

ZONING BOARD OF ADJUSTMENT, PANEL C
MONDAY, FEBRUARY 13, 2012
AGENDA

BRIEFING	5ES	11:30 A.M.
LUNCH		
PUBLIC HEARING	COUNCIL CHAMBERS, 1500 MARILLA STREET	1:00 P.M.

David Cossum, Assistant Director
Steve Long, Board Administrator

MISCELLANEOUS ITEMS

Approval of the **Monday, December 12, 2011** Board of Adjustment Public Hearing Minutes M1

EXECUTIVE SESSION: M2
Executive session for attorney briefing pursuant to Tex. Gov't Code Section 551.071, regarding *Billingsley Family Limited Partnership v. Dallas Board of Adjustment*, Cause No. DC 10-14095 and *City of Dallas v. Billingsley Family Limited Partnership*, Cause No. DC-07-13118 and No. 05-10-01441-CV, BDA 090-097, Property at 4931 Gaston Avenue

UNCONTESTED CASE

BDA 112-018 10101 Royal Lane 1
REQUEST: Application of James Schnurr for a special exception to the landscape regulations

HOLDOVER CASES

BDA 101-129 15315 Leavalley Drive 2
REQUEST: Application of Ethan Davis for a special exception to the fence height regulations

BDA 101-131	3440 Dickason Avenue REQUEST Application of Tommy Mann, Winstead, PC, for variances to the front yard setback regulations	3
BDA 101-132	2918 Sale Street REQUEST: Application of Tommy Mann, Winstead, PC, for variances to the front yard setback regulations	4

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]

MISCELLANEOUS ITEM NO. 1

To approve the Board of Adjustment Panel C December 12, 2011 public hearing minutes.

MISCELLANEOUS ITEM NO. 2

Executive session for attorney briefing pursuant to Tex. Gov't Code Section 551.071, regarding *Billingsley Family Limited Partnership v. Dallas Board of Adjustment*, Cause No. DC 10-14095 and *City of Dallas v. Billingsley Family Limited Partnership*, Cause No. DC-07-13118 and No. 05-10-01441-CV, BDA 090-097, Property at 4931 Gaston Avenue.

FILE NUMBER: BDA 112-018

BUILDING OFFICIAL'S REPORT:

Application of James Schnurr for a special exception to the landscaping regulations at 10101 Royal Lane. This property is more fully described as Lot 1 in City Block C/8065 and is zoned LI, which requires mandatory landscaping. The applicant proposes to construct a structure and provide an alternate landscape plan, which will require a special exception to the landscape regulations.

LOCATION: 10101 Royal Lane

APPLICANT: James Schnurr

REQUEST:

- A special exception to the landscape regulations is requested in conjunction with constructing and maintaining an approximately 5,400 square foot convenience store/general merchandise or food store structure/use (QuikTrip) on a site developed with furniture store structure/use (Adam's Office Furniture) that the applicant intends to demolish, and not fully meeting the landscape regulations.

STAFF RECOMMENDATION:

Approval, subject to the following condition:

- Compliance with the revised landscape plan submitted on February 3, 2012 is required.

Rationale:

- The City's Chief Arborist recommends approval of this request whereby, if the submitted revised landscape plan is imposed as a condition, the special exception will not adversely affect neighboring property.
- The applicant has substantiated how strict compliance with the landscape regulations would unreasonably burden the use of the property in that the restrictive shape of the lot/subject site limits the width of required landscaping area that can be provided on the west side of the lot. The applicant's submitted revised plan, however, mitigates the reduced perimeter landscape buffer and existing living screen with an enhanced fence structure that functions as an additional screening component between the proposed convenience store proposed to be located the subject site and the existing multifamily use immediately to the west.

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.

GENERAL FACTS:

- 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.
In this particular application, the applicant has submitted a revised alternate landscape plan (see Attachment B) – a plan in which the Chief Arborist states is deficient of meeting the perimeter landscape buffer requirements of Article X: The Landscape Regulations (see Attachment C).
- The City of Dallas Chief Arborist memo states among other things how the applicant's revised landscape plan is deficient from meeting Article X: The Landscape Regulations in that the site does not fully provide the required 10' landscape buffer on the west side of the site nor fully provide the required landscape buffer groups in this required buffer area. The arborist's memo explains several "factors" related to the application, and recommends approval of the request, subject to the approval being conditioned to the revised landscape plan submitted on February 3, 2012 (see Attachment B).

BACKGROUND INFORMATION:

Zoning:

Site: LI (Light Industrial)
North: LI (Light Industrial)
South: CR (Community Retail)
East: LI (Light Industrial)

West: MF1(A) (Multifamily residential)

Land Use:

The site is developed as a furniture store use (Adam's Office Furniture). The area to the north and east is a freeway (LBJ Freeway); the area to the south is developed with retail use; and the area to the west is developed with multifamily use.

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.

Timeline:

November 30, 2011: 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 12, 2012: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel C.

January 12, 2012: The Board Administrator emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the January 25th deadline to submit additional evidence for staff to factor into their analysis; and the February 3rd 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.

January 25, 2012: The applicant submitted a revised landscape plan and related materials to staff/ the Board Administrator (see Attachment A).

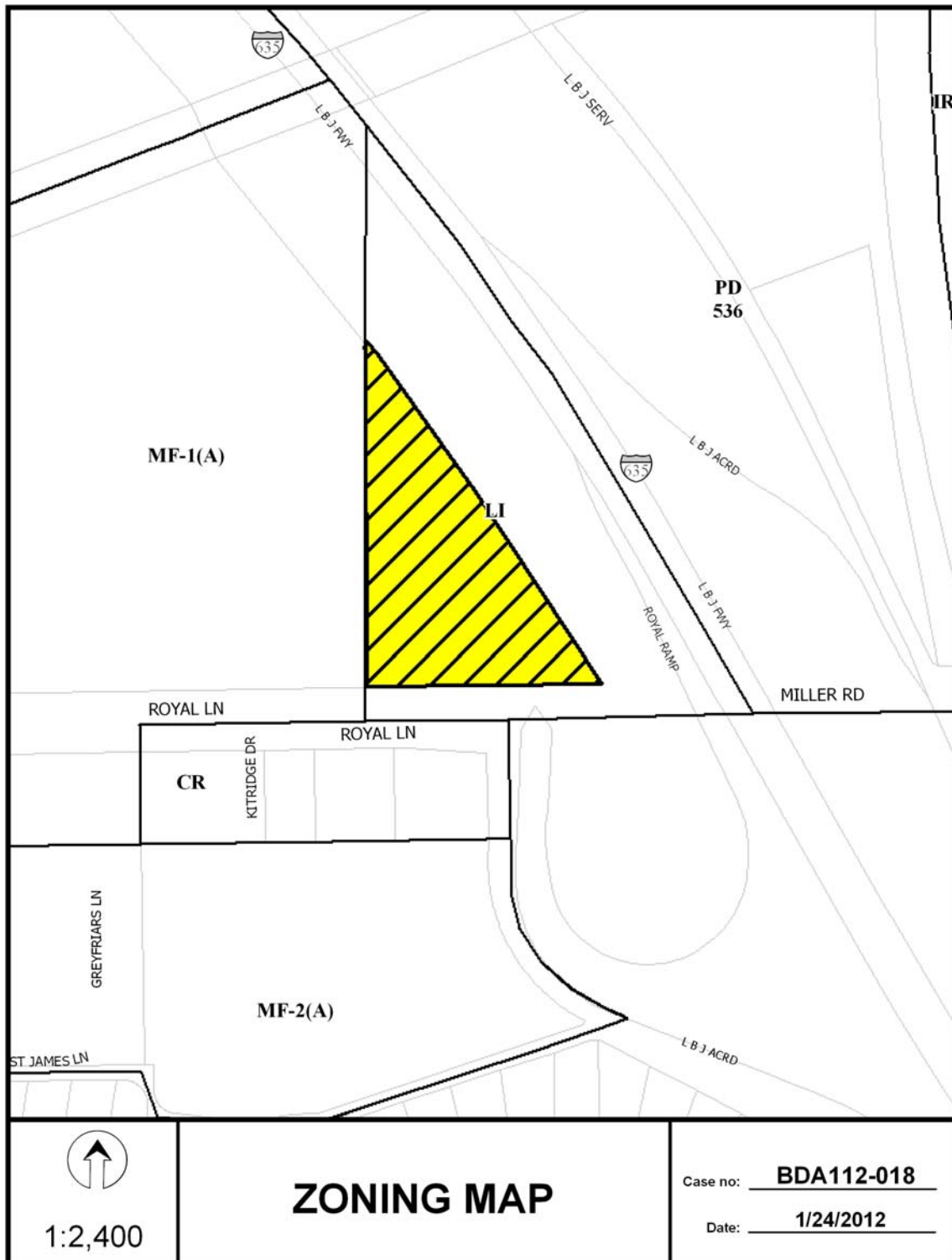
January 31, 2012: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for February public hearings. Review team members in attendance included: the Sustainable Development and Construction Department Current Planning Division Assistant Director, the Sustainable Development and Construction Department Engineering Division Assistant Director, the Sustainable Development and Construction Department Building Inspection Division Chief Planner, the Board Administrator, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Sustainable Development and Construction Department Project Engineer, the Chief Arborist, and the Assistant City Attorney to the Board.

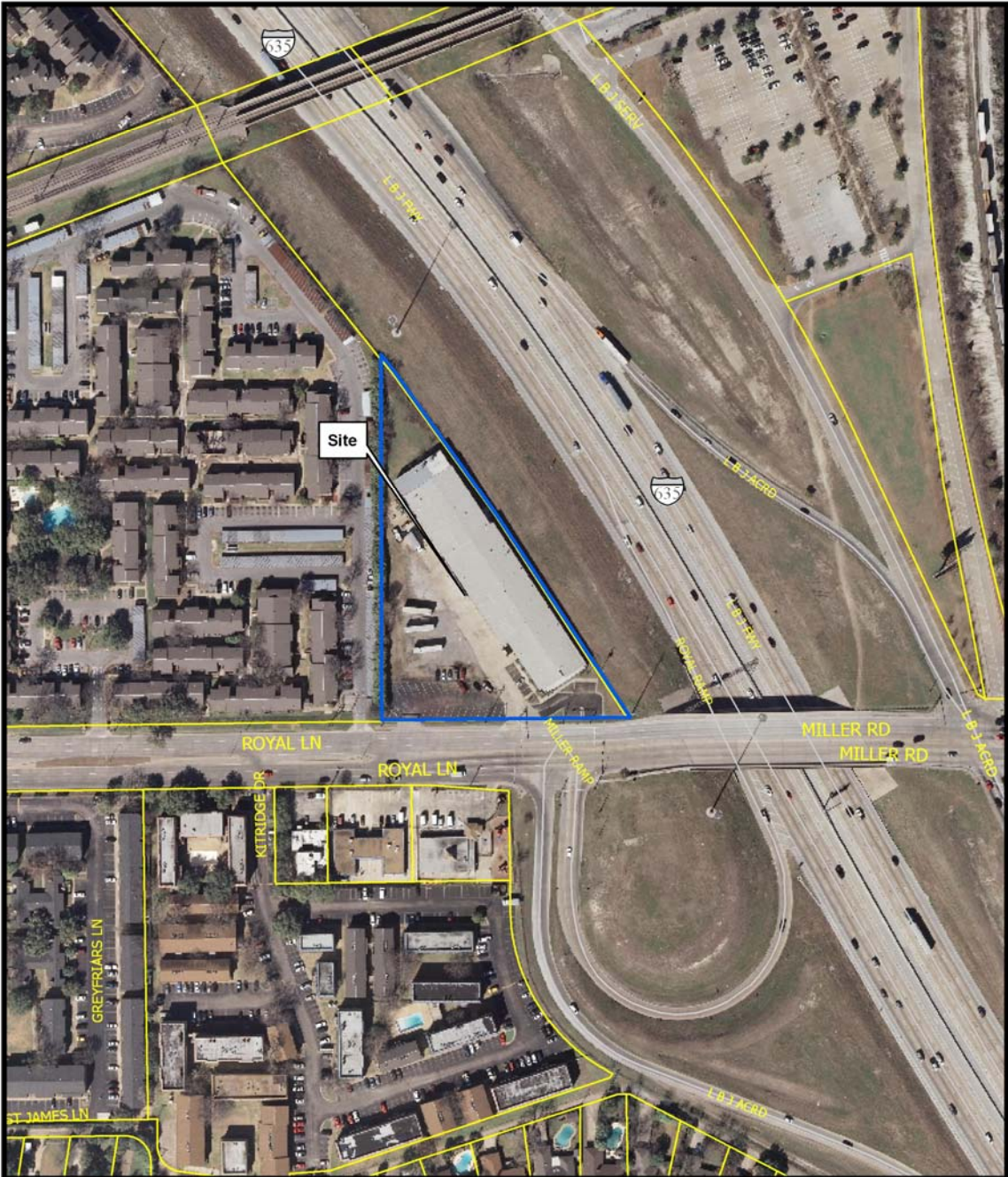
February 3, 2012: The applicant submitted a revised landscape plan and related email to staff/ the Board Administrator (see Attachment B).

February 3, 2012: The Chief Arborist submitted a reduced copy of a revised plan and a memo pertaining to the landscape special exception request to the Board Administrator (see Attachment C).

STAFF ANALYSIS:

- This request focuses on constructing and maintaining an approximately 5,400 square foot convenience store/general merchandise or food store structure/use (QuikTrip) on a site developed with furniture store structure/use (Adam's Office Furniture) that the applicant intends to demolish, and not fully meeting the landscape regulations.
- A revised landscape plan was submitted on February 3, 2012, a plan in which the City of Dallas Chief Arborist has stated is deficient from meeting Article X: Landscape Regulations by not fully providing the perimeter landscape buffer and related buffer group landscape materials.
- The City of Dallas Chief Arborist recommends approval of the request, subject to the approval being conditioned to the revised landscape plan submitted on February 3, 2012. The Chief Arborist states how the restrictive shape of the lot as it extends northward forces extensive pavement coverage for the high traffic volume and maneuvering on the property which in turn limits the amount of required landscaping area that can be provided on the western side of the site. The plan mitigates the reduced perimeter landscape buffer and existing living screen with an enhanced fence structure as an additional screening component.
- 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 revised landscape plan submitted on February 3, 2012 as a condition to the request, the site would be granted exception from full compliance with the perimeter landscape buffer requirements of Article X: The Landscape Regulations.





1:2,400

AERIAL MAP

Case no: BDA112-018

Date: 1/24/2012

BDA 112 - 018

Attach A

Long, Steve

From: James R. Schnurr [jschnurr@bhlaw.net]
Sent: Friday, January 27, 2012 8:58 AM
To: Long, Steve
Cc: jdudley@quiktrip.com
Subject: BDA Case No. 112-018
Attachments: 0979 Revised Prelim Landscape - 01-24-12.pdf; 8' wood fence detail.pdf

191

Steve,

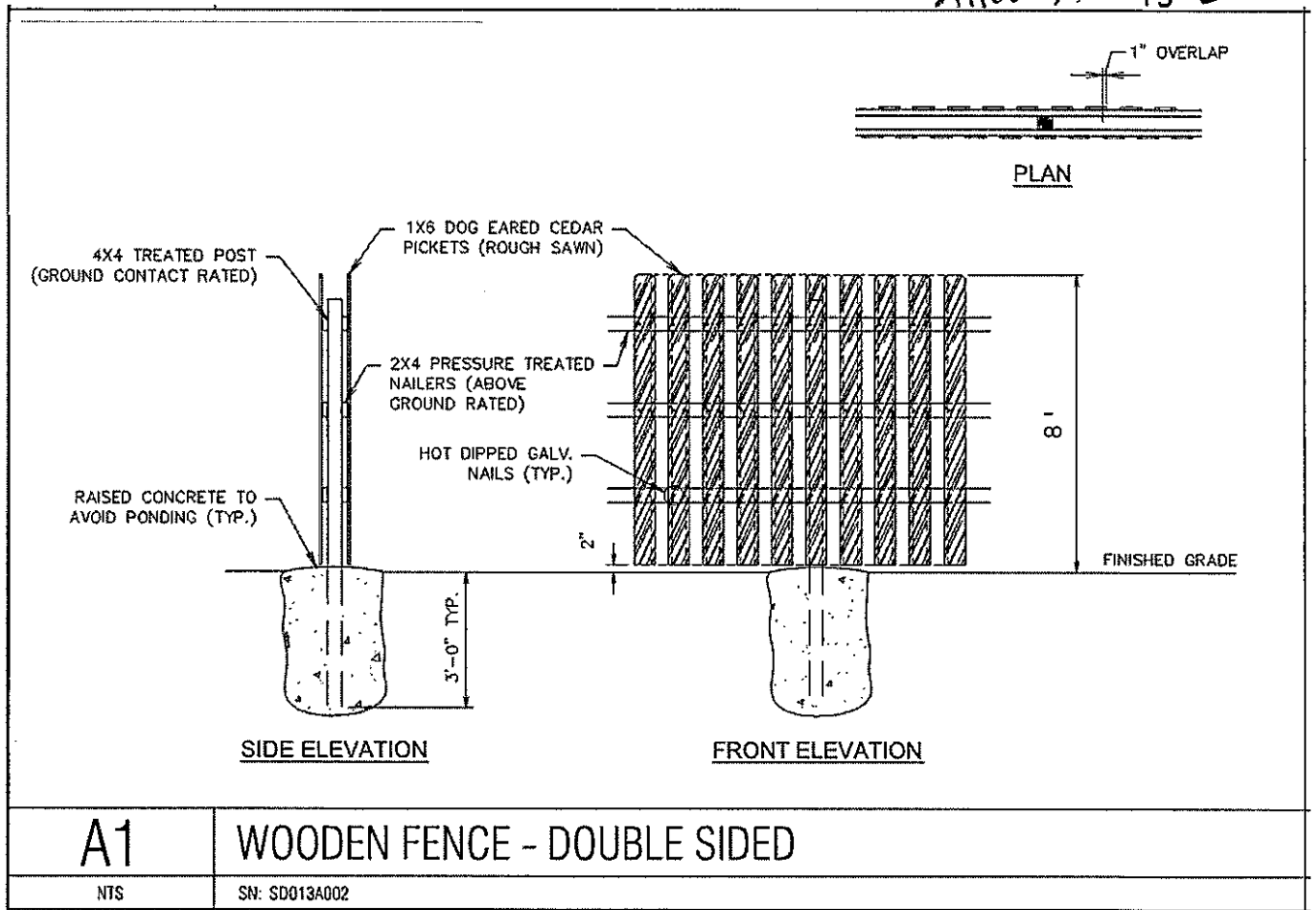
Per your request, enclosed is the 8.5 x 11 revised Landscape Plan showing the 8' wood fence along the western boundary line.

Also enclosed is an 8.5x11 drawing of the elevation of the fence. Please confirm your receipt of this and let me know if there is anything else you need. Thanks.

James R. Schnurr

Brown & Hofmeister, L.L.P.
740 East Campbell Road, Suite 800
Richardson, Texas 75081
Telephone: 214-747-6100
Direct: 214-431-0201
Fax: 214-747-6111
Email: jschnurr@bhlaw.net
Website: www.bhlaw.net

Brown & Hofmeister, L.L.P.
Attorneys and Counselors



BDA 112-018
Attach B**Long, Steve**

From: James R. Schnurr [jschnurr@bhlaw.net]
Sent: Friday, February 03, 2012 12:09 PM
To: Long, Steve; Erwin, Philip
Subject: 10101 Royal Lane; BDA Case No. 112-018
Attachments: 0979 Base P-69-Landscape (Pre-Lim).pdf

PS1

Steve,

As we discussed this morning, my client and I had a lengthy conversation with Phil Erwin early this morning and we have worked-out the performance standard issues on the property. Enclosed is the revised landscape plan that includes the calculations for the understory preservation area located in the rear of the property and the screening shrubs along Royal Lane. Therefore, **the sole remaining issue is the 10-ft. wide buffer requirement along 2/3 of the western boundary of the property that QuikTrip is unable to meet.** To mitigate the reduced buffer, QuikTrip is proposing to construct an 8' tall, board-on-board fence that will, at a significant cost, completely screen the immediately adjacent apartment complex parking area and carports.

The unusual pie-shaped lot configuration of the property narrows to a single point at the northwest corner of the property. This narrowing unreasonably burdens and restricts the use of the property. For QuikTrip's proposed development, the required drive/isles, fire lane, and turn-radii for the parking spaces are completely squeezed-out on the northern 1/3 of the property. In fact, QuikTrip is unable to utilize any of the back 1/3 of the property for development and is instead simply landscaping the back 1/3 of the property and keeping a 5,600 sq. ft. portion (>5% of the total lot area) as an understory preservation area. QuikTrip obviously is able to meet the 10-ft. buffer requirement along the back 1/3 of the western boundary line of the property with this landscaping and understory preservation area. However, QuikTrip is seeking to provide a reduced buffer (variable 5'-7' wide) along the condensed 2/3 of the western boundary closest to Royal Lane where the parking spaces and dumpster are located.

This request will not adversely affect neighboring property as the 8'-tall board-on-board fence will completely screen the adjacent parking area and carports from view with a nice fence. In addition, the new use will serve as an asset to the nearby properties. QuikTrip stores are certified as a "Safe Place" and QuikTrip's gasoline has been certified with the industry's highest rating of "Top Tier" as QuikTrip guarantees the quality of its gas. Regularly considered the benchmark of the convenience store industry, QuikTrip stays ahead of its competition by constantly improving on its store concept, as is evident from this request. QuikTrip is perennially listed on Forbes Magazine's list of the top 100 privately held companies and has been featured in Fortune magazine's list of "Top 100 Companies to Work For" since 2003.

Each QuikTrip location employs between 15-20 people. Employees are offered competitive pay, health benefits, and a 401(k) plan. QuikTrip donates 5% of its profits to charitable organizations and encourages its employees to get involved in their communities. For example, the company matches employees' donations during its annual United Way drive, and organizations such as Big Brothers and Big Sisters are regularly promoted within the company.

I will get each of you the large-sized plans as soon as possible. Thanks.

James R. Schnurr
Brown & Hofmeister, L.L.P.

740 East Campbell Road, Suite 800
Richardson, Texas 75081
Telephone: 214-747-6100
Direct: 214-431-0201
Fax: 214-747-6111
Email: jschnurr@bhlaw.net
Website: www.bhlaw.net

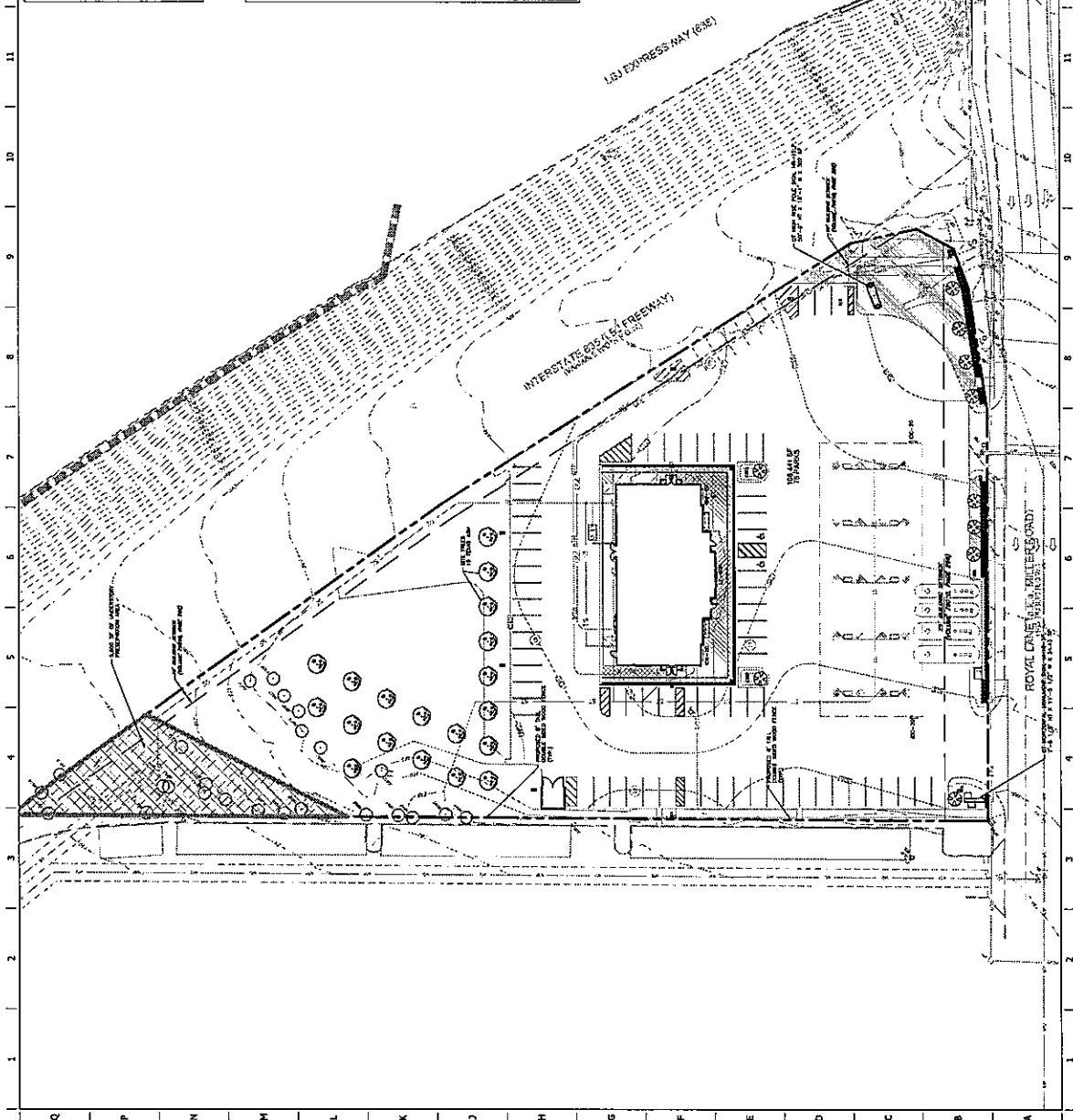
BDA 112-018
Attach B
Pg 2

Brown & Hofmeister, L.L.P.
Attorneys and Counselors

PRELIMINARY FOR REVIEW ONLY
 DATE: 08/14/2012
 PROJECT: 10101 ROYAL LANE DALLAS, TEXAS
QuikTrip No. 979
 10101 ROYAL LANE DALLAS, TEXAS
Bury+Partners
 2110 Woodland Road, Suite 100
 Dallas, Texas 75225
 TEL: 214.760.1234 FAX: 214.760.1235
 WWW.BURY+PARTNERS.COM

LANDSCAPE SCHEDULE	SYMBOL	QUANTITY	COMMENTS
1	(Symbol)	125 EA	SEE LANDSCAPE PLAN AND NOTES FOR SPECIFICATIONS AND PLANTING SCHEDULE
2	(Symbol)	15 EA	SEE LANDSCAPE PLAN AND NOTES FOR SPECIFICATIONS AND PLANTING SCHEDULE
3	(Symbol)	15 EA	SEE LANDSCAPE PLAN AND NOTES FOR SPECIFICATIONS AND PLANTING SCHEDULE

LANDSCAPE REQUIREMENTS	REQUIRED	PROVIDED
1. ALL PLANTING SHALL BE PROVIDED WITH PROPER IRRIGATION SYSTEMS AND MULCH AT LEAST 2" DEEP.	REQUIRED	PROVIDED
2. ALL PLANTING SHALL BE PROVIDED WITH PROPER MULCH AT LEAST 2" DEEP.	REQUIRED	PROVIDED
3. ALL PLANTING SHALL BE PROVIDED WITH PROPER MULCH AT LEAST 2" DEEP.	REQUIRED	PROVIDED
4. ALL PLANTING SHALL BE PROVIDED WITH PROPER MULCH AT LEAST 2" DEEP.	REQUIRED	PROVIDED
5. ALL PLANTING SHALL BE PROVIDED WITH PROPER MULCH AT LEAST 2" DEEP.	REQUIRED	PROVIDED



DATE: 08/14/2012 11:51 AM
 PROJECT: 10101 ROYAL LANE DALLAS, TEXAS
 SHEET: 10101-018
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

Memorandum



CITY OF DALLAS

DATE February 3, 2012
 TO Steve Long, Board of Adjustment Administrator
 SUBJECT # BDA 112 · 018 10101 Royal Lane

The applicant is requesting a special exception to the landscape requirements of Article X.

Trigger

New construction of convenience store.

Deficiencies

The proposed plan would be deficient from Article X in the following:

Perimeter landscape buffer requirement (10.125(b)(1)) – southern 280' is restricted to a variable 5-7' permeable width with parking and dumpster enclosure within the mandatory 10' area. Northern section has an expanded landscape area.

There are no perimeter landscape buffer groups (10.125(b)(7)) provided along the southern 300' of the western perimeter buffer with residential adjacency.

Factors

The triangular shape of the property compresses the retail building and supportive parking area to the north that leaves a vacant, permeable existing landscape area to the north. The shape also forces required parking toward the perimeters of the property, maximizing usable space. On the east, the pavement extends to the edge of the property.

The applicant proposes to construct a 8 feet tall double-sided wood fence along the western perimeter in place of plantings. It is not stated at what length the fence is to be constructed. The tall shrub row in that area is to be removed and replaced with the fence and the adjoining permeable area.

Additional trees are to be planted on the property which would provide more than the required site trees and will assist in the overall mitigation for removed trees.

Landscape along the street frontage is provided with eight 'Skyline' honeylocust trees. These are technically large trees that have the potential for future interactivity with overhead electric utilities, but it is hopeful they will be set back far enough to avoid conflicts.

Screening of off-street parking and understory preservation are presented as design standard elements. Screening shrubs are identified as 24" minimum height.

Recommendation

Approval of the submitted landscape plan with the following recommendation:

Screening shrubs along Royal Lane must comply with the minimum screening height standards of Section 51A-10.126(c)(3).

Reasoning:

The restrictive shape of the lot as it extends northward forces extensive pavement coverage for the high traffic volume and maneuvering on the property that limits the width of the landscaping area on the western perimeter. The designers have chosen to mitigate the reduced perimeter landscape buffer and existing living screen with an enhanced fence structure as an additional landscape screening component identified on this plan.

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



APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 112-018

Data Relative to Subject Property:

Date: 11-30-11

Location address: 10101 Royal Lane Zoning District: LI

Lot No.: 1 Block No.: 8065/C Acreage: 2.55 Census Tract: 130.09

Street Frontage (in Feet): 1) 351 Royal 2) 352 LBS 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

NE SA

Owner of Property (per Warranty Deed): Pat Adams

Applicant: _____ Telephone: _____

Mailing Address: _____ Zip Code: _____

E-mail Address: _____

Represented by: JAMES SCHWURR Telephone: (214) 431-0201

Mailing Address: 740 E. Campbell Rd., Suite 800 Zip Code: 75081

E-mail Address: Richardson, TX. jschwurr@bhlaw.net

Affirm that an appeal has been made for a Variance _____, or Special Exception of _____

- ① the required 10' perimeter landscape buffer along the western boundary (as shown)
- ② the 5th pedestrian facilities design standard per Sec. 51A-10.126 (f)
- ③ the 5th enhanced pedestrian walkways design standard per Sec. 51A-10.126 (i)

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:

the requested special exceptions will not adversely affect neighboring properties.

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 James R. Schwurr
(Affiant/Applicant's name printed)

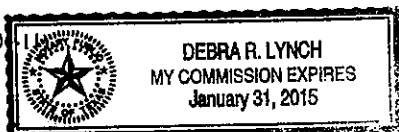
who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property.

Respectfully submitted: James R. Schwurr
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 30th day of November, 2011

Debra R. Lynch
Notary Public in and for Dallas County, Texas

(Rev. 08-0)



MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT

Date of Hearing _____

Appeal was--Granted OR Denied

Remarks _____

Chairman

Building Official's Report

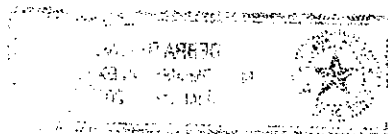
I hereby certify that James Schnurr

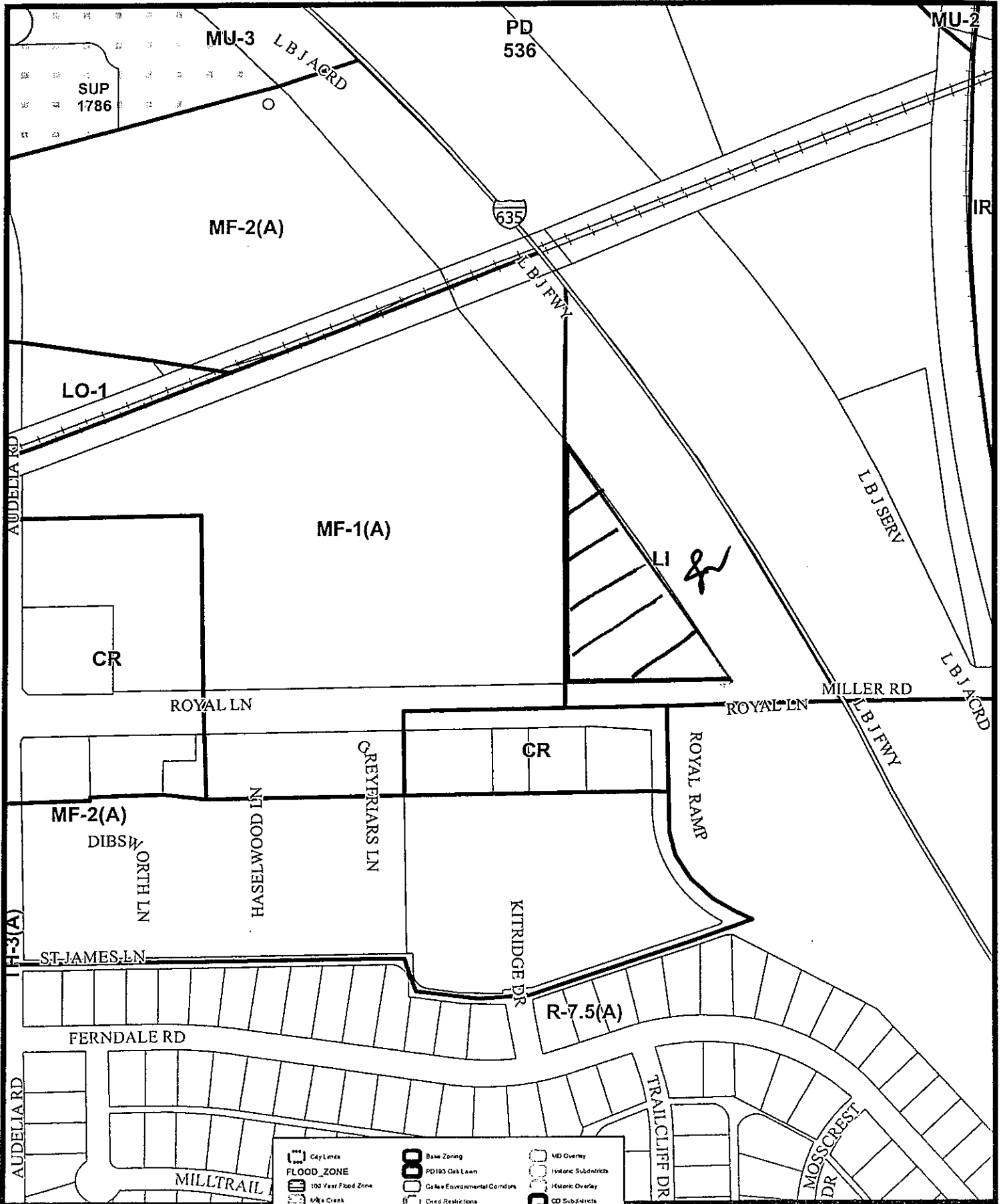
did submit a request for a special exception to the landscaping regulations
at 10101 Royal Lane


BDA112-018. Application of James Schnurr for a special exception to the landscaping regulations at 10101 Royal Lane. This property is more fully described as lot 1 in city block C/8065 and is zoned LI, 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 landscape regulations.






















Sincerely,


Lloyd Denman, Building Official

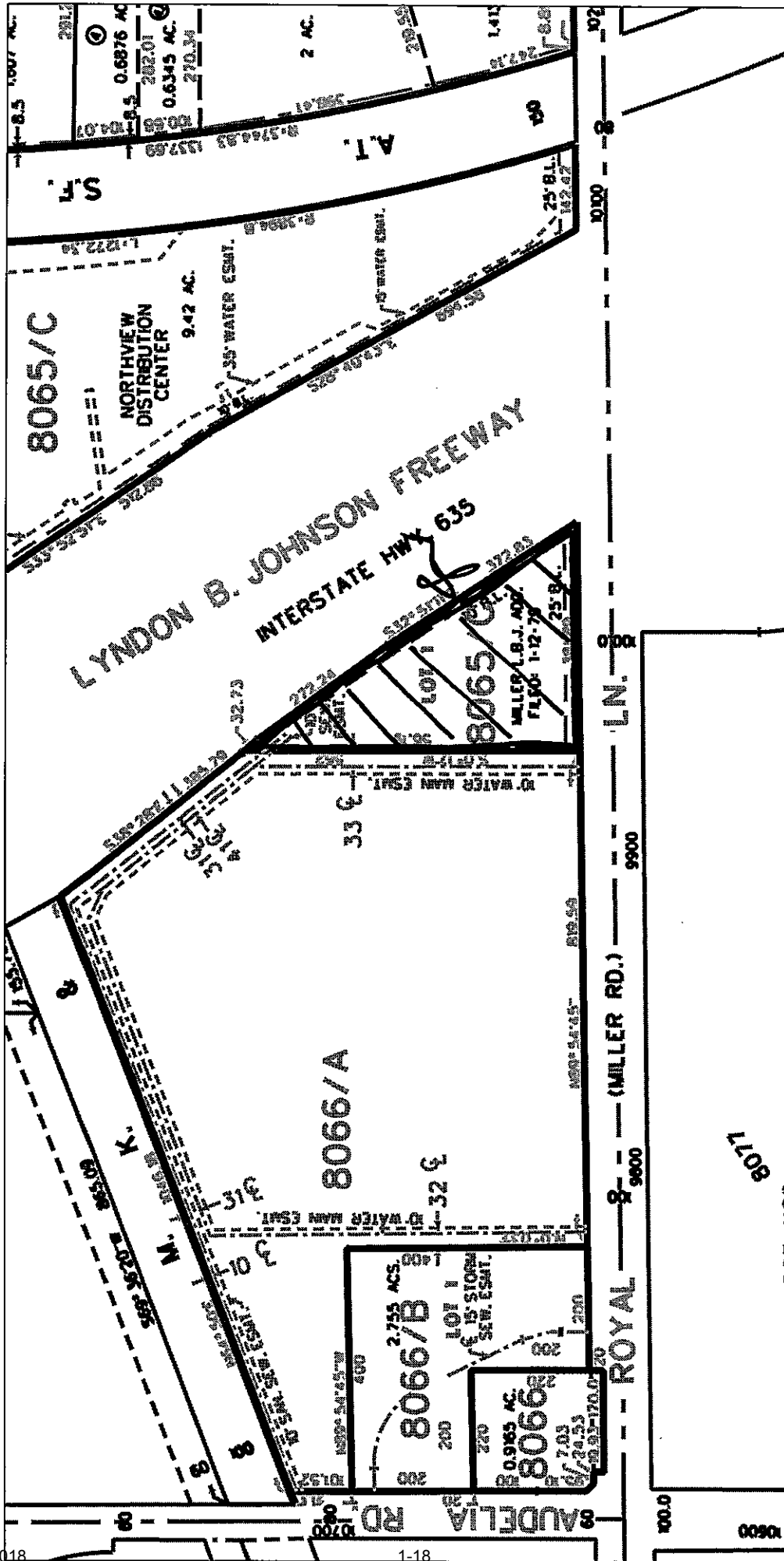





 1:3,297
 BDA 112-018

Case ID:
 Printed: 11/8/2011





CITY OF DALLAS
AFFIDAVIT

Appeal # BDA 112-018

I, Pat Adams, Owner of the subject property

at (address): 10101 Royal Lane, Dallas, TX 75238

Authorize (Applicant's name) James R. Schnurr on behalf of QuikTrip Corporation

To pursue an appeal to the City of Dallas Zoning Board of Adjustment for the following request(s)

Variance (specify below)

Special Exception (specify below)

Other Appeal (specify below)

① the required 10' perimeter landscape buffer along the western boundary line

② the 5% pedestrian facilities design standard per Sec. 51A-10.126(f)

③ the 5% enhanced pedestrian walkways design standard per Sec. 51A-10.126(i)

Pat Adams Pat Adams 11-11-11

Print name of property owner

Signature of property owner

Date

Before me the undersigned on the day of personally appeared Pat Adams

Who on his/her oath certifies that the above statements are true and correct to his/her best knowledge.

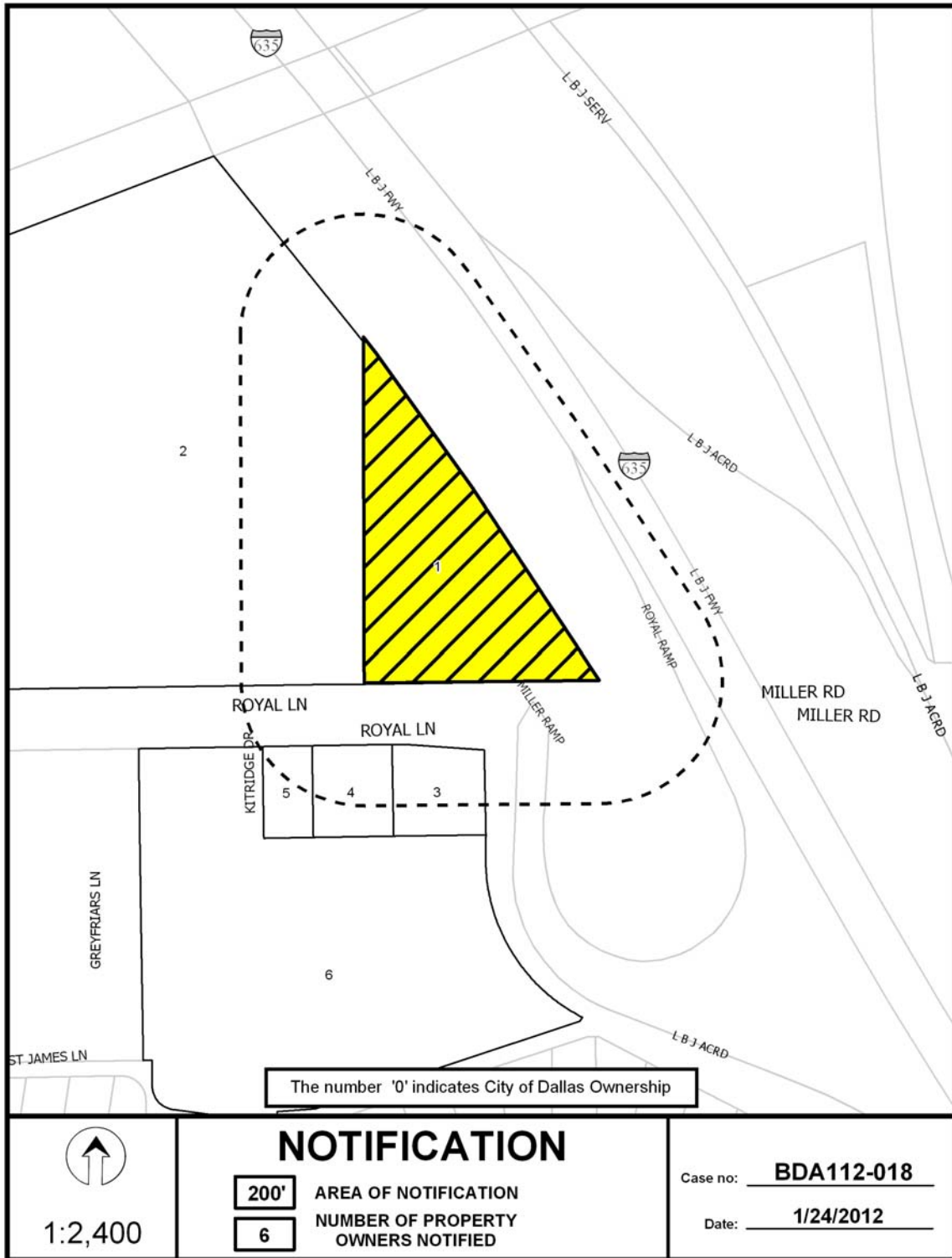
Subscribed and sworn to before me this 11 day of November, 2011

Clady Assanie

Notary Public for Dallas County, Texas

Commission expires on 5/12/2014





Notification List of Property Owners

BDA112-018

6 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10101 ROYAL LN	ADAMS PAT
2	10075 ROYAL LN	SUN COLONY ASSOC LTD % HORN BARLOW
3	10130 ROYAL LN	KIDS CARE CENTER INC % ELICIA CROUCH
4	10110 ROYAL LN	KIDS CARE CENTER INC
5	10098 ROYAL LN	ASK PPTIES INC
6	10062 ROYAL LN	COUNTRY SQUIRE VENTURE

FILE NUMBER: BDA 101-129

BUILDING OFFICIAL'S REPORT:

Application of Ethan Davis for a special exception to the fence height regulations at 15315 Leavalley Drive. This property is more fully described as Lot 12 in City Block 12/8188 and is zoned R-10(A), which limits the height of a fence in the front yard to 4 feet. The applicant proposes to construct and maintain a 9 foot high fence, which will require a special exception of 5 feet.

LOCATION: 15315 Leavalley Drive

APPLICANT: Ethan Davis

REQUEST:

- A special exception to the fence height regulations of 4' 6" (reduced from 5' originally requested in December of 2011) is requested in conjunction with constructing and maintaining an 8' 6" high Austin builders stone pedestrian archway with a 6' 3" high open wrought iron gate within it (at a total length of 9' 6") to be located in one of the site's two required front yards on a site developed with a single family home – Winterwood Lane. (No fence proposal is shown to be located in the site's Leavalley Drive required front yard).

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.

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.

GENERAL FACTS:

- On December 12, 2011, the Board of Adjustment conducted a briefing/hearing on this application. The applicant submitted additional written documentation to the board at the public hearing (see Attachment B). The Board postponed action on this application until February 13, 2012.
- The Dallas Development Code provides for front yard provisions for residential districts, specifically stating that if a corner lot in a single family zoning district has two street frontages of unequal distance, the shorter frontage is governed by the

front yard regulations, and the longer frontage is governed by the side yard regulations. But the code continues to state that notwithstanding this provision, the continuity of the established setback along street frontage must be maintained.

- The subject site is a property zoned R-10(A) located at the southwest corner of Winterwood Lane and Leavalley Drive. The property has street frontages of unequal distances – the property’s frontage along Winterwood Lane is 136’; the property’s frontage along Leavalley Drive is 120’.

This site has two required front yards - a 30’ required front yard created by a platted building line along its shorter frontage (Leavalley Drive) and a 30’ required front yard (created by another platted building line) along its longer frontage (Winterwood Lane). Regardless of how the site’s Winterwood Lane frontage functions as a side yard on the property and is the longer of the property’s street frontages (which is typically deemed a side yard where a fence can be erected by right at 9’ in height), it is a front yard nonetheless in order to maintain continuity of the required front yards established by the lots west of the site fronting northward onto Winterwood Lane.

- The Dallas Development Code states that a person shall not erect or maintain a fence in a required yard more than 9’ above grade, and additionally 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 originally submitted a site plan and elevations indicating that the proposal in the 30’ Winterwood Lane required front yard reached a maximum height of 9’. The applicant’s revised site plan and elevation of January 2012 (see Attachment C) shows a proposal that reaches 8’ 6” in height.

- The following additional information was gleaned from the **originally** submitted site plan:

- The original proposal to have been located in the Winterwood Lane required front yard over 4’ in height was approximately 80’ in length parallel to the street and approximately 30’ in length *perpendicular* and/or *diagonal* to Winterwood Lane on the east and west sides of the site in the required front yard. (Note that the submitted elevations showed that the proposed fence parallel to Winterwood Lane and on the west side of the site in the Winterwood Lane required front yard 6’ in height and of “treated cedar” and the proposed fence on the east side of the site in the Winterwood Lane required front yard to be 6’ in height with a 9’ high archway at a pedestrian opening and of “Austin builders stone (both sides) to match the house construction.”)
- The original proposal was shown to have been located on the site’s Winterwood Lane front property line or 13’ from the curb line.

- The following additional information was gleaned from the **revised** submitted site plan (see Attachment C):

- The revised proposal to be located in the Winterwood Lane required front yard over 4’ in height is an 8’ 6” high, 9’ 6” long Austin builder stone pedestrian archway (with 6’ 3” high open wrought iron gate) located perpendicular to Winterwood Lane.
- The revised proposal to be located in the Winterwood Lane required front yard over 4’ in height is approximately 13’ from the Winterwood Lane front property line or about 26’ from the curb line.

- The applicant submitted additional information beyond what was submitted with the original application (see Attachments A, B, and C).

BACKGROUND INFORMATION:

Zoning:

Site: R-10(A) (Single family district 10,000 square feet)
North: R-10(A) (Single family district 10,000 square feet)
South: R-10(A) (Single family district 10,000 square feet)
East: R-10(A) (Single family district 10,000 square feet)
West: R-10(A) (Single family district 10,000 square feet)

Land Use:

The subject site is developed with a single family home. The areas to the north, south, and west are developed with single family uses; and the area to the east is developed as a public park (Kiowa Parkway Park).

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.

Timeline:

- October 21, 2011: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.
- November 9, 2011: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel C.
- November 11, 2011: The Board Administrator emailed the applicant the following information:
- an attachment that provided the public hearing date and panel that will consider the application; the November 23rd deadline to submit additional evidence for staff to factor into their analysis; and the December 2nd 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 requests; and
 - the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.
- November 30, 2011: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the December public hearing.

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

December 2, 2011: The applicant submitted additional information beyond what was submitted with the original application (see Attachment A).

December 12, 2011: The Board of Adjustment conducted a briefing/hearing on this application. The applicant submitted additional written documentation to the board at the public hearing (see Attachment B). The Board conducted a public hearing at this time and postponed action on this application until February 13, 2012.

January 31, 2012: 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 Department Current Planning Division Assistant Director, the Sustainable Development and Construction Department Engineering Division Assistant Director, the Sustainable Development and Construction Department Building Inspection Division Chief Planner, the Board Administrator, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Sustainable Development and Construction Department Project Engineer, the Chief Arborist, and the Assistant City Attorney to the Board.

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

January 29, 2012: The applicant submitted additional information to staff (see Attachment C).

STAFF ANALYSIS:

- On January 29, 2012, the applicant submitted a revised elevation and revised site plan (see Attachment C). The revised submittals of January 2012 made significant revisions to what the applicant had requested of the Board in December of 2011.
- In December of 2011, the applicant had requested a special exception of 5' to construct and maintain a 6' high stone wall (with a 9' high arched pedestrian gateway/opening) and 6' high wood fence to be located in the site's Winterwood Lane required front yard; a 6' high fence proposed to have been approximately 80' length parallel to the street and approximately 30' length *perpendicular* and/or *diagonal* to Winterwood Lane on the east and west sides of the site in the required front yard. (Note that the applicant's revised site plan of January 29, 2012 notes "4' tall stone screening wall" in the locations of where the 6' high solid stone wall and wood fence had been shown on the originally submitted plans of December of 2011).
- This updated/revised request from what had been proposed to the Board in December of 2012 focuses on constructing and maintaining an 8' 6" high Austin

builders stone pedestrian archway with a 6' 3" high open wrought iron gate within it (at a total length of 9' 6") to be located in one of the site's two required front yards on a site developed with a single family home – Winterwood Lane. (No fence proposal is shown to be located in the site's Leavalley Drive required front yard).

- The submitted revised site plan shows that the proposal over 4' in height located in a required front yard will be 9' 6" in length, approximately 13' from the Winterwood Lane front property line or about 26' from the curb line.
- One single family home is located directly north of the site – a home with no fence and a home that fronts eastward onto Leavalley Drive as does the home on the subject site.
- The Board Administrator conducted a field visit of the site and surrounding area and noted no other fences above four (4) feet high which appeared to be located in a front yard setback.
- A number of letters were submitted to the Board at the December 12, 2011 public hearing pertaining to the applicant's original proposal. However, as of February 6, 2012, no letters had been submitted in support or in opposition to the applicant's revised proposal of January 29, 2012.
- The applicant has the burden of proof in establishing that the special exception to the fence height regulations of 4' 6" (whereby the proposal would reach a maximum height of 8' 6" in the site's Winterwood Lane required front yard) would not adversely affect neighboring property.
- Granting this special exception of 4' 6" with a condition imposed that the applicant complies with the submitted revised site plan and revised elevation would assure that the proposal exceeding 4' in height in the Winterwood Lane required front yard would be constructed and maintained in the location and of the heights and materials as shown on these documents.

BOARD OF ADJUSTMENT ACTION: DECEMBER 12, 2011

APPEARING IN FAVOR: Ethan Davis, 15315 Leavalley Dr., Dallas, TX

APPEARING IN OPPOSITION: Jana Howser, 7420 Winterwood Lane, Dallas, TX
Virginia Schmidt, 7321 Winterwood, Dallas, TX

MOTION #1: Moore

I move that the Board of Adjustment, in Appeal No. **BDA 101-129**, on application of Ethan Davis, **deny** the special exception requested by this applicant **without prejudice**, because our evaluation of the property and the testimony shows that granting the application would adversely affect neighboring property.

SECOND: **None**

MOTION FAILED FOR LACK OF A SECOND.

MOTION #2: Maten

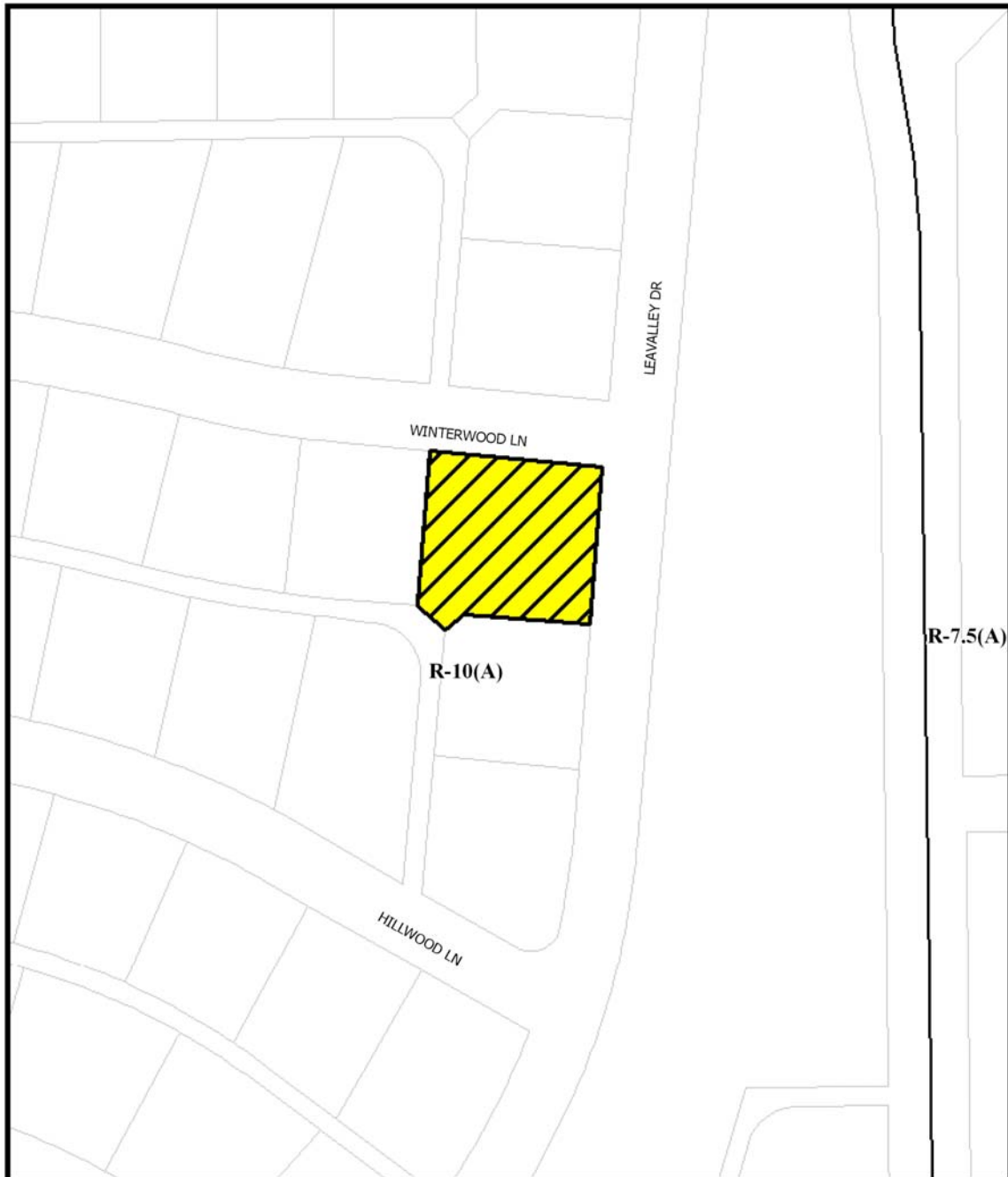
I move that the Board of Adjustment in Appeal No. **BDA 101-129**, hold this matter under advisement until **February 13, 2011**.

SECONDED: **Moore**

AYES: 5– Boyd, Moore, Maten, Coulter, Richard

NAYS: 0 –

MOTION PASSED: 5– 0(unanimously)

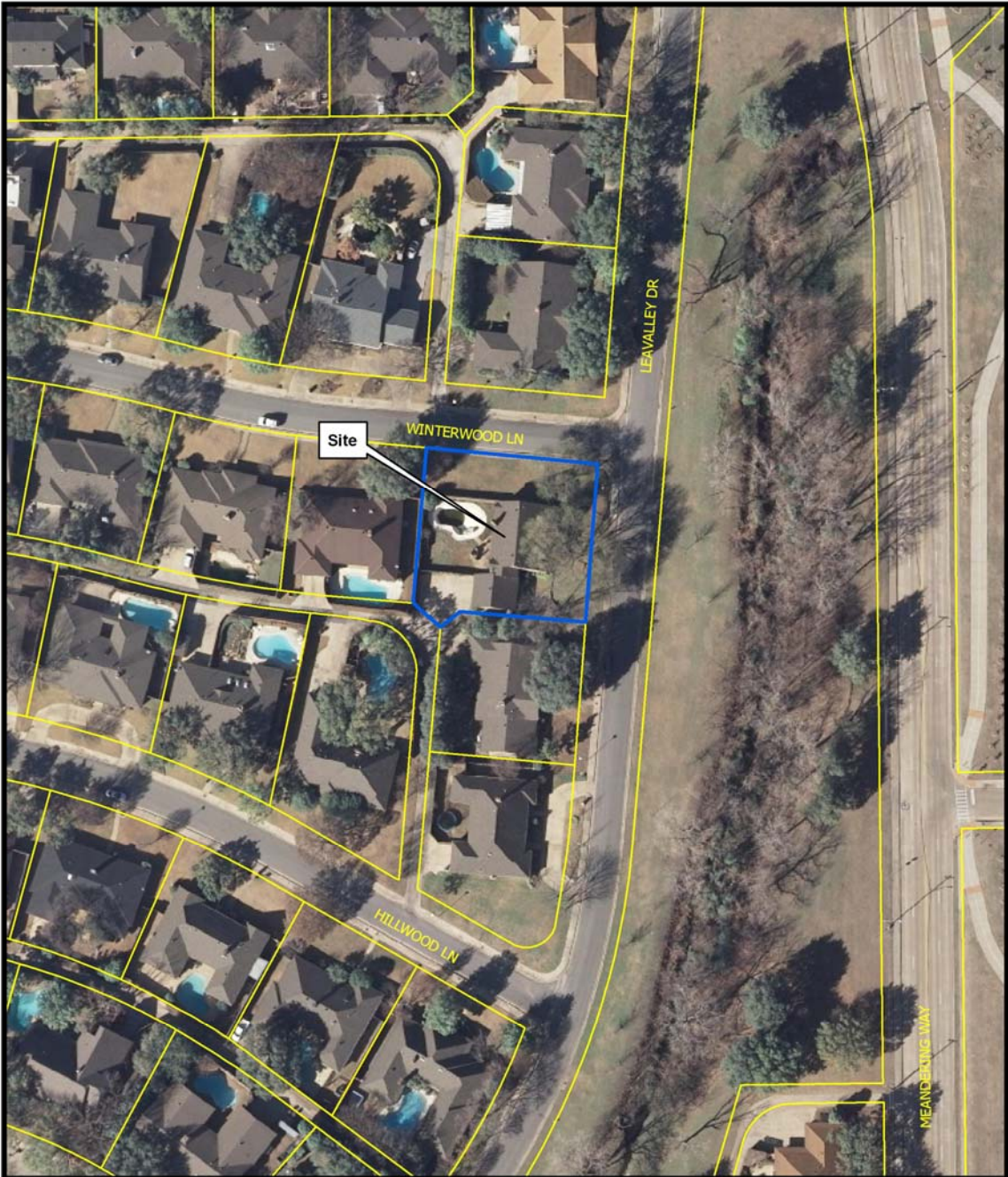


1:1,200

ZONING MAP

Case no: BDA101-129

Date: 11/17/2011



1:1,200

AERIAL MAP

Case no: **BDA101-129**

Date: **11/17/2011**

Petition for approval of Case No. BDA 101-129

I have reviewed the plan for a fence to be built on the Winterwood side of 15315 Leavalley Dr and have no objection.

#1) Signed: Stanley Shulkin Date: 11-13-11

Name Printed: STANLEY SHULKIN

Address: 15405 LEAVALLEY DRIVE

#2) Signed: Geoffrey Howland Date: 11-13-11

Name Printed: GEOFFREY HOWLAND

Address: 7421 WINTERWOOD LANE

#3) Signed: Mike Harby Date: 11/20/11

Name Printed: MIKE HARBY

Address: 7421 HILLWOOD LANE, DALLAS, TX 75248

#4) Signed: Nancy Hearn Date: 11/20/11

Name Printed: Nancy Hearn

Address: 15305 Leavalley Dr., Dallas 75248

Petition for approval of Case No. BDA 101-129

I have reviewed the plan for a fence to be built on the Winterwood side of 15315 Leavalley Dr and have no objection.

#5) Signed: Barbara Hoppman Date: 11.27.11
Name Printed: Barbara Hoppman HPhilly Hoppman
Address: 15411 Leavalley Dr. Dallas, TX

#6) Signed: Roger J. Stierman Date: 11/27/11
Name Printed: Roger J. Stierman
Address: 7415 Winterwood Dallas TX

#7) Signed: Michael W. Sawa Date: 11-27-11
Name Printed: MICHAEL W. SAWA
Address: 7416 WINTERWOOD Ln. Dallas, TX

#8) Signed: _____ Date: _____
Name Printed: _____
Address: _____

To: Dallas Board of Adjustment

December 12, 2011

From: Ethan Davis

Re: 15315 Leavally Dr – Case No. BDA 101-129

Dear Dallas Board of Adjustment,

I have received twenty signatures for my petition for a fence variance at 15315 Leavally Dr. that you will find in attached. To put that in pictorial perspective I have created the following map. Thank you for your attention to this issue.

Regards, Ethan Davis



Petition for approval of Case No. BDA 101-129

I have reviewed the plan for a fence to be built on the Winterwood side of 15315 Leavalley Dr and have no objection.

#1) Signed: Stanley Shulkin Date: 11-13-11

Name Printed: STANLEY SHULKIN

Address: 15305 LEAVALLEY DRIVE

#2) Signed: Geoffrey Howland Date: 11-13-11

Name Printed: GEOFFREY HOWLAND

Address: 7421 WINTERWOOD LANE

#3) Signed: Mike Harvey Date: 11/20/11

Name Printed: M. KE HARVEY

Address: 7421 HILLCWOOD LANE, DALLAS, TX 75248

#4) Signed: Nancy Heavn Date: 11/20/11

Name Printed: Nancy Heavn

Address: 15305 Leavalley Dr., Dallas 75248

Petition for approval of Case No. BDA 101-129

I have reviewed the plan for a fence to be built on the Winterwood side of 15315 Leavalley Dr and have no objection.

#5) Signed: Barbara Hoppman Date: 11-27-11

Name Printed: Barbara Hoppman + Phillip Hoppman

Address: 15411 Leavalley Dr. Dallas, TX

#6) Signed: Roger J. Stierman Date: 11/27/11

Name Printed: Roger J. Stierman

Address: 7415 Winterwood Dallas TX

#7) Signed: Michael W. Sava Date: 11-27-11

Name Printed: MICHAEL W. SAVA

Address: 7416 Winterwood Ln. Dallas, TX

#8) Signed: Cynthia Hennig Date: 12-3-11

Name Printed: CYNTHIA HENNIG

Address: 7316 WINTERWOOD LN, DALLAS, TX 75248

Petition for approval of Case No. BDA 101-129

I have reviewed the plan for a fence to be built on the Winterwood side of 15315 Leavalley Dr and have no objection.

#9) Signed: Donna R. Miglini Date: 12-7-11

Name Printed: Donna Miglini

Address: 7415 Hillwood Lane

#10) Signed: Cathleen & Larry Hill Date: 12-7-11

Name Printed: Cathleen & Larry Hill

Address: 7411 Hillwood Lane
Q-72-386-4405

#11) Signed: Neal Stollon Date: 12/7/2011

Name Printed: NEAL STOLLON

Address: 15311 LEAVALLEY DR DALLAS TX

#12) Signed: Verbal no-objection Date: 12/4/11

Name Printed: Henry Howser

Address: 7420 Winterwood Lane

Petition for approval of Case No. BDA 101-129

I have reviewed the plan for a fence to be built on the Winterwood side of 15315 Leavalley Dr and have no objection.

#13) Signed: Sally Lewry Date: 12-4-11

Name Printed: PETE & SAUJ LEWRY

Address: 7405 WINTERWOOD DALLAS, TX 75248

#14) Signed: ~~_____~~ Date: Dec/4/2011

Name Printed: Laurent J. Idrae

Address: 7326 Winterwood Lane Dallas, TX 75248

#15) Signed: Mike Halverson (4 Trees) Date: 12-4-2011

Name Printed: Mike Halverson (4 Trees)

Address: 7310 WINTERWOOD LN Dallas, TX 75248

#16) Signed: R.J. Monette Date: 12-10-11

Name Printed: R.J. Monette

Address: 7306 Winter wood La., Dallas, TX. 75248

Petition for approval of Case No. BDA 101-129

I have reviewed the plan for a fence to be built on the Winterwood side of 15315 Leavalley Dr and have no objection.

#17) Signed: Mary Weiss Date: 12-10-11

Name Printed: Mary Weiss

Address: Mary Weiss 7240 Winterwood Ln Dall. 75248

#18) Signed: Stan Croley Date: 12-10-11

Name Printed: STAN CROLEY

Address: 7231 WINTERWOOD LANE

#19) Signed: C. D. McDaniel Date: 12-10-11

Name Printed: C. D. McDaniel

Address: 7305 Winterwood Lane

#20) Signed: Kevin W Perry Date: 12-10-11

Name Printed: KEVIN PERRY

Address: 7239 WINTERWOOD LANE

15315 Leavalley Drive

North Fence Extension Project

PLAN B

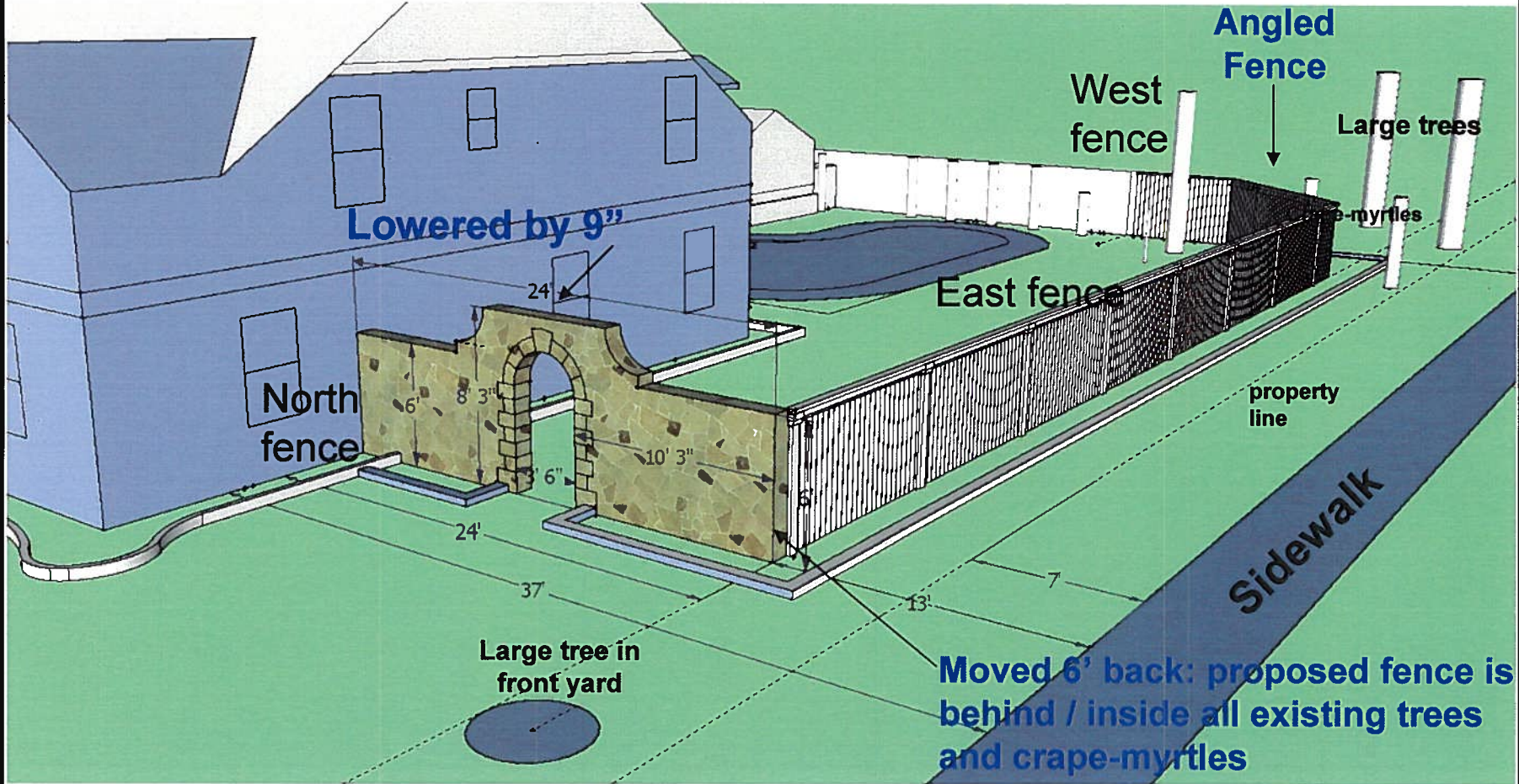
Title: 15315 Leavalley Fence	
Name: Davis	Date: 12/12/11
Scale:	Sheet: 1

Plan Changes

1. Moved fence back six feet
 - There will be 13 feet between sidewalk and the proposed fence.
 - The proposed fence will be built inside the line of existing trees / crape myrtles.
2. Lowered the height of pedestrian entrance gate by 9 inches to 8' 3".
3. Made plans for more and larger evergreen planting to soften the appearance of the fence and beautify the overall neighborhood view

Title: 15315 Leavalley Fence	
Name: Davis	Date: 12/12/11
Scale:	Sheet: 2

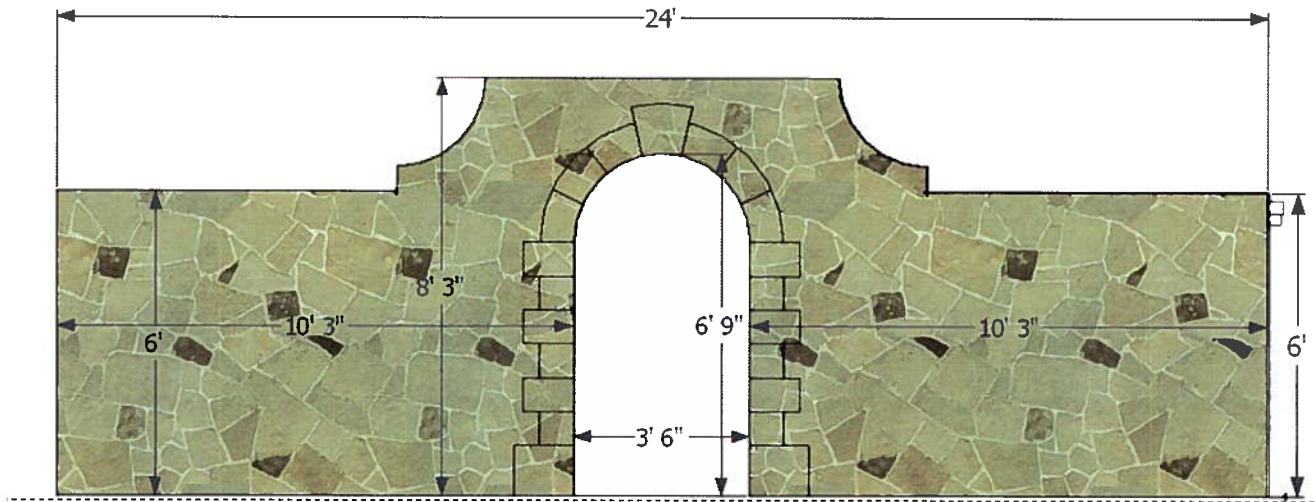
Fence Addition



- Fence will be 13' from side walk
- East wall is 6' tall made of Austin Builders stone to match house façade.
- North and west fence made of board on board cedar wood to match rest of backyard fence construction.

Title: 15315 Leavalley Fence	
Name: Davis	Date: 12/12/11
Scale:	Sheet: 3

Fence - East Elevation



- Fence to be constructed of Austin builders stone (both sides) to match house construction.
- Fence will have concrete foundation
- Height is 6' with center section 8' 3" high

Title: 15315 Leavalley Fence

Name: Davis

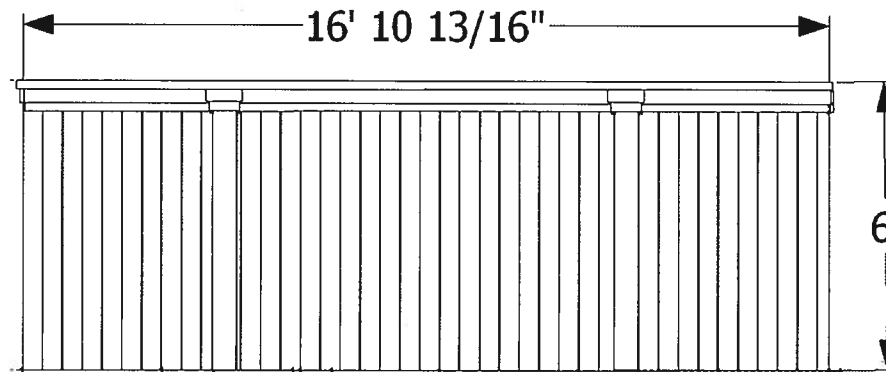
Date: 12/12/1

Scale: 1in = 4ft

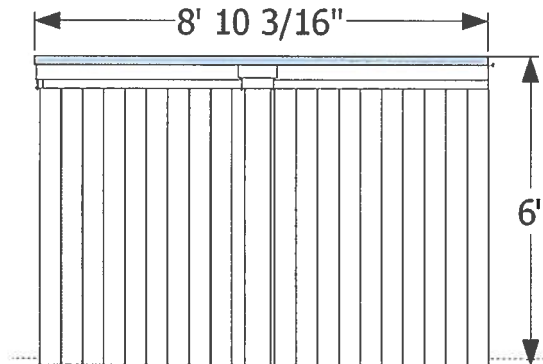
Sheet: 4

Fence - West Elevation

Corner Fence Section



West Fence Section



- Six foot high wood on wood cedar fence.
- Fence is angled in corner to enable west flower bed to be planted with evergreen shrubs and Japanese maples.

Title: 15315 Leavalley Fence

Name: Davis

Date: 12/12/11

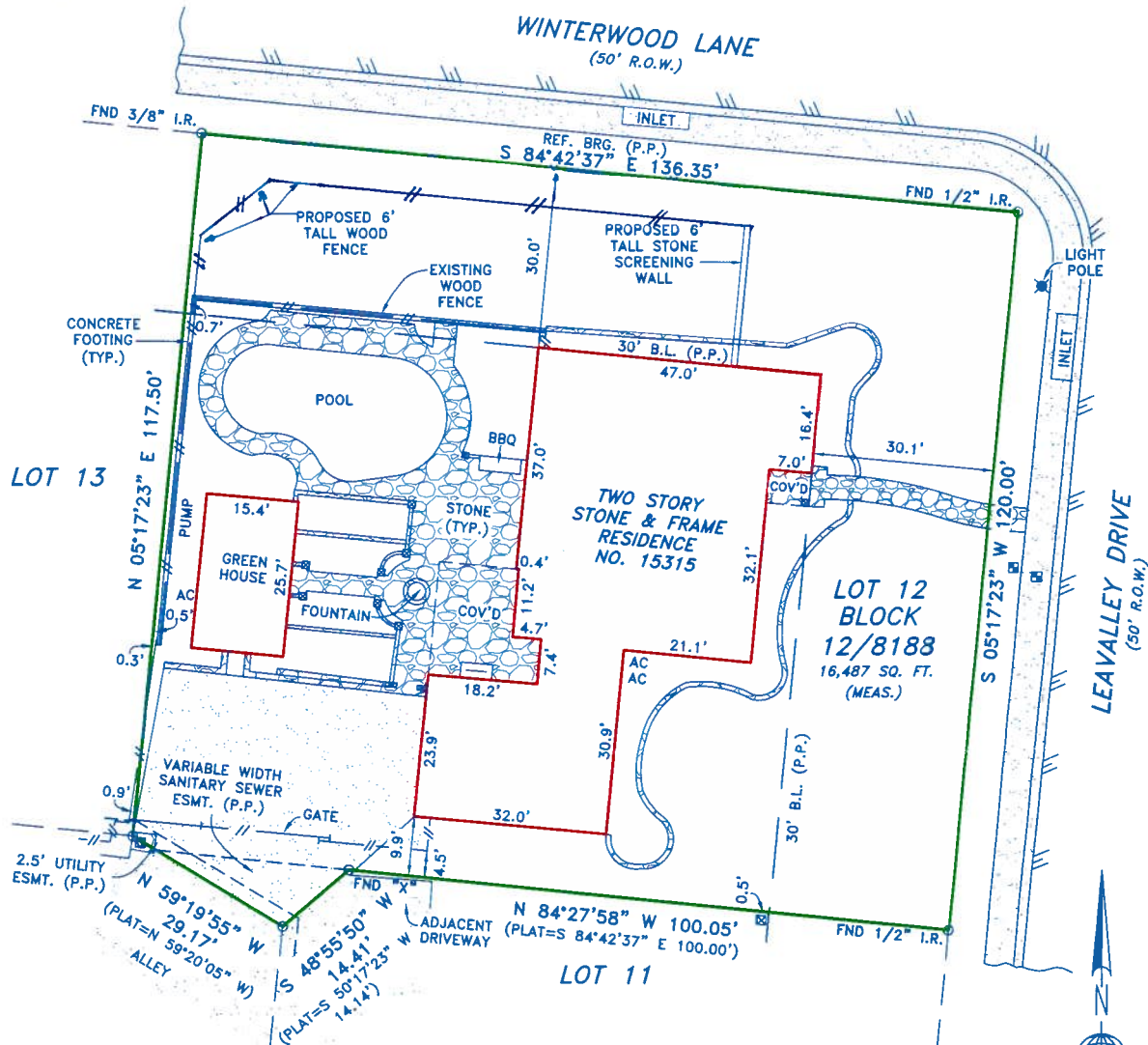
Scale: 1in = 4ft

Sheet: 5

'SURVEY PLAT/SITE PLAN'

LOT 12, BLOCK 12/8188, OF SIXTH SECTION, PRESTONWOOD ESTATES, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 71251, PAGE 1988, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

BDA 101-129
 Attach B
 Pg 12



NOTES:

- 1) (P.P.) INDICATES BUILDING LINES, EASEMENTS, R.O.W.S, DIMENSIONS, ETC. ARE PER PLAT REFERENCED IN LEGAL DESCRIPTION ABOVE.
- 2) THE PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE DALLAS POWER & LIGHT COMPANY AGREEMENT FOR UNDERGROUND EXTENSION OF SINGLE PHASE ELECTRIC SERVICE & SPECIAL STREET LIGHTING RECORDED IN VOLUME 72051, PAGE 989, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS.
- 3) THE PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE EASEMENTS RECORDED IN VOLUME 72156, PAGE 1072, AND VOLUME 1595, PAGE 465, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS.
- 4) TO THE BEST OF MY KNOWLEDGE AND BELIEF THE EASEMENT RECORDED IN VOLUME 964, PAGE 771, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS, DOES NOT APPEAR TO CROSS SUBJECT PROPERTY.

ADDRESS: 15315 LEAVALLE DRIVE

FLOOD STATEMENT:

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 480171 0185J, DATED 08/23/2001, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DALLAS COUNTY, TEXAS, THE SUBJECT PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

CERTIFIED TO: HEXTER-FAIR TITLE	BUYER: DAVIS	DATE: 10/19/2011	GF#: DP10608333	TECH: BM	DRAFTER: HLH	JOB NO.: 11-10-062
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SYMBOL	LEGEND
—//—	WOOD FENCE
—x—	CHAIN LINK FENCE
—x—	WIRE FENCE
—o—	WROUGHT IRON FENCE
⊠	COLUMN
●	POWER POLE
⊕	WATER METER
—	POWERLINE
—	OVERHEAD SERVICE LINE
⊞	TRANSFORMER AND PAD
⊞	GAS METER
⊞	ASPHALT SURFACE
⊞	CONCRETE

I, JASON L. MORGAN, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE SUBJECT PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY UNDER MY SUPERVISION. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND WAS PERFORMED IN CONNECTION WITH TITLE COMMITMENT OF NO. DP10608333 PROVIDED BY HEXTER-FAIR TITLE REFLECTING ONLY THE EASEMENT(S) LISTED IN SCHEDULE "B" OF SAID COMMITMENT. USE OF THIS SURVEY BY ANY OTHER PARTY SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. THIS SURVEY IS NOT VALID WITHOUT A RED SEAL AND SIGNATURE

Jason L. Morgan
 JASON L. MORGAN RPLS 5587



BDA 101-129
 Attach C
 pg 1

Long, Steve

From: Davis, Ethan [ethan@ti.com]
Sent: Wednesday, February 01, 2012 5:58 AM
To: Duerksen, Todd; Long, Steve
Subject: RE: BDA101-129, 15315 Leavalley Drive
Attachments: 15315 Leavalley Drive site plan C V2.pdf; 15315 Leavalley Drive Jan 2012 Plan C V3.pdf

Steve, Todd, thank you for your feedback, please find updated files attached for your review.

When we are done, I need to send you paper copies of the site plan and elevation drawings? 3 copies for Steve and 1 copy for Todd?

Steve your address is:

Steve Long
 City of Dallas Department of Sustainable Development and Construction
 1500 Marilla Street, Room 5BN
 Dallas, Texas 75201

Thanks, Ethan

From: Duerksen, Todd [mailto:todd.duerksen@dallascityhall.com]
Sent: Monday, January 30, 2012 9:34 AM
To: Davis, Ethan; Long, Steve
Subject: RE: BDA101-129, 15315 Leavalley Drive

You are required to submit two drawings: a site plan and elevation drawing. Since only the east wall exceeds the 4' height for a fence in a front yard, only the east wall needs an elevation drawing. Please revise the east wall elevation drawing as attached so that it illustrates just the wall. Relocate the dimensions to the ends of the wall so they are legible. The submitted drawings need to be blueprints or in black and white, no color. If you want to submit an additional landscape drawing to show the board the landscaping that will be provided that is fine but the board rarely conditions approval to compliance with a landscape plan except for landscape appeals. If the board did condition approval to compliance with a landscape plan you would be required to obtain a permit for the landscaping (Reference: Chapter 52, Administrative Procedures for the Construction Codes, Section 301.2-38.2. <http://www.dallascityhall.com/pdf/Building/Chapter52Booklet.pdf>).

Todd Duerksen
 Sr. Plans Examiner - Zoning Code Consultant
 City of Dallas
 Building Inspection Division
 Department of Sustainable Development & Construction

From: Davis, Ethan [mailto:ethan@ti.com]
Sent: Sunday, January 29, 2012 7:28 PM
To: Long, Steve; Duerksen, Todd
Subject: RE: BDA 101-129, Property at 15315 Leavalley Drive

Hello Todd, Steve, please find attached revised site and elevation drawings. Thanks to review and let me know if anything should be modified.

I was wondering if I should show on the site plan all of the landscaping that has been done/planned as that was a point from the last hearing. But it's a little hard to show that much detail. The slide show for the hearing will certainly have pictures of the wall/landscaping.

BDA101-129
Attach C
pg 2

Regards, Ethan

15315 Leavalley Drive

North Wall Extension Project

elevation drawings – Plan C

BDA 101-129
Attach C

pg 3

Title: 15315 Leavalley Wall

Name: Davis

Date: 1/31/12

Scale:

Sheet: 1

The Plan C Request

- A special exception to the fence height regulations of 4' 6" is requested to build and maintain a pedestrian archway 8' 6" high and 9' 6" long in the second front yard of 15315 Leavalley Dr.

Title: 15315 Leavalley Wall	
Name: Davis	Date: 1/31/12
Scale:	Sheet: 2

Plan C Changes

1. Instead of the original proposed 6' wood fence a regulation compliant 4' stone wall was built.
2. A pedestrian archway with height of 8' 6" and 9' 6" long is the only part of the fence requesting a special exception above 4'.
3. Made plans for more extensive landscaping to improve the appearance of the stone wall and beautify the neighborhood.

Title: 15315 Leavalley Wall

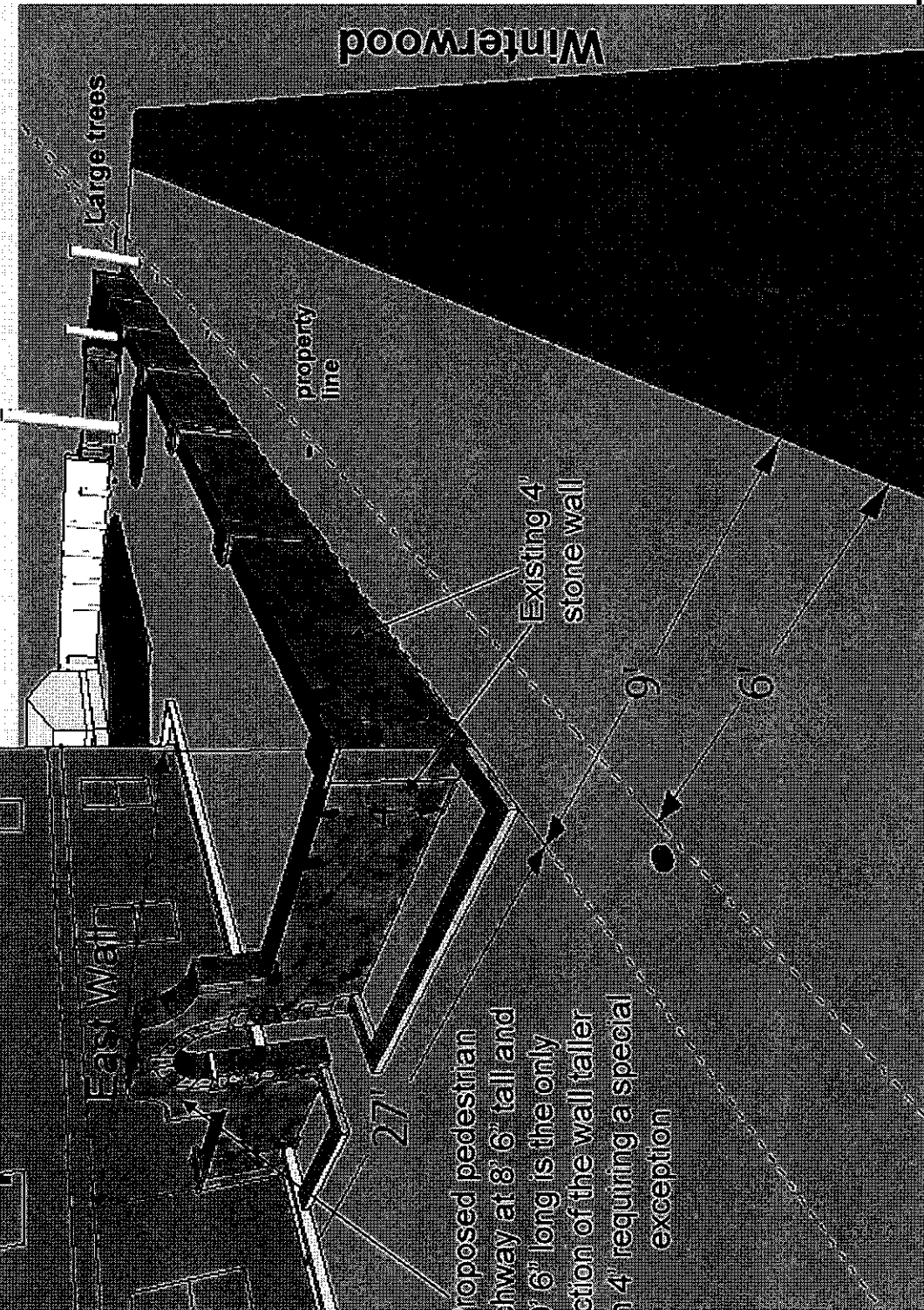
Name: Davis Date: 1/31/12

Scale: Sheet: 3

BDA 101-129
Attach C

255

Proposed Gate Location - Plan C

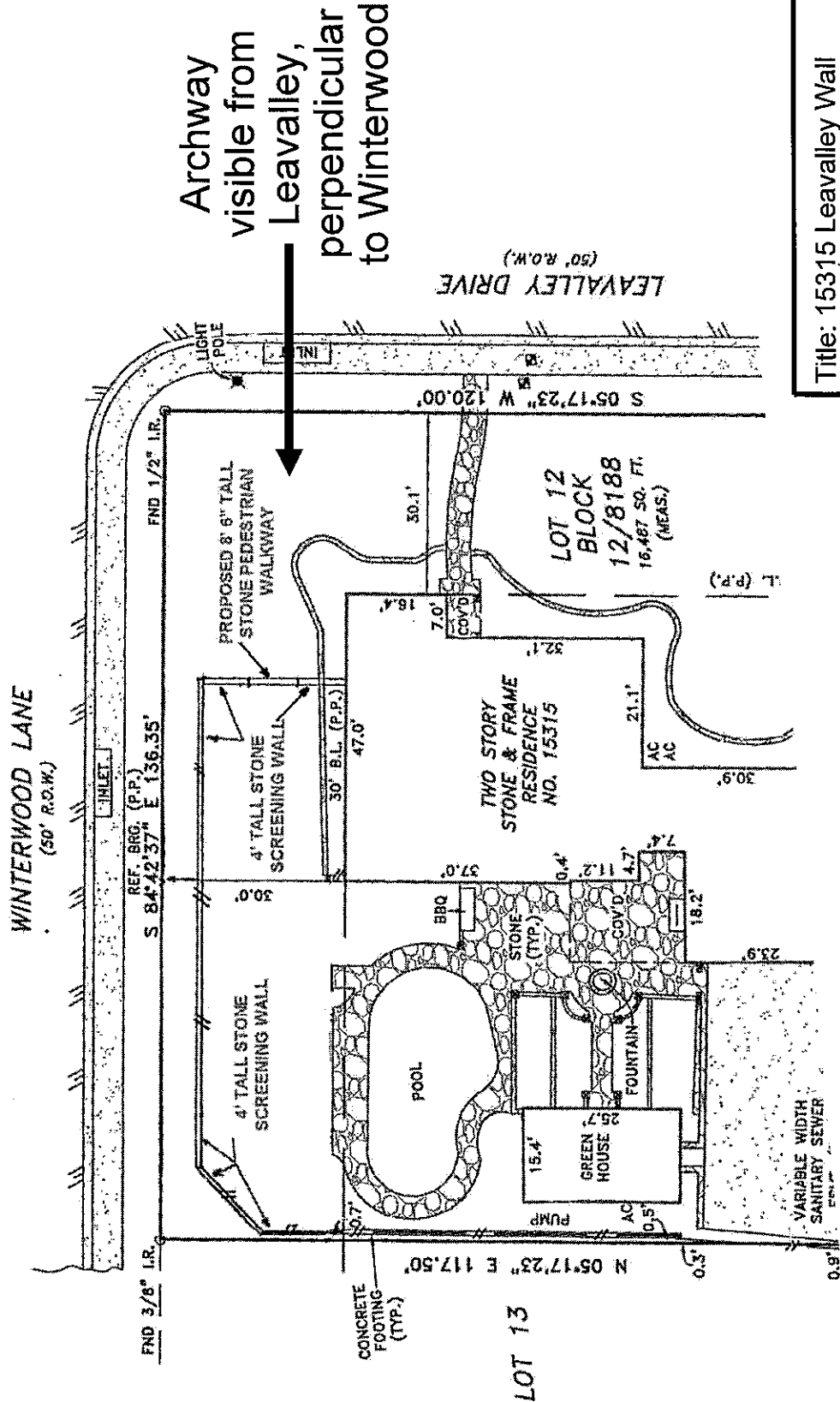


Proposed pedestrian archway at 8' 6" tall and 9' 6" long is the only section of the wall taller than 4' requiring a special exception

Leavalley

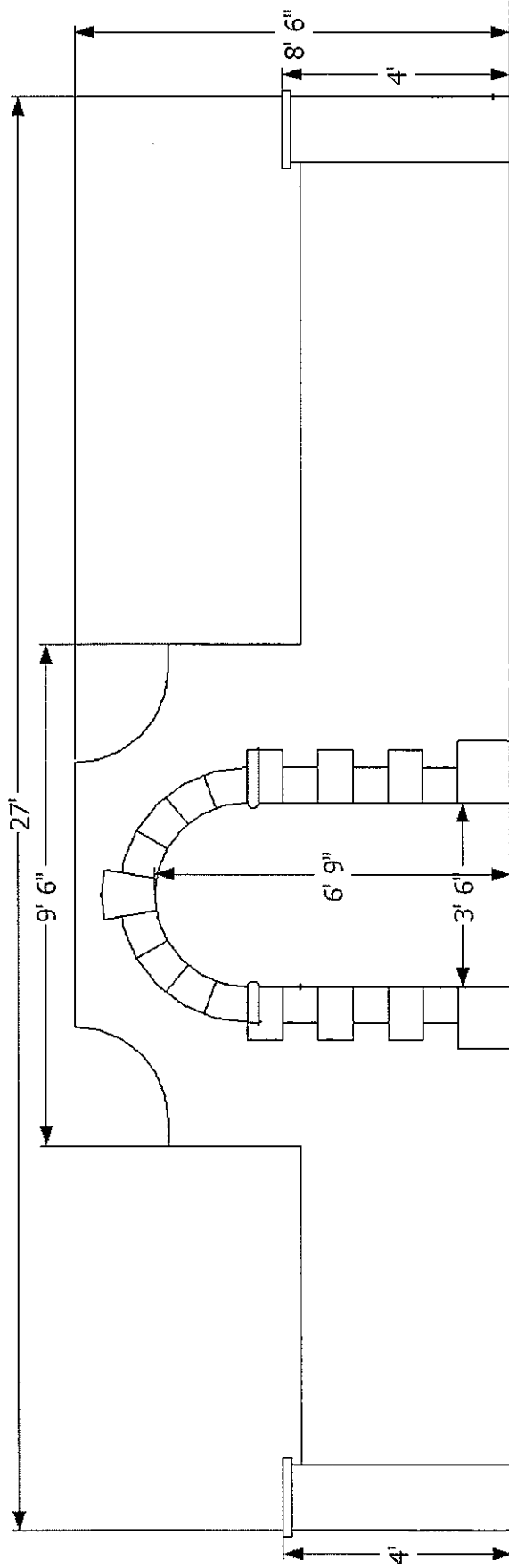
Title: 15315 Leavalley Wall	
Name: Davis	Date: 1/31/12
Scale:	Sheet: 4

Proposed Archway Location



Title: 15315 Leavalley Wall	
Name: Davis	Date: 1/31/12
Scale:	Sheet: 5

East Wall – Archway Elevation



- Pedestrian archway 8' 6" tall and 9' 6" wide is the only section of the wall taller than 4'
- The archway will include a 6' 3" open wrought iron picket gate.
- The stone wall and archway are built of Austin builder stone will match house façade.
- The 9' 6" long archway does not adversely effect neighboring property. It adds interest as an important design element to the property and area.

Title: 15315 Leavalley Wall

Name: Davis

Date: 1/31/12

Scale: 1in = 3ft

Sheet: 6

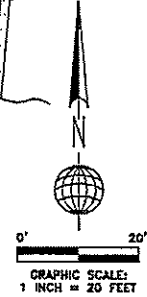
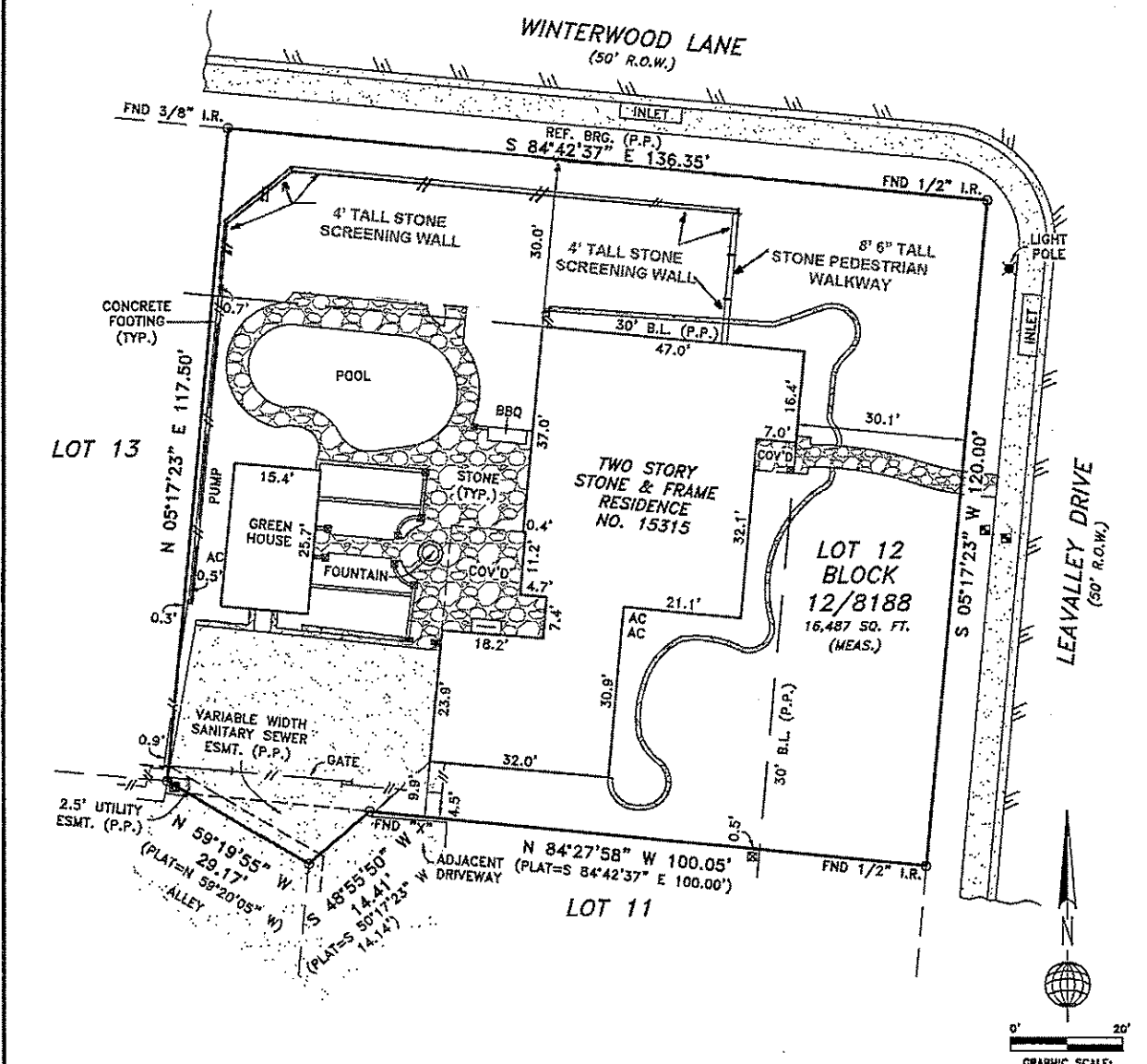
BDA 101-129

AH 05 C

PJ 08

SITE PLAN

LOT 12, BLOCK 12/8188, OF SIXTH SECTION, PRESTONWOOD ESTATES, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 71251, PAGE 1988, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.



- NOTES:**
- 1) (P.P.) INDICATES BUILDING LINES, EASEMENTS, R.O.W.S, DIMENSIONS, ETC. ARE PER PLAT REFERENCED IN LEGAL DESCRIPTION ABOVE.
 - 2) THE PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE DALLAS POWER & LIGHT COMPANY AGREEMENT FOR UNDERGROUND EXTENSION OF SINGLE PHASE ELECTRIC SERVICE & SPECIAL STREET LIGHTING RECORDED IN VOLUME 72051, PAGE 989, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS.
 - 3) THE PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE EASEMENTS RECORDED IN VOLUME 72156, PAGE 1072, AND VOLUME 1595, PAGE 466, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS.
 - 4) TO THE BEST OF MY KNOWLEDGE AND BELIEF THE EASEMENT RECORDED IN VOLUME 904, PAGE 771, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS, DOES NOT APPEAR TO CROSS SUBJECT PROPERTY.

ADDRESS: 15315 LEAVALLEY DRIVE

FLOOD STATEMENT:
 ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 480171 01251, DATED 08/23/2001, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DALLAS COUNTY, TEXAS, THE SUBJECT PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

CERTIFIED TO: HEXTER-FAIR TITLE BUYER: DAVIS DATE: 10/19/2011 GF#: DP10608333 TECH: BM DRAFTER: HLH JOB NO.: 11-10-062

SYMBOL LEGEND FND = FOUND I.R. = IRON ROD I.P. = IRON PIPE ESMT. = EASEMENT B.L. = BUILDING LINE R.O.W. = RIGHT-OF-WAY

—//—	WOOD FENCE
—Z—	CHAIN LINK FENCE
—X—	WIRE FENCE
—O—	WROUGHT IRON FENCE
⊠	COLUMN
●	POWER POLE
⊙	WATER METER
—	POWERLINE
—3—	OVERHEAD SERVICE LINE
⊞	TRANSFORMER AND PAD
⊞	GAS METER
///	ASPHALT SURFACE
⊞	CONCRETE

I, JASON L. MORGAN, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE SUBJECT PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY UNDER MY SUPERVISION. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS PRESCRIBED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND WAS PERFORMED IN CONNECTION WITH TITLE COMMITMENT OF NO. DP10608333 PROVIDED BY HEXTER-FAIR TITLE REFLECTING ONLY THE EASEMENT(S) LISTED IN SCHEDULE "B" OF SAID COMMITMENT. USE OF THIS SURVEY BY ANY OTHER PARTY SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. THIS SURVEY IS NOT VALID WITHOUT A RED SEAL AND SIGNATURE.

Jason L. Morgan
 JASON L. MORGAN RPLS 5587



Global Land Surveying, Inc.
 SERVING THE GREATER DALLAS-FORT WORTH METROPLEX SINCE 2002

GLOBAL LAND SURVEYING, INC.
 2030 AVENUE G, SUITE 1104
 PLANO, TEXAS 75074
 PHONE (972) 881-1700
 FAX (972) 423-1083
 WWW.GLS-INC.COM



City of Dallas

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 101-129

Data Relative to Subject Property:

Date: 10/21/2011

Location address: 15315 Leavalley Drive, Dallas 75248 Zoning District: R-10(A)

Lot No.: 12 Block No.: 12/8188 Acreage: .37 Census Tract: 136.07

Street Frontage (in Feet): 1) 120ft 2) 136ft 3) 4) 5)

NE3N

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Ethan Davis

Applicant: Ethan Davis Telephone: 214 228 7259

Mailing Address: 15315 Leavalley Dr, Dallas TX Zip Code: 75248

E-mail Address: ethan@ti.com

Represented by: Self Telephone:

Mailing Address: Zip Code:

E-mail Address:

ETD

Affirm that an appeal has been made for a Variance, or Special Exception X, of Request a special exception of 5 feet for construction of fence in a front yard. The majority of the proposed fence is six feet tall, but a small section of the proposed stone fence is nine feet tall around the gate.

ETD

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:

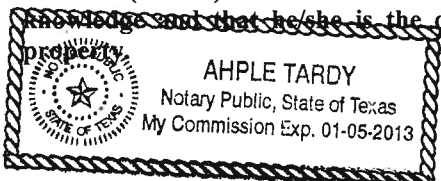
Improvement of property value by expand backyard fence to enable larger ornamental flower garden. In addition the neighbors have expressed their approval for the fence.

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 Ethan Davis (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



Respectfully submitted: Ethan Davis (Affiant/Applicant's signature)

Subscribed and sworn to before me this 24 day of October, 2011

[Signature of Notary Public]

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 **ETHAN DAVIS**

did submit a request for a special exception to the fence height regulations
at 15315 Leavalley Drive

BDA101-129. Application of Ethan Davis for a special exception to the fence height regulations at 15315 Leavalley Drive. This property is more fully described as lot 12 in city block 12/8188 and is zoned R-10(A), which limits the height of a fence in the front yard to . feet. The applicant proposes to construct a 9 foot high fence in a required front yard, which will require a 5 foot special exception to the fence regulation.

Sincerely,


Lloyd Denman, Building Official

City of Dallas Zoning



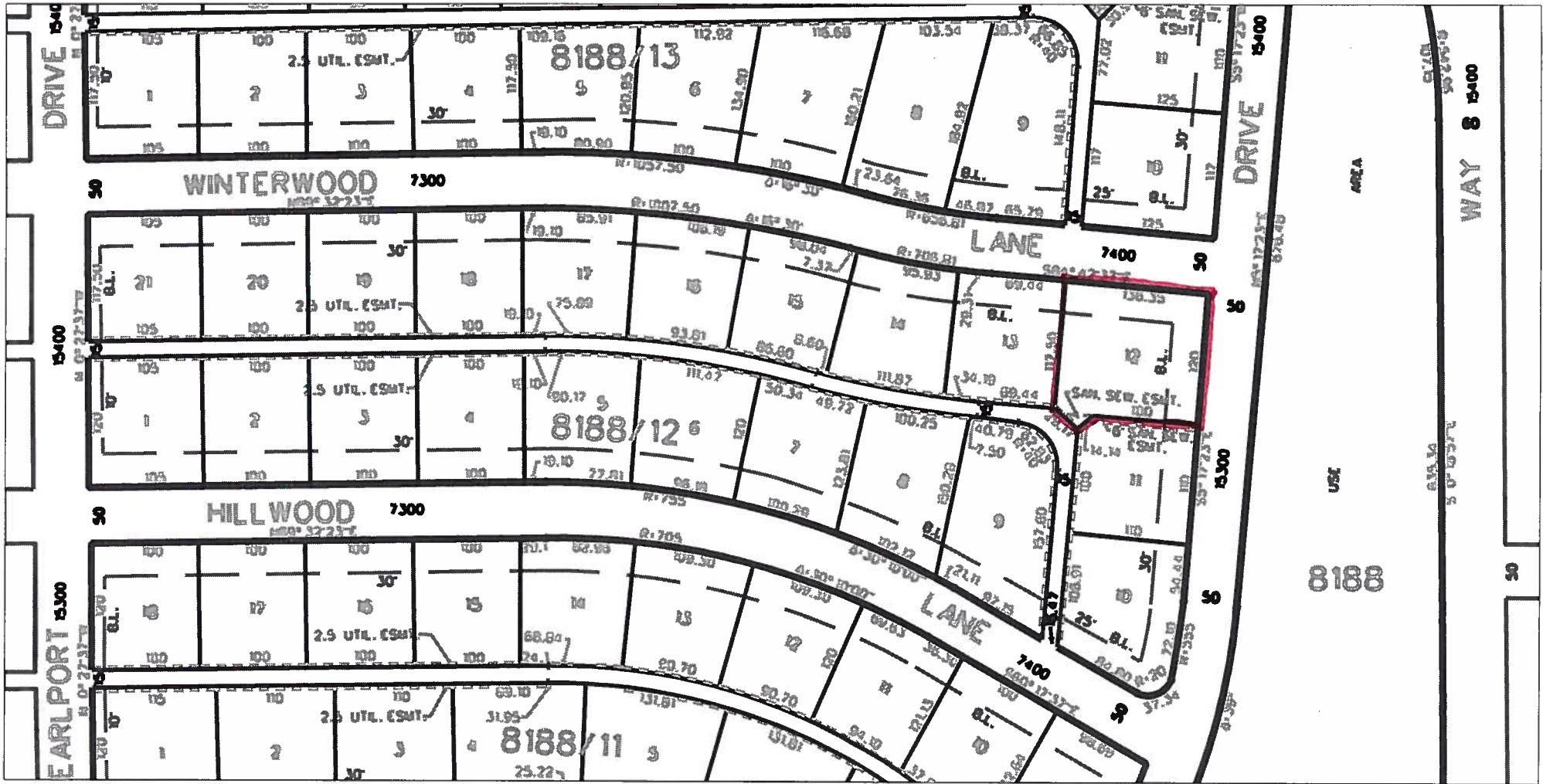
- County
- Certified Parcels
- DISD Sites
- Council Districts
- Waterways
- Parks
- Major Lakes

ETD

- Dry Overlay
- D
- D-1
- Historic Overlay
- Historic Subdistricts
- NSO Overlay
- NSO Subdistricts
- MD Overlay

- PDS Subdistricts
- Base Zoning
- Floodplain
- 100 Flood Zone
- Mill's Creek
- Peak's Branch
- X PROTECTED BY LEVEE
- Pedestrian Overlay
- CP

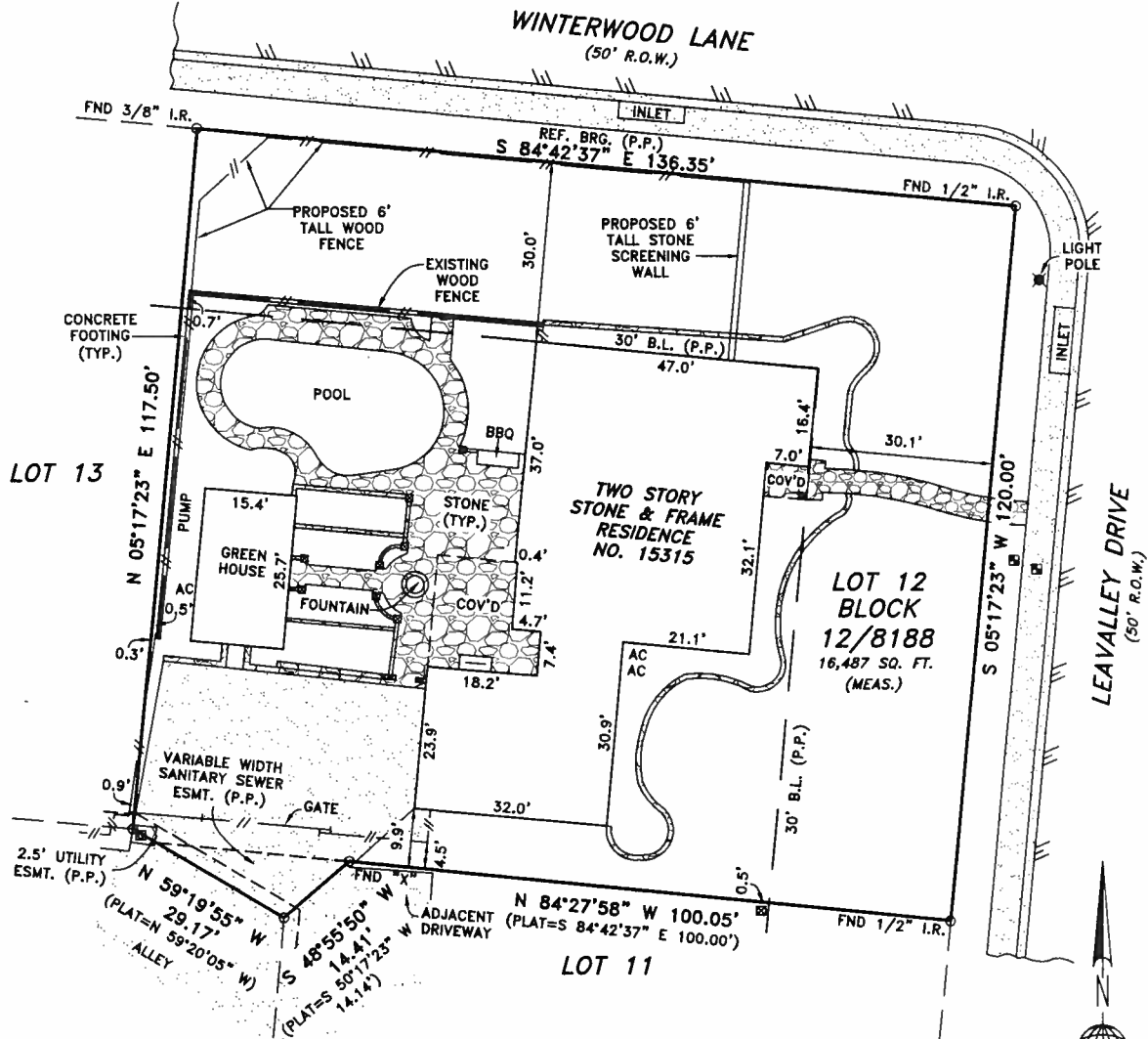
DLA



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"SURVEY PLAT/SITE PLAN"

LOT 12, BLOCK 12/8188, OF SIXTH SECTION, PRESTONWOOD ESTATES, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 71251, PAGE 1988, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.



NOTES:


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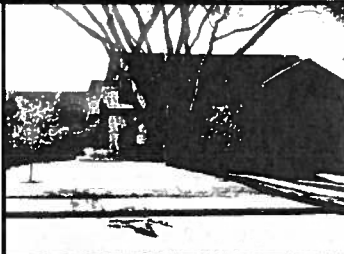
ADDRESS: 15315 LEAVALLE DRIVE

FLOOD STATEMENT:

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CERTIFIED TO: HEXTER-FAIR TITLE BUYER: DAVIS DATE: 10/19/2011 GF#: DP10608333 TECH: BM DRAFTER: HLH JOB NO.: 11-10-062

SYMBOL LEGEND	FND = FOUND I.R. = IRON ROD I.P. = IRON PIPE ESMT. = EASEMENT B.L. = BUILDING LINE R.O.W. = RIGHT-OF-WAY
--- WOOD FENCE	I, JASON L. MORGAN, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE SUBJECT PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY UNDER MY SUPERVISION. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND WAS PERFORMED IN CONNECTION WITH TITLE COMMITMENT OF NO. DP10608333 PROVIDED BY HEXTER-FAIR TITLE REFLECTING ONLY THE EASEMENT(S) LISTED IN SCHEDULE "B" OF SAID COMMITMENT. USE OF THIS SURVEY BY ANY OTHER PARTY SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. THIS SURVEY IS NOT VALID WITHOUT A RED SEAL AND SIGNATURE.  JASON L. MORGAN RPLS 5587
--- CHAIN LINK FENCE	
--- WIRE FENCE	
--- WROUGHT IRON FENCE	
--- COLUMN	
--- POWER POLE	
--- WATER METER	
--- POWERLINE	
--- OVERHEAD SERVICE LINE	
--- TRANSFORMER AND PAD	
--- GAS METER	
--- ASPHALT SURFACE	
--- CONCRETE	



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 WWW.GLS-INC.COM

15315 Leavalley Drive

North Fence Extension Project

elevation drawings

Title: 15315 Leavalley Fence	
Name: Davis	Date: 10/24/11
Scale:	Sheet: 1

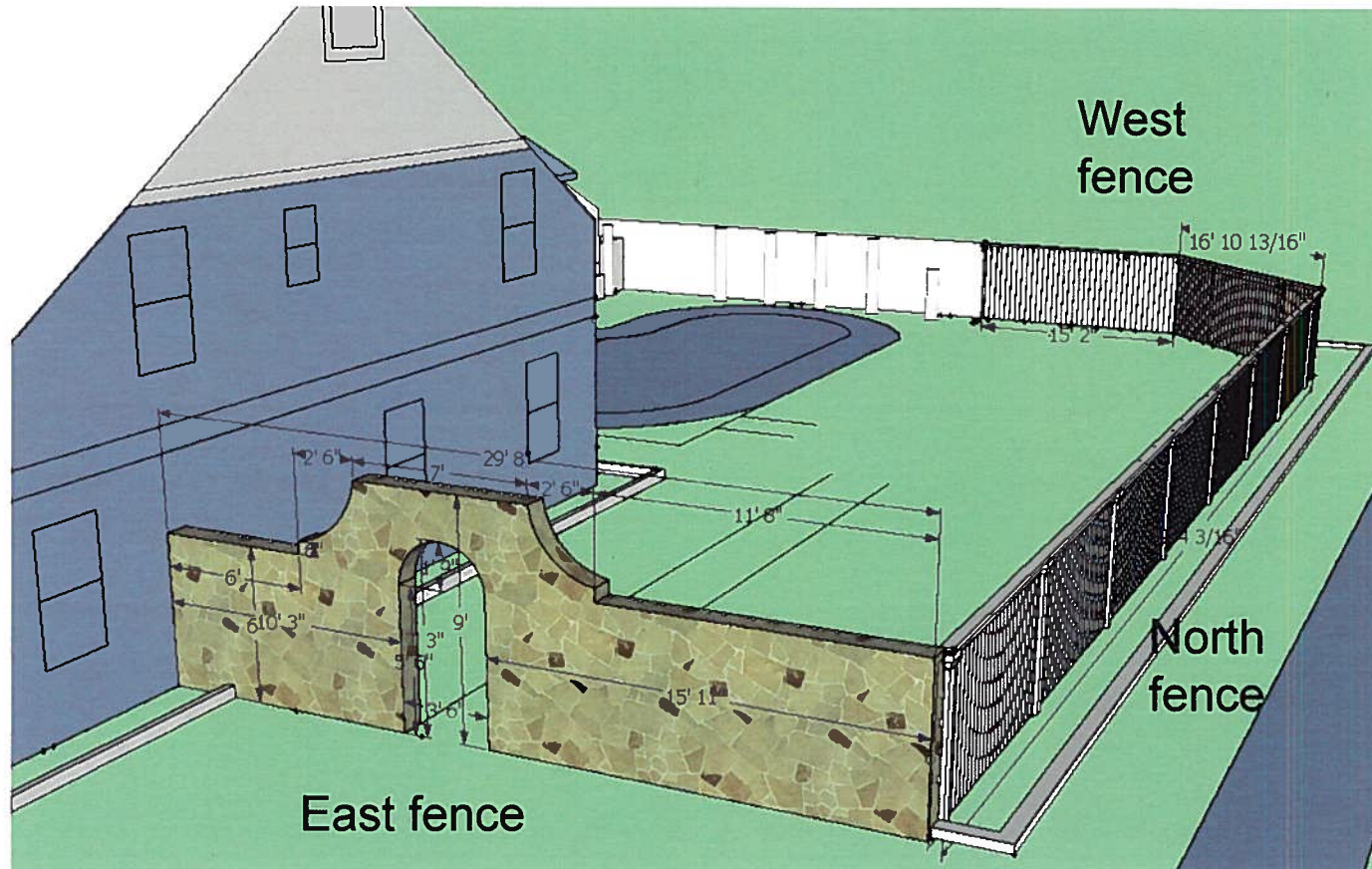
Existing Property View



- The house faces Leavalley but has a 30 foot front yard easement along Winterwood as seen above.
- Owner would like to improve the property value by expanding the backyard fenced area to enclose the side yard.
- Proposed fence will not require removal of any existing trees or shrubs.

Title: 15315 Leavalley Fence	
Name: Davis	Date: 10/24/11
Scale: NA	Sheet: 2

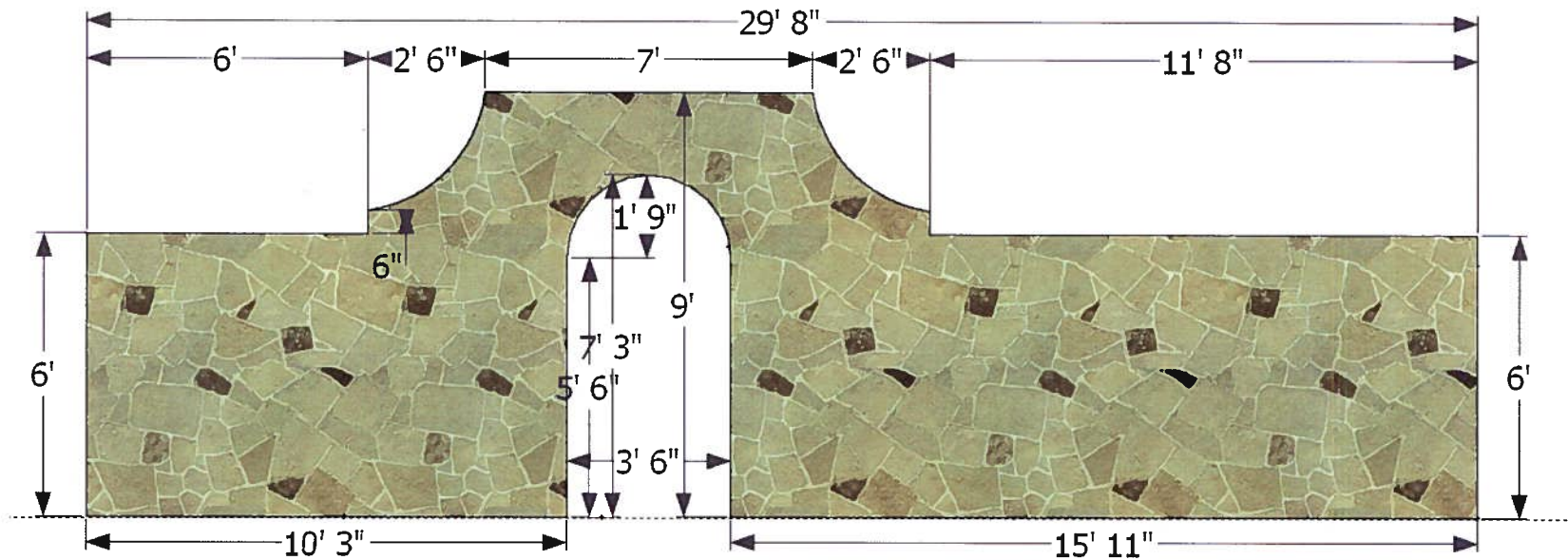
Fence Addition



- East wall made of stone to match house façade. North and west fence made of cedar wood to match rest of backyard fence construction.
- Flower bed to be installed along north and west fences:
 - North flower bed will be planted with hydrangeas and daffodils
 - West flower bed in the corner will be planted with evergreen shrubs and Japanese Maples

Title: 15315 Leavalley Fence	
Name: Davis	Date: 10/24/11
Scale: NA	Sheet: 3

Fence - East Elevation



- Fence to be constructed of Austin builders stone (both sides) to match house construction.
- Fence will have concrete foundation
- Height is 6' with center section 9' high

Title: 15315 Leavalley Fence	
Name: Davis	Date: 10/24/11
Scale: 1in = 4ft	Sheet: 4

Fence - North Elevation

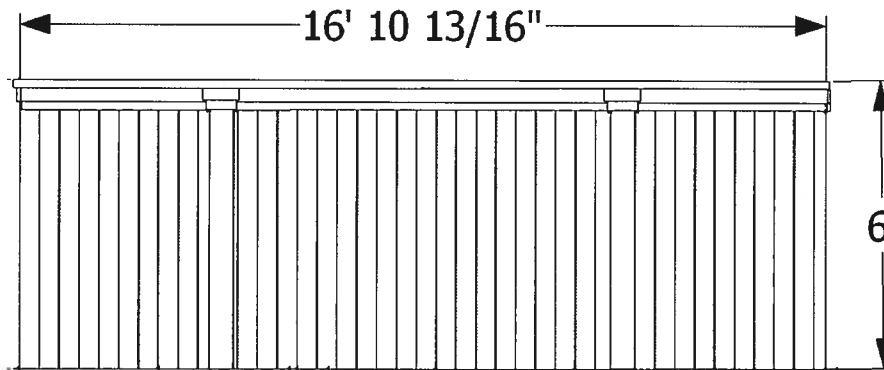


- North and West fences will be constructed of treated cedar wood.
- Height of fence is 6'
- Wood fence to be supported by concrete enforced steel posts every 8'. The steel posts will be located on the inside of the fence.

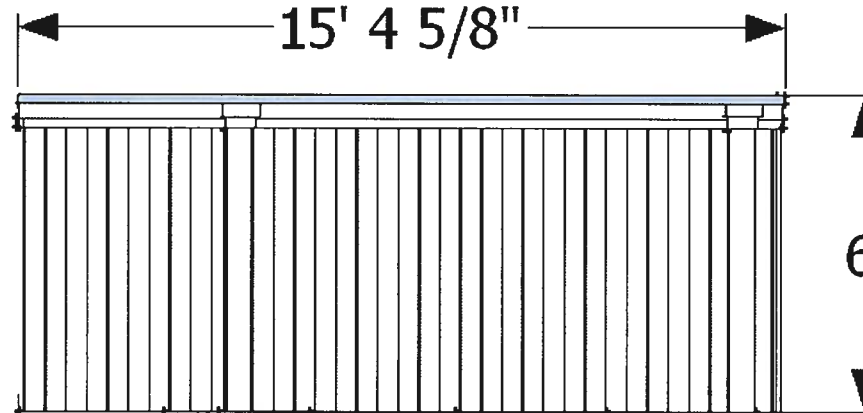
Title: 15315 Leavalley Fence	
Name: Davis	Date: 10/24/11
Scale: 1in = 10 ft	Sheet: 5

Fence - West Elevation

Corner Fence Section



West Fence Section



- Six foot high wood fence.
- Fence is angled in corner to enable west flower bed to be planted with evergreen shrubs and Japanese maples.

Title: 15315 Leavalley Fence	
Name: Davis	Date: 10/24/11
Scale: 1in = 4ft	Sheet: 6



 1:1,200	<h2>NOTIFICATION</h2> <table border="1"> <tr> <td>200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td>13</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	13	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u>BDA101-129</u> Date: <u>11/17/2011</u>
200'	AREA OF NOTIFICATION					
13	NUMBER OF PROPERTY OWNERS NOTIFIED					

Notification List of Property Owners

BDA101-129

13 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	15315 LEAVALLEY DR	DAVIS ETHAN D
2	7411 HILLWOOD LN	HILL LAWRENCE & CATHLEEN
3	7415 HILLWOOD LN	MIGLINI RON G
4	7421 HILLWOOD LN	HARVEY SUSAN K
5	15305 LEAVALLEY DR	HEARN CURTIS DALE & NANCY PEELER
6	15311 LEAVALLEY DR	STOLLON NEAL S & MARCY S
7	7420 WINTERWOOD LN	SACK HENRY P & JANA L HOWSER
8	7416 WINTERWOOD LN	SAWA JEANETTE M & MICHAEL W
9	7410 WINTERWOOD LN	KOCH VICKI
10	7415 WINTERWOOD LN	STIERMAN ROGER J & LORI A
11	7421 WINTERWOOD LN	HOWLAND GEOFFREY L & LYRIA F
12	15405 LEAVALLEY DR	SHULKIN STANLEY
13	15411 LEAVALLEY DR	HOPPMAN PHILLIP J & BARBARA N

FILE NUMBER: BDA 101-131

ORIGINAL BUILDING OFFICIAL'S REPORT:

Application of Tommy Mann, Winstead PC for variances to the front yard setback regulations at 3440 Dickason Avenue. This property is more fully described as Lot 2 in City Block A/1035 and is zoned PD-193 (O-2), which requires front yard setbacks of 20 feet. The applicant proposes to construct and maintain a structure and provide 5 foot front yard setbacks, which will require variances to the front yard setback regulations of 15 feet.

REVISED BUILDING OFFICIAL'S REPORT:

Application of Tommy Mann for variances to the front yard setback regulations at 3440 Dickason Avenue. This property is more fully described as Lot 2 in City Block A/1035 and is zoned PD-193 (O-2), which requires front yard setbacks of 20 feet. The applicant proposes to construct a structure and provide a 5 foot front yard setback, which will require a 15 foot variance to the front yard setback regulations; provide a 15 foot front yard setback which will require a 5 foot variance to the front yard setback regulation; and provide a 0 foot front yard setback which will require a 20 foot variance to the front yard setback regulations.

LOCATION: 3440 Dickason Avenue

APPLICANT: Tommy Mann, Winstead PC

REQUESTS:

- Variances to the front yard setback regulations of up to 20' (increased from 15' originally requested in December of 2011) are requested in conjunction with constructing and maintaining (according to the submitted revised "development plan" dated 01-26-2012) a 239-unit structure with an approximately 51,000 square foot building area on vacant/undeveloped property, part of which would be located in the site's 20' front yard setbacks along Dickason Avenue, Sale Street, and Cedar Springs Road.

STAFF RECOMMENDATION:

Denial

Rationale:

- The applicant had not substantiated how the restrictive area, shape, or slope of the site/lot precludes it from being developed in a manner commensurate with development found on other PD. No. 193 (O-2) zoned lots.

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:

- 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;
- 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
- 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.

GENERAL FACTS:

- On December 12, 2011, the Board of Adjustment conducted a briefing/hearing on this application. The Board Administrator circulated the applicant's December 8, 2011 email to the Board members at the briefing requesting that they postpone action on his application until February 13, 2012 (see Attachment B). The Board honored the applicant's request at the public hearing, postponing action on this application until February 13, 2012.
- On January 24, 2012, the applicant amended his application for front yard variance from 15' to 20' (see Attachment C for a copy of the revised Building Official's Report).
- The minimum front yard provisions of the Dallas Development Code states that the front yard setback is measured from the front lot line of the building site or the required right-of-way line as determined by the thoroughfare plan for all thoroughfares, whichever creates the greater setback. On minor streets, the front yard is measured from the front lot line of the building site or the existing right-of-way, whichever creates the greater setback. When the city council by ordinance establishes a specific right-of-way line for a street, the front yard setback is measured from that right-of-way line.
- PD No. 193 states that minimum front yard setback for permitted structures other than single-family structures or structures on residential development tracts on lots zoned O-2 is 20 feet.

The applicant had submitted a revised development plan/site plan prior to the December 2011 hearing indicating a structure that provided a 5' distance from the Dickason Avenue easement line on the southwest side of the site (or 15' into the 20' front yard setback), a 15' 5" distance from the Sale Street easement line or northwest side of the site (or 4' 7" into the 20' front yard setback), and a 5' distance

from the Cedar Springs Road easement line on the northeast side of the site (or 15' into the 20' front yard setback).

On January 26, 2012, the applicant had submitted a revised development plan/site plan (see Attachment D). The applicant explained in a January 24th email that as a result of discussions finalized with the property owner immediately to our south, the applicant has agreed to move the building that is the subject of BDA 101-132 northward (i.e. away from the neighboring property), and that this change also necessitated reconfiguring the building that is the subject of BDA 101-131 to keep the two buildings in the same relationship to Dickason. The applicant's email explains that he is now requesting 20' variances on Dickason on both cases as opposed to 15' variances. This plan represents a structure that provides a 0' distance from the Dickason Avenue street easement line on the southwest side of the site (or 20' into the 20' front yard setback), a 15' 5" distance from the Sale Street easement line or northwest side of the site (or 4' 7" into the 20' front yard setback), and a 5' distance from the Cedar Springs Road easement line on the northeast side of the site (or 15' into the 20' front yard setback).

- The site is slightly sloped, generally rectangular in shape, and according to the application, 2.004 acres in area. The site is zoned PD No. 193 (O-2). The site has three front yard setbacks which is typical of any lot that has two street frontages and is not zoned single family, duplex, or agricultural.
- DCAD records indicate that the "no improvements" at 3440 Dickason.

BACKGROUND INFORMATION:

Zoning:

<u>Site:</u>	PD No. 193 (O-2) Planned Development, Office)
<u>North:</u>	PD No. 193 (O-2) Planned Development, Office)
<u>South:</u>	PD No. 193 (O-2) Planned Development, Office)
<u>East:</u>	PD No. 193 (O-2) (Planned Development, Office)
<u>West:</u>	PD No. 193 (O-2) Planned Development, Office)

Land Use:

The subject site is undeveloped. The areas to the north, east, south, and west appear to be developed mostly as residential uses.

Zoning/BDA History:

1. BDA 101-132, Property at 2918 Sale Street (the lot immediately west of the subject site)

On December 12 2011, the Board of Adjustment Panel C conducted a hearing on requests for variances to the front yard setback regulations of (at that time) up to 15' requested in conjunction with constructing and maintaining according to the submitted revised "development plan" a 117-unit approximately 38,000 square foot structure

on vacant/undeveloped property, part of which would be located in the site's 20' front yard setbacks along Dickason Avenue and Sale Street. The Board held this application over until February 13, 2012.

Timeline:

October 26, 2011: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

November 9, 2011: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel C.

November 11, 2011: The Board Administrator emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the November 23rd deadline to submit additional evidence for staff to factor into their analysis; and the December 2nd 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 requests; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

November 22, 2011: The applicant submitted additional information to staff beyond what was submitted with the original application (see Attachment A).

November 30, 2011: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the December public hearing.

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

December 12, 2011: The Board of Adjustment conducted a briefing/hearing on this application. The Board Administrator circulated the applicant's December 8, 2011 email to the Board members at the briefing requesting that they postpone action on his application until February 13, 2012 (see Attachment B). The Board honored the applicant's request at the public hearing, postponing action on this application until February 13, 2012.

January 24 & 26, 2012: The applicant amended his application from a variance to the front yard setback regulations of 15' to 20' (see Attachment C – the

revised Building Official's Report) and submitted a revised site/development plan (see Attachment D).

January 31, 2012: 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 Department Current Planning Division Assistant Director, the Sustainable Development and Construction Department Engineering Division Assistant Director, the Sustainable Development and Construction Department Building Inspection Division Chief Planner, the Board Administrator, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Sustainable Development and Construction Department Project Engineer, the Chief Arborist, and the Assistant City Attorney to the Board.

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

STAFF ANALYSIS:

- The requests focus on constructing and maintaining (according to the submitted revised "development plan" dated 01-26-2012) a 239-unit approximately 51,000 square foot structure on vacant/undeveloped property, part of which would be located in the site's 20' front yard setbacks along Dickason Avenue, Sale Street, and Cedar Springs Road.
- The revised development plan/site plan dated 01-26-2012 indicates a structure that provides a 0' distance from the Dickason Avenue easement line on the southwest side of the site (or 20' into the 20' front yard setback), a 15' 5" distance from the Sale Street easement line or northwest side of the site (or 4' 7" into the 20' front yard setback), and a 5' distance from the Cedar Springs Road easement line on the northeast side of the site (or 15' into the 20' front yard setback).
- The site is slightly sloped, generally rectangular in shape, and according to the application, 2.004 acres in area. The site is zoned PD No. 193 (O-2). The site has three front yard setbacks which is typical of any lot that has two street frontages and is not zoned single family, duplex, or agricultural.
- DCAD records indicate that the "no improvements" at 3440 Dickason.
- The applicant has the burden of proof in establishing the following:
 - That granting the variances to 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 No. 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 No. 193 (O-2) zoning classification.

- If the Board were to grant the variance requests, and impose the submitted revised development plan/site plan dated 01-26-2012 as a condition, the structure encroaching into the required front yard setbacks would be required to be maintained in the location and to the features shown on this document.

BOARD OF ADJUSTMENT ACTION: DECEMBER 12, 2011

APPEARING IN FAVOR: No one

APPEARING IN OPPOSITION: No one

MOTION: **Maten**

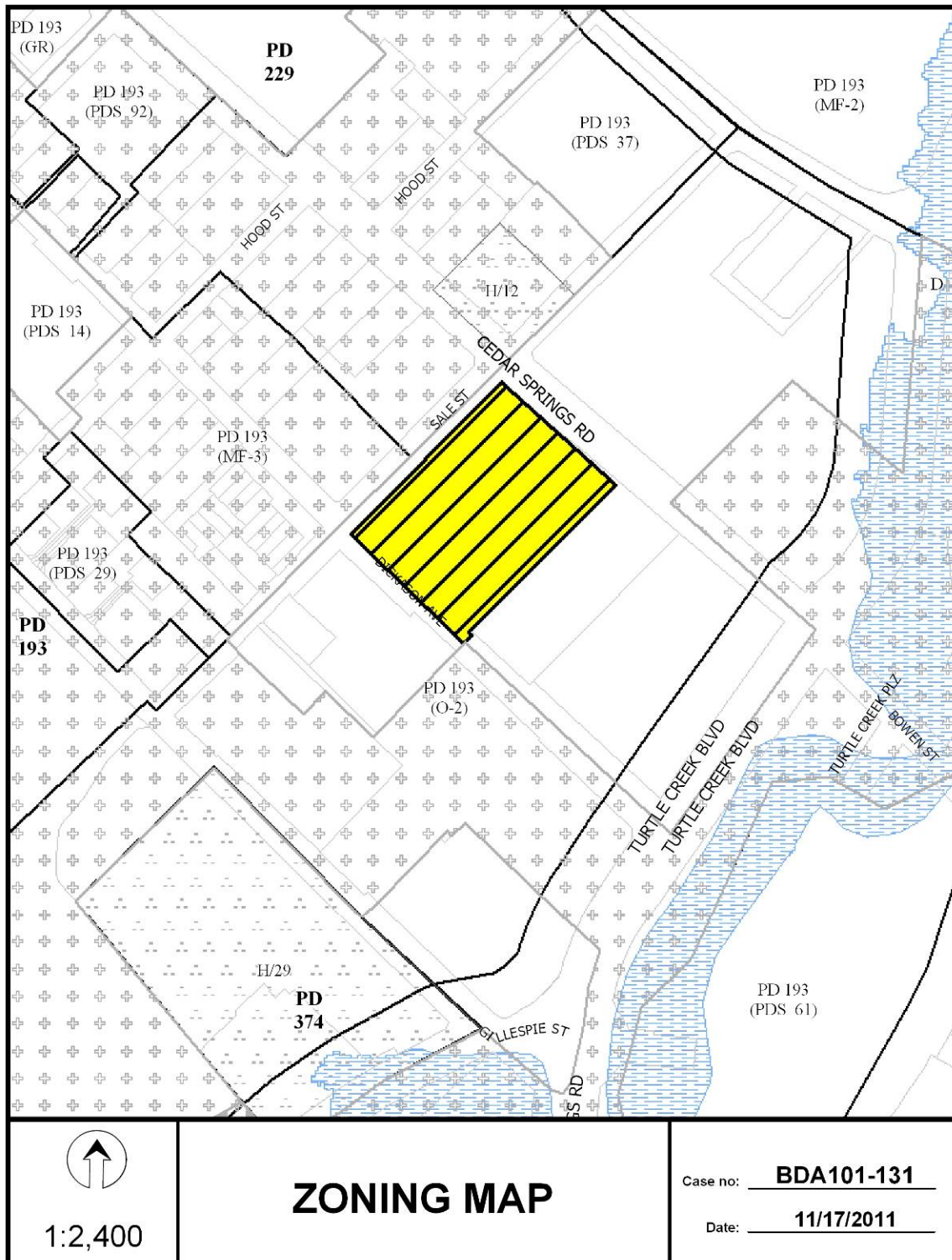
I move that the Board of Adjustment, in Appeal No. **BDA 101-131**, hold this matter under advisement until **February 13, 2012**.

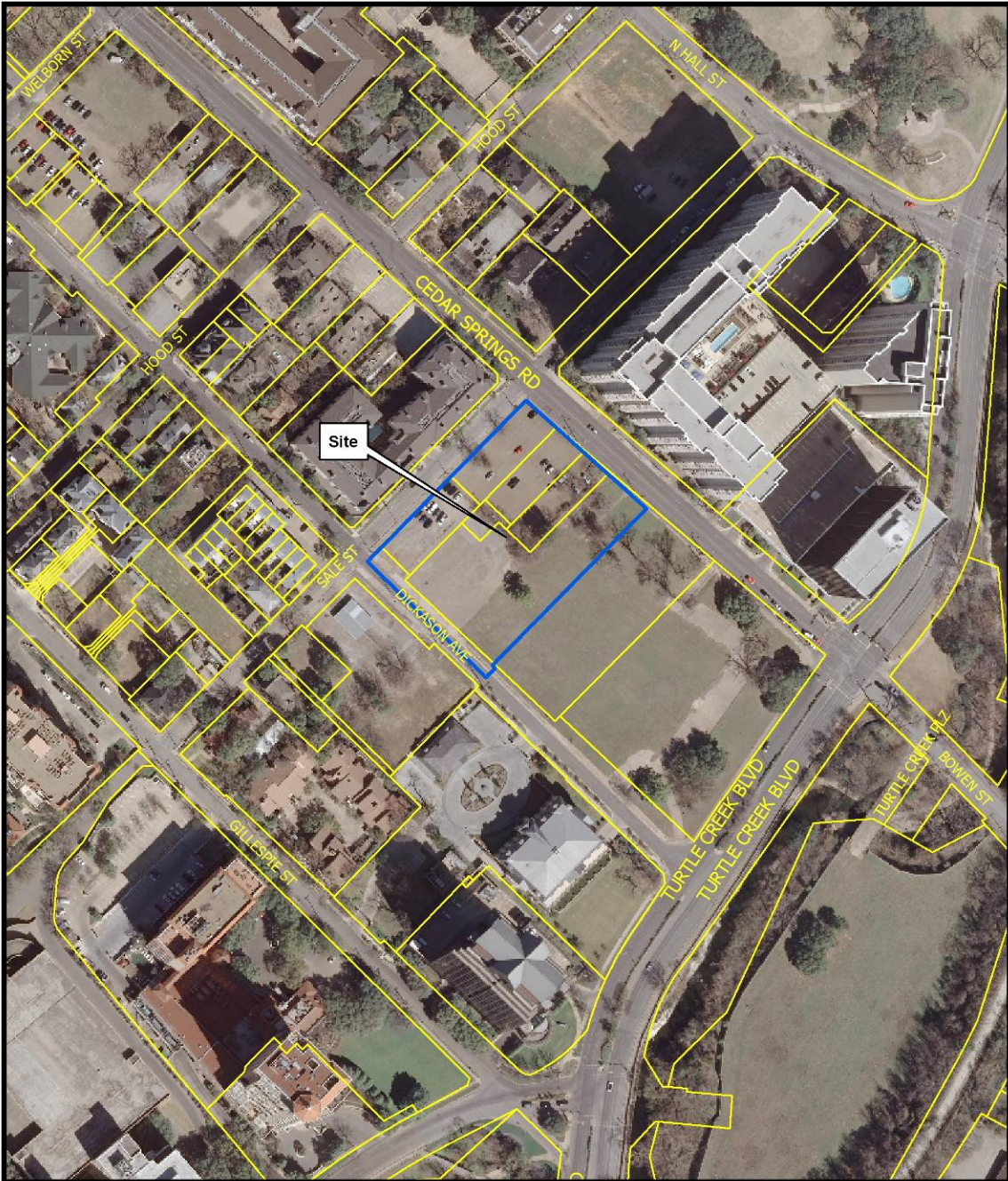
SECONDED: **Moore**

AYES: 5– Boyd, Moore, Maten, Coulter, Richard

NAYS: 0 –

MOTION PASSED: 5– 0(unanimously)





1:2,400

AERIAL MAP

Case no: BDA101-131

Date: 11/17/2011

Steve Long
City Hall Room 5BN

131

Mann, Tommy

From: Mann, Tommy
Sent: Tuesday, November 22, 2011 1:48 PM
To: 'Long, Steve'; 'Duerksen, Todd'
Cc: Williams, Kirk; 'mwolf@jhparch.com'; 'Robert Shaw'
Subject: RE: BDA 101- 131, Property at 3440 Dickason Avenue; and BDA 101-132, Property at 2918 Sale Street

BDA 101-131
Attach A
Pg 1

Steve/Todd,

After re-examining the site plans, our architect has determined that the setbacks need to be corrected as follows:

North of Dickason (BDA 101-131)

Dickason: 5' setback from street easement (i.e. a 15' variance)
Sale: 15' setback from street easement (i.e. a 5' variance)
Cedar Springs: 5' from street easement (i.e. a 15' variance)

South of Dickason (BDA 101-132)

Sale: 15' from street easement (i.e. a 5' variance)
Dickason: 5' from street easement (i.e. a 15' variance)

I am sending copies of the revised plans to each of you this afternoon and will include a hard copy of this email for reference. Please revise the building official's report accordingly, and do not hesitate to give me a call with any questions.

Thanks,
Tommy

Tommy Mann, Attorney

Winstead PC | 5400 Renaissance Tower | 1201 Elm Street | Dallas, Texas 75270
214.745.5724 direct | 214.745.5390 fax | tmann@winstead.com | www.winstead.com

From: Long, Steve [<mailto:steve.long@dallascityhall.com>]
Sent: Friday, November 11, 2011 12:15 PM
To: Mann, Tommy
Cc: Duerksen, Todd
Subject: BDA 101- 131, Property at 3440 Dickason Avenue; and BDA 101-132, Property at 2918 Sale Street

Dear Tommy,

Here is information regarding your applications to the board of adjustment at the addresses referenced above, most of which I believe you are familiar with given your experience with the board:

1. Your application materials- all of which will be incorporated in a docket that is emailed to you and the board of adjustment members about a week ahead of the scheduled December 12th public hearing;
2. The standard as to how the board is able to grant a variance to the front yard setback regulations (51A-3.102(d)(10));

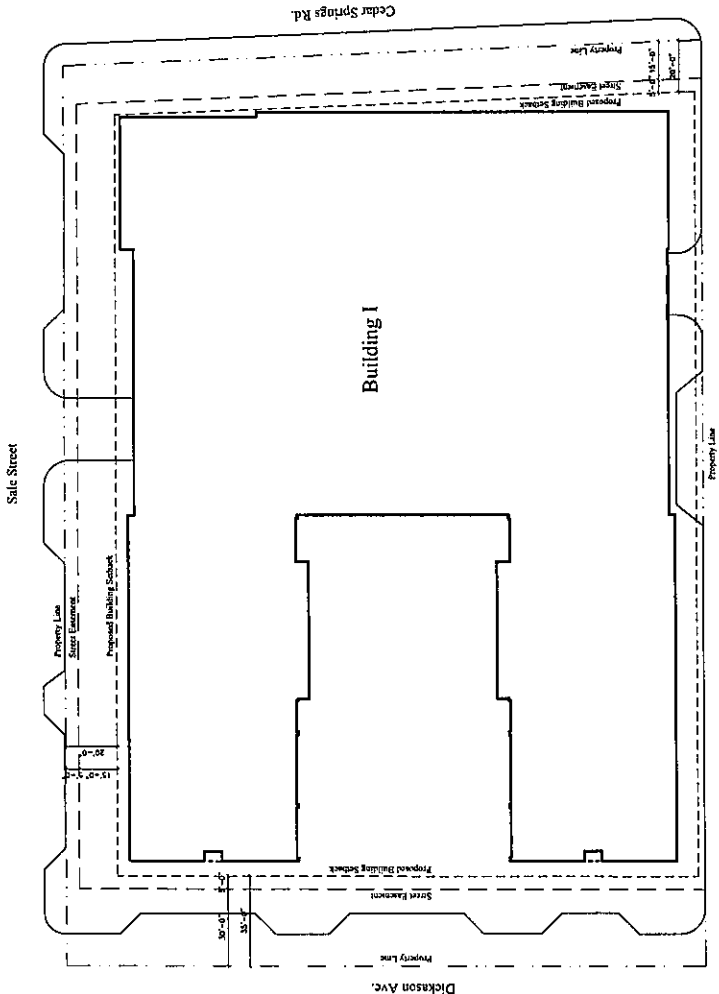


JHP Architecture / Urban Design
 2531
 Dallas, Texas 75211
 Telephone: 214-953-6687
 FAX: 214-953-9995

NOT FOR PERMIT OR
 CONSTRUCTION.

Mark, VORP
 Registration Number: 1127

GE Cedar Springs
 Dallas, TX



COLUMBUS
 ARCHITECTURAL, LTD.

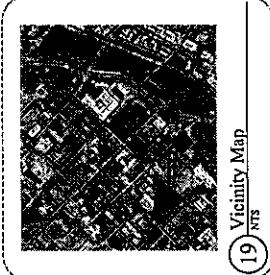
Project Number: 21101408
 Drawn By: M
 Date: 11.1.2011

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. IT IS THE POLICY OF THE ARCHITECT TO MAKE AVAILABLE TO THE PUBLIC ALL INFORMATION CONTAINED HEREIN UNLESS IT IS DETERMINED THAT DISCLOSURE OF THE INFORMATION WOULD BE PREJUDICIAL TO THE NATIONAL DEFENSE.

Revision: _____ Date: _____

Sheet: A101

BDA101-131
 Attachment A
 Pg 2



BLDG. I PROJECT DATA:

TOTAL UNITS:	239 Units
PARKING PROVIDED:	279 Spaces
MAX. BLDG. HEIGHT:	264 Spaces
BLDG. AREA:	100'-0"
SITE AREA:	51,522 S.F. Gross
	83,040 S.F. Gross

BLDG. II PROJECT DATA:

TOTAL UNITS:	117 Units
PARKING PROVIDED:	166 Spaces
MAX. BLDG. HEIGHT:	173 Spaces
BLDG. AREA:	100'-0"
SITE AREA:	37,892 S.F. Gross
	54,945 S.F. Gross

11 Development Plan
 Scale: 1"=20'-0"

DEVELOPMENT PLAN

Long, Steve

BDA 101 - 131

From: Mann, Tommy [tmann@winstead.com]
Sent: Tuesday, November 22, 2011 2:52 PM
To: Duerksen, Todd
Cc: Long, Steve; Williams, Kirk
Subject: Revisions to Building Official Reports (BDA 101-131 and 132)
Attachments: 999993-1(2011-11-22 14-46-15)-001.PDF; 999993-1(2011-11-22 14-46-15)-002.PDF

Attach A
Pg 3

Todd,

Per our previous emails, I have marked on the attached reports the revisions that need to be made to reflect the setbacks shown on our revised site plans. Copies of the revised plans should arrive to each of your offices within the hour. Let me know if you need anything else.

Thanks,
Tommy

Tommy Mann, Attorney

Winstead PC | 5400 Renaissance Tower | 1201 Elm Street | Dallas, Texas 75270
 214.745.5724 *direct* | 214.745.5390 *fax* | tmann@winstead.com | www.winstead.com

From: tmann [mailto:omtoolserver]
Sent: Tuesday, November 22, 2011 2:46 PM
To: Mann, Tommy
Subject: MyAccuRoute Delivery

The attached file was processed by the AccuRoute server as requested.

IRS Circular 230 Required Notice--IRS regulations require that we inform you as follows: Any U.S. federal tax advice contained in this communication (including any attachments) is not intended to be used and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing or recommending to another party any transaction or tax-related matter[s].

Information contained in this transmission is attorney privileged and confidential. It is intended for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone.

BDA101-131

Attach A
Pg 4

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 Tommy Mann

did submit a request for a variance to the front yard setback regulations
at 3440 Dickason Avenue

BDA101-131. Application of Tommy Mann for a variance to the front yard setback regulations at 3440 Dickason Avenue. This property is more fully described as lot 2 in city block A/1035 and is zoned PD-193 (O-2), which requires front yard setbacks of 20 feet. The applicant proposes to construct a multifamily residential structure and provide a 10 foot front yard setback, which will require a 10 foot variance to the front yard setback regulation, and provide a 14 foot 6 inch front yard setback, which will require a 5 foot variance to the front yard setback regulation, and provide a 5 foot front yard setback, which will require a 15 foot variance to the front yard setback regulation.

15

5

15 foot setback

Sincerely,

Lloyd Denman
Lloyd Denman, Building Official

BDA101-131 & 132

Attach B

pg 1

Long, Steve

From: Long, Steve
Sent: Thursday, December 08, 2011 3:11 PM
To: 'Mann, Tommy'
Cc: Cossum, David; Duerksen, Todd; Burgess, Casey
Subject: RE: BDA 101- 131, Property at 3440 Dickason Avenue; and BDA 101-132, Property at 2918 Sale Street

Ok. Thanks, Tommy.

I plan on printing out this email and forwarding it to the board members at their briefing next Monday at 10 a.m.

As you know, the cases will be called at the public hearing where the board will have the option to: 1) grant the applications, 2) deny the applications, or 3) postpone action on the applications (per your request) until their February 13th public hearing.

Steve

From: Mann, Tommy [mailto:tmann@winstead.com]
Sent: Thursday, December 08, 2011 2:28 PM
To: Long, Steve
Subject: RE: BDA 101- 131, Property at 3440 Dickason Avenue; and BDA 101-132, Property at 2918 Sale Street

Thanks for letting me know, but no, it does not affect our request that the item be postponed.

Tommy Mann, Attorney

Winstead PC | 5400 Renaissance Tower | 1201 Elm Street | Dallas, Texas 75270
 214.745.5724 *direct* | 214.745.5390 *fax* | tmann@winstead.com | www.winstead.com

From: Long, Steve [mailto:steve.long@dallascityhall.com]
Sent: Thursday, December 08, 2011 2:19 PM
To: Mann, Tommy
Subject: RE: BDA 101- 131, Property at 3440 Dickason Avenue; and BDA 101-132, Property at 2918 Sale Street

Hi Tommy,

I have attached the 2012 BDA calendar for your review. As you can see, Panel C does not conduct a hearing in January – their next hearing is scheduled for February 13th.

Please let me know if this impacts your request for the board to delay action on these applications next Monday.

Thanks,

Steve

From: Mann, Tommy [mailto:tmann@winstead.com]
Sent: Thursday, December 08, 2011 11:53 AM
To: Long, Steve
Cc: Williams, Kirk; 'Robert Shaw'
Subject: BDA 101- 131, Property at 3440 Dickason Avenue; and BDA 101-132, Property at 2918 Sale Street

BDA 101-131 & 132
Attach B
Pg 2

Steve,

The Oak Lawn Committee has decided that they would like to form a sub-committee and meet with us a few more times over the coming weeks about this project. Accordingly, we will be requesting that the panel table these two cases until their January meeting, which would allow us some time to conduct these further discussions with the community.

I know the cases have already been advertised, but I wanted to let you know in case it affects how you decide to brief the cases. I should get a formal letter from the Oak Lawn Committee to this effect, and I will forward it as soon as I do.

Thanks,
Tommy

Tommy Mann, Attorney

Winstead PC | 5400 Renaissance Tower | 1201 Elm Street | Dallas, Texas 75270
214.745.5724 direct | 214.745.5390 fax | tmann@winstead.com | www.winstead.com

IRS Circular 230 Required Notice—IRS regulations require that we inform you as follows: Any U.S. federal tax advice contained in this communication (including any attachments) is not intended to be used and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing or recommending to another party any transaction or tax-related matter[s].

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BDA 101-131
Attach C

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 Tommy Mann

did submit a request for a variance to the front yard setback regulations
at 3440 Dickason Avenue

BDA101-131. Application of Tommy Mann for a variance to the front yard setback regulations at 3440 Dickason Avenue. This property is more fully described as lot 2 in city block A/1035 and is zoned PD-193 (O-2), which requires front yard setbacks of 20 feet. The applicant proposes to construct a multifamily residential structure and provide a 5 foot front yard setback, which will require a 15 foot variance to the front yard setback regulation, and provide a 15 foot front yard setback, which will require a 5 foot variance to the front yard setback regulation, and provide a 0 foot front yard setback, which will require a 20 foot variance to the front yard setback regulation.

Sincerely,


Lloyd Denman, Building Official



City of Dallas

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 101-131

Data Relative to Subject Property:

Date: 10-26-11

Location address: 3440 Dickason (AKA) Zoning District: PD 193(0-2)

Lot No.: 1 Block No.: A/1035 Acreage: 2.004 Census Tract: 0005.00

Street Frontage (in Feet): 1) 248.25' 2) 346.41' 3) 253.92' 4) _____ 5) _____

SW22

To the Honorable Board of Adjustment :

Owner of Property/or Principal: Turtle Creek Realty LLC

Applicant: Tommy Mann, Winstead PC Telephone: (214) 745-5724

Mailing Address: 1201 Elm St., suite 5400 Dallas, TX Zip Code: 75270

Represented by: _____ Telephone: _____

Mailing Address: _____ Zip Code: _____

Affirm that a request has been made for a Variance 1, or Special Exception _____, of front yard setback variances as follows: (1) 10 feet on Dickason Ave. (2) 5.5 feet on Sale Street (3) Cedar Springs Rd. of 15 feet

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 property has multiple front yards and an effectively regular shape due to many street easements that generate setbacks as well as extensive topographical changes on the site

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: Tommy Mann Applicant's name printed [Signature] Applicant's signature

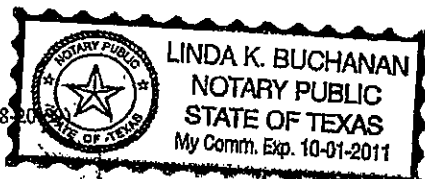
Affidavit

Before me the undersigned on this day personally appeared Tommy Mann 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.

[Signature]
Affiant (Applicant's signature)

Subscribed and sworn to before me this 26th day of October, 2011

[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

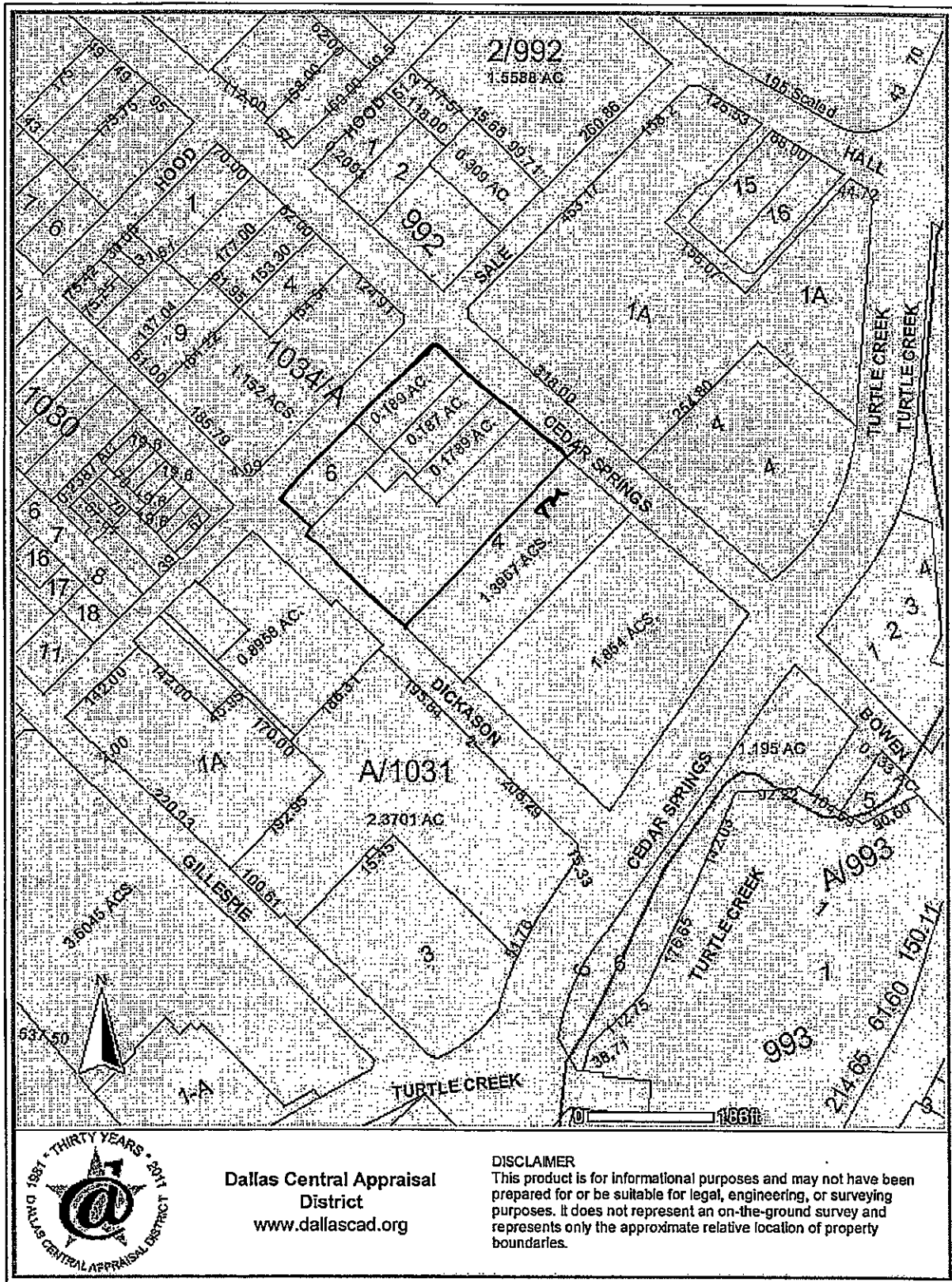
I hereby certify that Tommy Mann

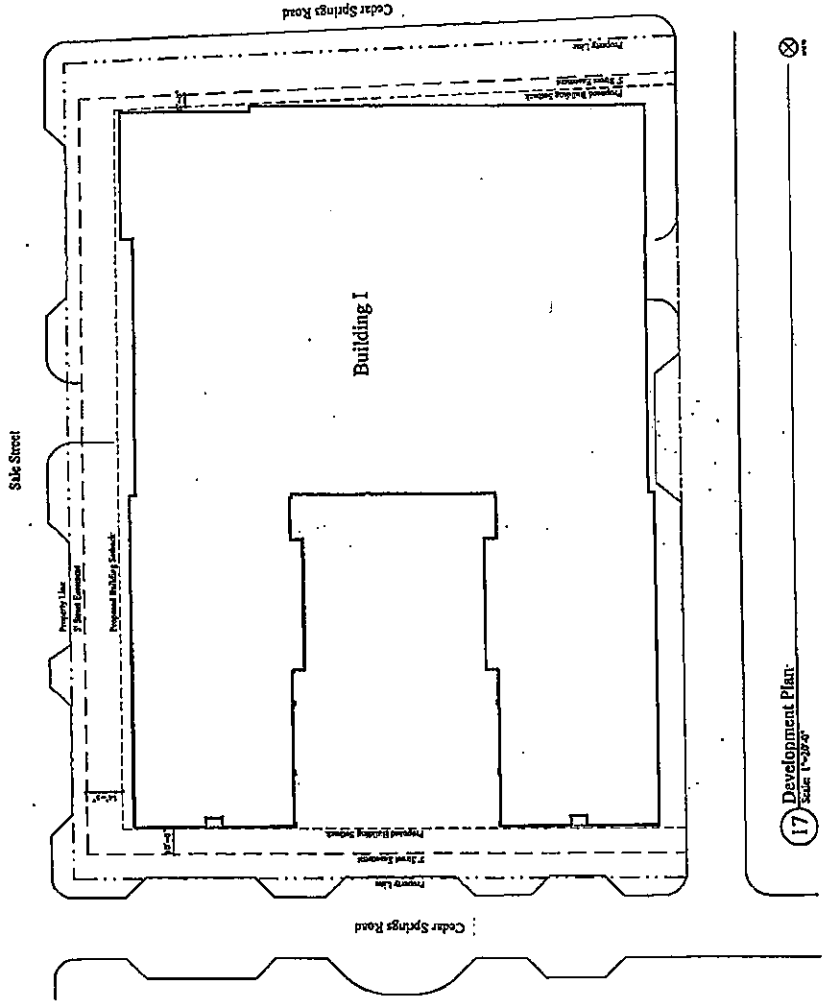
did submit a request for a variance to the front yard setback regulations
at 3440 Dickason Avenue

BDA101-131. Application of Tommy Mann for a variance to the front yard setback regulations at 3440 Dickason Avenue. This property is more fully described as lot 2 in city block A/1035 and is zoned PD-193 (O-2), which requires front yard setbacks of 20 feet. The applicant proposes to construct a multifamily residential structure and provide a 10 foot front yard setback, which will require a 10 foot variance to the front yard setback regulation, and provide a 14 foot 6 inch front yard setback, which will require a 5 foot 6 inch variance to the front yard setback regulation, and provide a 5 foot front yard setback, which will require a 15 foot variance to the front yard setback regulation.

Sincerely,


Lloyd Denman, Building Official

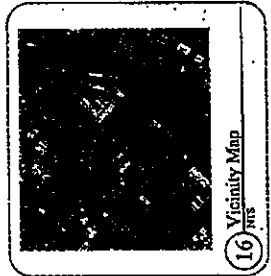




17 Development Plan
 Scale: 1"=30'-0"

PROJECT DATA:

TOTAL UNITS:	238 Units
PARKING REQUIRED:	279 Spaces
PARKING PROVIDED:	244 Spaces
MAX. BLDG. HEIGHT:	100'0"
BLDG. AREA:	53,332 S.F. Gross
STTB AREA:	83,000 S.F. Gross



16 Vicinity Map
 1/8" = 100'

DEVELOPMENT PLAN



CITY OF DALLAS

AFFIDAVIT

BDA Case # 101-131

I, Turtle Creek Realty LLC, Owner of the subject property

at: Sale Street and Dickason Avenue

Authorize (applicant) Winstead PC (Tommy Mann and Kirk Williams)

To pursue an appeal to the City of Dallas Board of Adjustment for the following request (s)

Variance (please specify) Front yard setback variance

Special Exception (please specify)

Other (please specify)

Turtle Creek Realty LLC

10.20.11

Print name of property owner

Signature of property owner

Date

Before me the undersigned on the day of personally appeared Jerry Karr

Who on his/her oath certifies that the above statements are true and correct to his/her best knowledge.

Subscribed and sworn to before me this 20th day of October, 2011

OWNER:

TURTLE CREEK REALTY, LLC
a Delaware limited liability company

Pat Malone

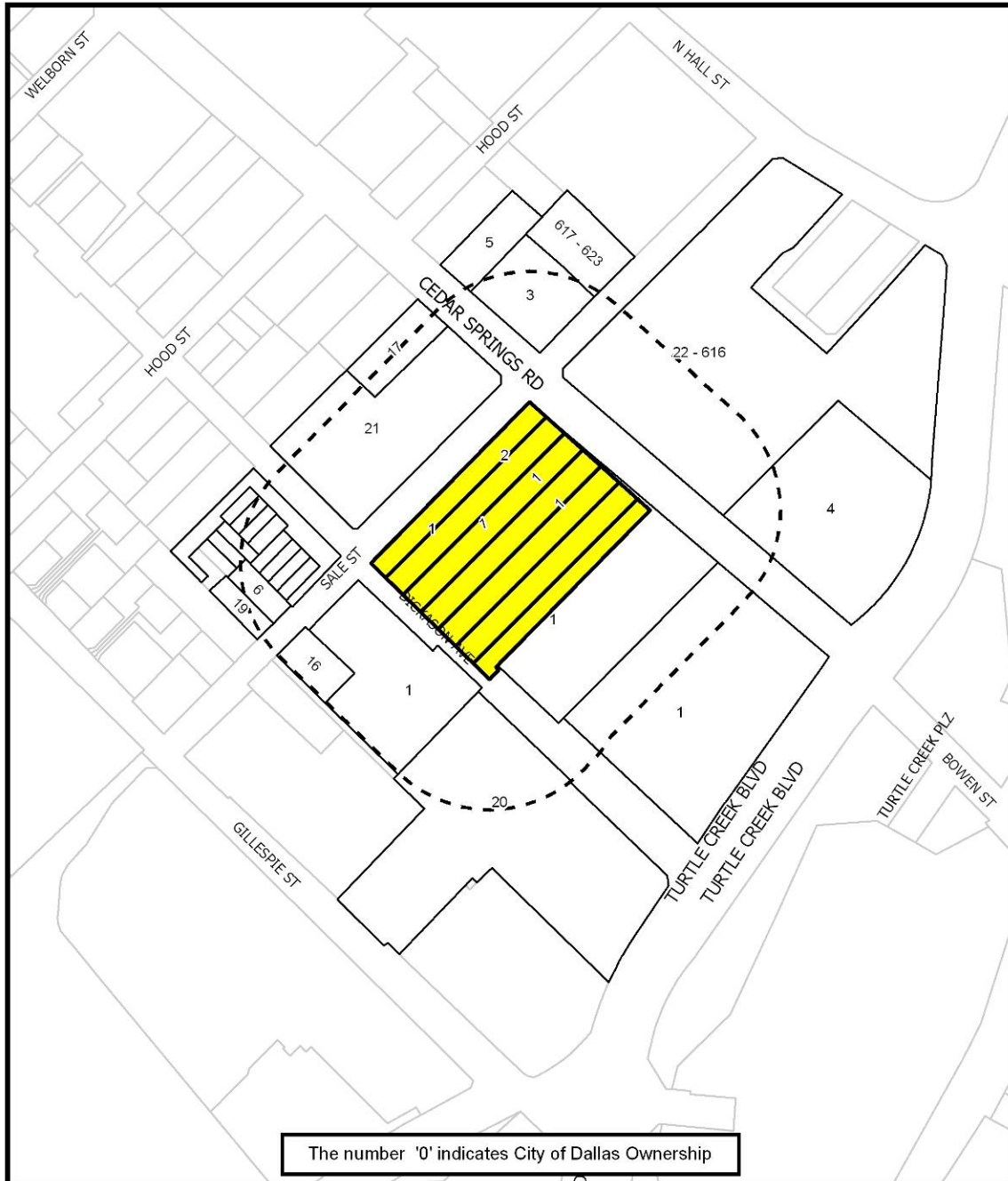
Notary Public on and for

Dallas County, Texas

Commission expires on 5.29.14

By:
Name: Jerry Karr
Title: EVP





1:2,400

NOTIFICATION

200' AREA OF NOTIFICATION
623 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BDA101-131**

Date: **11/17/2011**

Notification List of Property Owners

BDA101-131

623 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1 PENS	3441 DICKASON AVE	LINPRO ESPLANADE LAND %GEN ELECTRIC
2	3435 CEDAR SPRINGS RD	LINPRO ESPLANADE LAND LTD
3	3506 CEDAR SPRINGS RD	BANK OF AMERICA NA ATTN: PATRICIA A PROV
4	3131 TURTLE CREEK BLVD	TCT HOLDING COMPANY STE 214
5	3514 CEDAR SPRINGS RD	CEDAR SPRINGS MGMT LTD
6	2921 SALE ST	PERKINS JOE B LIFE ESTATE REM: SCOTT GRA
7	3509 DICKASON AVE	STREIDL LISA APT 901
8	3509 DICKASON AVE	WAINSCOTT MICHAEL P
9	3507 DICKASON AVE	ROSA EMILIO
10	3505 DICKASON AVE	ADAMS DAVID G BLDG B UNIT 7
11	3505 DICKASON AVE	STILES DONNA M UNIT A
12	3503 DICKASON AVE	HOSFORD LESLIE L SORRELL
13	3503 DICKASON AVE	BARBER MONTY C SUITE 10
14	3501 DICKASON AVE	MORRIS JAMES D & MIRIAM R UNIT 11
15	3501 DICKASON AVE	ARMSTRONG JIMMY U
16 PENS	2918 SALE ST	LINPRO ESPLANADE LAND %GEN ELECTRIC
17	3511 CEDAR SPRINGS RD	Z7 GROUP INC STE B
18	3500 DICKASON AVE	SALE STREET HOMEOWNERS AS
19	2917 SALE ST	GRANOWSKI SCOTT
20	2999 TURTLE CREEK BLVD	2999 TURTLE CREEK INC
21	3001 SALE ST	CWS ROYALE FRANCISCAN LP CWS ROYALE SW L
22	3225 TURTLE CREEK BLVD	THE EDWARD SCOTT MANAGEMENT TRUST EDWARD
23	3225 TURTLE CREEK BLVD	PORTER HAZEL
24	3225 TURTLE CREEK BLVD	T F W MANAGEMENT INC
25	3225 TURTLE CREEK BLVD	COONER REBECCA UNIT 14
26	3225 TURTLE CREEK BLVD	COUCH ZACHARY UNIT 16

11/17/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3225 TURTLE CREEK BLVD	KHYBER HOLDINGS LLC
28	3225 TURTLE CREEK BLVD	LOMBARDO PEDRO A UNIT 123
29	3225 TURTLE CREEK BLVD	JACOBOWSKI THOMAS J & JEANNE M
30	3225 TURTLE CREEK BLVD	MICHAEL RICKY
31	3225 TURTLE CREEK BLVD	BATLLE FRANCISCO J UNIT 47
32	3225 TURTLE CREEK BLVD	DEPALMA MARCO & NADINE MAHONY
33	3225 TURTLE CREEK BLVD	GILBERT FRANCES M UNIT 101
34	3225 TURTLE CREEK BLVD	SINCLAIR MARGARET TRUSTEE MARGARET ANNE
35	3225 TURTLE CREEK BLVD	HEARN JUSTIN UNIT 108
36	3225 TURTLE CREEK BLVD	ROST DAVID B & JENNIFER L UNIT 110
37	3225 TURTLE CREEK BLVD	FRY AMY BLDG B UNIT 112
38	3225 TURTLE CREEK BLVD	MEWHIRTER MATTHEW
39	3225 TURTLE CREEK BLVD	DRYER WILLIAM J ETAL
40	3225 TURTLE CREEK BLVD	NOVAKOWSKI JOY
41	3225 TURTLE CREEK BLVD	PATEL PARAG & ADITI
42	3225 TURTLE CREEK BLVD	KHONSARI AMIR EFTEKHARI UNIT 122
43	3225 TURTLE CREEK BLVD	GARCIA LEE UNIT 124
44	3225 TURTLE CREEK BLVD	LIESNER DARLENE # 126
45	3225 TURTLE CREEK BLVD	BLAKESLEY DAVID WAYNE & CYNTHIA ANNE
46	3225 TURTLE CREEK BLVD	RAMAN SUBRA M
47	3225 TURTLE CREEK BLVD	CALDWELL ROGER & KIMBERLY S
48	3225 TURTLE CREEK BLVD	NEMETH IRA #134
49	3225 TURTLE CREEK BLVD	SANTIAGO SAMUEL #136
50	3225 TURTLE CREEK BLVD	MCCANCE MELISSA # 138
51	3225 TURTLE CREEK BLVD	CHIEN NANCY K STE 140
52	3225 TURTLE CREEK BLVD	DEAN MICHAEL R & KAREN D STE 142
53	3225 TURTLE CREEK BLVD	BRISCOE SHEILA A #143
54	3225 TURTLE CREEK BLVD	ADAMS ARMELIA A UNIT 145
55	3225 TURTLE CREEK BLVD	BLEU-LAINE GILLES-ARNAUD
56	3225 TURTLE CREEK BLVD	MCCALLISTER RONALD D & LADONNA L UNIT
57	3225 TURTLE CREEK BLVD	WALKER ARTHUR L & ANNABELLE T

11/17/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3225 TURTLE CREEK BLVD	MORALES MICHAEL D APT 201
59	3225 TURTLE CREEK BLVD	MILLER MARY L UNIT 202
60	3225 TURTLE CREEK BLVD	STEFKA IRIS # 203
61	3225 TURTLE CREEK BLVD	DREYER WILLIAM E & LINDA H
62	3225 TURTLE CREEK BLVD	FETZER MARC
63	3225 TURTLE CREEK BLVD	KIM HORTON
64	3225 TURTLE CREEK BLVD	ORR DONNIE M & ALICE M #701
65	3225 TURTLE CREEK BLVD	HIGHTOWER MICHAELA A STE 208
66	3225 TURTLE CREEK BLVD	GROSHEK JESSICA L
67	3225 TURTLE CREEK BLVD	OWSTON RICHARD G & DONNA K
68	3225 TURTLE CREEK BLVD	EASTERLING FRANKLIN
69	3225 TURTLE CREEK BLVD	MEZZOUR ANIS UNIT 216
70	3225 TURTLE CREEK BLVD	LONE STAR FAMILY TRUST
71	3225 TURTLE CREEK BLVD	LOGGINS BARRY SR & DIANE UNIT 220
72	3225 TURTLE CREEK BLVD	ANDERSON ALLAN L & KAY K UNIT 222
73	3225 TURTLE CREEK BLVD	BATES KAREN # 224
74	3225 TURTLE CREEK BLVD	SPERBER LAURA
75	3225 TURTLE CREEK BLVD	CLAUS JAMES H #228
76	3225 TURTLE CREEK BLVD	KEEGAN CANDACE #230
77	3225 TURTLE CREEK BLVD	SCHENCK ANDY W #232
78	3225 TURTLE CREEK BLVD	MERCADANTE PATRICK J & HELEN A MERCADANT
79	3225 TURTLE CREEK BLVD	SCHUENEMEYER RAMONA & EARNST
80	3225 TURTLE CREEK BLVD	CAMP TAMMY D & UNIT 238
81	3225 TURTLE CREEK BLVD	KURLAKOWSKY KRISTYN
82	3225 TURTLE CREEK BLVD	TRIMMER JENNIFER R #242
83	3225 TURTLE CREEK BLVD	BULL BRIAN W #243
84	3225 TURTLE CREEK BLVD	BIELAMOWICZ CORNELIUS & DORA A
85	3225 TURTLE CREEK BLVD	KAPUR ASHISH
86	3225 TURTLE CREEK BLVD	VELOZ GEORGE & ANGELINA UNIT 247
87	3225 TURTLE CREEK BLVD	LEIBASCHOFF GUSTAVO & JULIANA
88	3225 TURTLE CREEK BLVD	LACARRA ANTONIO

11/17/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	3225 TURTLE CREEK BLVD	JAROSKI NATALIE & STE 302
90	3225 TURTLE CREEK BLVD	VICTEC INTERNATIONAL LLC
91	3225 TURTLE CREEK BLVD	DENTON IRA C & JUDITH S DENTON
92	3225 TURTLE CREEK BLVD	RIEGEL DARRELL
93	3225 TURTLE CREEK BLVD	SMITH KATHRYN G STE 306
94	3225 TURTLE CREEK BLVD	TURNER RICK
95	3225 TURTLE CREEK BLVD	DELVE FRED UNIT 308
96	3225 TURTLE CREEK BLVD	GARAY ROGER & KAREN GARAY
97	3225 TURTLE CREEK BLVD	TORRES DENNIS M ET AL
98	3225 TURTLE CREEK BLVD	SINCLAIR MARGARET TRUSTEE MARGARET ANNE
99	3225 TURTLE CREEK BLVD	YOUNG ALISHA Y
100	3225 TURTLE CREEK BLVD	BEHRGHUNDI BRAEBORNE TR REVOCABLE TRUST
101	3225 TURTLE CREEK BLVD	HAJJ WALID
102	3225 TURTLE CREEK BLVD	CHUNG PAUL BLDG B UNIT 322
103	3225 TURTLE CREEK BLVD	HALI ASAF UNIT 324
104	3225 TURTLE CREEK BLVD	DESOUZA CHAKA UNIT 326
105	3225 TURTLE CREEK BLVD	CHIEN ALISON L & YU HUNG CHEN - APT 178
106	3225 TURTLE CREEK BLVD	LOBRAICO JENNIFER A UNIT 330
107	3225 TURTLE CREEK BLVD	RODRIGUEZ JAVIER M # 332
108	3225 TURTLE CREEK BLVD	TOLAND JANICE UNIT 334
109	3225 TURTLE CREEK BLVD	BEGUM ISHRAT JEHAN
110	3225 TURTLE CREEK BLVD	LEWIS LUCINDA J
111	3225 TURTLE CREEK BLVD	O TONY & YOUNG KYUNG SUH UNIT 340
112	3225 TURTLE CREEK BLVD	SOUZA NAOMI & JONATHAN UNIT 342
113	3225 TURTLE CREEK BLVD	MUNCIE DIANNA
114	3225 TURTLE CREEK BLVD	GWITE FLORENCE N #345
115	3225 TURTLE CREEK BLVD	CONRAD SARAH M UNIT #346
116	3225 TURTLE CREEK BLVD	WRIGHT PAUL & ALISON #347
117	3225 TURTLE CREEK BLVD	BOWDEN SCOTT
118	3225 TURTLE CREEK BLVD	MCDERMOTT JOHN P #401
119	3225 TURTLE CREEK BLVD	LEAHY DEDIE UNIT 402

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	3225 TURTLE CREEK BLVD	ARNOLD THOMAS JR ARNOLD FAMILY 1995 TRUS
121	3225 TURTLE CREEK BLVD	WILEMON ALAYNE UNIT 404
122	3225 TURTLE CREEK BLVD	FINLEY STEPHEN M & CHRISTINE A
123	3225 TURTLE CREEK BLVD	WAN SZE KAR & MARIA MAK
124	3225 TURTLE CREEK BLVD	DAVIS STEPHEN B
125	3225 TURTLE CREEK BLVD	FIGUEROA STEPHEN A & #408
126	3225 TURTLE CREEK BLVD	MCLEAN KATHLEEN UNIT 410
127	3225 TURTLE CREEK BLVD	DEAN ASAD
128	3225 TURTLE CREEK BLVD	CHOI WILLIAM
129	3225 TURTLE CREEK BLVD	MF GROUP LLC
130	3225 TURTLE CREEK BLVD	ALEXANDER THOMAS H & LINDA J ALEXANDER
131	3225 TURTLE CREEK BLVD	MAGEE JAMES M UNIT 420
132	3225 TURTLE CREEK BLVD	HOPPER KELLY M BLDG B UNIT 422
133	3225 TURTLE CREEK BLVD	WRIGHT CHERYL # 424
134	3225 TURTLE CREEK BLVD	ORE MOSHE & KAREN PERRY
135	3225 TURTLE CREEK BLVD	CORDERO LUIS UNIT 428
136	3225 TURTLE CREEK BLVD	LESSER AMICHAH ETAL &
137	3225 TURTLE CREEK BLVD	MEEKS JOSHUA A APT 14
138	3225 TURTLE CREEK BLVD	HAREN MARY A #434
139	3225 TURTLE CREEK BLVD	TURBEVILLE JUSTIN K UNIT 436
140	3225 TURTLE CREEK BLVD	TYNER JERRY D
141	3225 TURTLE CREEK BLVD	LATHAM GRANVILLE STE 440
142	3225 TURTLE CREEK BLVD	POKORSKI CHARLES J & THU T POKORSKI
143	3225 TURTLE CREEK BLVD	SHAIKH NAVEED & MUNA KHAN #443
144	3225 TURTLE CREEK BLVD	ORDONEZ MYRNA # 445
145	3225 TURTLE CREEK BLVD	MAEDA SONIA A
146	3225 TURTLE CREEK BLVD	PASCUAL VIRGINIA & OCTAVIO RAMILO
147	3225 TURTLE CREEK BLVD	SUMMEROUR SHELLY #448
148	3225 TURTLE CREEK BLVD	ARREDONDO RODOLFO #501
149	3225 TURTLE CREEK BLVD	MEZA GEORGE UNIT 502
150	3225 TURTLE CREEK BLVD	ROPER RONDA K # 503

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151	3225 TURTLE CREEK BLVD	NIEDERMEYER ANDREA
152	3225 TURTLE CREEK BLVD	ESTES JON M UNIT 505
153	3225 TURTLE CREEK BLVD	WALKER ROSLYN A #506
154	3225 TURTLE CREEK BLVD	MELLGREN STACEY
155	3225 TURTLE CREEK BLVD	LEWIS MICHAEL RAY & PEGGY LEA
156	3225 TURTLE CREEK BLVD	KINZY H NORMAN & PAULINE UNIT 509
157	3225 TURTLE CREEK BLVD	YANUS MARGARET # 510
158	3225 TURTLE CREEK BLVD	PATRICIA ELLEN LAU REV TR
159	3225 TURTLE CREEK BLVD	TILBURY MICHAEL L & SUITE 512
160	3225 TURTLE CREEK BLVD	REDDY JAYANTH V UNIT 514
161	3225 TURTLE CREEK BLVD	ANTONIADIS PAUL
162	3225 TURTLE CREEK BLVD	ABURROW HARRY J & UNIT 517
163	3225 TURTLE CREEK BLVD	RICO ANGEL UNIT 518
164	3225 TURTLE CREEK BLVD	ROSENBERG JONATHAN UNIT 519
165	3225 TURTLE CREEK BLVD	BERRYHILL REVOCABLE TRUST
166	3225 TURTLE CREEK BLVD	JONSKE DIRK E
167	3225 TURTLE CREEK BLVD	CHIAVIELLO ASHLEIGH B UNIT 524
168	3225 TURTLE CREEK BLVD	WALLACE LOUISE L STE 526
169	3225 TURTLE CREEK BLVD	KELLEY CLARENCE # 528
170	3225 TURTLE CREEK BLVD	ROSENBERGER GLENN
171	3225 TURTLE CREEK BLVD	PATIL ABHITABH
172	3225 TURTLE CREEK BLVD	DONER BONNIE & ROBERT #533
173	3225 TURTLE CREEK BLVD	KARAMALLY ZAHOOR A
174	3225 TURTLE CREEK BLVD	BRASWELL HARVEY V & KAREN #535
175	3225 TURTLE CREEK BLVD	GRAVES HERBERT C IV #536
176	3225 TURTLE CREEK BLVD	WILLIAMS KEVIN A
177	3225 TURTLE CREEK BLVD	KASHOID DENIS & LYND SAY MURRAY
178	3225 TURTLE CREEK BLVD	FERNANDEZ ERNESTO M
179	3225 TURTLE CREEK BLVD	HALI ASAF UNIT 543
180	3225 TURTLE CREEK BLVD	MARTINEZ MATISSE M & UNIT 545
181	3225 TURTLE CREEK BLVD	HUKIC OMER & SONJA UNIT 546

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182	3225 TURTLE CREEK BLVD	BEACH DENNIS & JO 547
183	3225 TURTLE CREEK BLVD	LUDER HOWARD L & PATRICIA P
184	3225 TURTLE CREEK BLVD	RAMEZAN FRED TR UNIT 601
185	3225 TURTLE CREEK BLVD	DND TRUST
186	3225 TURTLE CREEK BLVD	NIEDERMEYER VALERY A
187	3225 TURTLE CREEK BLVD	FANNIE MAE
188	3225 TURTLE CREEK BLVD	TONELLI ROMINA M UNIT 605
189	3225 TURTLE CREEK BLVD	PANTELY CLORINDA & PAUL D #606
190	3225 TURTLE CREEK BLVD	SCOTT ROBERT R JR & SUSAN J
191	3225 TURTLE CREEK BLVD	TUDOR GREGORY D & DEBORAH R UNIT 608
192	3225 TURTLE CREEK BLVD	BALARSKY BRIAN A & BALARSKY SANDRA J
193	3225 TURTLE CREEK BLVD	LO HELEN UNIT 610
194	3225 TURTLE CREEK BLVD	SOLK ANGELA L
195	3225 TURTLE CREEK BLVD	TU PENG CHU BENJAMIN
196	3225 TURTLE CREEK BLVD	GIAMELLO ANTHONY M UNIT 614
197	3225 TURTLE CREEK BLVD	BLANCO JORGE D # 616
198	3225 TURTLE CREEK BLVD	KERBY TROY W UNIT 617
199	3225 TURTLE CREEK BLVD	EGHDAMI AEMEH & # 618
200	3225 TURTLE CREEK BLVD	DREW LORCAN EDWARD
201	3225 TURTLE CREEK BLVD	KAYYAL SIMON Y & KAYYAL LIZA
202	3225 TURTLE CREEK BLVD	DAVIS JERROD
203	3225 TURTLE CREEK BLVD	ABBOUD JOSEPH
204	3225 TURTLE CREEK BLVD	AYALA EVINES UNIT 626
205	3225 TURTLE CREEK BLVD	BOLTON BEN & DAWN BOLTON
206	3225 TURTLE CREEK BLVD	WRIGHT LEMOINE UNIT 629
207	3225 TURTLE CREEK BLVD	KIRSTEN CORNELIA J & NICO
208	3225 TURTLE CREEK BLVD	MULKEY ERIC W
209	3225 TURTLE CREEK BLVD	KELLEY ANITA L UNIT 632
210	3225 TURTLE CREEK BLVD	ANSARI HAMID
211	3225 TURTLE CREEK BLVD	SACKETT KIMBERLY UNIT 634
212	3225 TURTLE CREEK BLVD	OWENS HAYWOOD

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213	3225 TURTLE CREEK BLVD	HUYNH DZUY H #636
214	3225 TURTLE CREEK BLVD	MCKENNETT MICHELLE D
215	3225 TURTLE CREEK BLVD	MATHIS SHELLY & SCOTT S CALHOUN
216	3225 TURTLE CREEK BLVD	GANESH CHAT P & LALITHA
217	3225 TURTLE CREEK BLVD	RODRIGUEZ RONALD L & LORI UNIT 642
218	3225 TURTLE CREEK BLVD	RADOMSKI LAUREN & UNIT 643
219	3225 TURTLE CREEK BLVD	MAYON MIKE
220	3225 TURTLE CREEK BLVD	HIGGINBOTHAM PAUL R UNIT 646
221	3225 TURTLE CREEK BLVD	SUMMER RESOURCES LLC #647
222	3225 TURTLE CREEK BLVD	STAGGS WILLIAM F JR # 648
223	3225 TURTLE CREEK BLVD	ORR DONNIE & ORR ALICE
224	3225 TURTLE CREEK BLVD	PRICE MARION & MARTHA UNIT 702
225	3225 TURTLE CREEK BLVD	SEAY MICHAEL UNIT 703
226	3225 TURTLE CREEK BLVD	CAMPBELL EDWARD J & UNIT 704
227	3225 TURTLE CREEK BLVD	WOOD WAYNE # 705
228	3225 TURTLE CREEK BLVD	SANCHEZ CHRISTIAN &
229	3225 TURTLE CREEK BLVD	LE JOHNATHAN
230	3225 TURTLE CREEK BLVD	HALI ASAF UNIT 708
231	3225 TURTLE CREEK BLVD	HADAVAND REZA
232	3225 TURTLE CREEK BLVD	WRIGHT PAIGE H UNIT 710
233	3225 TURTLE CREEK BLVD	LEPP JANICE
234	3225 TURTLE CREEK BLVD	AVERY SARAH UNIT 712
235	3225 TURTLE CREEK BLVD	PELOSOF LORRAINE C
236	3225 TURTLE CREEK BLVD	CLINE FAMILY TRUST FBO WILLIAM % BANK OF
237	3225 TURTLE CREEK BLVD	JONES ALICIA LANE UNIT 717
238	3225 TURTLE CREEK BLVD	SANDERS STEPHEN W & MARGARET M
239	3225 TURTLE CREEK BLVD	CHAUVIN CHRISTOPHER L # 719
240	3225 TURTLE CREEK BLVD	WOOLFORK TINA UNIT 720
241	3225 TURTLE CREEK BLVD	GERALD ROBERT E UNIT 722
242	3225 TURTLE CREEK BLVD	DOYLE TIMOTHY B & BLDG B UNIT 724
243	3225 TURTLE CREEK BLVD	RICHARDSON ALFRED H III UNIT 726

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244	3225 TURTLE CREEK BLVD	PERRONE GILBERT UNIT 728
245	3225 TURTLE CREEK BLVD	LESNIEWSKI LORI A UNIT 729
246	3225 TURTLE CREEK BLVD	BARNEY FRED O JR & SHIRLEY A
247	3225 TURTLE CREEK BLVD	SANDS MICHAEL J UNIT 00731
248	3225 TURTLE CREEK BLVD	WEST SARALEA #732
249	3225 TURTLE CREEK BLVD	CIOCH JOHN J UNIT 733
250	3225 TURTLE CREEK BLVD	HENNEBERG WILLIAM H III UNIT 734
251	3225 TURTLE CREEK BLVD	MCKAY LAURIE A APT 1205
252	3225 TURTLE CREEK BLVD	WOOD ERIN M UNIT 736
253	3225 TURTLE CREEK BLVD	DONAHUE PATRICK K
254	3225 TURTLE CREEK BLVD	FEDERAL HOME LOAN MTG CORP
255	3225 TURTLE CREEK BLVD	MURPHY GARY
256	3225 TURTLE CREEK BLVD	MARASLIOGLU SAHIN & DIKRANUHI
257	3225 TURTLE CREEK BLVD	STUENKEL ROBERT L
258	3225 TURTLE CREEK BLVD	DIAZ CELINA M UNIT 745
259	3225 TURTLE CREEK BLVD	KNOBBE BERNARD C
260	3225 TURTLE CREEK BLVD	ENGLAND JULIE S & ROBERT W
261	3225 TURTLE CREEK BLVD	GOLDMAN JEANIE UNIT 748
262	3225 TURTLE CREEK BLVD	KRIDER SUE UNIT 801
263	3225 TURTLE CREEK BLVD	KOVAL JOHN & LAURA
264	3225 TURTLE CREEK BLVD	TAGGART KEVIN J & JULIE A #803
265	3225 TURTLE CREEK BLVD	LEE VIVIAN S
266	3225 TURTLE CREEK BLVD	DURKAN MARTIN 208F
267	3225 TURTLE CREEK BLVD	MACLEOD MARY A UNIT 806
268	3225 TURTLE CREEK BLVD	GRESHAM RONALD DEAN
269	3225 TURTLE CREEK BLVD	DUNCAN JOHN M & AMANDA M UNIT 808
270	3225 TURTLE CREEK BLVD	MOSTAFAIE ALIREZA UNIT 809
271	3225 TURTLE CREEK BLVD	KARLOCK KENDRA
272	3225 TURTLE CREEK BLVD	WALLS DAVID & JANA
273	3225 TURTLE CREEK BLVD	PAYNE JONATHAN M & MARGARET A
274	3225 TURTLE CREEK BLVD	HOCHSCHULER JOSHUA H

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275	3225 TURTLE CREEK BLVD	LUCIO JESSE & ERICK L #816
276	3225 TURTLE CREEK BLVD	KUSTOFF JULIE # 817
277	3225 TURTLE CREEK BLVD	GRIFFITH CARROLL & APT 818
278	3225 TURTLE CREEK BLVD	FAIR ROGERS P JR
279	3225 TURTLE CREEK BLVD	MAMLOUK VICK K & RANIA UNIT 820
280	3225 TURTLE CREEK BLVD	YOUNG MARK D APT 822
281	3225 TURTLE CREEK BLVD	THE ZONDEL GORDON TRUST # 824
282	3225 TURTLE CREEK BLVD	LESLEY PEGGY UNIT 826
283	3225 TURTLE CREEK BLVD	HILDEBRAND NICHOLAS
284	3225 TURTLE CREEK BLVD	MADDUR SHANTA D
285	3225 TURTLE CREEK BLVD	BONA FABRIZO U & MELISSA
286	3225 TURTLE CREEK BLVD	KO JACKY M # 831
287	3225 TURTLE CREEK BLVD	BLAKE ROGER L & PAMELA S #832
288	3225 TURTLE CREEK BLVD	MARTINEZ FRANCISCO JAVIER C UNIT 833
289	3225 TURTLE CREEK BLVD	AGAN ASHLEY D & MARR CHRISTOPHER S
290	3225 TURTLE CREEK BLVD	SAUER GARY L & CLAUDIA M
291	3225 TURTLE CREEK BLVD	CASTOR LAWRENCE & # 836
292	3225 TURTLE CREEK BLVD	SAGINAW MICHAEL
293	3225 TURTLE CREEK BLVD	BROWNFIELD GARY
294	3225 TURTLE CREEK BLVD	GUEMES FRANISCO JAVIER UNIT 842
295	3225 TURTLE CREEK BLVD	SHAFFER DIANA L UNIT # 843
296	3225 TURTLE CREEK BLVD	NGUYEN LINH AI & UNIT 845
297	3225 TURTLE CREEK BLVD	CALDWELL DANIEL & ROBIN
298	3225 TURTLE CREEK BLVD	EDWARDS HAL
299	3225 TURTLE CREEK BLVD	EVANS BRIAN E
300	3225 TURTLE CREEK BLVD	GONZALES CYNTHIA
301	3225 TURTLE CREEK BLVD	PARIKH VRAJESH M
302	3225 TURTLE CREEK BLVD	REECE BOBBY N UNIT 903
303	3225 TURTLE CREEK BLVD	DELVECCHIO JOHN # 904
304	3225 TURTLE CREEK BLVD	KIM EUNSUP # 905
305	3225 TURTLE CREEK BLVD	COLOMBO NORMA UNIT 906

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306	3225 TURTLE CREEK BLVD	MILLS ANDREW D & LEE A
307	3225 TURTLE CREEK BLVD	MURPHEY KELLY C
308	3225 TURTLE CREEK BLVD	SPACKMAN PAMELA K
309	3225 TURTLE CREEK BLVD	AHEARN STEVEN P & VALERIE B
310	3225 TURTLE CREEK BLVD	HIRST NORMA & ENZIO UNIT 911
311	3225 TURTLE CREEK BLVD	RICHARDSCARTY CHERRI J
312	3225 TURTLE CREEK BLVD	STORMER CINDY H
313	3225 TURTLE CREEK BLVD	BROWN LAURIE R
314	3225 TURTLE CREEK BLVD	WILLS CHRIS D UNIT 917
315	3225 TURTLE CREEK BLVD	ELMORE MERRY
316	3225 TURTLE CREEK BLVD	CANTON MICHAEL
317	3225 TURTLE CREEK BLVD	PRICE JORDAN S UNIT 920
318	3225 TURTLE CREEK BLVD	PARKER GLENDA # 922
319	3225 TURTLE CREEK BLVD	NOREN ROBERT UNIT 924
320	3225 TURTLE CREEK BLVD	JENKINS NATALIE L UNIT 926
321	3225 TURTLE CREEK BLVD	SPERO KIMBERLY #928
322	3225 TURTLE CREEK BLVD	KULKARNI MONA S
323	3225 TURTLE CREEK BLVD	KRAMER HILLARY MORRISON #930
324	3225 TURTLE CREEK BLVD	COOK MICHAEL
325	3225 TURTLE CREEK BLVD	SUDDHIPRAKARN SUMITT & #932
326	3225 TURTLE CREEK BLVD	DONOVAN GEORGE J III PMB 400
327	3225 TURTLE CREEK BLVD	ROBINSON MARGARET %RENAISSANCE
328	3225 TURTLE CREEK BLVD	GORAL ALEXANDER
329	3225 TURTLE CREEK BLVD	ALSTON WILLIAM W III UNIT 936
330	3225 TURTLE CREEK BLVD	RUBLE EILEEN M
331	3225 TURTLE CREEK BLVD	WILLIAMS CHARLES & CHERYL UNIT 938
332	3225 TURTLE CREEK BLVD	WASHINGTON RODNEY UNIT 940
333	3225 TURTLE CREEK BLVD	FARIAS JAMES E UNIT 942
334	3225 TURTLE CREEK BLVD	GAUDIN ROBERT L #943
335	3225 TURTLE CREEK BLVD	DUNHAM JAMIE K & WILLIAM STE 945
336	3225 TURTLE CREEK BLVD	JAIN SHEENA K & RAJIV

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337	3225 TURTLE CREEK BLVD	JONES ANN LUTZ
338	3225 TURTLE CREEK BLVD	COMMUNICATIONS DISTRIBUTORS INC STE 204
339	3225 TURTLE CREEK BLVD	COLOMBO PATRICK G & COLOMBO NORMA R
340	3225 TURTLE CREEK BLVD	LACARRA ANTONIO
341	3225 TURTLE CREEK BLVD	FANG SUE
342	3225 TURTLE CREEK BLVD	UBINAS CARLOS R BLVD #01004
343	3225 TURTLE CREEK BLVD	TONELLI ROMINA M &
344	3225 TURTLE CREEK BLVD	EL MAHDI SAMIA
345	3225 TURTLE CREEK BLVD	WALLACE WILLIAM H #1007
346	3225 TURTLE CREEK BLVD	LANTZ BRAD & LISA %RENAISSANCE
347	3225 TURTLE CREEK BLVD	KERSEY ASHLEY UNIT 1009
348	3225 TURTLE CREEK BLVD	DUFFY PAMELA C UNIT 1010
349	3225 TURTLE CREEK BLVD	MESSENGER CLYDE # 1011
350	3225 TURTLE CREEK BLVD	VRLA KELLI #P204
351	3225 TURTLE CREEK BLVD	ABRAHAM CHARLES T #1014
352	3225 TURTLE CREEK BLVD	SIMS MARK A
353	3225 TURTLE CREEK BLVD	PINE TREE REAL E INV INC #193
354	3225 TURTLE CREEK BLVD	PANT GARVIT
355	3225 TURTLE CREEK BLVD	PENOT CHARLES R JR STE 1019
356	3225 TURTLE CREEK BLVD	DREW RACHEL M STE 1020
357	3225 TURTLE CREEK BLVD	KORAB JEANETTE UNIT 1022
358	3225 TURTLE CREEK BLVD	KORAB JEANETTE UNIT 1024
359	3225 TURTLE CREEK BLVD	GERMANWALA SAMIR V & GANA R NADIGA
360	3225 TURTLE CREEK BLVD	MANDEL GARY & MILA &
361	3225 TURTLE CREEK BLVD	BRYANT EDWIN W & JUDITH
362	3225 TURTLE CREEK BLVD	FRIEDMAN JACQUELINE
363	3225 TURTLE CREEK BLVD	SAYFIE JAN T
364	3225 TURTLE CREEK BLVD	THERIOT E ROBERT & JANET I
365	3225 TURTLE CREEK BLVD	RINCON ANDRES F STE 1033
366	3225 TURTLE CREEK BLVD	MILLAR DARYL STE 1034
367	3225 TURTLE CREEK BLVD	WILLIS CHRIS D UNIT 1035

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368	3225 TURTLE CREEK BLVD	REZNIK YAIR
369	3225 TURTLE CREEK BLVD	SOJOURNER WILLIAM
370	3225 TURTLE CREEK BLVD	SHI BING
371	3225 TURTLE CREEK BLVD	CLELAND DONNA B UNIT 1040
372	3225 TURTLE CREEK BLVD	RUSSELL THOMAS L JR & RUSSELL BRENDA SEA
373	3225 TURTLE CREEK BLVD	CORNELL DOUGLAS T & SHARON APT
374	3225 TURTLE CREEK BLVD	SMOLENSKY FERNANDO & MARGARITA FELLENA
375	3225 TURTLE CREEK BLVD	SCOTT JUDITH L UNIT 1046
376	3225 TURTLE CREEK BLVD	DOYLE TIMOTHY B &
377	3225 TURTLE CREEK BLVD	BEISER STEVEN P
378	3225 TURTLE CREEK BLVD	REDDY JAYAPRAKASH N & JYOTHI J
379	3225 TURTLE CREEK BLVD	WERIZ REALTY INVESTMENTS
380	3225 TURTLE CREEK BLVD	DASH RANGADHAR # 1103
381	3225 TURTLE CREEK BLVD	QUINONES RAUL & URBANIZACION STA ROSA DE
382	3225 TURTLE CREEK BLVD	STEWART DOUGLAS N UNIT 16E
383	3225 TURTLE CREEK BLVD	GREGORY J MINOR & EMILY
384	3225 TURTLE CREEK BLVD	MADNANI KUNAL M
385	3225 TURTLE CREEK BLVD	MOOSCHEKIAN TERRY TR & STE 510
386	3225 TURTLE CREEK BLVD	LITTWITZ DAVID & IRIS
387	3225 TURTLE CREEK BLVD	GIRALDO HERNAN F
388	3225 TURTLE CREEK BLVD	WALLS DAVID
389	3225 TURTLE CREEK BLVD	BOHLMAN ROBERT # 1112
390	3225 TURTLE CREEK BLVD	THOMAS CLIFTON B #1114
391	3225 TURTLE CREEK BLVD	OCONNELL KATIE UNIT 1116
392	3225 TURTLE CREEK BLVD	HARRIS J JOE & DIANA H #1117
393	3225 TURTLE CREEK BLVD	WALKER DONALD E III STE 1118
394	3225 TURTLE CREEK BLVD	PEYROVI LILLY
395	3225 TURTLE CREEK BLVD	LUFESA INV PPTIES LLC
396	3225 TURTLE CREEK BLVD	SAMEI ROZITA &
397	3225 TURTLE CREEK BLVD	HANNIFIN DANIELLE UNIT 1124
398	3225 TURTLE CREEK BLVD	LYNCH SHANE A UNIT 1126

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399	3225 TURTLE CREEK BLVD	KHAVARI ROD B BLDG B UNIT 01128
400	3225 TURTLE CREEK BLVD	DAVID SIKORA FAMILY TRUST %DANIEL M SIKO
401	3225 TURTLE CREEK BLVD	FOSTER JEFFREY UNIT 1130
402	3225 TURTLE CREEK BLVD	ORTIZ LUIS A
403	3225 TURTLE CREEK BLVD	RYER WADE T # 1132
404	3225 TURTLE CREEK BLVD	LIES JOHN J & #1133
405	3225 TURTLE CREEK BLVD	MCDANIEL TAYLOR J # 1134
406	3225 TURTLE CREEK BLVD	ROCKSTROH HOLDINGS LLC
407	3225 TURTLE CREEK BLVD	TARTIBI MOHSEN & HANA # 1136
408	3225 TURTLE CREEK BLVD	JHANGIANI NARAIN & LALITA
409	3225 TURTLE CREEK BLVD	ANDERSON CHERYL C
410	3225 TURTLE CREEK BLVD	FIERRO VALERIE A UNIT 1140
411	3225 TURTLE CREEK BLVD	AKIVA RONEN & MICHAEL B STE 1142
412	3225 TURTLE CREEK BLVD	HARRELL ZELLA K
413	3225 TURTLE CREEK BLVD	SADA MATIAS D & ETAL UNIT 1145
414	3225 TURTLE CREEK BLVD	ESQUINO VERONICA UNIT 1146
415	3225 TURTLE CREEK BLVD	PURDY BRIAN S & LESLIE H #1147
416	3225 TURTLE CREEK BLVD	SINGH SUDARSHAN & HELENE
417	3225 TURTLE CREEK BLVD	DIDI LUNNA LLC
418	3225 TURTLE CREEK BLVD	KOWALSKI ELIZABETH # 1202
419	3225 TURTLE CREEK BLVD	WONG KRISTIN UNIT 1203
420	3225 TURTLE CREEK BLVD	HUR LISA # 1204
421	3225 TURTLE CREEK BLVD	NI HAO UNIT 1205
422	3225 TURTLE CREEK BLVD	WALKOWIAK STEVEN & JAIME APT 1206
423	3225 TURTLE CREEK BLVD	HABIBPOUR HALEH
424	3225 TURTLE CREEK BLVD	ELLIS THOMAS J UNIT 1208
425	3225 TURTLE CREEK BLVD	ODEH BASSAM & DEBORAH
426	3225 TURTLE CREEK BLVD	YIU RON
427	3225 TURTLE CREEK BLVD	MANN SIMARDEEP K
428	3225 TURTLE CREEK BLVD	KARIMI MANDY
429	3225 TURTLE CREEK BLVD	JEFFERS CHRISTOPHER D #1214

11/17/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
430	3225 TURTLE CREEK BLVD	ALFARO DENISSE UNIT 1216
431	3225 TURTLE CREEK BLVD	ARCHER ELIZABETH
432	3225 TURTLE CREEK BLVD	SHAVER HERBERT E APT 1218
433	3225 TURTLE CREEK BLVD	RACTLIFFE COURTNEY V & #1219
434	3225 TURTLE CREEK BLVD	WYLL MICHAEL STE 1220
435	3225 TURTLE CREEK BLVD	CHARAN RAM
436	3225 TURTLE CREEK BLVD	PARKER MICHAEL L
437	3225 TURTLE CREEK BLVD	SPENCER LESLIE #1226
438	3225 TURTLE CREEK BLVD	RAZVI FATIMA UNIT 1228
439	3225 TURTLE CREEK BLVD	WARE JASMINE &
440	3225 TURTLE CREEK BLVD	HERBERT SCOTT
441	3225 TURTLE CREEK BLVD	WHITWORTH LINA & BRIAN
442	3225 TURTLE CREEK BLVD	AMADOR MARISOL #1232
443	3225 TURTLE CREEK BLVD	BESEFKI ARI A
444	3225 TURTLE CREEK BLVD	THAN THAN INVESTMENTS LTD
445	3225 TURTLE CREEK BLVD	MCCRARY KRISTIE K APT 1235
446	3225 TURTLE CREEK BLVD	KINZY HARRY N & PAULINE H KINZY
447	3225 TURTLE CREEK BLVD	SILES MELISA & UNIT 1238
448	3225 TURTLE CREEK BLVD	TURTLE CREEK DEVELOPMENT %CRESCENT HEIGH
449	3225 TURTLE CREEK BLVD	KOBLER CHRISTOPHER
450	3225 TURTLE CREEK BLVD	MODY ALKA
451	3225 TURTLE CREEK BLVD	KESSLER TIMOTHY #1245
452	3225 TURTLE CREEK BLVD	OTT JESSICA UNIT 1246
453	3225 TURTLE CREEK BLVD	STAMP DUANE M & LINDA E UNIT 1247
454	3225 TURTLE CREEK BLVD	KEARNS THOMAS V UNIT 1248
455	3225 TURTLE CREEK BLVD	MACHON ED & APT 1401
456	3225 TURTLE CREEK BLVD	MORGAN MARK G # 1402
457	3225 TURTLE CREEK BLVD	VALENCIA CARLOS R & MARTHA ORTIZ DE UNIT
458	3225 TURTLE CREEK BLVD	MALLEMPATI SRINIVAS ET AL
459	3225 TURTLE CREEK BLVD	IVEY EDWARD J JR UNIT 1405
460	3225 TURTLE CREEK BLVD	JONES TAMEKIA STE 101-169

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
461	3225 TURTLE CREEK BLVD	MCDANIEL LISA K UNIT 1407
462	3225 TURTLE CREEK BLVD	MEFTHAH ALIA
463	3225 TURTLE CREEK BLVD	GAGNET UNKEFER CORRINE UNIT 1410
464	3225 TURTLE CREEK BLVD	MEDUNA RUSSELL P
465	3225 TURTLE CREEK BLVD	CANNATA JAMES # 1412
466	3225 TURTLE CREEK BLVD	PELFREY ROBERT J TR &
467	3225 TURTLE CREEK BLVD	SANTAROSA JULIANNE M UNIT 1416
468	3225 TURTLE CREEK BLVD	RAHIM AHMED
469	3225 TURTLE CREEK BLVD	STEINWAY HILARY P.
470	3225 TURTLE CREEK BLVD	MOHAN ALOK #1419
471	3225 TURTLE CREEK BLVD	MURRAY NATALIE TRUSTEE MURRAY-ALLISON LI
472	3225 TURTLE CREEK BLVD	TEAGUE TRAVIS M #1422
473	3225 TURTLE CREEK BLVD	NORDSTROM JASON R & LEIGH F UNIT 1424
474	3225 TURTLE CREEK BLVD	ZABANEH SOPHIA UNIT 1426
475	3225 TURTLE CREEK BLVD	FOGLER JASON C
476	3225 TURTLE CREEK BLVD	LYON PAYTON T & TED B JR #1429
477	3225 TURTLE CREEK BLVD	RASTOGI ANJANA & RAGHAV
478	3225 TURTLE CREEK BLVD	CHADDERDON KRISTY APT 512
479	3225 TURTLE CREEK BLVD	MOMAYEZI FARRAH #1432
480	3225 TURTLE CREEK BLVD	FEDERAL NATIONAL MTG ASSOC SUITE 100
481	3225 TURTLE CREEK BLVD	LU YEHUI
482	3225 TURTLE CREEK BLVD	MOSES BERNARD S
483	3225 TURTLE CREEK BLVD	DEFURIA LINDA M UNIT 1436
484	3225 TURTLE CREEK BLVD	NESBITT GILDA D BLDG B UNIT 1437
485	3225 TURTLE CREEK BLVD	DELAGARZA FRANK
486	3225 TURTLE CREEK BLVD	SANCHEZ DR CHRISTIAN & KEVIN WILLIAMS &
487	3225 TURTLE CREEK BLVD	FLANNERY EARLINE # 1442
488	3225 TURTLE CREEK BLVD	YEH YICHUN # 1443
489	3225 TURTLE CREEK BLVD	KING IVORY L # 1445
490	3225 TURTLE CREEK BLVD	RUSSELL STEPHEN & MELANY
491	3225 TURTLE CREEK BLVD	DAVIDSON JIM & LYNN

11/17/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
492	3225 TURTLE CREEK BLVD	DERINGER JESSICA MARIE APT 1448
493	3225 TURTLE CREEK BLVD	PATEL RAJESH
494	3225 TURTLE CREEK BLVD	LARSON MARK & FAYE LARSON #1502
495	3225 TURTLE CREEK BLVD	CAMPBELL JIM L #1503
496	3225 TURTLE CREEK BLVD	GAULDING JON C
497	3225 TURTLE CREEK BLVD	NIX H KEITH
498	3225 TURTLE CREEK BLVD	UNTERBERG MARK P & MADELINE L
499	3225 TURTLE CREEK BLVD	VANCE JEFFREY D UNIT 1507
500	3225 TURTLE CREEK BLVD	BAKER PRESTON B & NANCY UNIT 1508
501	3225 TURTLE CREEK BLVD	OSUAGWU CHUKWUMA J #1509
502	3225 TURTLE CREEK BLVD	SULLIVAN PATRICK
503	3225 TURTLE CREEK BLVD	KRALIS LESLEY E #1511
504	3225 TURTLE CREEK BLVD	CRONK M ESTELLE
505	3225 TURTLE CREEK BLVD	KHAYAI HUSNI R UNIT 1516
506	3225 TURTLE CREEK BLVD	MACKENZIE KEVAN # 1517
507	3225 TURTLE CREEK BLVD	SPARKS TAMMY A & RAMON A #1518
508	3225 TURTLE CREEK BLVD	REDDY KEVIN P #1519
509	3225 TURTLE CREEK BLVD	COFFEY ELIZABETH M
510	3225 TURTLE CREEK BLVD	KRAWIETZ PAUL UNIT 1522
511	3225 TURTLE CREEK BLVD	MORGAN CHRIS B UNIT 1524
512	3225 TURTLE CREEK BLVD	NAIR CKP & SYAMALA C UNIT 1526
513	3225 TURTLE CREEK BLVD	HIGHTOWER ELIZABETH K
514	3225 TURTLE CREEK BLVD	GOPAL RAVI & ANJALI N SHAH UNIT 1529
515	3225 TURTLE CREEK BLVD	BINFORD OSWALD & LORETTA L KATZ
516	3225 TURTLE CREEK BLVD	WOOLSEY HENRY C & SARAH A
517	3225 TURTLE CREEK BLVD	KUMAR DEVINDER S & KUMAR JASWINDER S
518	3225 TURTLE CREEK BLVD	SWOFFORD JOE B III & #1533
519	3225 TURTLE CREEK BLVD	YORK BARBARA K UNIT1534
520	3225 TURTLE CREEK BLVD	LACARRA ADRIANNA
521	3225 TURTLE CREEK BLVD	PARNELL WENDY UNIT 1536
522	3225 TURTLE CREEK BLVD	MCRUIZ ROBIN MARCH # 1537

11/17/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
523	3225 TURTLE CREEK BLVD	BREKKE MAKENZIE STE 1538
524	3225 TURTLE CREEK BLVD	RIEGEL DARRELL A
525	3225 TURTLE CREEK BLVD	CIOLLI JOSEPH M UNIT 1542
526	3225 TURTLE CREEK BLVD	ZOLNOWSKI PETER J # 1543
527	3225 TURTLE CREEK BLVD	EDWARDS MICHAEL A UNIT 1545
528	3225 TURTLE CREEK BLVD	HENSLEY LIVING TRUST
529	3225 TURTLE CREEK BLVD	KOGAN ALLAN J #1547
530	3225 TURTLE CREEK BLVD	JONES JAMES ADRIAN & SCOTT JEFFREY S KAH
531	3225 TURTLE CREEK BLVD	SIMPSON STEPHEN T
532	3225 TURTLE CREEK BLVD	LIDJI LEON J & MYRIAM B #1602
533	3225 TURTLE CREEK BLVD	WILLIAMS STEVEN S # 1603
534	3225 TURTLE CREEK BLVD	JONES JAMES ADRIAN & UNIT 1604
535	3225 TURTLE CREEK BLVD	GLENOS GAY WILHITE
536	3225 TURTLE CREEK BLVD	PHAM MAI AN UNIT 1606
537	3225 TURTLE CREEK BLVD	MOGHADAM ALI A
538	3225 TURTLE CREEK BLVD	ALLEN DANDRIC E # 1608
539	3225 TURTLE CREEK BLVD	MILLER RICHARD & KATHRYN #1609
540	3225 TURTLE CREEK BLVD	BRADBURY CHARLOTTE S & CURTIS F BRADBURY
541	3225 TURTLE CREEK BLVD	PARKS EVA NELL UNIT 1611
542	3225 TURTLE CREEK BLVD	SANDERS DENE L #1613
543	3225 TURTLE CREEK BLVD	WHITE JASON #1614
544	3225 TURTLE CREEK BLVD	ARKOMA REALTY LTD
545	3225 TURTLE CREEK BLVD	BALL LESLIE A & STE 1503
546	3225 TURTLE CREEK BLVD	PAVIA FAMILY TRUST #1617
547	3225 TURTLE CREEK BLVD	WHITE TODD S UNIT 1618
548	3225 TURTLE CREEK BLVD	CONNELL JEFFREY D & CONNELL DAVID A
549	3225 TURTLE CREEK BLVD	CALHOUN DIONNE #1621
550	3225 TURTLE CREEK BLVD	NESSSELROAD MARK UNIT1623
551	3225 TURTLE CREEK BLVD	SHATSKY STEVEN H #1625
552	3225 TURTLE CREEK BLVD	DOROTHY LAY MGMT TRUST
553	3225 TURTLE CREEK BLVD	DUNCAN JOHN MICHAEL & AMANDA MAE

11/17/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
554	3225 TURTLE CREEK BLVD	WETTREICH DANNY UNIT 1628
555	3225 TURTLE CREEK BLVD	ROSE BRYAN &
556	3225 TURTLE CREEK BLVD	MUSSULMAN DANIEL & NAILA #0701
557	3225 TURTLE CREEK BLVD	WOLOWICZ LAWRENCE & CATHY
558	3225 TURTLE CREEK BLVD	BAEK STEVEN A UNIT 1635
559	3225 TURTLE CREEK BLVD	ROZENZVIG YEHIEL STE 1636
560	3225 TURTLE CREEK BLVD	MCFARLING BRANDON
561	3225 TURTLE CREEK BLVD	FAULKNER DANYELLE J
562	3225 TURTLE CREEK BLVD	KELLEY CHARLES D 1640
563	3225 TURTLE CREEK BLVD	BEH HAN NAN & AUDREY J CHANG UNIT 1641
564	3225 TURTLE CREEK BLVD	JOHANN MARK A & MELISSA #1642
565	3225 TURTLE CREEK BLVD	PHAM LAN D #1643
566	3225 TURTLE CREEK BLVD	HICKMAN JAMES J SUITE 210 PMB 207
567	3225 TURTLE CREEK BLVD	WETTERSTRAND MAGNUS J APT 1646
568	3225 TURTLE CREEK BLVD	LISULA SCOTT & BRIANNON #1647
569	3225 TURTLE CREEK BLVD	GRACIA REBECA C #1648
570	3225 TURTLE CREEK BLVD	DENIO MICHAEL E STE 4-102
571	3225 TURTLE CREEK BLVD	KAMPINE JOHN M & STEPHANIE A
572	3225 TURTLE CREEK BLVD	MANIGAULT LORRANE STE 4057
573	3225 TURTLE CREEK BLVD	PITKOFKY JAY
574	3225 TURTLE CREEK BLVD	STEETS KEVIN UNIT 1655
575	3225 TURTLE CREEK BLVD	ARMAND AHMAD & MAHVASH UNIT1656
576	3225 TURTLE CREEK BLVD	WINDSPEARE NEVE A
577	3225 TURTLE CREEK BLVD	BLAKE NINA CERVANTES
578	3225 TURTLE CREEK BLVD	WATTS JANET L # 1702
579	3225 TURTLE CREEK BLVD	NORTHCUTT RYAN & LAUREN STOKES APT 17
580	3225 TURTLE CREEK BLVD	SILVER STEPHEN C
581	3225 TURTLE CREEK BLVD	SOJOURNER WILLIAM & JANA
582	3225 TURTLE CREEK BLVD	KHANBEIGI MANOOCH & ANNIE APT 1706
583	3225 TURTLE CREEK BLVD	BLACKLEDGE LAWRENCE A UNIT 1707
584	3225 TURTLE CREEK BLVD	LEE BILL G BLDG A UNIT 1801

11/17/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
585	3225 TURTLE CREEK BLVD	MARTINEZ FAUSTINA # 1802
586	3225 TURTLE CREEK BLVD	AKIN MARK & DEBI AKIN
587	3225 TURTLE CREEK BLVD	SEEBERGER JOAN P #1804
588	3225 TURTLE CREEK BLVD	BELL THOMAS F
589	3225 TURTLE CREEK BLVD	MINTZ MARTIN L UNIT 1806
590	3225 TURTLE CREEK BLVD	CHRISTIANSEN BRETT UNIT 1807
591	3225 TURTLE CREEK BLVD	DEBLANK ANNE B UNIT 1901
592	3225 TURTLE CREEK BLVD	MARSH HOLLIS E & #1902
593	3225 TURTLE CREEK BLVD	SPIES RONALD & CHERI #1903
594	3225 TURTLE CREEK BLVD	BLOOM ROBERT A UNIT 1904
595	3225 TURTLE CREEK BLVD	KREIGHBAUM JOHN & JOANNE F KREIGHBAUM
596	3225 TURTLE CREEK BLVD	MCREYNOLDS SHARON N UNIT 1906
597	3225 TURTLE CREEK BLVD	MATHER MATTHEW J # 1907
598	3225 TURTLE CREEK BLVD	BINFORD OSWALD S & LORETTA L KATZ
599	3225 TURTLE CREEK BLVD	DUNDON KENNETH J UNIT 2002
600	3225 TURTLE CREEK BLVD	PANCHASARP VANEE & APT 2003
601	3225 TURTLE CREEK BLVD	STEIN GIFFORD P & SHARON UNIT 2004
602	3225 TURTLE CREEK BLVD	KUBILIUN NISA
603	3225 TURTLE CREEK BLVD	HARDIN BRIAN APT 2006
604	3225 TURTLE CREEK BLVD	TEEL PRESTON B APT 2007
605	3225 TURTLE CREEK BLVD	BURGIO DONALD A # 2101
606	3225 TURTLE CREEK BLVD	DELBAGNO JOHN B TR & MEBA RE REV LIV TRU
607	3225 TURTLE CREEK BLVD	HARMON DONALD B UNIT 2103
608	3225 TURTLE CREEK BLVD	BREGMAN ROBERT ALAN & JOYCE A A
609	3225 TURTLE CREEK BLVD	NOT FOREVER LLC
610	3225 TURTLE CREEK BLVD	ROSENBERG CARLA UNIT 2106
611	3225 TURTLE CREEK BLVD	BENAHARON SOL # 2107
612	3225 TURTLE CREEK BLVD	TX PREMIER REAL ESTATE GROUP LLC
613	3225 TURTLE CREEK BLVD	ELITE CONDO INC SUITE 240
614	3225 TURTLE CREEK BLVD	ELITE CONDOMINIUMS INC STE 240
615	3225 TURTLE CREEK BLVD	JONES JAMES ADRIAN ET AL #2207

11/17/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
616	3225 TURTLE CREEK BLVD	RENAISSANCE ON TURTLE CREEK
617	3111 SALE ST	ROMERO GUSTAVO
618	3111 SALE ST	PRICE JAMES & ESTELLE CARTER
619	3111 SALE ST	PRICE JAMES E BLDG A UNIT 3
620	3111 SALE ST	BOECK BLAIR ANN
621	3115 SALE ST	SALWEI ROBERT J UNIT 5
622	3115 SALE ST	DANIEL WILLIAM SAMUEL
623	3115 SALE ST	MILLER ERIC W &

FILE NUMBER: BDA 101-132

ORIGINAL BUILDING OFFICIAL'S REPORT:

Application of Tommy Mann, Winstead, PC, for variances to the front yard setback regulations at 2918 Sale Street. This property is more fully described as Lot 2 in City Block A/1031 and is zoned PD-193 (O-2), which requires front yard setbacks of 20 feet. The applicant proposes to construct and maintain a structure and provide 5 foot front yard setbacks, which will require variances to the front yard setback regulations of 15 feet.

REVISED BUILDING OFFICIAL'S REPORT:

Application of Tommy Mann for variances to the front yard setback regulations at 2918 Sale Street. This property is more fully described as Lot 2 in City Block A/1031 and is zoned PD-193 (O-2), which requires front yard setbacks of 20 feet. The applicant proposes to construct a structure and provide a 0 foot front yard setback, which will require a 20 foot variance to the front yard setback regulations; and provide a 15 foot front yard setback, which will require a 5 foot variance to the front yard setback regulations.

LOCATION: 2918 Sale Street

APPLICANT: Tommy Mann, Winstead PC

REQUESTS:

- Variances to the front yard setback regulations of up to 20' (increased from 15' originally requested in December of 2011) are requested in conjunction with constructing and maintaining (according to the submitted revised "development plan" dated 01-26-2012) a 113-unit approximately 35,000 square foot structure on vacant/undeveloped property, part of which would be located in the site's 20' front yard setbacks along Dickason Avenue and Sale Street.

STAFF RECOMMENDATION:

Denial

Rationale:

- The applicant had not substantiated how the restrictive area, shape, or slope of the site/lot precludes it from being developed in a manner commensurate with development found on other PD. No. 193 (O-2) zoned lots.

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:

- 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;
- 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
- 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.

GENERAL FACTS:

- On December 12, 2011, the Board of Adjustment conducted a briefing/hearing on this application. The Board Administrator circulated the applicant's December 8, 2011 email to the Board members at the briefing requesting that they postpone action on his application until February 13, 2012 (see Attachment B). The Board honored the applicant's request at the public hearing by postponing action on this application until February 13, 2012.
- On January 24, 2012, the applicant amended his application for front yard variance from 15' to 20' (see Attachment C for a copy of the revised Building Official's Report).
- The minimum front yard provisions of the Dallas Development Code states that the front yard setback is measured from the front lot line of the building site or the required right-of-way line as determined by the thoroughfare plan for all thoroughfares, whichever creates the greater setback. On minor streets, the front yard is measured from the front lot line of the building site or the existing right-of-way, whichever creates the greater setback. When the city council by ordinance establishes a specific right-of-way line for a street, the front yard setback is measured from that right-of-way line.
- PD No. 193 states that minimum front yard setback for permitted structures other than single-family structures or structures on residential development tracts on lots zoned O-2 is 20 feet.

The applicant had submitted a revised development plan/site plan prior to the December 2011 hearing indicating a structure that provided a 15' 5" distance from the Sale Street easement line on the northwest side of the site (or 4' 7" into the 20' front yard setback) and a 5' distance from the Dickason Avenue easement line or northeast side of the site (or 15' into the 20' front yard setback).

On January 26, 2012, the applicant had submitted a revised development plan/site plan (see Attachment D). The applicant explained in a January 24th email that as a result of discussions finalized with the property owner immediately to our south, the

applicant has agreed to move the building that is the subject of BDA 101-132 northward (i.e. away from the neighboring property), and that this change also necessitated reconfiguring the building that is the subject of BDA 101-131 to keep the two buildings in the same relationship to Dickason. The applicant's email explains that he is now requesting 20' variances on Dickason on both cases as opposed to 15' variances. This plan represents a structure that provides a 15' 5" distance from the Sale Street easement line on the northwest side of the site (or 4' 7" into the 20' front yard setback) and a 0' distance from the Dickason Avenue easement line on the northeast side of the site (or 20' into the 20' front yard setback).

The site is slightly sloped, generally rectangular in shape, and according to the application, 2.004 acres in area. The site is zoned PD No. 193 (O-2). The site has two front yard setbacks which is typical of any lot that has two street frontages and is not zoned single family, duplex, or agricultural.

- DCAD records indicate that the "no improvements" at 2918 Sale.
- The applicant submitted additional information to staff beyond what was submitted with the original application (see Attachment A).

BACKGROUND INFORMATION:

Zoning:

<u>Site:</u>	PD No. 193 (O-2) Planned Development, Office)
<u>North:</u>	PD No. 193 (O-2) Planned Development, Office)
<u>South:</u>	PD No. 193 (O-2) Planned Development, Office)
<u>East:</u>	PD No. 193 (O-2) (Planned Development, Office)
<u>West:</u>	PD No. 193 (O-2) Planned Development, Office)

Land Use:

The subject site is undeveloped. The areas to the north, east, south, and west appear to be developed mostly as residential uses.

Zoning/BDA History:

1. BDA 101-131, Property at 3440 Dickason Avenue (the lot immediately east of the subject site)

On December 12 2011, the Board of Adjustment Panel C conducted a hearing on requests for variances to the front yard setback regulations of (at that time) up to 15' requested in conjunction with constructing and maintaining according to the submitted revised "development plan" a 230-unit approximately 54,000 square foot structure on vacant/undeveloped property, part of which would be located in the site's 20' front yard setbacks along Dickason Avenue, Sale Street, and Cedar Springs Road. The Board held this application over until February 13,

2012.

Timeline:

October 26, 2011: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.

November 9, 2011: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel C.

November 11, 2011: The Board Administrator emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the November 23rd deadline to submit additional evidence for staff to factor into their analysis; and the December 2nd 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 requests; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

November 30, 2011: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the December public hearing.

November 22, 2011: The applicant submitted additional information to staff beyond what was submitted with the original application (see Attachment A).

November 30, 2011: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the December public hearing.

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

December 12, 2011: The Board of Adjustment conducted a briefing/hearing on this application. The Board Administrator circulated the applicant’s December 8, 2011 email to the Board members at the briefing requesting that they postpone action on his application until February 13, 2012 (see Attachment B). The Board honored the applicant’s request at the public hearing, postponing action on this application until February 13, 2012.

January 24 & 26, 2012: The applicant amended his application from a variance to the front yard setback regulations of 15’ to 20’ (see Attachment C – the

revised Building Official's Report) and submitted a revised site/development plan (see Attachment D).

January 31, 2012: 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 Department Current Planning Division Assistant Director, the Sustainable Development and Construction Department Engineering Division Assistant Director, the Sustainable Development and Construction Department Building Inspection Division Chief Planner, the Board Administrator, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Sustainable Development and Construction Department Project Engineer, the Chief Arborist, and the Assistant City Attorney to the Board.

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

STAFF ANALYSIS:

- The requests focus on constructing and maintaining (according to the submitted revised "development plan" dated 01-26-2012) a 113-unit approximately 35,000 square foot structure on vacant/undeveloped property, part of which would be located in the site's 20' front yard setbacks along Dickason Avenue and Sale Street.
- The revised development plan/site plan dated 01-26-2012 indicates a structure that provides a 15' 5" distance from the Sale Street easement line on the northwest side of the site (or 4' 7" into the 20' front yard setback) and a 0' distance from the Dickason Avenue easement line or northeast side of the site (or 20' into the 20' front yard setback).
- The site is slightly sloped, generally rectangular in shape, and according to the application, 2.004 acres in area. The site is zoned PD No. 193 (O-2). The site has two front yard setbacks which is typical of any lot that has two street frontages and is not zoned single family, duplex, or agricultural.
- DCAD records indicate that the "no improvements" at 2918 Sale.
- The applicant has the burden of proof in establishing the following:
 - That granting the variances to 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 No. 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 No. 193 (O-2) zoning classification.

- If the Board were to grant the variance requests and impose the submitted revised development plan/site plan dated 01-26-2012 as a condition, the structure encroaching into the required front yard setbacks would be required to be maintained in the location and to the features shown on this document.

BOARD OF ADJUSTMENT ACTION: DECEMBER 12, 2011

APPEARING IN FAVOR: No one

APPEARING IN OPPOSITION: No one

MOTION: **Maten**

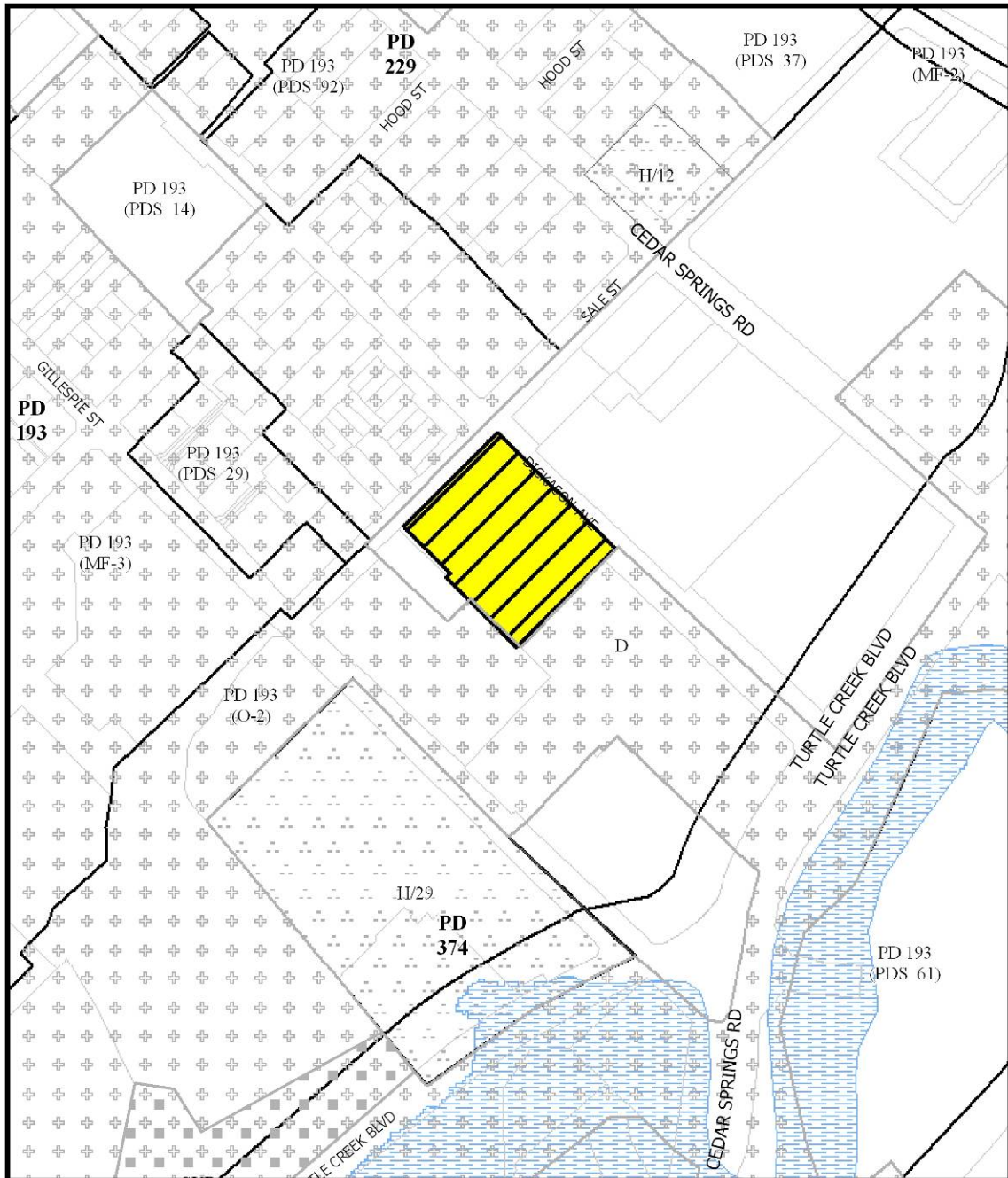
I move that the Board of Adjustment, in Appeal No. **BDA 101-132**, hold this matter under advisement until **February 13, 2012**.

SECOND: **Moore**

AYES: 5– Boyd, Moore, Maten, Coulter, Richard

NAYS: 0 –

MOTION PASSED: 5– 0(unanimously)

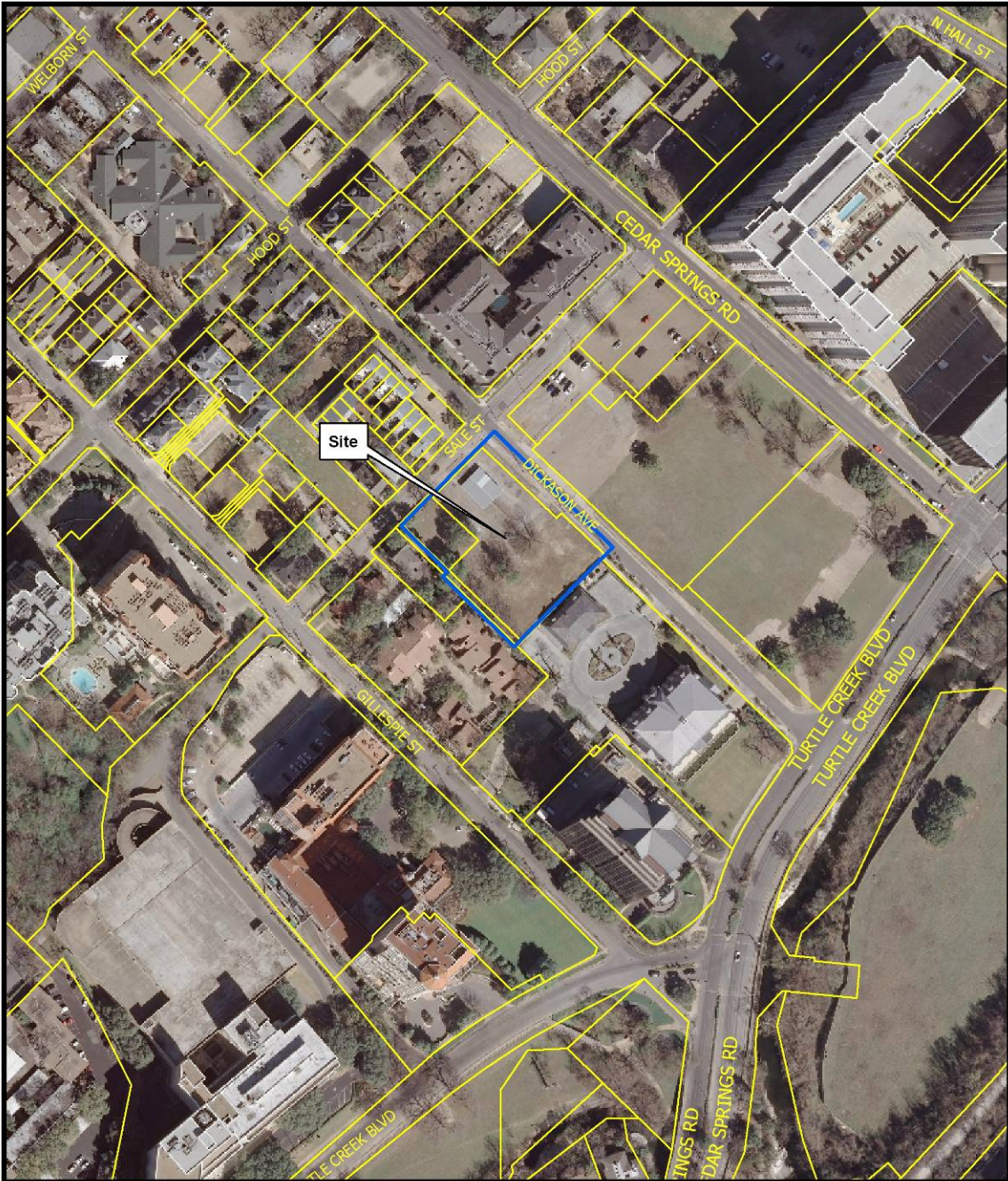


1:2,400

ZONING MAP

Case no: **BDA101-132**

Date: **11/17/2011**



1:2,400

AERIAL MAP

Case no: BDA101-132

Date: 11/17/2011

Steve Long
City Hall Room 5BN

Mann, Tommy

From: Mann, Tommy
Sent: Tuesday, November 22, 2011 1:48 PM
To: 'Long, Steve'; 'Duerksen, Todd'
Cc: Williams, Kirk; 'mwolf@jhparch.com'; 'Robert Shaw'
Subject: RE: BDA 101- 131, Property at 3440 Dickason Avenue; and BDA 101-132, Property at 2918 Sale Street

BDA101-132
Attach A
pg 1

Steve/Todd,

After re-examining the site plans, our architect has determined that the setbacks need to be corrected as follows:

North of Dickason (BDA 101-131)

- Dickason: 5' setback from street easement (i.e. a 15' variance)
- Sale: 15' setback from street easement (i.e. a 5' variance)
- Cedar Springs: 5' from street easement (i.e. a 15' variance)

South of Dickason (BDA 101-132)

- Sale: 15' from street easement (i.e. a 5' variance)
- Dickason: 5' from street easement (i.e. a 15' variance)

I am sending copies of the revised plans to each of you this afternoon and will include a hard copy of this email for reference. Please revise the building official's report accordingly, and do not hesitate to give me a call with any questions.

Thanks,
Tommy

Tommy Mann, Attorney
Winstead PC | 5400 Renaissance Tower | 1201 Elm Street | Dallas, Texas 75270
214.745.5724 direct | 214.745.5390 fax | tmann@winstead.com | www.winstead.com

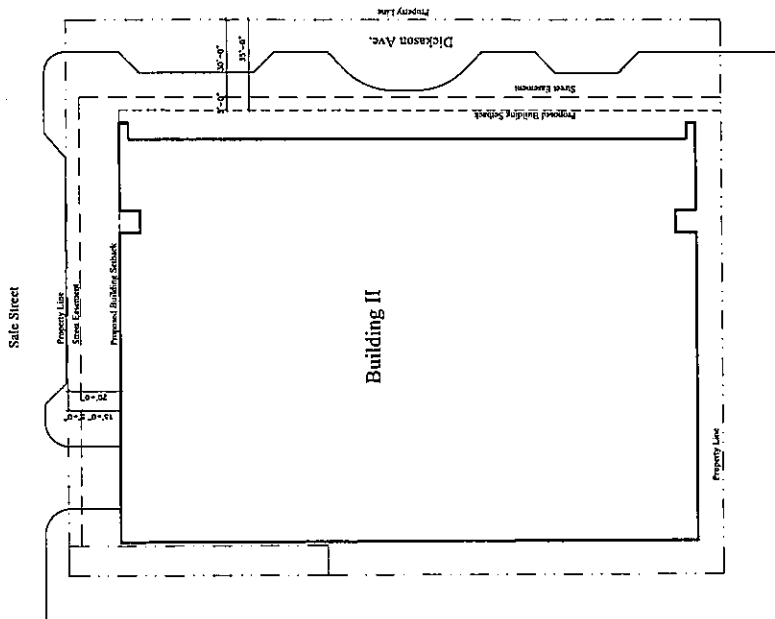
From: Long, Steve [<mailto:steve.long@dallascityhall.com>]
Sent: Friday, November 11, 2011 12:15 PM
To: Mann, Tommy
Cc: Duerksen, Todd
Subject: BDA 101- 131, Property at 3440 Dickason Avenue; and BDA 101-132, Property at 2918 Sale Street

Dear Tommy,

Here is information regarding your applications to the board of adjustment at the addresses referenced above, most of which I believe you are familiar with given your experience with the board:

1. Your application materials- all of which will be incorporated in a docket that is emailed to you and the board of adjustment members about a week ahead of the scheduled December 12th public hearing;
2. The standard as to how the board is able to grant a variance to the front yard setback regulations (51A-3.102(d)(10));

BDA101 - 132
 A H A
 pg 2



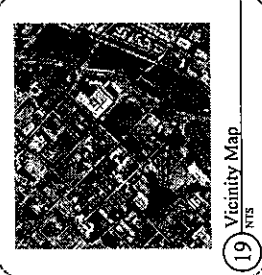
11 Development Plan
 Scale: 1"=50'-0"

BLDG. II PROJECT DATA:

TOTAL UNITS:	117 Units
PARKING REQUIRED:	166 Spaces
PARKING PROVIDED:	172 Spaces
MAX. BLDG. HEIGHT:	100'-0"
BLDG. AREA:	37,992 S.F. Gross
SITE AREA:	54,555 S.F. Gross

BLDG. I PROJECT DATA:

TOTAL UNITS:	230 Units
PARKING REQUIRED:	279 Spaces
PARKING PROVIDED:	284 Spaces
MAX. BLDG. HEIGHT:	100'-0"
BLDG. AREA:	51,522 S.F. Gross
SITE AREA:	83,060 S.F. Gross



DEVELOPMENT PLAN

Long, Steve

BDA 101 - 132

From: Mann, Tommy [tmann@winstead.com]
Sent: Tuesday, November 22, 2011 2:52 PM
To: Duerksen, Todd
Cc: Long, Steve; Williams, Kirk
Subject: Revisions to Building Official Reports (BDA 101-131 and 132)
Attachments: 999993-1(2011-11-22 14-46-15)-001.PDF; 999993-1(2011-11-22 14-46-15)-002.PDF

A Hach A
P33

Todd,

Per our previous emails, I have marked on the attached reports the revisions that need to be made to reflect the setbacks shown on our revised site plans. Copies of the revised plans should arrive to each of your offices within the hour. Let me know if you need anything else.

Thanks,
Tommy

Tommy Mann, Attorney

Winstead PC | 5400 Renaissance Tower | 1201 Elm Street | Dallas, Texas 75270
214.745.5724 *direct* | 214.745.5390 *fax* | tmann@winstead.com | www.winstead.com

From: tmann [mailto:omtoolserver]
Sent: Tuesday, November 22, 2011 2:46 PM
To: Mann, Tommy
Subject: MyAccuRoute Delivery

The attached file was processed by the AccuRoute server as requested.

IRS Circular 230 Required Notice--IRS regulations require that we inform you as follows: Any U.S. federal tax advice contained in this communication (including any attachments) is not intended to be used and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing or recommending to another party any transaction or tax-related matter[s].

Information contained in this transmission is attorney privileged and confidential. It is intended for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone.

BDA 101-132
Attach A
AS

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 Tommy Mann

did submit a request for a variance to the front yard setback regulations
at 2918 Sale Street

BDA101-132. Application of Tommy Mann for variances to the front yard setback regulations at 2918 Sale Street. This property is more fully described as lot 2 in city block A/1031 and is zoned PD-193 (O-2), which requires front yard setbacks of 20 feet. The applicant proposes to construct a multifamily residential structure and provide a 5 foot front yard setback, which will require a 15 foot variance to the front yard setback regulation, and provide a 15 foot front yard setback, which will require a 5 foot variance to the front yard setback regulation.

Sincerely,


Lloyd Denmark, Building Official

BDA101-131 & 132

Attach B

pg 1

Long, Steve

From: Long, Steve
Sent: Thursday, December 08, 2011 3:11 PM
To: 'Mann, Tommy'
Cc: Cossum, David; Duerksen, Todd; Burgess, Casey
Subject: RE: BDA 101- 131, Property at 3440 Dickason Avenue; and BDA 101-132, Property at 2918 Sale Street

Ok. Thanks, Tommy.

I plan on printing out this email and forwarding it to the board members at their briefing next Monday at 10 a.m.

As you know, the cases will be called at the public hearing where the board will have the option to: 1) grant the applications, 2) deny the applications, or 3) postpone action on the applications (per your request) until their February 13th public hearing.

Steve

From: Mann, Tommy [mailto:tmann@winstead.com]
Sent: Thursday, December 08, 2011 2:28 PM
To: Long, Steve
Subject: RE: BDA 101- 131, Property at 3440 Dickason Avenue; and BDA 101-132, Property at 2918 Sale Street

Thanks for letting me know, but no, it does not affect our request that the item be postponed.

Tommy Mann, Attorney

Winstead PC | 5400 Renaissance Tower | 1201 Elm Street | Dallas, Texas 75270
 214.745.5724 *direct* | 214.745.5390 *fax* | tmann@winstead.com | www.winstead.com

From: Long, Steve [mailto:steve.long@dallascityhall.com]
Sent: Thursday, December 08, 2011 2:19 PM
To: Mann, Tommy
Subject: RE: BDA 101- 131, Property at 3440 Dickason Avenue; and BDA 101-132, Property at 2918 Sale Street

Hi Tommy,

I have attached the 2012 BDA calendar for your review. As you can see, Panel C does not conduct a hearing in January – their next hearing is scheduled for February 13th.

Please let me know if this impacts your request for the board to delay action on these applications next Monday.

Thanks,

Steve

From: Mann, Tommy [mailto:tmann@winstead.com]
Sent: Thursday, December 08, 2011 11:53 AM
To: Long, Steve
Cc: Williams, Kirk; 'Robert Shaw'
Subject: BDA 101- 131, Property at 3440 Dickason Avenue; and BDA 101-132, Property at 2918 Sale Street

BDA 101-131 & 132
Attach B
Pg 2

Steve,

The Oak Lawn Committee has decided that they would like to form a sub-committee and meet with us a few more times over the coming weeks about this project. Accordingly, we will be requesting that the panel table these two cases until their January meeting, which would allow us some time to conduct these further discussions with the community.

I know the cases have already been advertised, but I wanted to let you know in case it affects how you decide to brief the cases. I should get a formal letter from the Oak Lawn Committee to this effect, and I will forward it as soon as I do.

Thanks,
Tommy

Tommy Mann, Attorney

Winstead PC | 5400 Renaissance Tower | 1201 Elm Street | Dallas, Texas 75270
214.745.5724 direct | 214.745.5390 fax | tmann@winstead.com | www.winstead.com

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Attach C

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 Tommy Mann

did submit a request for a variance to the front yard setback regulations at 2918 Sale Street

BDA101-132. Application of Tommy Mann for variances to the front yard setback regulations at 2918 Sale Street. This property is more fully described as lot 2 in city block A/1031 and is zoned PD-193 (O-2), which requires front yard setbacks of 20 feet. The applicant proposes to construct a multifamily residential structure and provide a 0 foot front yard setback, which will require a 20 foot variance to the front yard setback regulation, and provide a 15 foot front yard setback, which will require a 5 foot variance to the front yard setback regulation.

Sincerely,


Lloyd Denman, Building Official



City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 101-132

Data Relative to Subject Property:

Date: 10-26-11

Location address: 2918 Sale St. (AKA) : Zoning District: PD 193 0-2

Lot No.: 2 Block No.: A/1031 Acreage: 2.004 Census Tract: 0005.00

Street Frontage (in Feet): 1) 248.25' 2) 346.41' 3) 253.92' 4) _____ 5) _____ SW 22

To the Honorable Board of Adjustment :

Owner of Property/or Principal: Turtle Creek Realty LLC

Applicant: TOMMY MANN, WINSTEAD PC Telephone: (214) 745-5724

Mailing Address: 1201 Elm St., suite 5400 Dallas, TX Zip Code: 75270

Represented by: _____ Telephone: _____

Mailing Address: _____ Zip Code: _____

Affirm that a request has been made for a Variance 1, or Special Exception _____, of front yard setback variances as follows: (1) 10 feet on Dickason Ave. (2) 5.5 feet on Sale Street (3) Cedar Springs Rd. of 15 feet

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 property has multiple front yards and an effectively regular shape due to many street easements that generate setbacks as well as extensive topographical changes on the site

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.

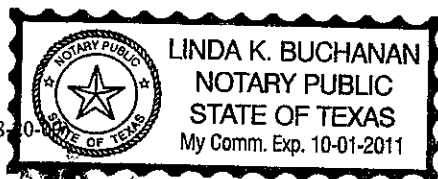
Respectfully submitted: Tommy Mann Applicant's name printed [Signature] Applicant's signature

Affidavit

Before me the undersigned on this day personally appeared Tommy Mann 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.

[Signature]
Affiant (Applicant's signature)

Subscribed and sworn to before me this 26th day of October, 2011



[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 Tommy Mann

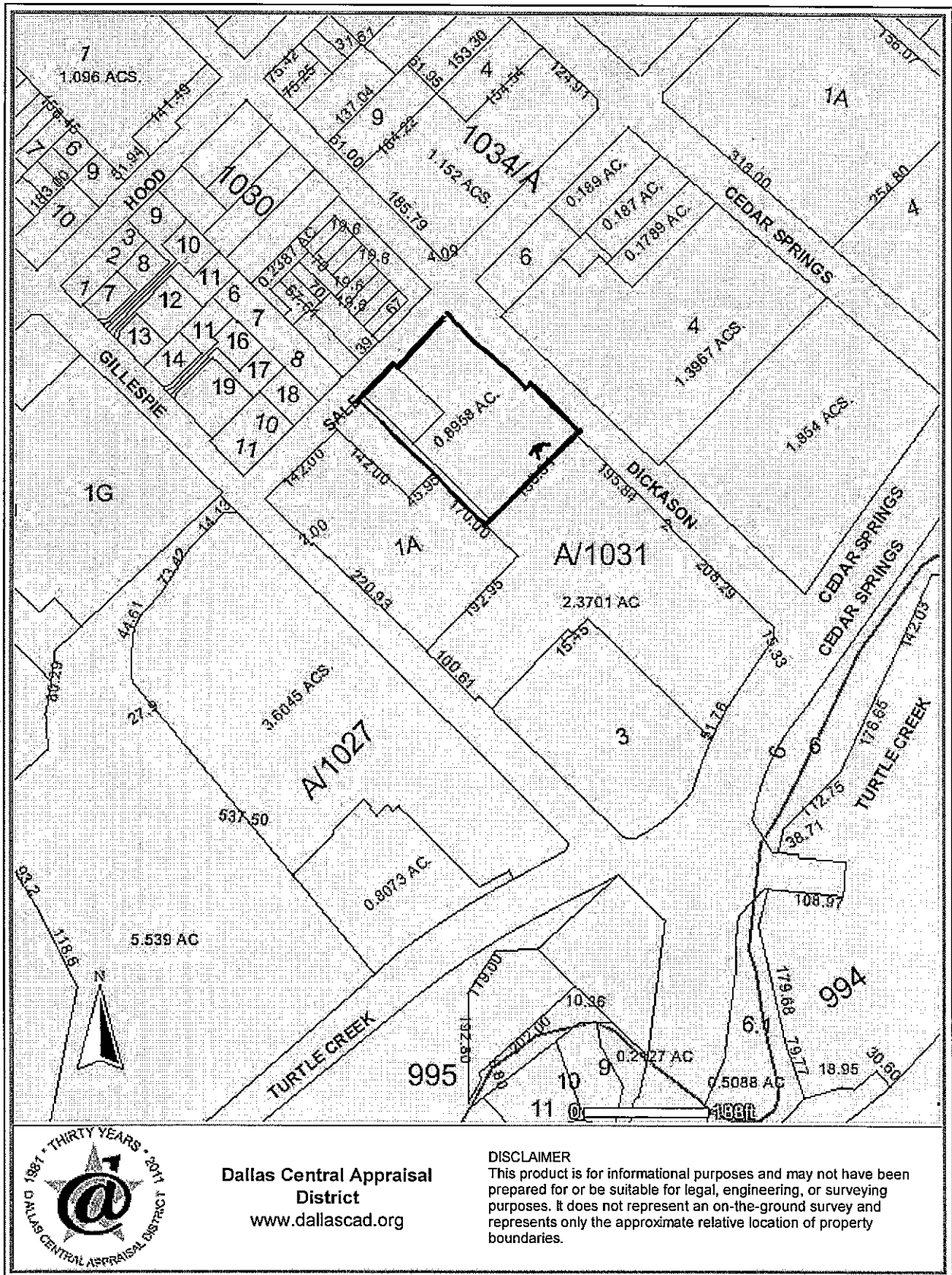
did submit a request for a variance to the front yard setback regulations

at 2918 Sale Street

BDA101-132. Application of Tommy Mann for variances to the front yard setback regulations at 2918 Sale Street. This property is more fully described as lot 2 in city block A/1031 and is zoned PD-193 (O-2), which requires front yard setbacks of 20 feet. The applicant proposes to construct a multifamily residential structure and provide a 10 foot 2 inch front yard setback, which will require a 9 foot 10 inch variance to the front yard setback regulation, and provide a 15 foot 6 inch front yard setback, which will require a 4 foot 6 inch variance to the front yard setback regulation.

Sincerely,

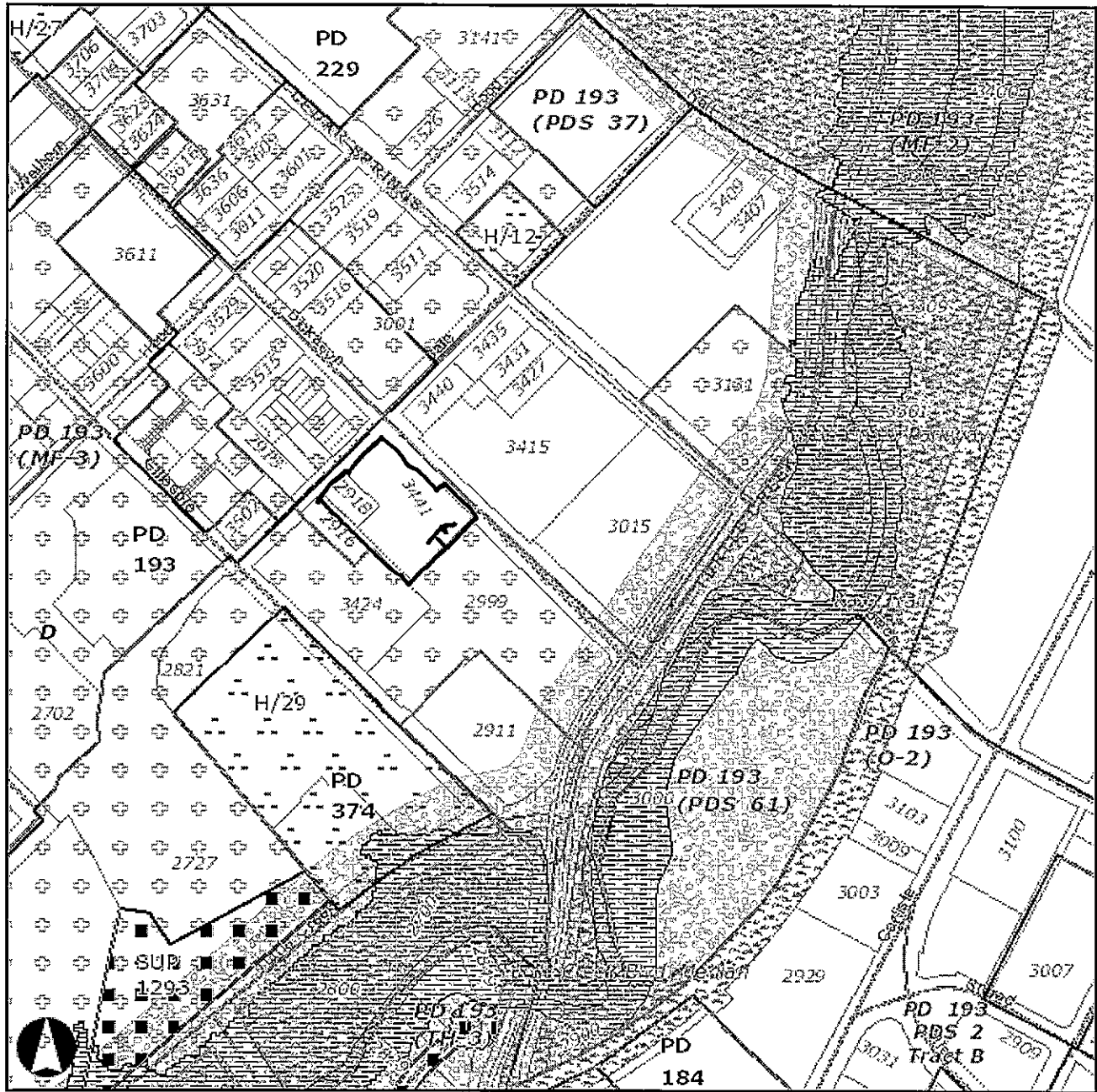

Lloyd Denman, Building Official



Dallas Central Appraisal District
 www.dallascad.org

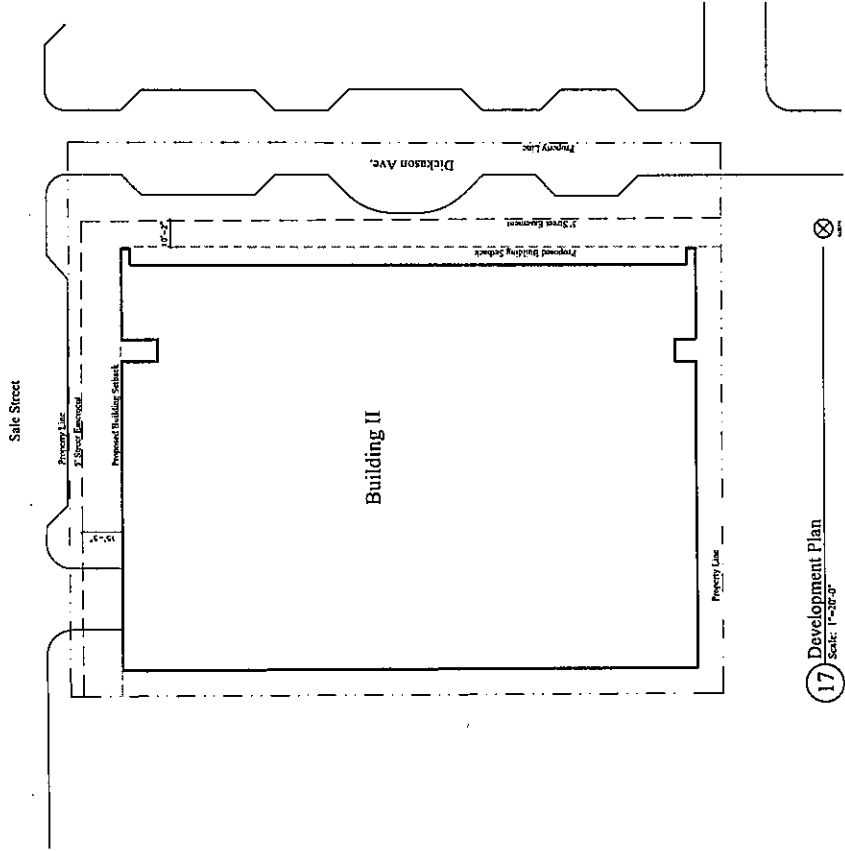
DISCLAIMER
 This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

City of Dallas Zoning



- | | | |
|-------------------|-----------------------|----------------------|
| County | Dry Overlay | PDS Subdistricts |
| Certified Parcels | D | Base Zoning |
| DISD Sites | D-1 | Floodplain |
| Council Districts | Historic Overlay | 100 Flood Zone |
| Waterways | Historic Subdistricts | Mill's Creek |
| Parks | NSO Overlay | Peak's Branch |
| Major Lakes | NSO Subdistricts | X PROTECTED BY LEVEE |
| | MD Overlay | Pedestrian Overlay |
| | | CP |

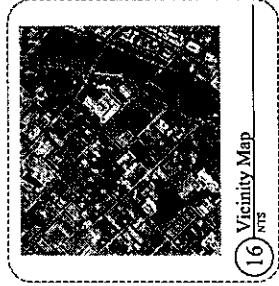
GF Cedar Springs II
 Dallas, TX



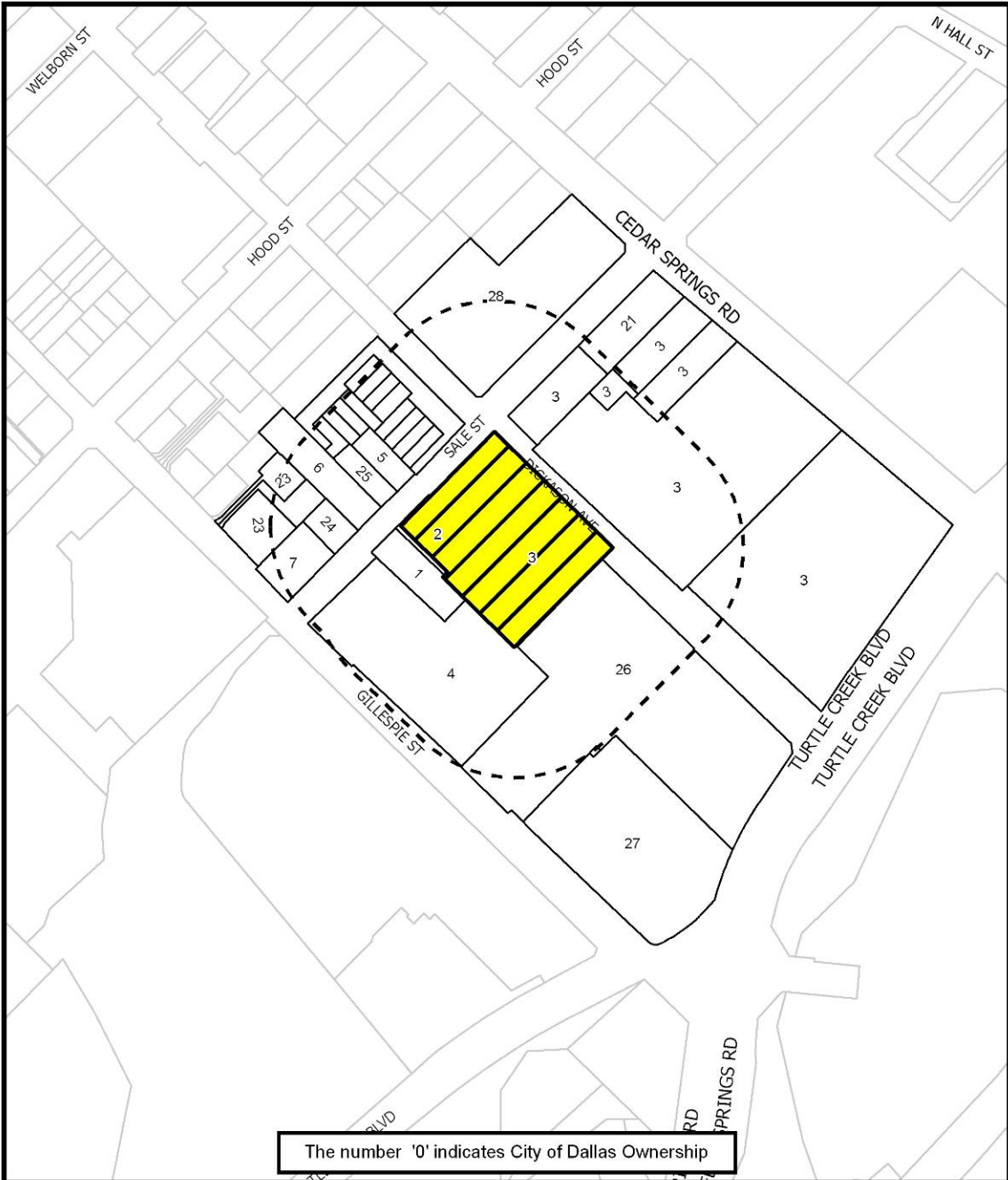
17 Development Plan
 Scale: 1"=30'-0"

PROJECT DATA:

TOTAL UNITS:	117 Units
PARKING REQUIRED:	166 Spaces
PARKING PROVIDED:	173 Spaces
MAX. BLDG. HEIGHT:	100'-0"
BLDG. AREA:	37,993 S.F. Gross
SITE AREA:	54,365 S.F. Gross



16 Vicinity Map
 NTS



 1:2,400	NOTIFICATION		Case no: BDA101-132
	<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;">28</div> NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 11/17/2011	

Notification List of Property Owners

BDA101-132

28 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2916 SALE ST	DEWEY JOHN PEYTON JR FAMILY TRUST
2	2918 SALE ST	LINPRO ESPLANADE LAND %GEN ELECTRIC PENS
3	3431 CEDAR SPRINGS RD	LINPRO ESPLANADE LAND %GEN ELECTRIC PENS
4	3424 GILLESPIE ST	PUIG A WINSTON VILLA 8
5	2921 SALE ST	PERKINS JOE B LIFE ESTATE REM: SCOTT GRA
6	2913 SALE ST	LENNOX EDWARD & LENNOX LISA
7	3502 GILLESPIE ST	KLEMENT MICHAEL
8	3511 DICKASON AVE	LENTZ HAROLD CALVIN III UNIT 1
9	3511 DICKASON AVE	LIN CHUN HAN & UNIT A
10	3509 DICKASON AVE	STREIDL LISA APT 901
11	3509 DICKASON AVE	WAINSCOTT MICHAEL P
12	3507 DICKASON AVE	ARKAN EROL E UNIT 5
13	3507 DICKASON AVE	ROSA EMILIO
14	3505 DICKASON AVE	ADAMS DAVID G BLDG B UNIT 7
15	3505 DICKASON AVE	STILES DONNA M UNIT A
16	3503 DICKASON AVE	HOSFORD LESLIE L SORRELL
17	3503 DICKASON AVE	BARBER MONTY C SUITE 10
18	3501 DICKASON AVE	MORRIS JAMES D & MIRIAM R UNIT 11
19	3501 DICKASON AVE	ARMSTRONG JIMMY U
20	2919 CEDAR SPRINGS RD	BURLESON PATE & GIBSON
21	3435 CEDAR SPRINGS RD	LINPRO ESPLANADE LAND LTD
22	3500 DICKASON AVE	SALE STREET HOMEOWNERS AS
23	3510 GILLESPIE ST	REGENTS PARK RESIDENCES II LP
24	2909 SALE ST	LENNOX EDWARD L & LISA LENNOX % SERVICE
25	2917 SALE ST	GRANOWSKI SCOTT
26	2999 TURTLE CREEK BLVD	2999 TURTLE CREEK INC