

Planning & Development Department

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

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

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

OFFICE USE ONLY
Case no. _____
Date _____

Data Relative to Subject Property: 000042-1699 000000

Location address: 5222 Walnut Hill Ln. Dallas TX Zoning District: P-1ac(A)

Lot No.: 5 Block No.: 561 Acreage: 2.89 Census Tract: 48113020600

Street Frontage (in Ft.): 1) 337.0 2) 3) 4) (5)

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Walnut & Meadowbrook Properties LLC

Applicant: KARL CRAWLEY / CRYSTAL LEMUS Telephone: 214 389 2295

Mailing Address: 15821 Ventura Blvd #270 Zip Code: 91436

E-mail Address: _____

Represented by: Masterplan, Karl/Crawley Telephone: 214.389.2274
crystal lens

Mailing Address: 3333 Wellborn St. #400 Zip Code: 75219
Dallas, Tx

E-mail Address: Crystal@masterplanconsultants.com

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

A request for a SE for an 8-foot wall on property and will comply with the development and architectural standards.

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:

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 Crystal Lemus
(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.

respectively submitted:

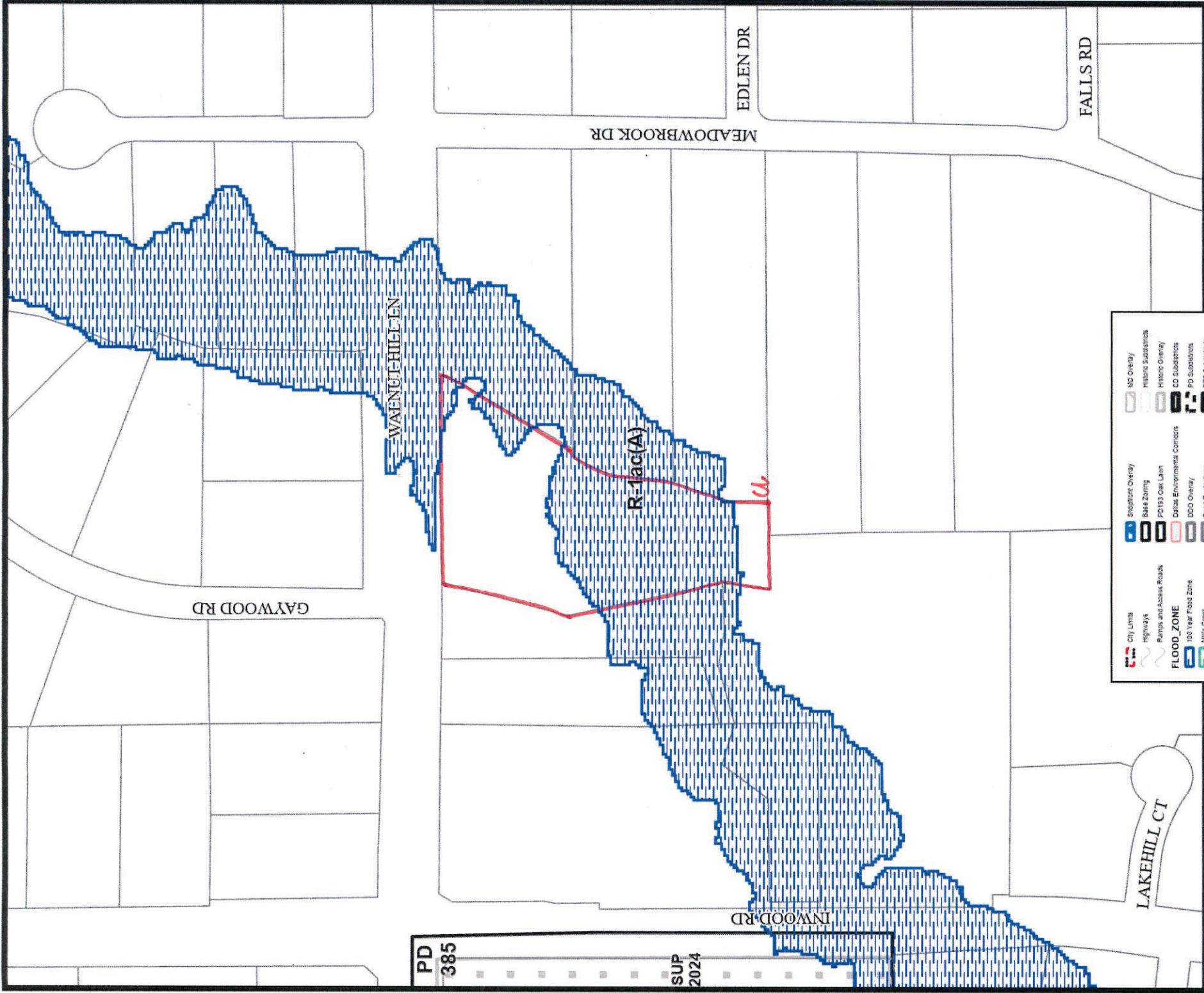
(Affiant/ Applicant's signature)

Subscribed and sworn to before me this 2nd day of July, 2015

Notary Public in and for Dallas County, Texas

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

4/30/2025



PD
385

SUP
2024

INWOOD RD

WALNUT HILL LN

MEADOWBROOK DR

EDLEN DR

FALLS RD

GAYWOOD RD

R-1ac(A)

LAKEHILL CT

	City Limits		Spotlight Overlay		MO Overlay
	Highways		Base Zoning		Historic Subdistricts
	Ramps and Access Roads		PD 193 Oak Lawn		Historic Overlay
	FLOOD_ZONE		Outs Environmental Corridors		CO Subdistricts
	100 Year Flood Zone		DCO Overlay		PD Subdistricts
	Allis Creek		Deed Restrictions		PDS Subdistricts
	Peak's Branch		SUP		NSO Subdistricts
	X PROTECTED BY LEVEE		D		NSO Overlay
	Parks		D-1		Escarpment Overlay
	Height Map Overlay		CP		
	Zoning Management Overlay		GP		



1:2,400

Case ID:
Printed: 7/8/2025

GENERAL NOTES:

- CONSTRUCTION OF SITE ELEMENTS SHALL BE DONE IN ACCORDANCE WITH JURISDICTIONAL CODES APPLICABLE TO THE PROJECT, INCLUDING BUT NOT LIMITED TO THE AMERICANS WITH DISABILITIES ACT (ADA), ALL APPLICABLE FEDERAL, STATE, COUNTY, AND CITY BUILDING CODES; ZONING AND FORESTRY MITIGATION REQUIREMENTS; AND ENERGY CONSERVATION, ELECTRICAL, MECHANICAL, PLUMBING, AND FIRE CODES. GENERAL CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND BRING ANY DISCREPANCIES BETWEEN CODE REQUIREMENTS AND THE CONSTRUCTION DOCUMENTS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL COORDINATE ALL REQUIREMENTS OF JURSDICTIONAL AUTHORITIES FOR, INCLUDING BUT NOT LIMITED TO, WALKS, DRIVEWAYS, CURBS, GUTTERS, STREETLIGHTS, EASEMENTS, UTILITIES, SIGNAGE, BARRICADES, ETC. ADJACENT TO THE PROPERTY, AND SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FOR SAME.
- THE CONTRACTOR SHALL EMPLOY EXPERIENCED, FULLY QUALIFIED AND LICENSED SUBCONTRACTORS AND MAINTAIN COOPERATION AMONG ALL TRADES AT ALL TIMES.
- ALL WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND NOTIFY OWNER AND LANDSCAPE ARCHITECT IN WRITING OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO PROCEEDING WITH WORK.
- ALL PROPOSED AND FINISHED GRADES ARE BASED ON INFORMATION PROVIDED BY THE OWNER'S SURVEY AND / OR CIVIL ENGINEER. ANY DISCREPANCIES IN ACTUAL FIELD ELEVATIONS AND MEASUREMENTS SHALL BE REPORTED TO LANDSCAPE ARCHITECT IMMEDIATELY.
- PRIOR TO COMMENCEMENT OF SITE HARDSCAPE CONSTRUCTION, ALL PIERS, FOOTINGS, AND WALLS SHALL BE SURVEYED, LAID OUT AND STAKED IN FIELD FOR REVIEW BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR DEMOLITION, ADJUSTMENTS OR PRECONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION ACTIVITIES.
- CONTRACTOR IS RESPONSIBLE FOR QUANTIFYING OR VERIFYING PROVIDED QUANTITIES OF ALL ELEMENTS SHOWN IN THE DRAWINGS AND SPECIFICATIONS.
- EASEMENTS, SETBACKS, BUILDINGS, CURBS, GUTTERS, AND UNDERGROUND UTILITIES HAVE BEEN PROVIDED BY SURVEY AND PLAT RECORDS. REFER TO SURVEY FOR ADDITIONAL INFORMATION.
- CONTRACTOR SHALL DISPOSE OF EQUIPMENT AND MATERIALS AS REQUIRED. RUBBISH SHALL BE REMOVED DAILY IN ACCORDANCE WITH THE OWNER'S REGULATIONS AND DISPOSED OF IN A LEGAL MANNER.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, BROCHURES, PRODUCT DATA, SAMPLES, ETC., TO THE LANDSCAPE ARCHITECT PER SPECIFICATIONS & SUBMITTALS CHART ON L/0.00. DUPLICATES SHALL BE PROVIDED TO ARCHITECT AND OTHER CONSULTANTS, AS APPLICABLE, FOR REVIEW.
- CONTRACTOR SHALL STAMP AND SIGN SUBMITTALS CERTIFYING REVIEW AND VERIFICATION OF PRODUCTS REQUIRED, FIELD DIMENSIONS, ADJACENT CONSTRUCTION WORK, AND COORDINATION OF INFORMATION, IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. ANY DEVIATIONS SHALL BE NOTED ON THE SUBMITTAL BY THE CONTRACTOR AT THE TIME OF SUBMISSION.
- CONTRACTOR SHALL STORE AND PROTECT BUILDING MATERIALS AND PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS WITH SEALS AND LABELS INTACT AND LEGIBLE. CONTRACTOR SHALL PREVENT DAMAGE, DETERIORATION, AND LOSS, INCLUDING THEFT.
- CONTRACTOR SHALL PROVIDE WARRANTY FOR ALL MATERIALS AND WORKMANSHIP BEGINNING FROM THE DATE OF SUBSTANTIAL COMPLETION IN ACCORDANCE WITH THE SPECIFICATIONS.
- DO NOT WILLFULLY PROCEED WITH CONSTRUCTION OF DESIGN WHEN UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.

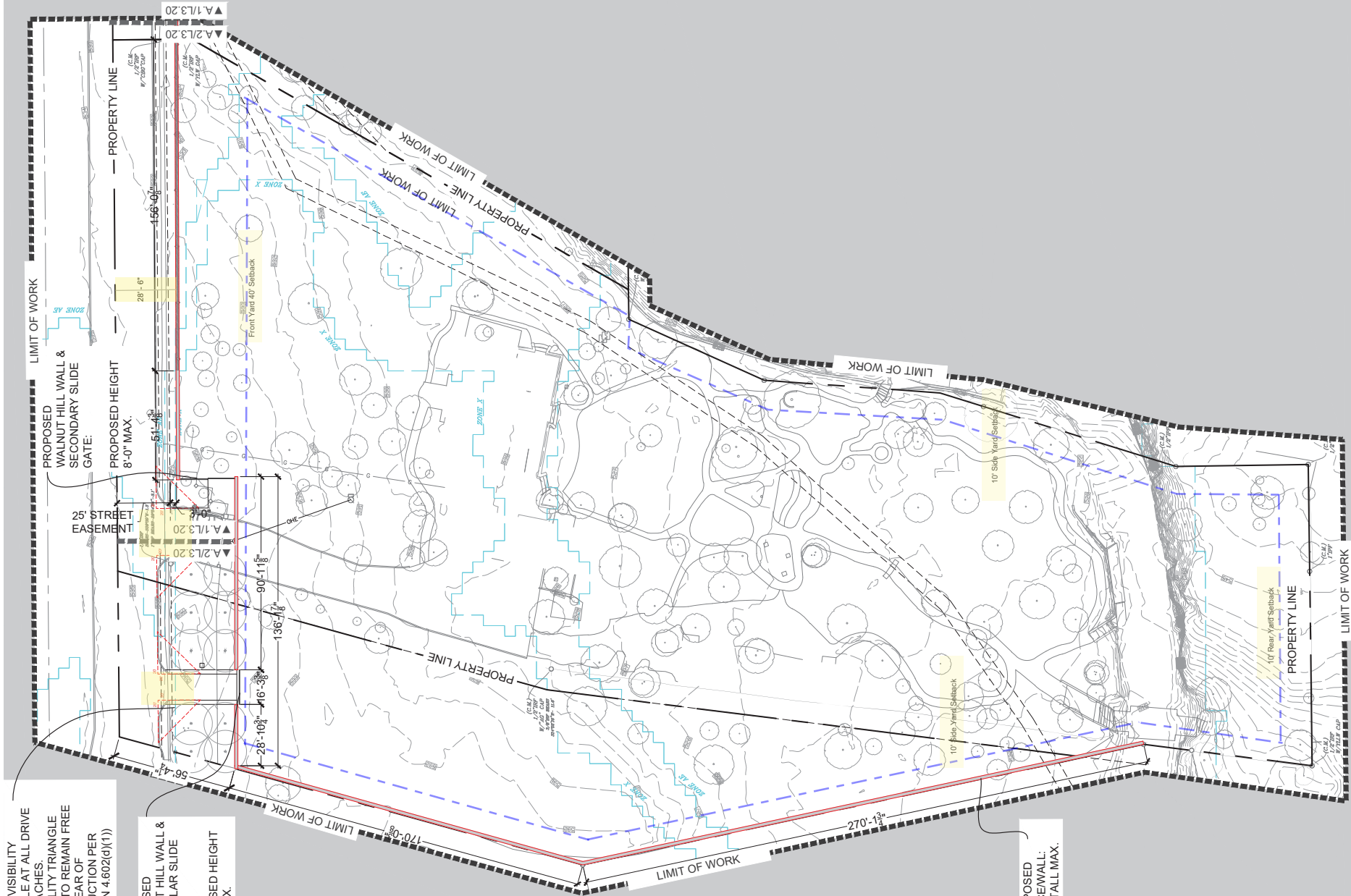
LEGEND

- PROPOSED WALL
- PROPOSED WALL IN FLOOD ZONE AE
- PROPERTY LINE
- EASEMENT
- FLOOD ZONE
- VISIBILITY TRIANGLE

20'X20' VISIBILITY TRIANGLE AT ALL DRIVE APPROACHES. (VISIBILITY TRIANGLE AREAS TO REMAIN FREE AND CLEAR OF OBSTRUCTION PER SECTION 4.602(d)(1))

PROPOSED WALNUT HILL WALL & VEHICULAR SLIDE GATE:
PROPOSED HEIGHT 8'-0" MAX.

PROPOSED FENCEWALL:
8'-0" TALL MAX.



AN ENLARGEMENT PLAN (5222 WALNUT HILL) | 1" = 30'-0"



60

30

0

15

30

5222 WALNUT HILL

5222 WALNUT HILL, DALLAS, TX, 75229



918 Dragon Street, Dallas, TX 75207
p 214.915.0910

Architect
Architect Name
Address
City, State, Zip Code
p phone

Issue/Revisions:		
01	Wall Variance	02.21.2025

5222 WALNUT HILL, DALLAS, TX, 75229

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SITE
PLAN

L0.01



918 Dragon Street Dallas, TX 75207
p 214.915.0910

Architect
Architect Name
Address
City, State, Zip Code
p phone

5222 WALNUT HILL LANE
5222 WALNUT HILL LANE, DALLAS, TX, 75229

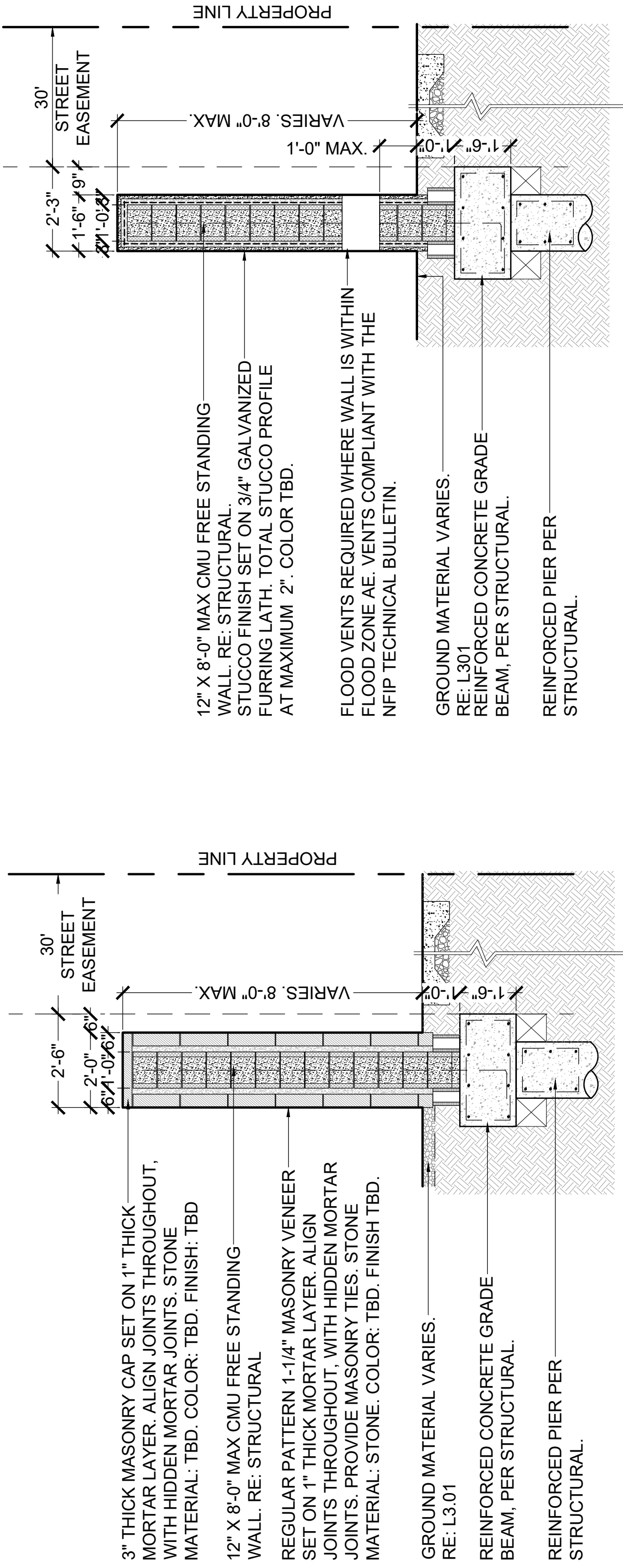
Issue/Revisions:
01 Wall Variance 07.30.2025



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WALL EXHIBIT

L3.20



NOTE

ALL PERIMETER WALLS TO BE 8'-0" MAX TO FOLLOW GRADE.

FLOOD VENTS REQUIRED WHERE WALL CROSSES FLOOD ZONE AE. VENTS ARE 12" MAX ABOVE GRADE. COMPLIANT WITH THE NFIP TECHNICAL BULLETIN.

CONTRACTOR TO PROVIDE MOCK-UP FOR APPROVAL. IN-PLACE MOCK-UP ACCEPTABLE.

