

Record Summary for Board of Adjustments

Record

Record #	Status	Opened Date
BOA-26-000018	Additional Info Required	03/18/2026

Application Name

Detailed Description

Approval of existing accessory building previously built in the 1980's.

Assigned To Department

Board of Adjustment

Assigned to Staff

Diana Barkume

Record Type

Board of Adjustments

Custom Fields

INTERNAL USE ONLY

Source of Request	In Review - Residential
Fee Waiver Granted	-
Number of Parking Spaces	-
Lot Acreage	.59

PDOX INFORMATION

PDox Number	-
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PROPERTY INFORMATION

Existing Zoning	R-10(A)
Lot Number	SW 1/2 portion of lot 2
Lot Size (Acres)	0.59
Block Number	D/5312
Lot Size (Sq. Ft)	30928
How many streets abut the property?	1
Land Use	Residential
Is the property platted?	No
Status of Project	Existing
Status of Property	Owner Occupied
Previous Board of Adjustment case filed on this property	Yes
Accommodation for someone with disabilities	No
File Date	3/19/2025
Seleccione si necesitara un interprete	-
Case Number	BDA245-031
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?	Yes
Referred by	Loree Lewis

Custom Lists

Board of Adjustment Meeting

1		
	Room	6ES
	Panel	A
	Presiding Officer	David A. Neumann
	BOA Administrator	Kameka Miller-Hoskins
	BOA Secretary	Mary Williams
	BOA Code Specialist	Diana Barkume

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

Case Information

1		
	Full Request	to construct and or maintain additional dwelling unit, which will require a special exception to the single-family zoning use regulations
	Brief Request	for (1) a special exception to the single-family regulations
	Zoning Requirements	limits the number of dwelling units to one
	Relevant History	Denied W/O Prejudice: BDA245-031(CJ) Application of Stuart Threadgold for (1) a special exception to the single-family use regulations at 9411 REDONDO DRIVE. This property is more fully described as Block D/5312, SW 1/2 portion of Lot 2, and is zoned R-10(A) NSO 5 overlay, 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 zoning regulations.
	BOA History	Yes

March 19, 2025
 Stuart Threadgold
 PO Box 2742
 Waxahachie TX 75165
 stuart@threadgold.net.au
 Re: BDA245-031 (CJ), Property at 9411 Redondo Drive
 Dear Mr. Threadgold:
 The Board of Adjustment Panel A, at its public hearing held on Tuesday, March 18, 2025,
 DENIED the special exception requested to construct and maintain an additional dwelling unit on a site developed with a single-family structure as requested without prejudice, because the evaluation of the property and the testimony shows that the physical character of this property is such that a literal enforcement of the provisions of the Dallas Development Code, as amended, would NOT result in unnecessary hardship to this applicant.

GIS Information

1

Census Tract Number	11.15
Council District	9-Paula Blackmon

Street Frontage Information

1

Street Frontage	Front
Linear Feet (Sq. Ft)	100

Contact Information

Name	Organization Name	Contact Type	Phone
Stuart Threadgold	THREADGOLD ARCHITECTURE + CONSTRUCTION	Applicant	6826662016

Email: stuart@threadgold.net.au

508 Bush Avenue, DALLAS, TX 75218

Name	Organization Name	Contact Type	Phone
Edgar Vidal	ED ELECTRIC	Property Owner	2138426766

Email: jj_edgarvidal@yahoo.com

Address

9411 REDONDO DR, Dallas, TX 75218

Parcel Information

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000037405300000 0							






Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Y	MCCARTY MELISSA ANNE &	9411 REDONDO DR, DALLAS, TEXAS 752183660	

Status History

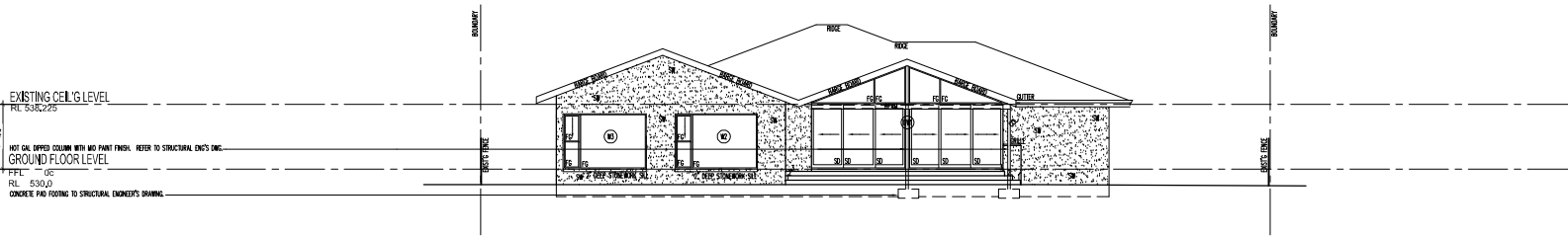
Status	Comment	Assigned Name	Status Date
Pending		Diana Barkume	03/19/2026
In Review		Diana Barkume	03/19/2026
Additional Info Required	Complete the application Please provide the following documents and pay the invoice: Updated Lien statement- 2026 Correct request on the affidavit- Additional Dwelling Unit -not for rent (remove setback request) Guadalupe de Jesus Ruiz Guillen requires a separate affidavit (one per owner) Pay invoice once its generated *Additional information may be requested once all the items have been provided for review.	Diana Barkume	03/19/2026

LEGEND

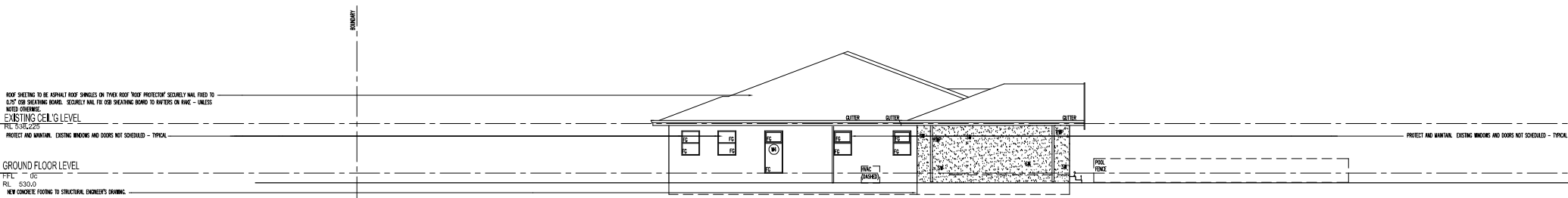
-  DENOTES EXIST OR NEW 1/2" THICK EXTERNAL LEAF STONEWORK TO MATCH EXISTING MATCH WORKER COLOR TO STONE.
-  DENOTES CONTROL JOINT BETWEEN EXISTING STONEWORK AND NEW STONEWORK. COLOR MATCH TO STONEWORK - TYPICAL.
-  DENOTES BOX GUTTER OVER DOWNSPOUT TO 4" PVC DOWNSPOUT BUILT INTO CABINETWORK.
-  DENOTES 4" PAINT FINISH OR GASKET STEEL BANNERED DOWNSPOUT WITH STEEL FINISH STEEL STAND-OFF BRACKET. FINISH TO MATCH GUTTER. PVC CONNECTION AT BASE OF PIPE.
-  DENOTES PAINT FINISH OF WIRE STEEL HALF ROUND GUTTER WITH EXTERNAL HALF ROUND SWEEP SCOPER FINISH TO MATTERS. FALL AND DISCHARGE TO PAINT FINISH STEEL DOWNSPOUT UNLESS OTHERWISE NOTED.

GENERAL NOTES

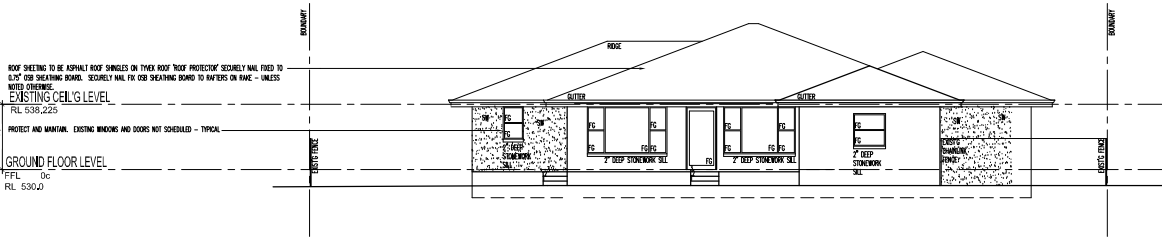
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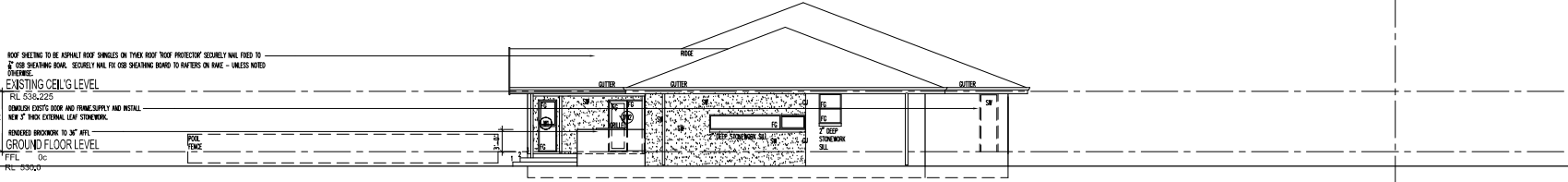
1
A2.01
NORTH ELEVATION



2
A2.01
EAST ELEVATION



3
A2.01
SOUTH ELEVATION



4
A2.01
WEST ELEVATION



DATE	REVISION	DESCRIPTION
03.03.25	B	CITY RESONDS DEVELOPMENT APPROVAL - 15' SETBACK
03.03.24	A	CITY OF DALLAS - PERMIT APPLICATION

threadgold architecture
 ELEVATIONS
 SH-1 LOT 2 (P&G 94111) REDDING DRIVE, DALLAS, TX ST
 SCALE: 1/8"=1'
 SHEET: A4.01
 DATE: 03/03/25

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