

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

OFFICE USE ONLY

Case no. \_\_\_\_\_

Date \_\_\_\_\_

Data Relative to Subject Property: 00000421705000000

Location address: 9999 Meadowbrook Dr Dallas TX Zoning District: R-1ac(A)

Lot No.: 6 Block No.: 5601 Acreage: 2.34 Census Tract: 48113007605

Street Frontage (in Ft.): 1) 369.4 2) 218.1 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  
Encino, CA

E-mail Address: \_\_\_\_\_

Represented by: Masterplan, Karl Crawley Telephone: 214.389.2274  
Crystal Lemus

Mailing Address: 3333 Welborn 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**

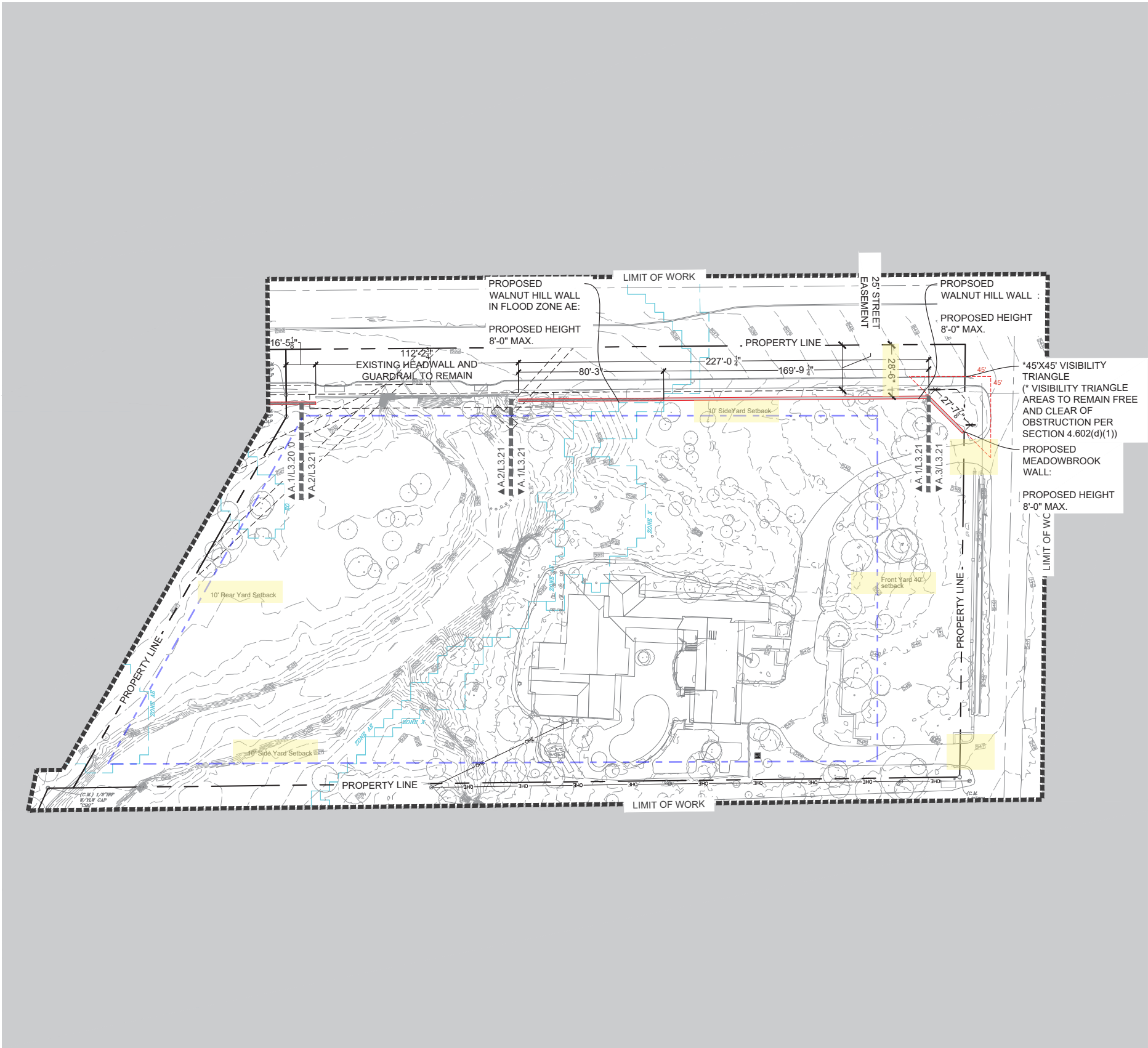
Before me, the undersigned on this day personally appeared Crystal Lemus  
(Affiant/Applicant's name printed)  
who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property.

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

Subscribed and sworn to before me this 1st day of July, 20  

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





GENERAL NOTES:

1. 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.
2. CONTRACTOR SHALL COORDINATE ALL REQUIREMENTS OF JURISDICTIONAL 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.
3. THE CONTRACTOR SHALL EMPLOY EXPERIENCED, FULLY QUALIFIED AND LICENSED SUBCONTRACTORS AND MAINTAIN COOPERATION AMONG ALL TRADES AT ALL TIMES.
4. ALL WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
5. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND NOTIFY OWNER AND LANDSCAPE ARCHITECT IN WRITING OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO PROCEEDING WITH WORK.
6. 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.
7. 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.
8. CONTRACTOR IS RESPONSIBLE FOR QUANTIFYING OR VERIFYING PROVIDED QUANTITIES OF ALL ELEMENTS SHOWN IN THE DRAWINGS AND SPECIFICATIONS.
9. EASEMENTS, SETBACKS, BUILDINGS, CURBS, GUTTERS AND UNDERGROUND UTILITIES HAVE BEEN PROVIDED BY SURVEY AND PLAT RECORDS. REFER TO SURVEY FOR ADDITIONAL INFORMATION.
10. 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.
11. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, BROCHURES, PRODUCT DATA, SAMPLES, ETC., TO THE LANDSCAPE ARCHITECT PER SPECIFICATIONS & SUBMITTALS CHART ON L0.00. DUPLICATES SHALL BE PROVIDED TO ARCHITECT AND OTHER CONSULTANTS, AS APPLICABLE, FOR REVIEW.
12. 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.
13. 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.
14. CONTRACTOR SHALL PROVIDE WARRANTY FOR ALL MATERIALS AND WORKMANSHIP BEGINNING FROM THE DATE OF SUBSTANTIAL COMPLETION IN ACCORDANCE WITH THE SPECIFICATIONS.
15. 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



918 Dragon Street Dallas, TX 75207  
p 214.915.0910

Architect

Architect Name  
Address  
City, State, Zip Code  
p phone

9999 MEADOWBROOK

9999 MEADOWBROOK, DALLAS, TX, 75229

Issue/Revisions:

01 Wall Variance 02.21.2025

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SITE PLAN  
L0.01



9999 MEADOWBROOK  
DRIVE

9999 MEADOWBROOK DRIVE, DALLAS, TX, 75229

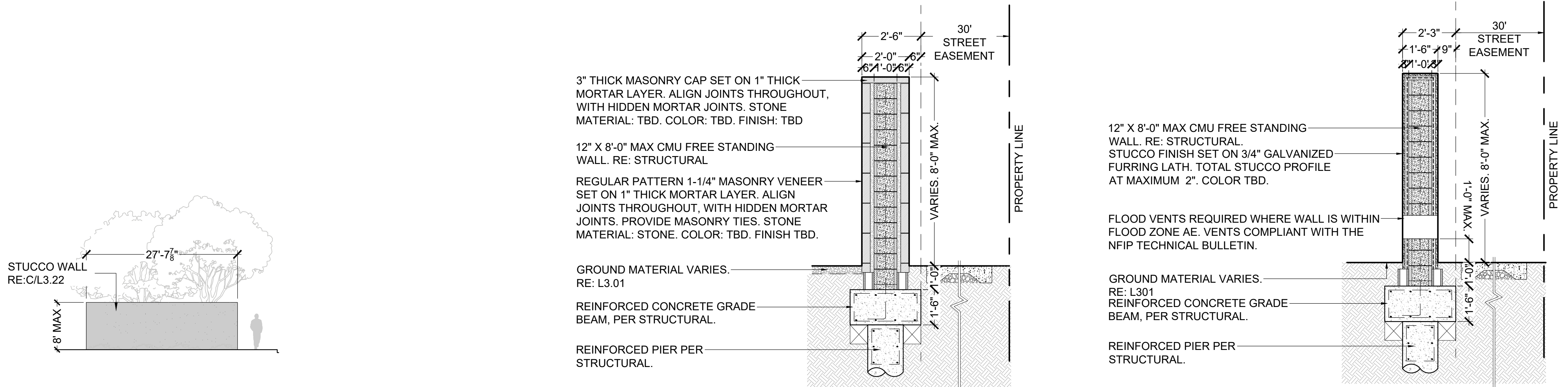
Issue/Revisions:		
01	Wall Variance	07.30.2025



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WALL EXHIBIT

## L3.22



### 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.

**A.3** ELEVATION: 8' STUCCO WALL FACING MEADOWBROOK DRIVE | 3/32" = 1'-0"

**B** DETAIL: MASONRY FREE STANDING WALL | 3/8" = 1'-0"

**C** DETAIL: STUCCO FREE STANDING WALL | 3/8" = 1'-0"

**A.2** ELEVATION: 8' STUCCO WALL FACING WALNUT HILL LANE | 3/32" = 1'-0"

**A.1** ELEVATION: 8' STUCCO WALL FACING WALNUT HILL LANE | 3/32" = 1'-0"

