BOA-26-000090 - BOARD OF ADJUSTMENT

Menu Reports Help

File Date: 10/28/2026

Application Status: In Review

Assigned To: Bryant Thompson

Description of Work: Special Exception for permanent residence for property owners mother with support from family. Proposed detached accessory dwelling unit accessory to the existing single-family residence. No setback or dimensional relief is requested.

Application Detail: Detail

Application Name: BOARD OF ADJUSTMENT

Application Type: Board of Adjustments

Documents:

File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
TAX DOCS.pdf	BLDG_BDA	Certificate - Tax		application/pdf	Uploaded	10/28/2026
Warranty Deed.pdf	BLDG_BDA	Certificate - W...		application/pdf	Uploaded	10/28/2026
site plan.pdf	BLDG_BDA	Plans - Site Plan		application/pdf	Uploaded	10/28/2026
Zoning Location.pdf	BLDG_BDA	Maps - Zoning L...		application/pdf	Uploaded	10/28/2026
County Plat.pdf	BLDG_BDA	Plat - Certifie...		application/pdf	Uploaded	10/28/2026
Lien.pdf	BLDG_BDA	Statement - Lien		application/pdf	Uploaded	10/28/2026
Legal Discription.pdf	BLDG_BDA	Legal Descripti...		application/pdf	Uploaded	10/28/2026
Blocks.pdf	BLDG_BDA	Maps - Block		application/pdf	Uploaded	10/28/2026
Affadavit.pdf	BLDG_BDA	Affidavit - Pro...		application/pdf	Uploaded	10/28/2026
BOA26000090a.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	11/05/2026
BOA-26-000090_report.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	11/05/2026
BOA-26-000090_Submissi...	BLDG_BDA	Other Support D...		application/pdf	Uploaded	11/05/2026
BOA26000090n.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	11/05/2026
BOA-26-000090_labels.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	11/05/2026
BOA26000090z.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	11/05/2026
BOA26000090mva.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	11/05/2026

Show all

Address: 10443 HEATHER LN, Dallas, TX 75229

Owner Name: KIM AND LINDSAY PRYOR

Owner Address: 11145 SINCLAIR AVENUE, DALLAS

Parcel No: 00000584911000000

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Mae Reedy	Mae Reedy Desig...	Applicant	Mailing, 4508 Legacy D...	Active
Lindsey Pryor		Property Owner	Mailing, 10443 Heather...	Active
Kim Pryor		Property Owner	Mailing, 11145 Sinclai...	Active

Licensed Professionals Info:

Primary	Registration Number	License Type	Name	Business Name	Business License #

Total Fee Assessed: $735.00

Total Fee Invoiced: $735.00

Balance: $0.00

Custom Fields:

Property Details

Existing Zoning	**Lot Number**	**Lot Size (Acres)**
R-16(A)	1	0.358
Block Number	**Lot Size (Sq. Ft)**	**How many streets abut the property?**
2/6414	15595	2
Land Use	**Is the property platted?**	**Status of Project**
residence	Yes	Proposed
Status of Property	**Previous Board of Adjustment case filed on this property**	**Accommodation for someone with disabilities**

Owner Occupied	No	No
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		
Randall Clark		

Internal Use Only

Source of Request	**Fee Waiver Granted**	**Number of Parking Spaces**
In Review - Residential		
Lot Acreage		
0.358		

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	Additional dwelling unit- not for rent	Single Family/Duplex Variance or Special Exception		permanent residence for property owners mother with support from family	Proposed detached accessory dwelling unit accessory to the existing single-family residence. No setback or dimensional relief is requested.	

Street Frontage Information

Street Frontage	Linear Feet (Sq. Ft) (Number)
Front	130
Side	113

Case Information

Full Request	Brief Request	Zoning Requirements	Relevant History	BOA History	BOA History Details
The applicant proposes to construct and/or maintain an additional dwelling unit (not for rent), which will require (1) a special exception to the single-family use regulations	(1) a special exception to the single-family use regulations.	limits the number of dwelling units to one	N/A	No	N/A

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
			6ES		Cheri Gambow	Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Bryant Thompson	Additional dwelling unit	Scheduled	

GIS Information

Parcel Number (Number)	Service	Layer	Attribute Value	Census Tract Number (Number)	Council District	School District	Escarpment	Floodplain
				10.91	13-Gay Donnell Willis			

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Intake	Diana Barkume	Intake Complete	10/29/2026	Accela Administ...
GIS AOR Review	Elham Elbadawi	Review Complete	11/05/2026	Elham Elbadawi
Case Assignment		Case Manager...		
Site Inspection				
Plans Distribution			10/29/2026	
Subdivision Review				
Q Team Review				
Arborist Review				
Building Code Review				
Zoning Review				
Electrical Review				
Eng Water and Wastewat...				

Task	Assigned To	Status	Status Date	Action By
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	10/28/2026	Notice	
General Facts/Staff An...	This will display in t...	Applied	10/28/2026	Notice	
Land Use	This will display in t...	Applied	10/28/2026	Notice	
Staff Recommendation	Staff Recommendation	Applied	10/28/2026	Notice	
Standard of Review	This will display in t...	Applied	10/28/2026	Notice	
Timeline	This will display in t...	Applied	10/28/2026	Notice	
Zoning	This will display in t...	Applied	10/28/2026	Notice	

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

BOARD OF ADJUSTMENT
CITY OF DALLAS, TEXAS

FILE NUMBER: BOA-26-000090

BUILDING OFFICIAL'S REPORT: Application of **MAE REEDY** for (1) a special exception to the single-family use regulations at **10443 HEATHER LANE**. This property is more fully described as Block 2/6414 Lot 1, and is zoned R-16(A), which limits the number of dwelling units to one. The applicant proposes to construct and/or maintain an additional dwelling unit (not for rent), which will require (1) a special exception to the single-family use regulations.

LOCATION: 10443 HEATHER LN

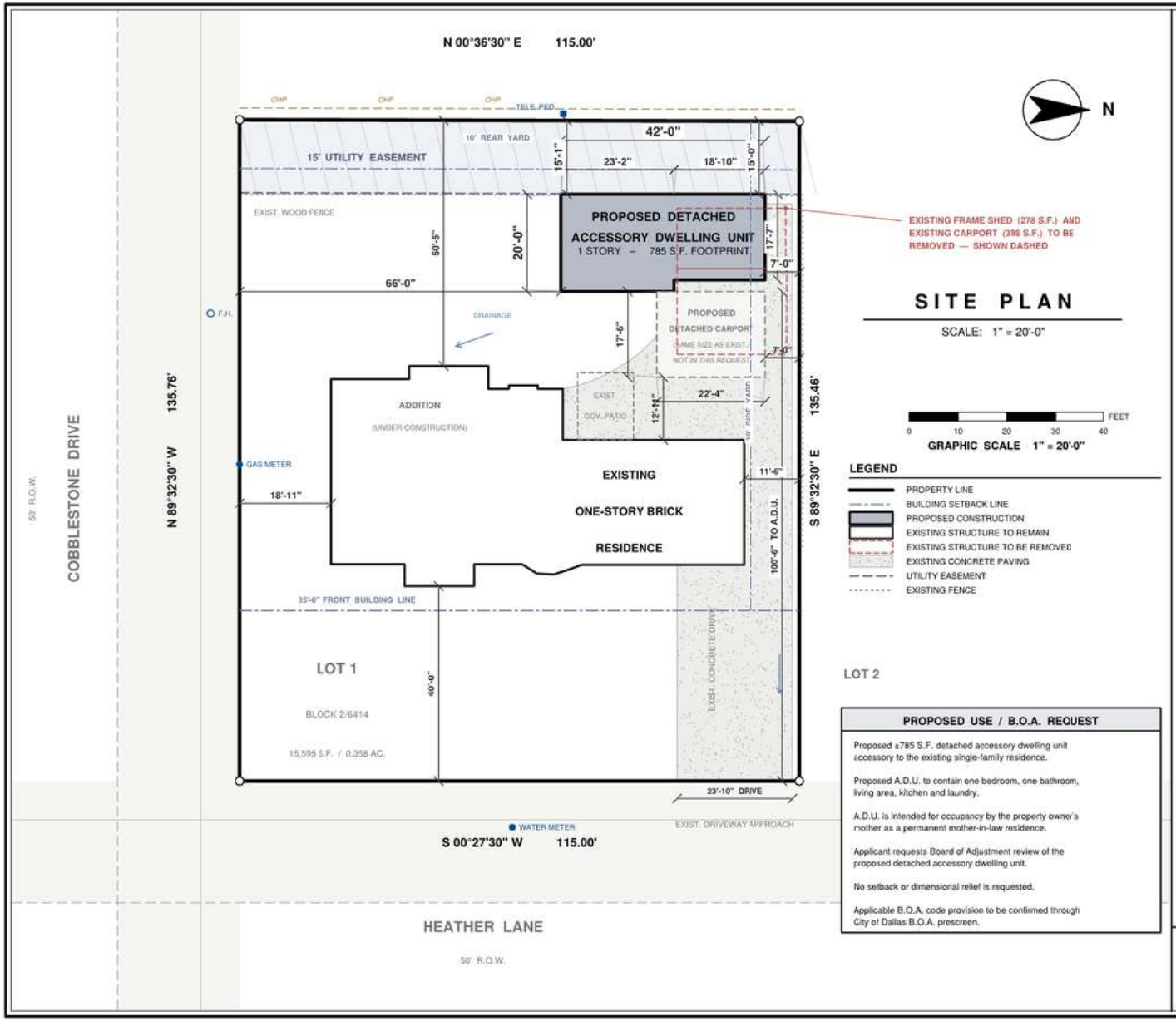
APPLICANT: **MAE REEDY**

PROPERTY OWNER: KIM AND LINDSAY PRYOR

REQUEST:

(1) Special exception to the single-family use regulations.

Site Plan



PROPOSED USE / B.O.A. REQUEST

Proposed ±785 S.F. detached accessory dwelling unit accessory to the existing single-family residence.

Proposed A.D.U. to contain one bedroom, one bathroom, living area, kitchen and laundry.

A.D.U. is intended for occupancy by the property owner's mother as a permanent mother-in-law residence.

Applicant requests Board of Adjustment review of the proposed detached accessory dwelling unit.

No setback or dimensional relief is requested.

Applicable B.O.A. code provision to be confirmed through City of Dallas B.O.A. prescreen.

BOARD OF ADJUSTMENT – CONCEPTUAL SITE PLAN

PROPOSED DETACHED ACCESSORY DWELLING UNIT

10443 HEATHER LANE

DALLAS, TEXAS

FOR ZONING / BOA REVIEW – NOT FOR CONSTRUCTION

LEGAL DESCRIPTION

Lot 1, in Block 2/6414, of WALNUT HILL PARK, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 20, Page 327, of the Map Records of Dallas County, Texas.

SITE DATA / ZONING SUMMARY

ZONING DISTRICT	R-16(A)
MIN. LOT AREA REQUIRED	16,000 S.F.
LOT AREA – EXIST. PLATTED LOT	15,595 S.F. (0.358 AC.)
MAX. LOT COVERAGE ALLOWED	40 % = 6,238 S.F.
MAX. STRUCTURE HEIGHT ALLOWED	30 FT.
EXIST. RESIDENCE (1 STORY)	2,838 S.F.
EXIST. COVERED PATIO	158 S.F.
EXIST. FRAME SHED	278 S.F. – REMOVE
EXIST. CARPORT	398 S.F. – REMOVE
PROPOSED A.D.U. – MAX. EXTENTS	42'-0" x 20'-0" (IRREGULAR)
PROPOSED A.D.U. – GROSS FOOTPRINT	785 S.F.
A.D.U. HEIGHT	1 STORY – NOT TO EXCEED HEIGHT OF MAIN DWELLING
REPLACEMENT CARPORT (NOT IN REQUEST)	±398 S.F.

YARDS / SETBACKS

YARD	REQUIRED	PROVIDED
A.D.U. – FRONT (HEATHER LN.)	35'-0"	100'-6"
A.D.U. – SIDE (NORTH / LOT 2)	10'-0"	7'-0" *
A.D.U. – REAR (WEST)	10'-0"	15'-0" MIN.
A.D.U. – COBBLESTONE DR. SIDE	*	66'-0"
A.D.U. TO EXIST. RESIDENCE	–	30'-6"
EXIST. RES. – FRONT (HEATHER LN.)	35'-0"	40'-0"
EXIST. RES. – SIDE (NORTH / LOT 2)	10'-0"	11'-6"
EXIST. RES. – COBBLESTONE DR. SIDE	*	18'-11"

* *Corner lot yard along Cobblestone Drive, and the yards that apply to a detached accessory dwelling unit (including any reduced side or rear yard), to be confirmed at B.O.A. prescreen.*

GENERAL NOTES

1. Conceptual zoning exhibit for Board of Adjustment review only. Not a construction document; dimensions subject to final design.
2. Boundary, existing improvements, easements and utilities taken from Form Board Survey by CBG Surveying Texas, LLC, Job No. 2217606-01, 06/17/2023, J. M. Quill, R.P.L.S. 5882. Bearings per recorded plat.
3. R-16(A) standards per City of Dallas Planning; see Dallas Development Code Sec. 51A-4.100 et seq. Yards may vary due to code exceptions.
4. Per F.I.R.M. No. 48113C0190K property lies in Zone X, outside the 100-year flood plain.
5. No structure, foundation, footing or roof overhang shall encroach into the 15' utility easement. A.D.U. rear wall is on that line.
6. Existing frame shed (no foundation) and existing carport to be removed under a separate permit.
7. Replacement detached carport, same size as existing, is shown for context only and is NOT part of this B.O.A. request.
8. Existing driveway and approach at Heather Lane to remain. All roof and site drainage directed to the street; none onto adjoining property.
9. Protected trees, if any, per Dallas City Code Article X.
10. Proposed A.D.U. footprint is irregular and is based on the conceptual floor plan. Maximum overall extents are approximately 42'-0" x 20'-0"; gross building footprint is approximately 785 S.F.

OWNER: _____

DATE: SEPTEMBER 2026

SCALE: 1" = 20'-0" (11" x 17")

SHEET: EXHIBIT A-1

A-1

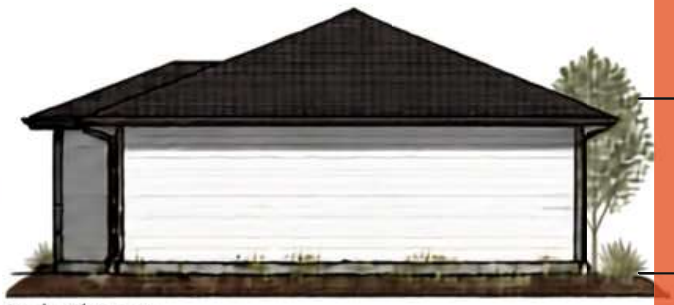
FLOOR AREA COMPLIANCE

Existing Main Residence	3,535 SF
25% Maximum	883.75 SF
Proposed ADU	785 SF
Proposed Percentage	22.2%
Remaining Allowance	98.75 SF

Elevations



Front Elevation



Right Elevation



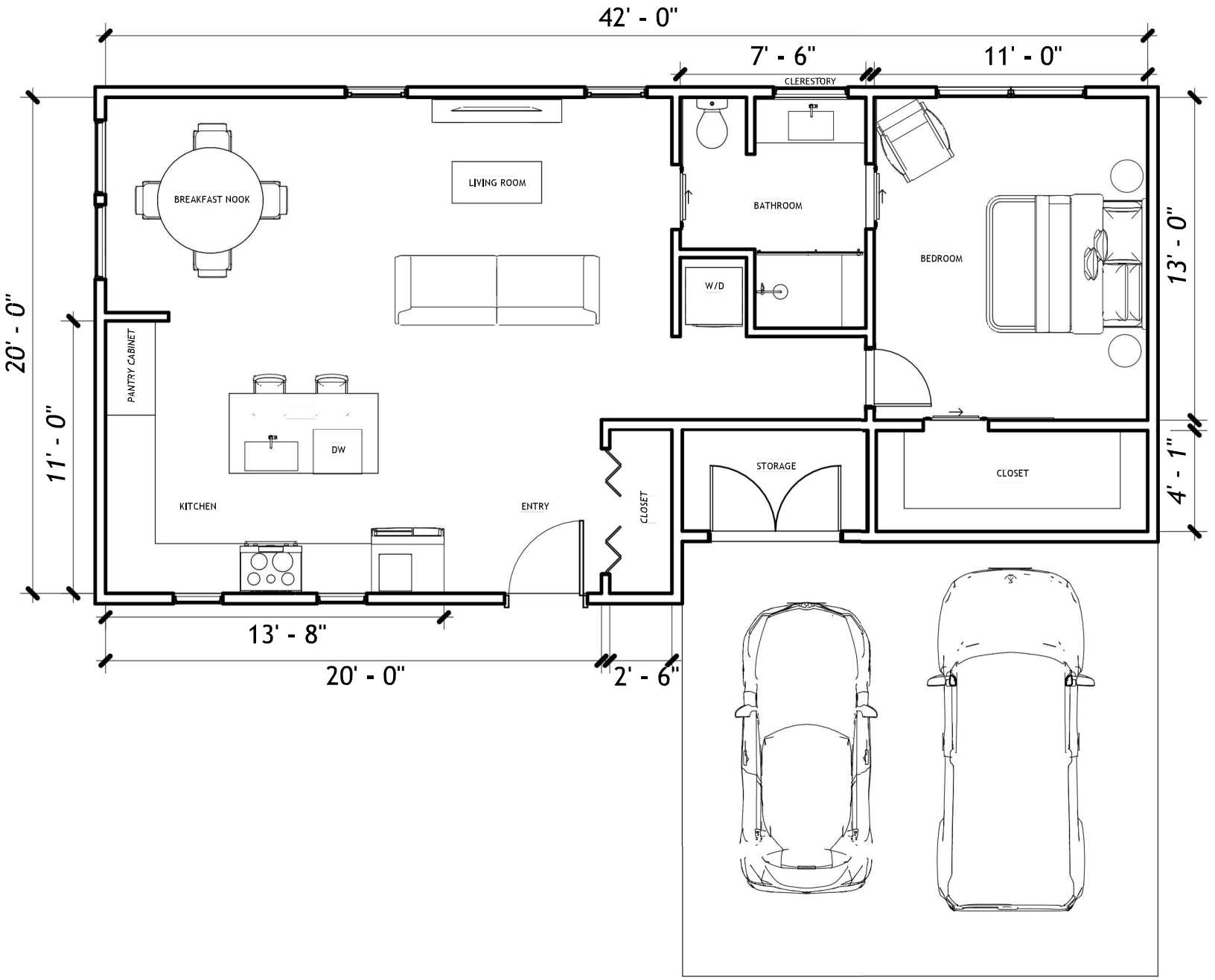
Left Elevation



Rear Elevation

Mae Reedy DESIGN + BUILD

Floor Plan



FLOOR AREA COMPLIANCE	
Existing Main Residence	3,535 SF
25% Maximum	883.75 SF
Proposed ADU	785 SF
Proposed Percentage	22.2%
Remaining Allowance	98.75 SF