

# Record Summary for Board of Adjustments

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## Record

Record #	Status	Opened Date
BOA-25-000108	In Review	12/30/2025

### Application Name

### Detailed Description

Special Exception to the 20-foot visibility triangle at the corner of the alley and Royal.

### Assigned To Department

### Assigned to Staff

### Record Type

Board of Adjustments

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## Custom Fields

### INTERNAL USE ONLY

Source of Request	Consultation - Residential
Fee Waiver Granted	-
Number of Parking Spaces	-
Lot Acreage	0.4013

### PDOX INFORMATION

PDox Number -

### PROPERTY INFORMATION

Existing Zoning	-
Lot Number	10
Lot Size (Acres)	0.4013
Block Number	A/643
Lot Size (Sq. Ft)	17480
How many streets abut the property?	2
Land Use	res
Is the property platted?	Yes
Status of Project	Existing
Status of Property	Owner Occupied
Previous Board of Adjustment case filed on this property	No
Accommodation for someone with disabilities	No
File Date	-
Seleccione si necesitara un interprete	-
Case Number	-
Are you applying for a fee waiver?	No

Have the standards for variance and or special exception been discussed?	Yes
Has the Notification Sign Acknowledgement Form been discussed?	No
Referred by	Diana Barkume

**Custom Lists**

**Board of Adjustment Request**

1	Type of Request	Special Exception
	Request Description	Visual obstruction (20-foot visibility triangle)
	Application Type	Single Family/Duplex Variance or Special Exception
	Affirm that an appeal has been made for	Special Exception to the 20-foot visibility triangle at the corner of the alley and Royal.
	Application is made to BOA to grant the described appeal	Property Owner believes that there are no safety concerns with the existing visibility triangle intrusion.

**Case Information**

1	Full Request	VT along street and alley
	Brief Request	VT along street and alley
	Zoning Requirements	VT along street and alley
	Relevant History	N/A
	BOA History	No

**GIS Information**

1	Census Tract Number	21.36
	Council District	13-Gay Donnell Willis

**Street Frontage Information**

1	Street Frontage	Front
	Linear Feet (Sq. Ft)	50
2	Street Frontage	Rear

**Contact Information**

Name	Organization Name	Contact Type	Phone
Phillip Pelland Email: phillip@texasbleachers.com		Applicant	2147693819

Name	Organization Name	Contact Type	Phone
Phillip Pelland Email: phillip@texasbleachers.com		Property Owner	2147693819

**Address**

10662 COUNTESS DR, Dallas, TX 75229

**Parcel Information**

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000058937500000 0							

**Owner Information**

Primary	Owner Name	Owner Address	Owner Phone
Y	PELLAND JACQUELINE TRUST THE	3574 AINSWORTH DR, DALLAS, TEXAS 752295152	

**Status History**

Status	Comment	Assigned Name	Status Date
Payment Due		Diana Barkume	12/30/2025
In Review	Updated By Script	Accela Administrator	01/02/2026