

BOA-26-000073

Menu Reports Help

File Date: [08/31/2026](#)

Application Status: [In Review](#)

Assigned To: [Diana Barkume](#)

Description of Work:

Application Detail: [Detail](#)

Application Name:

Application Type: [Board of Adjustments](#)

Documents:	File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
	Plat_W-7525.pdf	BLDG_BDA	Maps - Block	Block File	application/pdf	Uploaded	09/10/2026
	BOA26000073z.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	09/10/2026
	BOA26000073a.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	09/10/2026
	BOA26000073n.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	09/10/2026
	BOA-26-000073_report.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	09/10/2026
	BOA-26-000073_labels.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	09/10/2026
	BOA-26-000073_Submissi...	BLDG_BDA	Other Support D...		application/pdf	Uploaded	09/10/2026
	BOA26000073mva.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	09/10/2026
	765 IVYWOOD_ZoningMap.pdf	BLDG_BDA	Maps - Zoning L...		application/pdf	Uploaded	09/10/2026
	Show all						

Address: [765 IVYWOOD DR, Dallas, TX 75232](#)

Owner Name:

Owner Address:

Parcel No: [00000747076000000](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Aureliano Flores		Applicant	Mailing_765 Ivywood D...	Active

Licensed Professionals Info:	Primary	Registration Number	License Type	Name	Business Name	Business License #
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Total Fee Assessed: [\\$125.00](#)

Total Fee Invoiced: [\\$125.00](#)

Balance: [\\$0.00](#)

Custom Fields:	Property Details			
	Existing Zoning	Lot Number	Lot Size (Acres)	
	R-7.5(A)	30	.172	
	Block Number	Lot Size (Sq. Ft)	How many streets abut the property?	
	W/7525	7534	1	
	Land Use	Is the property platted?	Status of Project	
	Residential	Yes	Proposed	
	Status of Property	Previous Board of Adjustment case filed on this property	Accommodation for someone with disabilities	
	Owner Occupied	No	Yes	
	File Date	Seleccione si necesitara un interprete	Case Number	
	—		—	
	Are you applying for a fee waiver?	Have the standards for variance and or special exception been discussed?	Has the Notification Sign Acknowledgement Form been discussed?	
	No	Yes	Yes	
	Referred by			
	permitting			

Internal Use Only

Source of Request
[In Review - Residential](#)
Lot Acreage

Fee Waiver Granted

Number of Parking Spaces

—

PDox Information

PDox Number

[BLOCKED](#)**Board of Adjustment Request**

Type of Request	Request Description	Application Type	Other	Affirm that an appeal has been made for	Application is made to BOA to grant the described appeal	Outcome
Special Exception	Equal opportunity for handicapped persons	Miscellaneous	fence height			
Special Exception	Equal opportunity for handicapped persons	Miscellaneous	visibility triangles (20-ft at drive approach)			

Street Frontage Information**Street Frontage** **Linear Feet (Sq. Ft)** (Number)[Front](#) 50**Case Information****Full Request** **Brief Request** **Zoning Requirements** **Relevant History** **BOA History** **BOA History Details****Board of Adjustment Meeting****Hearing Type** **Action Date** **Time** **Room** **Panel** **Presiding Officer** **BOA Administrator** **BOA Secretary** **BOA Code Specialist** **Case Assigned to** **Notes** **Outcome** **Filing Date****GIS Information****Parcel Number** (Number) **Service** **Layer** **Attribute Value** **Census Tract Number** (Number) **Council District** **School District** **Escarpment** **Floodplain**

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Intake	Diana Barkume	Intake Complete	09/09/2026	Velosimo User
	GIS AOR Review	Elham Elbadawi	Review Complete	09/10/2026	Elham Elbadawi
	Case Assignment		Case Manager...		
	Site Inspection				
	Plans Distribution			09/09/2026	
	Subdivision Review				
	Q Team Review				
	Arborist Review				
	Building Code Review				
	Zoning Review				
	Electrical Review				
	Eng Water and Wastewat...				
	Historic Preservation ...				
	Eng Paving and Drainag...				
	Eng Flood Plain Review				
	Board of Adjustment Re...				
	Conservation Review				
	Traffic Review				
	GIS Review				
	Residential Team Review				
	Signs Review				
	Plans Coordination				
	Board of Adjustment He...				
	Two-Year Waiver Period				

Condition Status:	Name		Short Comments		Status	Apply Date	Severity	Action By
	BOA History		This will display in t...		Applied	08/31/2026	Notice	
	General Facts/Staff An...		This will display in t...		Applied	08/31/2026	Notice	
	Land Use		This will display in t...		Applied	08/31/2026	Notice	
	Staff Recommendation		Staff Recommendation		Applied	08/31/2026	Notice	
	Standard of Review		This will display in t...		Applied	08/31/2026	Notice	
	Timeline		This will display in t...		Applied	08/31/2026	Notice	
	Zoning		This will display in t...		Applied	08/31/2026	Notice	
Application Comments:		View ID	Comment			Date		
Initiated by Product:		AV360						
Scheduled/Pending Inspections:		Inspection Type	Scheduled Date	Inspector	Status		Comments	
Resulted Inspections:		Inspection Type	Inspection Date	Inspector	Status		Comments	

ZONING INFO

R-7.5(A)	
Front Yard	25'
Side Yard	5'
Rear Yard	5'
HT	30'
Lot Cov	45%

PROJECT INFORMATION

ZONING	R7.5(A)
LEGAL DESCRIPTION	POLK TERRACE 9 BLK W/7525
TYPE	V-(B)
CLIMATE ZONE	ZONE 2A (WARM HUMID)
PROJECT DESCRIPTION	ONE STORY SINGLE FAMILY RESIDENCE 3 BEDROOMS, 1 BATHROOMS ONE CAR CARPORT



2 VICINITY MAP
C2.01 NTS

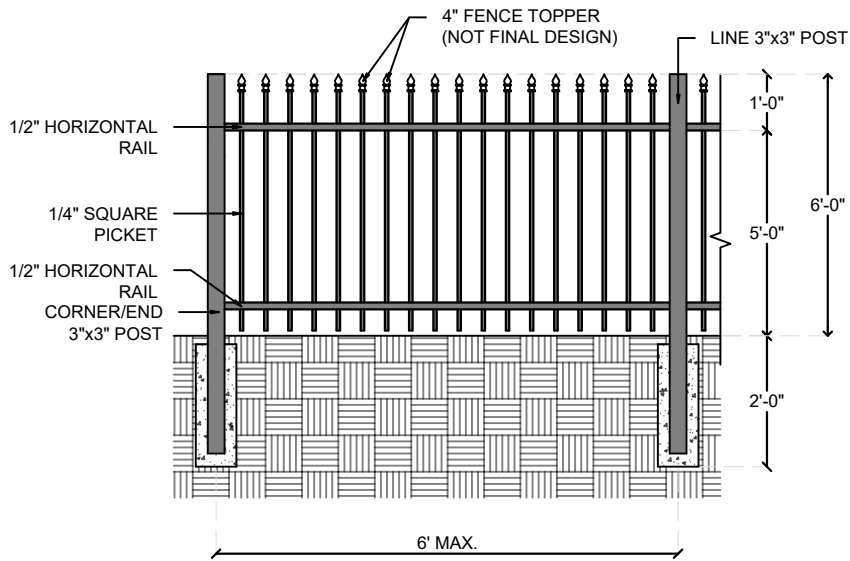
SITE PLAN LEGEND

—	PROPERTY LINE
- - -	SETBACK / BL
—	BLDG FOOTPRINT
- - -	EASEMENT
.....	LOT SUBDIVISION
○	WOOD FENCE
□	IRON FENCE
○	LOT CORNER
○	UTILITY POLE
○	ELECTRIC POLE
○	WATER METER
○	MAN HOLE
▨	LIVING AREA
▨	GARAGE / CARPORT
▨	PORCH / PATIO
▨	PAVING

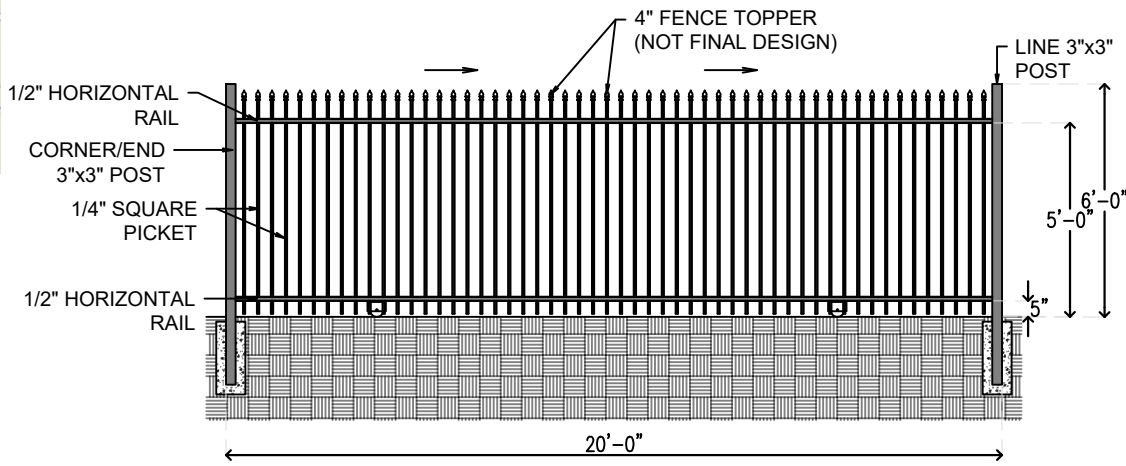
PROJECT AREA CALCULATION			
LIVING AREA (AC)		NON CONDITION AREA	
FIRST LEVEL	1,086 S.F.	CARPORT	252 S.F.
		COVD. PATIO	920 S.F.
		COVD. PORCH	75 S.F.
		SHED	130 S.F.
LOT AREA CALCULATION			
TOTAL LIVING AREA	1,086 S.F.	LOT AREA	7,534 S.F.
TOTAL UNDER ROOF	2,463 S.F.	NON ROOF AREA	5,071 S.F.
FOOTPRINT	2,463 S.F.	% OF LOT	32.69 %

1 SITE PLAN
C2.01 1" = 20' - 0" POLK TERRACE 9
BLK W/7525

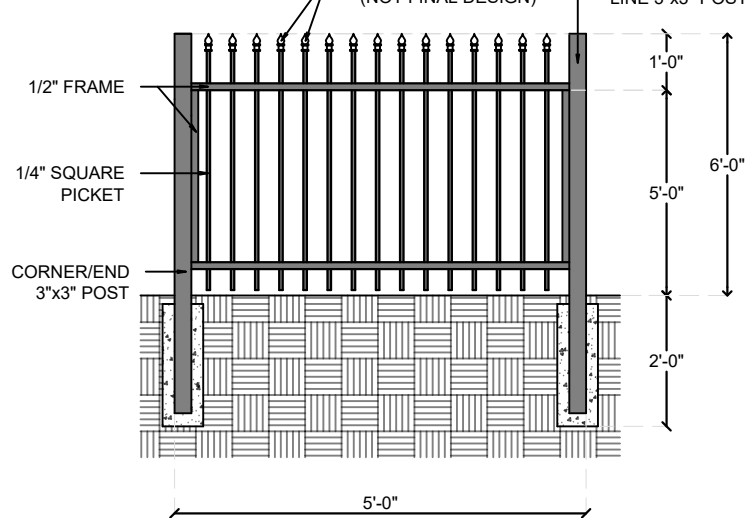
NOTE: All new residential homes require a drive approach and sidewalk installation. Unless an existing, compliant drive approach and sidewalk are already present on the lot. Drive approach, sidewalk and right of way (ROW) permits to be pulled simultaneously. Minimum of two site trees required. Please refer to the city site tree specifications to comply with the applicable jurisdictional requirements. Should a fence permit need to be added to your drawings, an additional fee will apply. Please contact our customer service team at 214-946-4300.



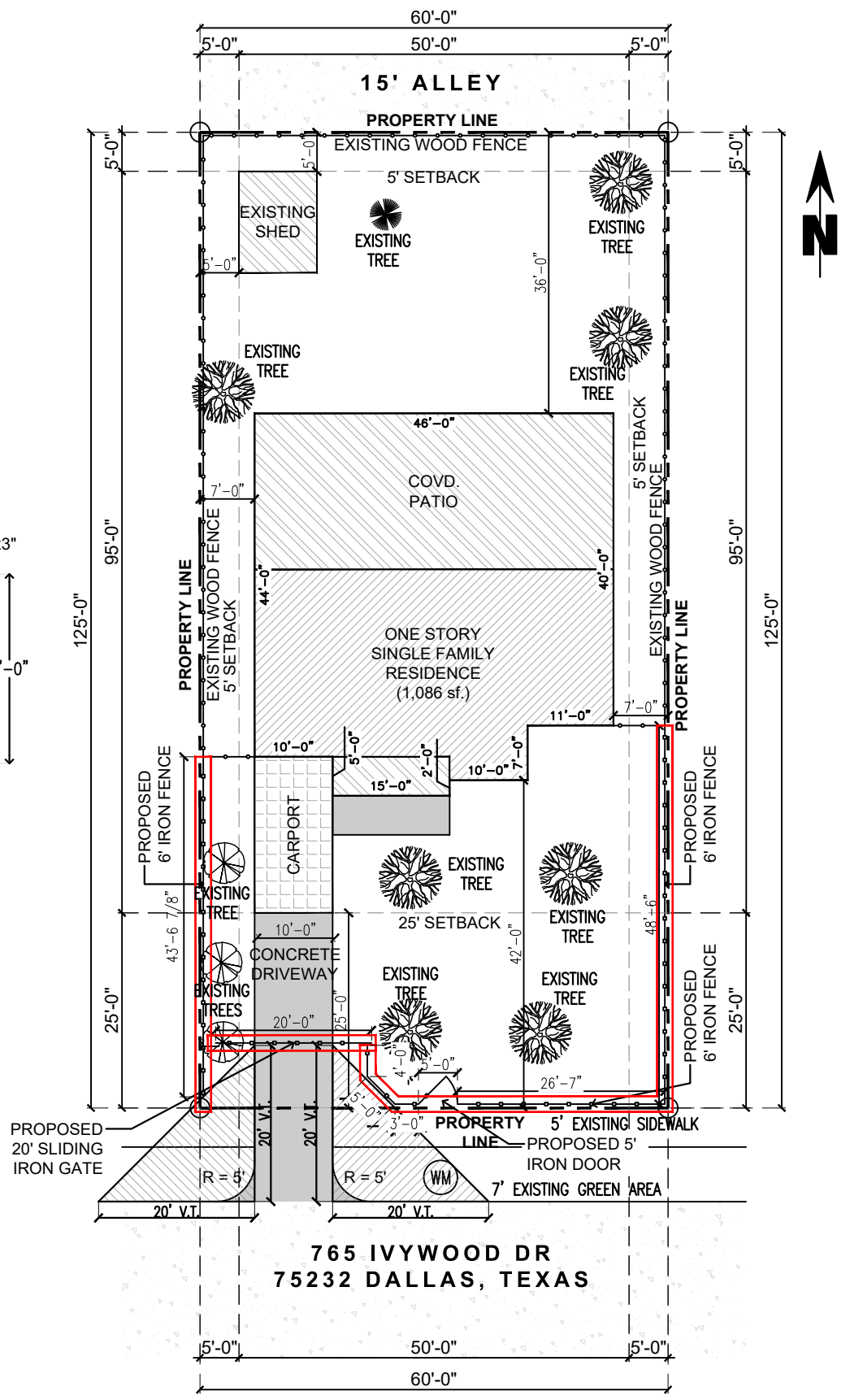
IRON FENCE DETAIL
NTS



IRON FENCE SLIDING GATE DETAIL
NTS



IRON FENCE DOOR DETAIL
NTS



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

ADDRESS
765 IVYWOOD DR
DALLAS, TEXAS
75232

DATE
9/1/26

DRAWN BY
KR

CHECKED BY
ER

DESCRIPTION
ONE STORY
SINGLE FAMILY RESIDENCE,
3 BEDROOMS, 1 BATHROOMS
ONE CAR CARPORT

SCALE
1" = 20' - 0"

SHEET TITLE
SITE PLAN

SHEET #
C2.01

FILE NAME
C2.01_SITE PLAN