREEK BLVD NEELY KIMBERLY
196	3225	TURTLE CREEK BLVD OWENS HAYWOOD
197	3225	TURTLE CREEK BLVD HUYNH KEVIN
198	3225	TURTLE CREEK BLVD MCKENNETT MICHELLE D
199	3225	TURTLE CREEK BLVD MYUNG ROE & AHRIM
200	3225	TURTLE CREEK BLVD GANESH CHAT P & LALITHA
201	3225	TURTLE CREEK BLVD RODRIGUEZ RONALD L & LORI
202	3225	TURTLE CREEK BLVD RADOMSKI LAUREN &
203	3225	TURTLE CREEK BLVD MAYON MIKE
204	3225	TURTLE CREEK BLVD SWEENEY DAN & RENEE
205	3225	TURTLE CREEK BLVD GHODSI PARI M
206	3225	TURTLE CREEK BLVD STAGGS WILLIAM F JR
207	3225	TURTLE CREEK BLVD KENNEDY LESLIE A
208	3225	TURTLE CREEK BLVD CORBIN FAMILY REVOCABLE TRUST
209	3225	TURTLE CREEK BLVD SEAY MICHAEL
210	3225	TURTLE CREEK BLVD CAMPBELL EDWARD P
211	3225	TURTLE CREEK BLVD MOGHADAM ALI
212	3225	TURTLE CREEK BLVD SKY PROFESSIONAL IVNESTMENTS INC

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213	3225	TURTLE CREEK BLVD LE JOHNATHAN
214	3225	TURTLE CREEK BLVD XU JING & YING
215	3225	TURTLE CREEK BLVD HADAVAND REZA
216	3225	TURTLE CREEK BLVD WRIGHT PAIGE H
217	3225	TURTLE CREEK BLVD LEPP JANICE
218	3225	TURTLE CREEK BLVD AVERY SARAH
219	3225	TURTLE CREEK BLVD PELOSOF LORRAINE C
220	3225	TURTLE CREEK BLVD CLINE FAMILY TRUST FBO WILLIAM
221	3225	TURTLE CREEK BLVD MONETTE MEGAN MICHELLE
222	3225	TURTLE CREEK BLVD MAJUMDER ANANYA
223	3225	TURTLE CREEK BLVD MILAM ADAM
224	3225	TURTLE CREEK BLVD WOOLFORK TINA TR
225	3225	TURTLE CREEK BLVD GERALD ROBERT E
226	3225	TURTLE CREEK BLVD DOYLE TIMOTHY B &
227	3225	TURTLE CREEK BLVD STEVENS TYLER C
228	3225	TURTLE CREEK BLVD HAWKINS MICHAEL S
229	3225	TURTLE CREEK BLVD LESNIEWSKI LORI A
230	3225	TURTLE CREEK BLVD BARNEY FRED O JR &
231	3225	TURTLE CREEK BLVD SANDS MICHAEL J
232	3225	TURTLE CREEK BLVD WIRTNER ANDREW GREGORY
233	3225	TURTLE CREEK BLVD CIOCH JOHN J
234	3225	TURTLE CREEK BLVD HENNEBERG WILLIAM H III
235	3225	TURTLE CREEK BLVD MCKAY LAURIE A
236	3225	TURTLE CREEK BLVD HABEEB ROBERT A
237	3225	TURTLE CREEK BLVD DONAHUE PATRICK K
238	3225	TURTLE CREEK BLVD HEIDE JACKIE
239	3225	TURTLE CREEK BLVD MURPHY GARY
240	3225	TURTLE CREEK BLVD MARASLIOGLU SAHIN & DIKRANUHI
241	3225	TURTLE CREEK BLVD STUENKEL ROBERT L
242	3225	TURTLE CREEK BLVD DIAZ CELINA M
243	3225	TURTLE CREEK BLVD STRONG JENNIFER M &

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244	3225 TURTLE CREEK BLVD	ENGLAND JULIE S & ROBERT W
245	3225 TURTLE CREEK BLVD	GOLDMAN JEANIE
246	3225 TURTLE CREEK BLVD	KRIDER SUE
247	3225 TURTLE CREEK BLVD	KOVAL JOHN & LAURA
248	3225 TURTLE CREEK BLVD	TAGGART KEVIN J & JULIE A
249	3225 TURTLE CREEK BLVD	LEE VIVIAN S
250	3225 TURTLE CREEK BLVD	DURKAN MARTIN
251	3225 TURTLE CREEK BLVD	MACLEOD MARY A
252	3225 TURTLE CREEK BLVD	GRESHAM RONALD DEAN
253	3225 TURTLE CREEK BLVD	DUNCAN JOHN M & AMANDA M
254	3225 TURTLE CREEK BLVD	MOSTAFAIE ALIREZA
255	3225 TURTLE CREEK BLVD	KARLOCK KENDRA
256	3225 TURTLE CREEK BLVD	WALLS DAVID & JANA
257	3225 TURTLE CREEK BLVD	PAYNE JONATHAN M &
258	3225 TURTLE CREEK BLVD	HOCHSCHULER JOSHUA H
259	3225 TURTLE CREEK BLVD	LUCIO JESSE & ERICK L
260	3225 TURTLE CREEK BLVD	KUSTOFF JULIE
261	3225 TURTLE CREEK BLVD	GRIFFITH CARROLL &
262	3225 TURTLE CREEK BLVD	FAIR ROGERS P JR
263	3225 TURTLE CREEK BLVD	MAMLOUK RANIA
264	3225 TURTLE CREEK BLVD	YOUNG MARK D
265	3225 TURTLE CREEK BLVD	ALATTAR MONA LISA
266	3225 TURTLE CREEK BLVD	LESLEY PEGGY
267	3225 TURTLE CREEK BLVD	CHEEMA ROOHI
268	3225 TURTLE CREEK BLVD	MADDUR SHANTA D
269	3225 TURTLE CREEK BLVD	PANNEERSELVAM ISHWARIAH
270	3225 TURTLE CREEK BLVD	DARNELL SHIRLEY
271	3225 TURTLE CREEK BLVD	KLATT ERNEST M III
272	3225 TURTLE CREEK BLVD	MARTINEZ FRANCISCO JAVIER C
273	3225 TURTLE CREEK BLVD	AGAN ASHLEY D &
274	3225 TURTLE CREEK BLVD	SAUER GARY L & CLAUDIA M

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275	3225	TURTLE CREEK BLVD CASTOR LAWRENCE &
276	3225	TURTLE CREEK BLVD SAGINAW MICHAEL
277	3225	TURTLE CREEK BLVD BROWNFIELD GARY
278	3225	TURTLE CREEK BLVD GUEMES FRANISCO JAVIER
279	3225	TURTLE CREEK BLVD SHAFFER DIANA L
280	3225	TURTLE CREEK BLVD NGUYEN LINH AI &
281	3225	TURTLE CREEK BLVD BASHIROVA ULVIYYA
282	3225	TURTLE CREEK BLVD EDWARDS HAL
283	3225	TURTLE CREEK BLVD EVANS BRIAN E
284	3225	TURTLE CREEK BLVD GONZALES CYNTHIA
285	3225	TURTLE CREEK BLVD RIGGAN NORVILLE
286	3225	TURTLE CREEK BLVD REECE BOBBY N
287	3225	TURTLE CREEK BLVD DELVECCHIO JOHN
288	3225	TURTLE CREEK BLVD KIM EUNSUP
289	3225	TURTLE CREEK BLVD COLOMBO DANIEL J
290	3225	TURTLE CREEK BLVD MILLS ANDREW D & LEE A
291	3225	TURTLE CREEK BLVD EDWARDS WILLIAM B & RHONDA M
292	3225	TURTLE CREEK BLVD SPACKMAN PAMELA K
293	3225	TURTLE CREEK BLVD AHEARN STEVEN P &
294	3225	TURTLE CREEK BLVD HIRST NORMA & ENZIO
295	3225	TURTLE CREEK BLVD RICHARDSCARTY CHERRI J
296	3225	TURTLE CREEK BLVD
297	3225	TURTLE CREEK BLVD AGUILAR ESTEBAN
298	3225	TURTLE CREEK BLVD EVSEEV EKATERINA V & PETER E
299	3225	TURTLE CREEK BLVD SAMEI DAVOOD & ROZITA
300	3225	TURTLE CREEK BLVD CANTON MICHAEL
301	3225	TURTLE CREEK BLVD PRICE JORDAN S
302	3225	TURTLE CREEK BLVD SMITH MEREDITH C
303	3225	TURTLE CREEK BLVD NOREN ROBERT
304	3225	TURTLE CREEK BLVD MARTINEZ JAMES E
305	3225	TURTLE CREEK BLVD SPERO KIMBERLY

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306	3225 TURTLE CREEK BLVD	KULKARNI MONA S
307	3225 TURTLE CREEK BLVD	MANCINI MASSIMO G
308	3225 TURTLE CREEK BLVD	COOK MICHAEL
309	3225 TURTLE CREEK BLVD	SUDDHIPRAKARN SUMITT &
310	3225 TURTLE CREEK BLVD	DONOVAN GEORGE J III
311	3225 TURTLE CREEK BLVD	ESCRITOR FANTASMA LLC
312	3225 TURTLE CREEK BLVD	GORAL ALEXANDER
313	3225 TURTLE CREEK BLVD	MIRASOL ESTRELLA & REYNALDO
314	3225 TURTLE CREEK BLVD	RUBLE EILEEN M
315	3225 TURTLE CREEK BLVD	WILLIAMS CHARLES & CHERYL
316	3225 TURTLE CREEK BLVD	WASHINGTON RODNEY
317	3225 TURTLE CREEK BLVD	FARIAS JAMES E
318	3225 TURTLE CREEK BLVD	COONS ROBERT A &
319	3225 TURTLE CREEK BLVD	DUNHAM JAMIE K & WILLIAM
320	3225 TURTLE CREEK BLVD	JAIN SHEENA K &
321	3225 TURTLE CREEK BLVD	JONES ANN LUTZ
322	3225 TURTLE CREEK BLVD	COMMUNICATIONS DISTRIBUTORS INC
323	3225 TURTLE CREEK BLVD	COLOMBO PATRICK G &
324	3225 TURTLE CREEK BLVD	LACARRA ANTONIO
325	3225 TURTLE CREEK BLVD	FANG SUE
326	3225 TURTLE CREEK BLVD	UBINAS CARLOS R
327	3225 TURTLE CREEK BLVD	TONELLI ROMINA M &
328	3225 TURTLE CREEK BLVD	FEIKEMA JOHN & DAWN
329	3225 TURTLE CREEK BLVD	WALLACE WILLIAM H
330	3225 TURTLE CREEK BLVD	LANTZ BRAD & LISA
331	3225 TURTLE CREEK BLVD	FEDOCK RICHARD NICHOLAS & CAROLE CURRY
332	3225 TURTLE CREEK BLVD	DUFFY PAMELA C
333	3225 TURTLE CREEK BLVD	MESSENGER CLYDE J IV & YAIMA Q
334	3225 TURTLE CREEK BLVD	VRLA KELLI
335	3225 TURTLE CREEK BLVD	ABRAHAM CHARLES T
336	3225 TURTLE CREEK BLVD	SIMS MARK A

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337	3225 TURTLE CREEK BLVD	PINE TREE REAL E INV INC
338	3225 TURTLE CREEK BLVD	PANT GARVIT
339	3225 TURTLE CREEK BLVD	PENOT CHARLES R JR
340	3225 TURTLE CREEK BLVD	DREW RACHEL M & RICHARD WILLEMIN
341	3225 TURTLE CREEK BLVD	KORAB JEANETTE
342	3225 TURTLE CREEK BLVD	GERMANWALA SAMIR V &
343	3225 TURTLE CREEK BLVD	MANDEL GARY & MILA &
344	3225 TURTLE CREEK BLVD	BLAIR RACHEL A
345	3225 TURTLE CREEK BLVD	FRIEDMAN JACQUELINE
346	3225 TURTLE CREEK BLVD	SAYFIE JAN T
347	3225 TURTLE CREEK BLVD	THERIOT E ROBERT &
348	3225 TURTLE CREEK BLVD	RINCON ANDRES F
349	3225 TURTLE CREEK BLVD	SOVIERO CHRIS
350	3225 TURTLE CREEK BLVD	SOLODOFF ROMAN V
351	3225 TURTLE CREEK BLVD	REZNIK YAIR
352	3225 TURTLE CREEK BLVD	GODINES MARY ANNE
353	3225 TURTLE CREEK BLVD	SHI BING
354	3225 TURTLE CREEK BLVD	CLELAND DONNA B
355	3225 TURTLE CREEK BLVD	RUSSELL THOMAS L JR &
356	3225 TURTLE CREEK BLVD	CORNELL DOUGLAS T &
357	3225 TURTLE CREEK BLVD	SMOLENSKY FERNANDO &
358	3225 TURTLE CREEK BLVD	SCOTT JUDITH L EST OF
359	3225 TURTLE CREEK BLVD	HEAD KEITH L &
360	3225 TURTLE CREEK BLVD	BEISER STEVEN P
361	3225 TURTLE CREEK BLVD	REDDY JAYAPRAKASH N & JYOTHI J
362	3225 TURTLE CREEK BLVD	GLENDENNING BRITTANY NOELLE &
363	3225 TURTLE CREEK BLVD	DASH RANGADHAR
364	3225 TURTLE CREEK BLVD	QUINONES RAUL & MIGDALIA FERNANDEZ
365	3225 TURTLE CREEK BLVD	STEWART DOUGLAS N
366	3225 TURTLE CREEK BLVD	GREGORY J MINOR & EMILY
367	3225 TURTLE CREEK BLVD	MADNANI KUNAL M

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368	3225 TURTLE CREEK BLVD	MOOSCHEKIAN TERRY TR &
369	3225 TURTLE CREEK BLVD	LITTWITZ DAVID & IRIS
370	3225 TURTLE CREEK BLVD	GIRALDO HERNAN F
371	3225 TURTLE CREEK BLVD	WALLS DAVID
372	3225 TURTLE CREEK BLVD	ONEIL MICHELLE M & JOHN
373	3225 TURTLE CREEK BLVD	GILBERT ANDREW T
374	3225 TURTLE CREEK BLVD	MARTINEZ MARCO A
375	3225 TURTLE CREEK BLVD	HARRIS J JOE & DIANA H
376	3225 TURTLE CREEK BLVD	WALKER DONALD E III
377	3225 TURTLE CREEK BLVD	PEYROVI LILLY
378	3225 TURTLE CREEK BLVD	LUFESA INV PPTIES LLC
379	3225 TURTLE CREEK BLVD	SAMEI ROZITA &
380	3225 TURTLE CREEK BLVD	HANNIFIN DANIELLE
381	3225 TURTLE CREEK BLVD	LYNCH SHANE A
382	3225 TURTLE CREEK BLVD	KHAVARI ROD B
383	3225 TURTLE CREEK BLVD	DAVID SIKORA FAMILY TRUST
384	3225 TURTLE CREEK BLVD	CORTEZ GLORIA J
385	3225 TURTLE CREEK BLVD	ORTIZ LUIS A
386	3225 TURTLE CREEK BLVD	RYER WADE T
387	3225 TURTLE CREEK BLVD	LIES JOHN J &
388	3225 TURTLE CREEK BLVD	MCQUIEN JOANNA L
389	3225 TURTLE CREEK BLVD	ROCKSTROH HOLDINGS LLC
390	3225 TURTLE CREEK BLVD	TARTIBI MOHSEN & HANA
391	3225 TURTLE CREEK BLVD	JHANGIANI NARAIN & LALITA
392	3225 TURTLE CREEK BLVD	ANDERSON CHERYL C
393	3225 TURTLE CREEK BLVD	GARZA DAVID SEPULVEDA
394	3225 TURTLE CREEK BLVD	AKIVA RONEN & MICHAEL B
395	3225 TURTLE CREEK BLVD	HARRELL ZELLA K
396	3225 TURTLE CREEK BLVD	SADA MATIAS D & ETAL
397	3225 TURTLE CREEK BLVD	JL PPTY INV LLC JL TURTLE CREEK SERIES
398	3225 TURTLE CREEK BLVD	PURDY BRIAN S & LESLIE H

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399	3225 TURTLE CREEK BLVD	SINGH SUDARSHAN & HELENE
400	3225 TURTLE CREEK BLVD	PEREZ ROBERTO
401	3225 TURTLE CREEK BLVD	KOWALSKI ELIZABETH
402	3225 TURTLE CREEK BLVD	WONG KRISTIN
403	3225 TURTLE CREEK BLVD	BEAN JASON
404	3225 TURTLE CREEK BLVD	NI HAO
405	3225 TURTLE CREEK BLVD	ABOLMAALI SEYED
406	3225 TURTLE CREEK BLVD	KEENAN MATTHEW JOHN
407	3225 TURTLE CREEK BLVD	RENAISSANCE ON TURTLE CREEK CONDO ASSN
408	3225 TURTLE CREEK BLVD	ODEH ASHLEY D
409	3225 TURTLE CREEK BLVD	HOPKINS TIMOTHY
410	3225 TURTLE CREEK BLVD	BECK ERIC &
411	3225 TURTLE CREEK BLVD	KARIMI MANDY
412	3225 TURTLE CREEK BLVD	JEFFERS CHRISTOPHER D
413	3225 TURTLE CREEK BLVD	ALFARO DENISSE
414	3225 TURTLE CREEK BLVD	ARCHER ELIZABETH
415	3225 TURTLE CREEK BLVD	SHAVER HERBERT E
416	3225 TURTLE CREEK BLVD	SALIM NASIM
417	3225 TURTLE CREEK BLVD	SHIPP BLAKE
418	3225 TURTLE CREEK BLVD	CHARAN RAM
419	3225 TURTLE CREEK BLVD	NASH MARIANNE E
420	3225 TURTLE CREEK BLVD	KING DANIEL
421	3225 TURTLE CREEK BLVD	WARE JASMINE &
422	3225 TURTLE CREEK BLVD	HERBERT SCOTT
423	3225 TURTLE CREEK BLVD	WHITWORTH LINA & BRIAN
424	3225 TURTLE CREEK BLVD	AMADOR MARISOL
425	3225 TURTLE CREEK BLVD	CASTLES STEPHEN C
426	3225 TURTLE CREEK BLVD	THAN THAN INVESTMENTS LTD
427	3225 TURTLE CREEK BLVD	MCCRARY KRISTIE K
428	3225 TURTLE CREEK BLVD	KINZY HARRY N &
429	3225 TURTLE CREEK BLVD	SILES MELISA &

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430	3225 TURTLE CREEK BLVD	KOBLER CHRISTOPHER
431	3225 TURTLE CREEK BLVD	MODY ALKA
432	3225 TURTLE CREEK BLVD	KESSLER TIMOTHY
433	3225 TURTLE CREEK BLVD	OTT JESSICA
434	3225 TURTLE CREEK BLVD	STAMP DUANE M & LINDA E
435	3225 TURTLE CREEK BLVD	KEARNS THOMAS V
436	3225 TURTLE CREEK BLVD	MACHON ED &
437	3225 TURTLE CREEK BLVD	MORGAN MARK G
438	3225 TURTLE CREEK BLVD	KUCERA DOUGLAS &
439	3225 TURTLE CREEK BLVD	MALLEMPATI SRINIVAS ET AL
440	3225 TURTLE CREEK BLVD	IVEY EDWARD J JR
441	3225 TURTLE CREEK BLVD	JONES TAMEKIA
442	3225 TURTLE CREEK BLVD	MCDANIEL LISA K
443	3225 TURTLE CREEK BLVD	MEFTAHI ALIA
444	3225 TURTLE CREEK BLVD	HONG TIFFANY & TED Y
445	3225 TURTLE CREEK BLVD	GAGNET UNKEFER CORRINE
446	3225 TURTLE CREEK BLVD	SHETGIRI RASHMI
447	3225 TURTLE CREEK BLVD	CANNATA JAMES
448	3225 TURTLE CREEK BLVD	AHMED MOHAMMED SAYEED & KHALIDA
449	3225 TURTLE CREEK BLVD	MOSS ANDRELYN C &
450	3225 TURTLE CREEK BLVD	EMBABI SHERIF &
451	3225 TURTLE CREEK BLVD	SANKALIA JAINAN
452	3225 TURTLE CREEK BLVD	MOHAN ALOK
453	3225 TURTLE CREEK BLVD	MURRAY NATALIE TRUSTEE
454	3225 TURTLE CREEK BLVD	TEAGUE TRAVIS M
455	3225 TURTLE CREEK BLVD	NORDSTROM JASON R & LEIGH F
456	3225 TURTLE CREEK BLVD	ZABANEH SOPHIA
457	3225 TURTLE CREEK BLVD	FOGLER JASON C
458	3225 TURTLE CREEK BLVD	MANCHANDA KSHITIJ &
459	3225 TURTLE CREEK BLVD	VPH LLC
460	3225 TURTLE CREEK BLVD	WHITENER ASHLEY M

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461	3225 TURTLE CREEK BLVD	GHAEMMAGHAMI AREZOU S
462	3225 TURTLE CREEK BLVD	MASROUR FARBOD
463	3225 TURTLE CREEK BLVD	LU YEHUI
464	3225 TURTLE CREEK BLVD	MOSES BERNARD S
465	3225 TURTLE CREEK BLVD	DEFURIA LINDA M
466	3225 TURTLE CREEK BLVD	NESBITT GILDA D
467	3225 TURTLE CREEK BLVD	DELAGARZA FRANK
468	3225 TURTLE CREEK BLVD	FLANNERY EARLINE
469	3225 TURTLE CREEK BLVD	YEH YICHUN
470	3225 TURTLE CREEK BLVD	KING IVORY L
471	3225 TURTLE CREEK BLVD	RUSSELL STEPHEN & MELANY
472	3225 TURTLE CREEK BLVD	MULLENS DAVID B JR & JUDITH L
473	3225 TURTLE CREEK BLVD	DERINGER MATTHEW ROBERT
474	3225 TURTLE CREEK BLVD	PATEL RAJESH
475	3225 TURTLE CREEK BLVD	LARSON MARK & FAYE LARSON
476	3225 TURTLE CREEK BLVD	CAMPBELL JIM L
477	3225 TURTLE CREEK BLVD	AVONDALE TRUST
478	3225 TURTLE CREEK BLVD	MULAS GERARDO &
479	3225 TURTLE CREEK BLVD	UNTERBERG MARK P &
480	3225 TURTLE CREEK BLVD	HERBST PAUL & LORI
481	3225 TURTLE CREEK BLVD	BAKER PRESTON B & NANCY
482	3225 TURTLE CREEK BLVD	FEDERAL HOME LOAN MORTGAGE CORP
483	3225 TURTLE CREEK BLVD	SULLIVAN PATRICK
484	3225 TURTLE CREEK BLVD	KRALIS LESLEY E
485	3225 TURTLE CREEK BLVD	CRONK M ESTELLE
486	3225 TURTLE CREEK BLVD	JANKIRAMAN PAVAN
487	3225 TURTLE CREEK BLVD	KHAYAI HUSNI R
488	3225 TURTLE CREEK BLVD	PALINGINIS STEPHAN
489	3225 TURTLE CREEK BLVD	SPARKS TAMMY A & RAMON A
490	3225 TURTLE CREEK BLVD	SHAPOURI AZIZ & FARIDEH
491	3225 TURTLE CREEK BLVD	COFFEY ELIZABETH M

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492	3225 TURTLE CREEK BLVD	KRAWIETZ PAUL
493	3225 TURTLE CREEK BLVD	MORGAN CHRIS B
494	3225 TURTLE CREEK BLVD	NAIR CKP & SYAMALA C
495	3225 TURTLE CREEK BLVD	PATEL PIYUSH K & MINA P
496	3225 TURTLE CREEK BLVD	SAKS KATHRINE TORY &
497	3225 TURTLE CREEK BLVD	BINFORD OSWALD &
498	3225 TURTLE CREEK BLVD	JOHNSON DOUGLAS P
499	3225 TURTLE CREEK BLVD	DESAI PRAVIN & ARATI
500	3225 TURTLE CREEK BLVD	PALINGINIS BETH
501	3225 TURTLE CREEK BLVD	STEPHENSON SARAH E
502	3225 TURTLE CREEK BLVD	LACARRA ADRIANNA
503	3225 TURTLE CREEK BLVD	PARNELL WENDY
504	3225 TURTLE CREEK BLVD	MCRUIZ ROBIN MARCH
505	3225 TURTLE CREEK BLVD	SOM SOLINA
506	3225 TURTLE CREEK BLVD	STARR NIKKI
507	3225 TURTLE CREEK BLVD	CIOLLI JOSEPH M
508	3225 TURTLE CREEK BLVD	VELASQUEZ RUBEN II
509	3225 TURTLE CREEK BLVD	EDWARDS MICHAEL A
510	3225 TURTLE CREEK BLVD	SPENCER JOSHUA L
511	3225 TURTLE CREEK BLVD	KOGAN ALLAN J
512	3225 TURTLE CREEK BLVD	JONES JAMES ADRIAN &
513	3225 TURTLE CREEK BLVD	LINDWALL DAVID
514	3225 TURTLE CREEK BLVD	LIDJI LEON J & MYRIAM B
515	3225 TURTLE CREEK BLVD	ZAKHOUR BASSAM
516	3225 TURTLE CREEK BLVD	JONES JAMES ADRIAN &
517	3225 TURTLE CREEK BLVD	DAO VU A & KIM LANG
518	3225 TURTLE CREEK BLVD	CUMMINGS KENT W & JUNKO I
519	3225 TURTLE CREEK BLVD	BOHME TARA
520	3225 TURTLE CREEK BLVD	ALLEN DANDRIC E
521	3225 TURTLE CREEK BLVD	MATTHEWS STEVEN KEITH & JUDY G
522	3225 TURTLE CREEK BLVD	BRADBURY CHARLOTTE S &

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
523	3225 TURTLE CREEK BLVD	PARKS EVA NELL
524	3225 TURTLE CREEK BLVD	SANDERS DENE L
525	3225 TURTLE CREEK BLVD	BYRNES KENNETH C
526	3225 TURTLE CREEK BLVD	LE PHUONG T
527	3225 TURTLE CREEK BLVD	BALL LESLIE A &
528	3225 TURTLE CREEK BLVD	PAVIA FAMILY TRUST
529	3225 TURTLE CREEK BLVD	WHITE TODD S
530	3225 TURTLE CREEK BLVD	CONNELL JEFFREY D &
531	3225 TURTLE CREEK BLVD	MOORE TIMOTHY J & PAMELA M
532	3225 TURTLE CREEK BLVD	CALHOUN DIONNE
533	3225 TURTLE CREEK BLVD	NESSSELROAD MARK
534	3225 TURTLE CREEK BLVD	POEN NATHAN A
535	3225 TURTLE CREEK BLVD	DOROTHY LAY MGMT TRUST
536	3225 TURTLE CREEK BLVD	DUNCAN JOHN MICHAEL &
537	3225 TURTLE CREEK BLVD	WETTREICH DANNY
538	3225 TURTLE CREEK BLVD	ROSE BRYAN & MARCIA LOUISE SOUTHALL
539	3225 TURTLE CREEK BLVD	MUSSULMAN DANIEL & NAILA
540	3225 TURTLE CREEK BLVD	WOLOWICZ LAWRENCE & CATHY
541	3225 TURTLE CREEK BLVD	BAEK STEVEN A
542	3225 TURTLE CREEK BLVD	ROZENZVIG YEHIEL
543	3225 TURTLE CREEK BLVD	PATEL DHARMESH
544	3225 TURTLE CREEK BLVD	FREEMAN RACHEL OLIVIA
545	3225 TURTLE CREEK BLVD	TURNER NICHOLAS
546	3225 TURTLE CREEK BLVD	BEH HAN NAN &
547	3225 TURTLE CREEK BLVD	HARRIS TINA M
548	3225 TURTLE CREEK BLVD	PHAM LAN D
549	3225 TURTLE CREEK BLVD	HICKMAN JAMES J
550	3225 TURTLE CREEK BLVD	SALAME STACY
551	3225 TURTLE CREEK BLVD	LISULA SCOTT & BRIANNON
552	3225 TURTLE CREEK BLVD	GRACIA REBECA C
553	3225 TURTLE CREEK BLVD	DENIO MICHAEL E

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554	3225 TURTLE CREEK BLVD	KAMPINE JOHN M &
555	3225 TURTLE CREEK BLVD	LEPP JANICE
556	3225 TURTLE CREEK BLVD	RANDEL SUSAN B
557	3225 TURTLE CREEK BLVD	CELLI ROBERT M
558	3225 TURTLE CREEK BLVD	ARMAND AHMAD & MAHVASH
559	3225 TURTLE CREEK BLVD	WINSPEARE NEVE A
560	3225 TURTLE CREEK BLVD	BLAKE NINA CERVANTES
561	3225 TURTLE CREEK BLVD	WATTS JANET L
562	3225 TURTLE CREEK BLVD	RIZK AMINE
563	3225 TURTLE CREEK BLVD	DOYLE TIMOTHY B &
564	3225 TURTLE CREEK BLVD	SOJOURNER WILLIAM & JANA
565	3225 TURTLE CREEK BLVD	KHANBEIGI MANOOCH & ANNIE
566	3225 TURTLE CREEK BLVD	BLACKLEDGE LAWRENCE A
567	3225 TURTLE CREEK BLVD	LEE BILL G
568	3225 TURTLE CREEK BLVD	MARTINEZ FAUSTINA
569	3225 TURTLE CREEK BLVD	AKIN MARK & DEBI AKIN
570	3225 TURTLE CREEK BLVD	SEEBERGER JOAN P
571	3225 TURTLE CREEK BLVD	BELL THOMAS F
572	3225 TURTLE CREEK BLVD	MINTZ MARTIN L
573	3225 TURTLE CREEK BLVD	STINSON JANET LYNN
574	3225 TURTLE CREEK BLVD	DEBLANK ANNE B
575	3225 TURTLE CREEK BLVD	MARSH HOLLIS E &
576	3225 TURTLE CREEK BLVD	SPIES RONALD & CHERI
577	3225 TURTLE CREEK BLVD	BLOOM ROBERT A
578	3225 TURTLE CREEK BLVD	KREIGHBAUM JOHN &
579	3225 TURTLE CREEK BLVD	MCREYNOLDS SHARON N
580	3225 TURTLE CREEK BLVD	HERNANDEZ ELISA C
581	3225 TURTLE CREEK BLVD	BINFORD OSWALD S &
582	3225 TURTLE CREEK BLVD	DUNDON KENNETH J
583	3225 TURTLE CREEK BLVD	PANCHASARP VANEE &
584	3225 TURTLE CREEK BLVD	STEIN GIFFORD P & SHARON

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585	3225 TURTLE CREEK BLVD	KUBILIUN NISA
586	3225 TURTLE CREEK BLVD	RUGWANI RAJIV M
587	3225 TURTLE CREEK BLVD	TEEL PRESTON B
588	3225 TURTLE CREEK BLVD	BURGIO DONALD A
589	3225 TURTLE CREEK BLVD	DELBAGNO JOHN B TR &
590	3225 TURTLE CREEK BLVD	STOCKER JULIA
591	3225 TURTLE CREEK BLVD	BREGMAN ROBERT ALAN &
592	3225 TURTLE CREEK BLVD	SHU HARRY H
593	3225 TURTLE CREEK BLVD	ROSENBERG CARLA
594	3225 TURTLE CREEK BLVD	BENAHARON SOL
595	3225 TURTLE CREEK BLVD	ALKAYED RIYAD
596	3225 TURTLE CREEK BLVD	MATHER MATTHEW JAMES &
597	3225 TURTLE CREEK BLVD	DOYLE TIMOTHY BRIAN &
598	3225 TURTLE CREEK BLVD	JONES JAMES ADRIAN ET AL
599	3225 TURTLE CREEK BLVD	RENAISSANCE ON TURTLE CREEK
600	3225 TURTLE CREEK BLVD	TURTLE CREEK DEVELOPMENT
601	3225 TURTLE CREEK BLVD	THE RENAISSANCE ON TURTLE CREEK