



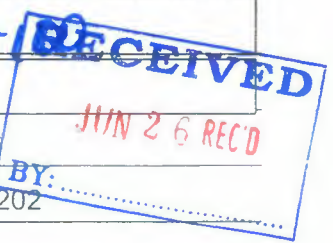
Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

234-



Data Relative to Subject Property:

Date:

Location address: 630 S Buckner Blvd

Zoning District: PD #366

Lot No.: ^{1A PT Lots 1 & 2}

Block No.: 6340

Acreage: 0.5338

Census Tract: 48113009202

Street Frontage (in Feet): 1) 88.44 2) 3) 4) 5)

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Khan Buckner Properties LLC

Applicant: Mohamad Albadri Telephone: 214 780-6824

Mailing Address: 630 S Buckner Blvd Zip Code: 75217

E-mail Address: Autohutus@gmail.com

Represented by: Mohamed Albadri and Ali Telephone: 214 780 6824

Mailing Address: 630 S Buckner Blvd Zip Code: 75217

E-mail Address: Autohutus@gmail.com

Affirm that an appeal has been made for a Variance or Special Exception of Enlargement of a non-conforming use.

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:

Obtain a building permit to an existing building when I rented the property.

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

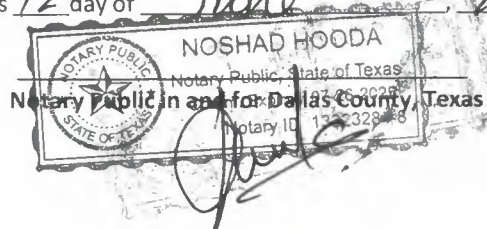
Affidavit

Before me the undersigned on this day personally appeared Mohamad Albadri (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: (Affiant/Applicant's signature)

Subscribed and sworn to before me this 12th day of June, 2024





CITY OF DALLAS
AFFIDAVIT

Appeal number: BDA 234-100

I, Khan Buckner Properties LLC, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 630 S Buckner Blvd
(Address of property as stated on application)

Authorize: MOHANAD ALBADRI
(Applicant's name as stated on application)

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)

Specify: Obtain permit for an existing building.
Enlargement of a non-conforming use.

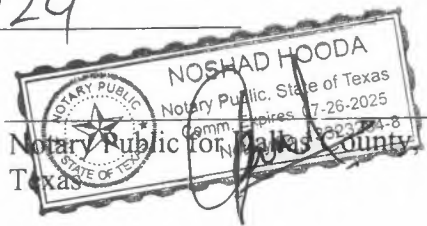
KAMRAN KHAN
Print name of property owner or registered agent

Khan
Signature of property owner or registered agent

agent Date 6/12/2024

Before me, the undersigned, on this day personally appeared Kamran Khan.

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 12th day of June, 2024



Commission expires on 7/26/2025

ArcGIS Web Map



6/26/2024, 1:35:25 PM



Map data © OpenStreetMap contributors, TomTom, Garmin, FAO, NOAA, USGS, and the GIS User Community

BDA234-100

AUTOHUT US LLC

To whom it may concern.

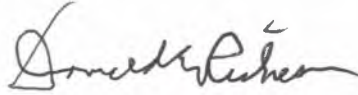
we are trying to obtain a CO under Autohut US LLC. We are not trying to expand or build anything new, your signature will greatly improve our chance of getting Approved by the City of Dallas.

LA PULGA DE AUTOS
712 S BUCKNER BLVD
DALLAS TX 75217



6/14/24

DON RICHESON
700 S. BUCKNER BLVD
DALLAS, TX 75217



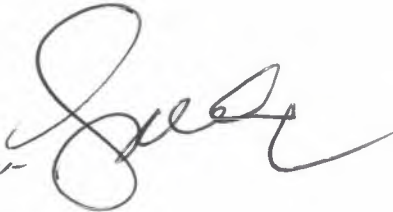
6/14/2024

Drive Casa
624 S Buckner Blvd
Dallas, TX 75217




6/14/24

Josepa's Auto Repair
603 S. Buckner Blvd
Dren TX 75217



6-14-24

GROVE MOTORS
623 S. BUCKNER BLVD.
DALLAS, TEXAS 75217



Cathy gage

6-14-24

BDA234-100



REFERRAL FORM FOR BOARD OF ADJUSTMENT

APPLICANT: <u>Mohamed Albadri</u>	OWNER: <u>Khan Buckner Properties LLC</u>
ADDRESS: <u>630 S Buckner Blvd</u>	STATE: <u>TX</u> ZIP: <u>75217</u>
LOT: <u>1A & P+ Lots 1 & 2</u>	BLOCK: <u>6346</u> ZONING: <u>PD 366 Subarea 2A</u>

<input type="checkbox"/> Variance <input type="checkbox"/> Yard setback <input type="checkbox"/> Lot width <input type="checkbox"/> Lot Depth <input type="checkbox"/> Lot Coverage <input type="checkbox"/> Floor area for accessory structures for single family uses <input type="checkbox"/> Height <input type="checkbox"/> Minimum width of sidewalk <input type="checkbox"/> Off-street parking <input type="checkbox"/> Off-street loading <input type="checkbox"/> Landscape regulations <input type="checkbox"/> Other	<input type="checkbox"/> Special Exception <input type="checkbox"/> Fence height and standards <input type="checkbox"/> Visibility triangle obstructions <input type="checkbox"/> Parking demand <input type="checkbox"/> Landscaping <input type="checkbox"/> Additional dwelling unit for a single-family <input type="checkbox"/> Carport <input type="checkbox"/> Non-conforming use <input checked="" type="checkbox"/> Other
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Please list the City of Dallas Development Code(s) this project is non-compliant with:
Sec 51A-366.105(c)(8); Sec 51A-4.704(b)(5)(A)(B)

Description: This property is located in PD 366 Subarea 2A. The Vehicle display, sales, and service land use is allowed by SUP. The current land use & CO for vehicle display, sales, and service have non-conforming rights related to no SUP. The applicant proposes to enlarge a non-conforming use.

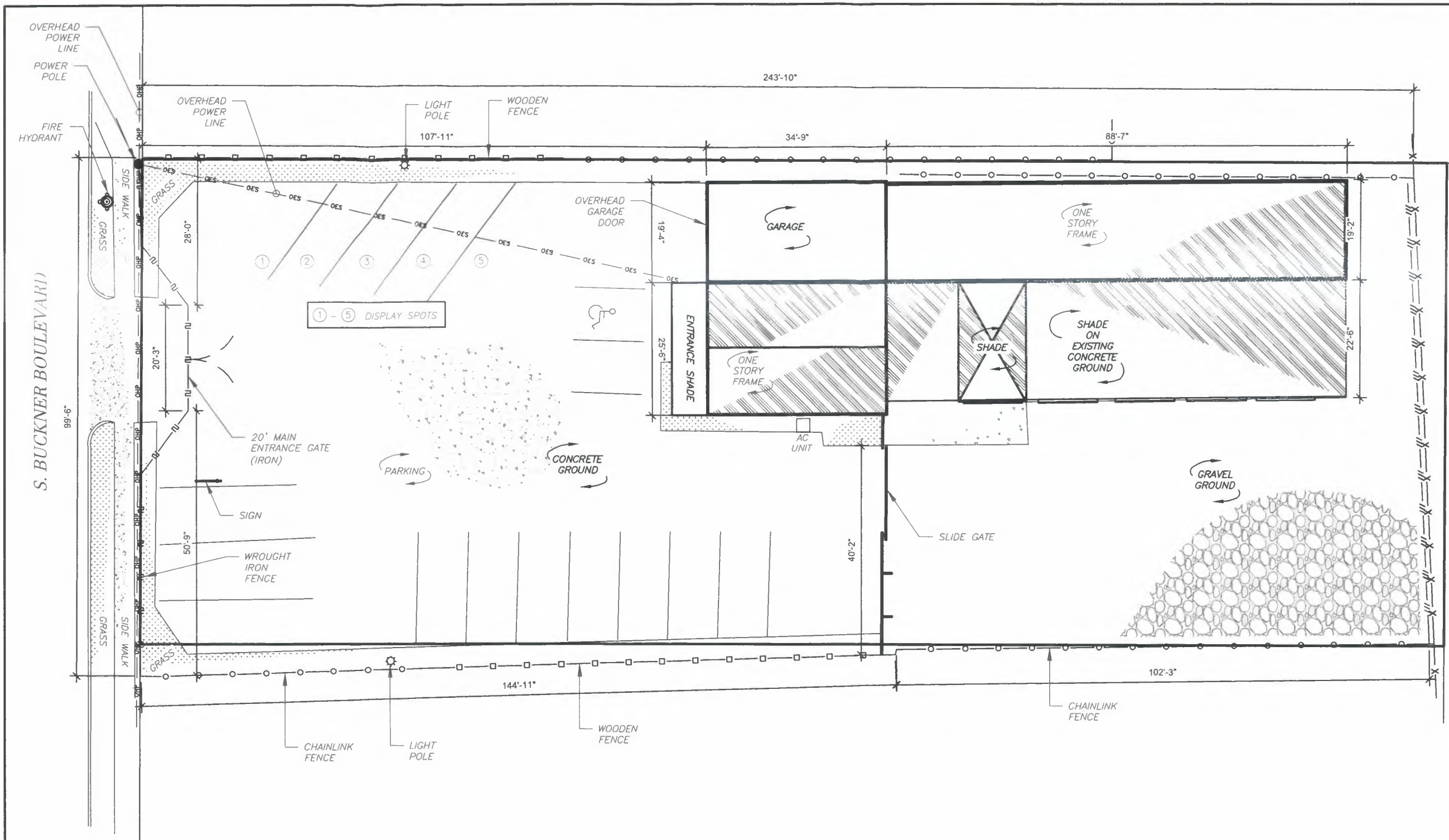
Alternative resolutions discussed/offered:

Referred by: Brent Johnson Contact: 214-948-4433 Date: 5-1-2024

BDA234-100

BDA 234-100





REV.	DESCRIPTION	BY	DATE
0	ISSUED FOR PERMITTING	OA	12/18/23
1	ISSUED FOR PERMITTING	OA	02/25/24

PROJECT NAME:
AUTOHUT US

PROJECT ADDRESS:
 630 S BUCKNER BLVD.
 DALLAS, TX 75217

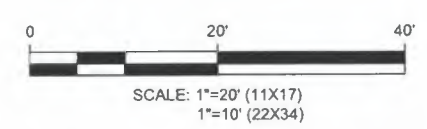
SEAL:

BDA234-100

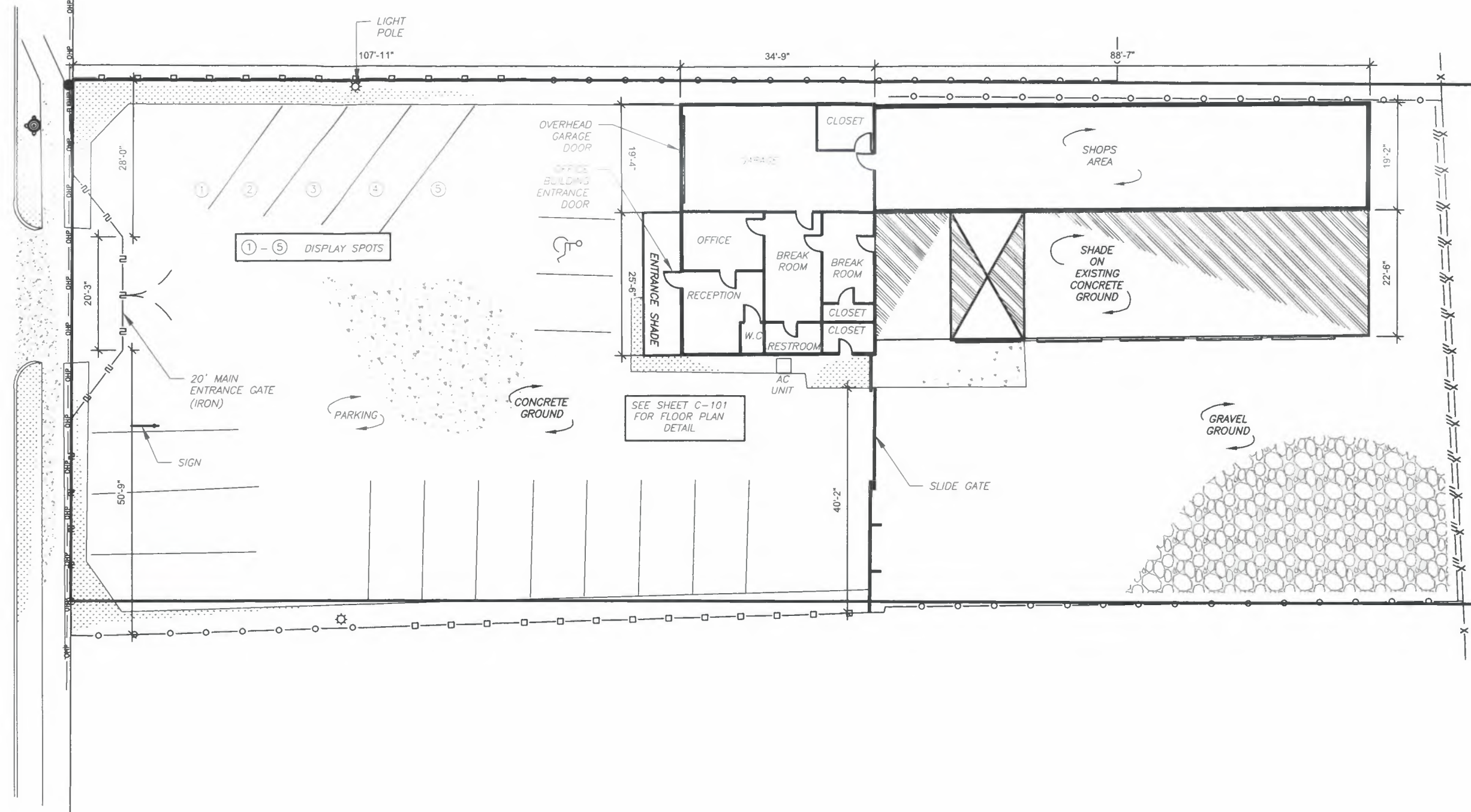
OVERALL SITE PLAN

SHEET NUMBER: C-001	REVISION: 0
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1 OVERALL SITE PLAN



S. BUCKNER BOULEVARD



REV.	DESCRIPTION	BY	DATE
0	ISSUED FOR PERMITTING	OA	12/18/23
1	ISSUED FOR PERMITTING	OA	02/25/24

PROJECT NAME:
AUTOHUT US

PROJECT ADDRESS:
 630 S BUCKNER BLVD.
 DALLAS, TX 75217

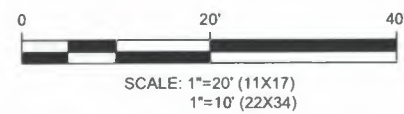
SEAL:

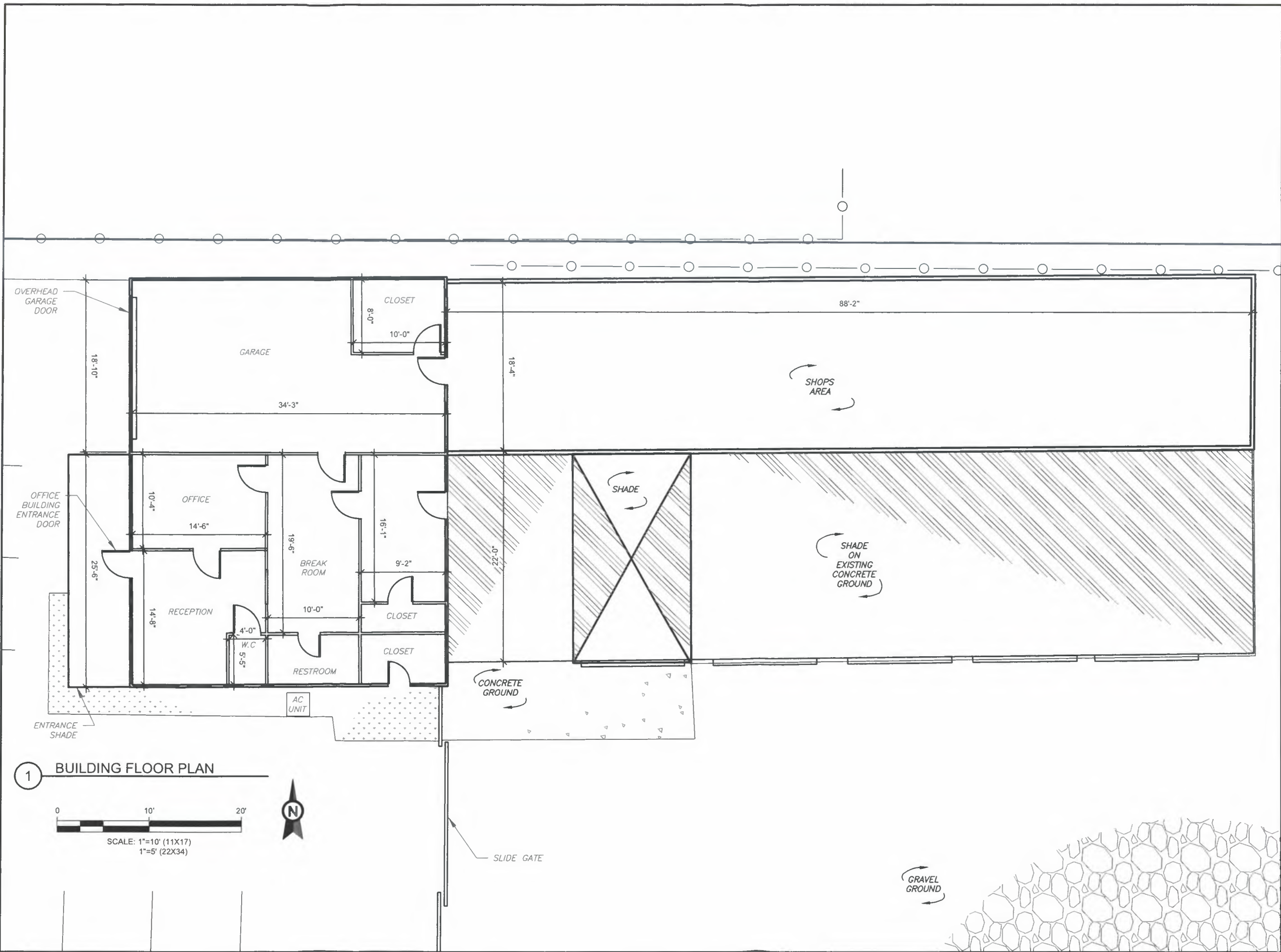
BDA234-100

OVERALL FLOOR PLAN

SHEET NUMBER:	REVISION:
C-002	0

1 OVERALL FLOOR PLAN





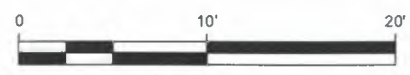
REV.	DESCRIPTION	BY	DATE
0	ISSUED FOR PERMITTING	OA	12/18/23
1	ISSUED FOR PERMITTING	OA	02/25/24

PROJECT NAME:
AUTOHUT US

PROJECT ADDRESS:
 630 S BUCKNER BLVD.
 DALLAS, TX 75217

SEAL:

1 BUILDING FLOOR PLAN

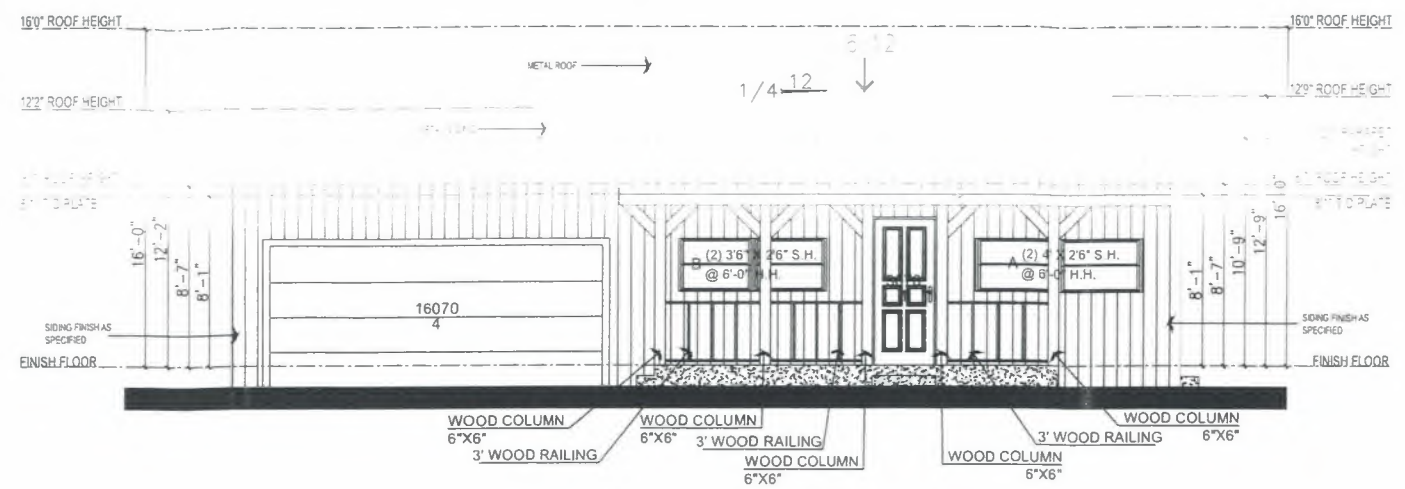


BDA234-100

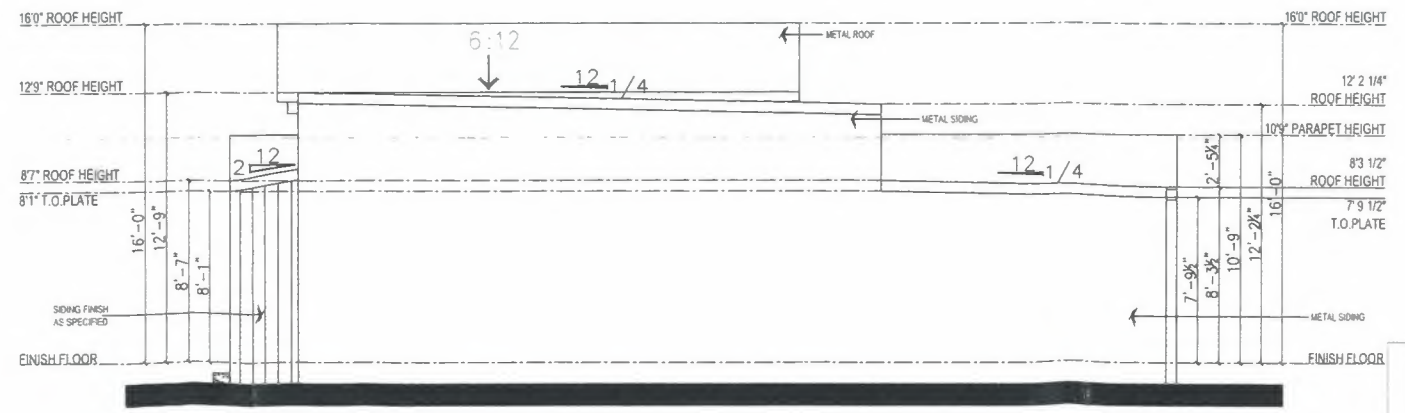
FLOOR PLAN

SHEET NUMBER:
C-101

REVISION:
0



1 FRONT ELEVATION
A2.01 1/4" = 1'-0"



1 REAR ELEVATION
A2.01 1/4" = 1'-0"

SIGNATURE

SEAL

CONSTRUCTION CONCEPTS INC.
"Planning and Designing a Better Tomorrow"
317 E. JEFFERSON BLVD.
DALLAS, TX. 75203
TEL. (214) 946-4300
FAX. (214) 948-9544

REVISIONS	
DRAFTER	SENT DATE
FB	03/08/2024
FB	03/15/2024

ADDRESS
630 S BUCKNER BLVD
DALLAS, TEXAS
75217

DATE
3/15/24

DRAWN BY
FB

REVIEWED BY
ER

DESCRIPTION
ONE STORY
VEHICLE DISPLAY, SALES AND SERVICE

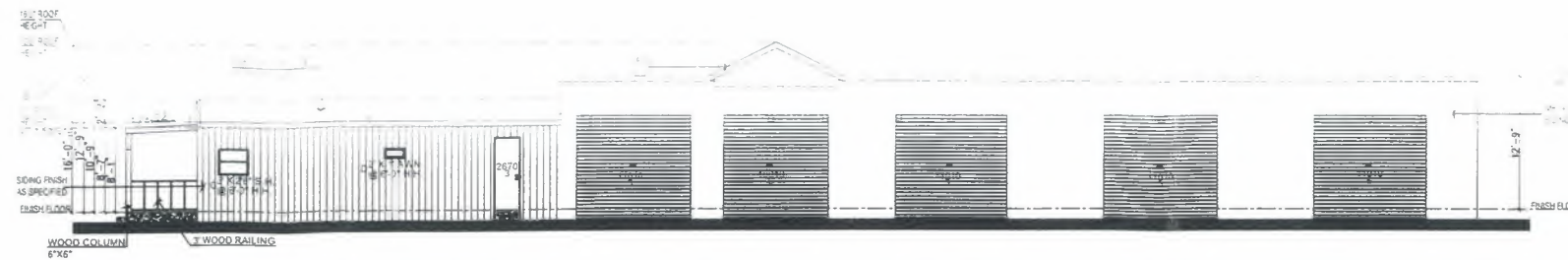
SCALE
1/4" = 1'-0"

SHEET TITLE
ELEVATIONS

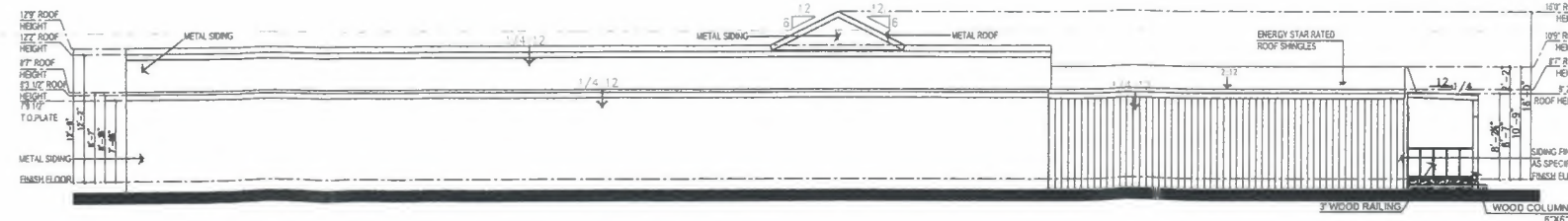
SHEET #
A2.01

FILE NAME
A2.01_ELEVATIONS

BDA234-100



1 RIGHT ELEVATION
A2.02 1/8" = 1'-0"



1 LEFT ELEVATION
A2.02 1/8" = 1'-0"

SIGNATURE

SEAL

CONSTRUCTION CONCEPTS INC.
"Planning and Designing a Better Tomorrow"
317 E. JEFFERSON BLVD.
DALLAS, TX. 75203
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REVISIONS	
DRAFTER	SENT DATE
FB	03/08/2024
FB	03/15/2024

ADDRESS
630 S BUCKNER BLVD
DALLAS, TEXAS
75217

DATE
3/15/24

DRAWN BY
FB

REVIEWED BY
ER

DESCRIPTION
ONE STORY
VEHICLE DISPLAY, SALES AND SERVICE

SCALE
1/8" = 1'-0"

SHEET TITLE
ELEVATIONS

SHEET #
A2.02

FILE NAME
A2.02_ELEVATIONS

BDA234-100