

Record Summary for Board of Adjustments

Record

Record #	Status	Opened Date
BOA-26-000020	Additional Info Required	03/23/2026

Application Name

Detailed Description

Permission to keep rear dwelling for personal lodging until the construction of the new house is complete.

Assigned To Department

Board of Adjustment

Assigned to Staff

Diana Barkume

Record Type

Board of Adjustments

Custom Fields

INTERNAL USE ONLY

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

PDOX INFORMATION

PDox Number	-
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PROPERTY INFORMATION

Existing Zoning	R-7.5(A)
Lot Number	22
Lot Size (Acres)	0.1721763
Block Number	7/2353
Lot Size (Sq. Ft)	7500
How many streets abut the property?	1
Land Use	45%
Is the property platted?	Yes
Status of Project	Under Construction
Status of Property	Owner Occupied
Previous Board of Adjustment case filed on this property	No
Accommodation for someone with disabilities	Yes
File Date	-
Seleccione si necesitara un interprete	CHECKED
Case Number	-
Are you applying for a fee waiver?	No

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

Custom Lists

Board of Adjustment Request

1

Type of Request	Special Exception
Request Description	Additional dwelling unit-not for rent
Application Type	Single Family/Duplex Variance or Special Exception
Affirm that an appeal has been made for	Allowing the existing rear structure during the reconstruction of the primary residence, due to family hardship involving special-needs child requiring consistent living conditions.
Application is made to BOA to grant the described appeal	The rear garage/apartment structure was pre-existing improvement on property prior to the demolition of the primary residence. Demolition of main structure was halted by city due to the presence of this existing structure. The applicant is requesting a special exception to allow the structure to remain while the primary residence is reconstruction and after the fact. Additionally, the applicants family includes a child with special needs who requires stability and consistency in their living environment, creating a hardship if the structure must be removed

2

Type of Request	Special Exception
Request Description	Floor area of the main structure
Application Type	Single Family/Duplex Variance or Special Exception

Case Information

1

Full Request	to construct and/or maintain an additional dwelling unit (not for rent), which will require a special exception to the single-family zoning use regulations
Brief Request	for a special exception to the single-family regulations
Zoning Requirements	limits the number of dwelling units to one
Relevant History	na
BOA History	No

2

Full Request	to construct and/or maintain a single-family residential accessory structure which will require a variance to the floor area regulations
Brief Request	for a variance to the floor area regulations
Zoning Requirements	an accessory structure may not exceed 25% of the floor area of the main structure
Relevant History	na
BOA History	No

Street Frontage Information

Street Frontage	Front
Linear Feet (Sq. Ft)	1

Contact Information

Name	Organization Name	Contact Type	Phone
Marcos Munoz		Applicant	
Email:			
7426 CONCORD AVE, DALLAS, TEXAS 752353725			

Name	Organization Name	Contact Type	Phone
Marcos Munoz		Property Owner	
Email:			

Address

7426 CONCORD AVE, Dallas, TX 75235

Parcel Information

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
00000212959000000							

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Y	MUNOZ MARCOS	7426 CONCORD AVE, DALLAS, TEXAS 752353725	

Status History

Status	Comment	Assigned Name	Status Date
In Review		Diana Barkume	03/30/2026
Payment Due		Diana Barkume	04/03/2026
Additional Info Required	Potential Requests (Per City Review) The following may be required: • Special exception for the Additional Dwelling Unit (not for rent) • Variance if the floor area exceeds 25% of the main structure • Possible height variance (to be confirmed) • Confirmation on a separate electric meter (Board approval required if applicable)	Diana Barkume	04/03/2026

Design And Remodeling
Residential & Commercial
DALLAS, TEXAS

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Due to variations in construction methods and density in construction materials, all dimensions and materials are approximate and subject to change without notice. The contractor shall be bound to construct in accordance with these notes. Should any changes be made, they shall be done by written agreement between the owner and the contractor. Further, the contractor shall be bound to construct in accordance with the drawings and specifications.

These drawings represent the best design documents as agreed upon by the owner and the contractor. The contractor shall not be held liable for any errors, omissions, or misstatements in the drawings and specifications. The contractor shall be responsible for the design, construction, and maintenance of the project. The contractor shall be responsible for the design, construction, and maintenance of the project. The contractor shall be responsible for the design, construction, and maintenance of the project.

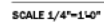
LOCATION:
7426 CONCORD AVE
DALLAS, TX 75235

[illegible]

SHEET NO.:

SITE





PROJECT NAME:
MUNOZ RESIDENCE

LOCATION:
7426 CONCORD AVE
DALLAS, TX 75235

REVISIONS

[illegible]

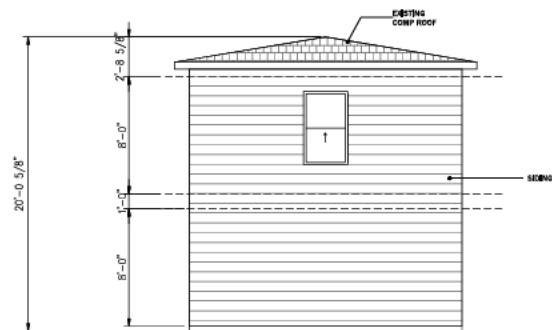
OWNER
MARCOS MUNOZ

DATE: 03/13/2025

SCALE:

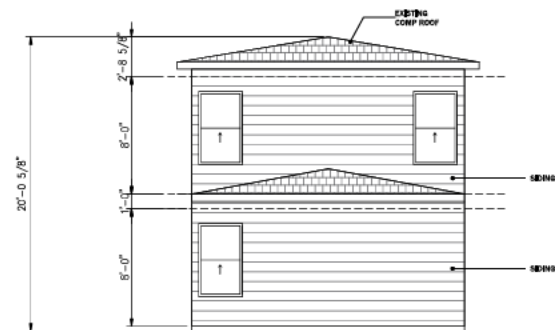
SHEET NO.:

A7



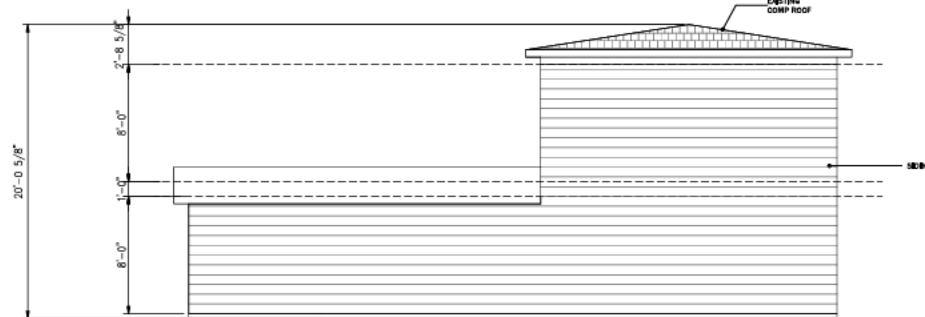
**EXISTING DETACHED DWELING
FRONT ELEVATION**

SCALE 1/4"=1'-0"



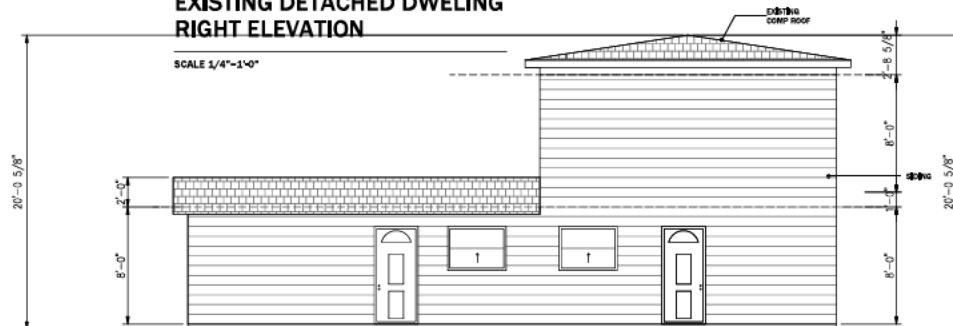
**EXISTING DETACHED DWELING
REAR ELEVATION**

SCALE 1/4"=1'-0"



**EXISTING DETACHED DWELING
RIGHT ELEVATION**

SCALE 1/4"=1'-0"



**EXISTING DETACHED DWELING
LEFT ELEVATION**

SCALE 1/4"=1'-0"