

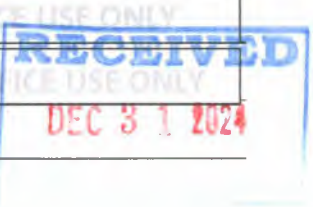


Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 245-026



Data Relative to Subject Property: _____ Date: _____

Location address: 114 W. 7th Zoning District: CR

Lot No.: 14 Block No.: 20 3140 Acreage: .1299 Census Tract: 47.00

Street Frontage (in Feet): 1) 51 2) _____ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Mobalu LLC, Grudelupe Cereia

Applicant: Santos Martinez Telephone: 214-684-2775

Mailing Address: 2489 Camino Plata Loop NE, Rio Rancho, NM Zip Code: 87144

E-mail Address: santos@lasierrapg.com

Represented by: Santos Martinez Telephone: 214-684-2775

Mailing Address: 2489 Camino Plata Loop NE, Rio Rancho, NM Zip Code: 87144

E-mail Address: santos@lasierrapg.com

Affirm that an appeal has been made for a Variance or Special Exception of _____
variance to required parking spaces of 7.5% (21 spaces) M

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:

Property was previously operated as a vehicle repair facility and is seeking to be converted into a restaurant without drive thru
The property can manage 6 spaces without removing the existing structure for this use.

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 Santos Martinez

(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: [Signature]
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 8th day of November, 2024



[Signature]
Notary Public in and for Dallas County, Texas
New Mexico Sandovar



CITY OF DALLAS

AFFIDAVIT

Appeal number: BDA 245-026

I, MOBILU, Jae, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 114 W. 7th Street, Dallas TX
(Address of property as stated on application)

Authorize: La Sierra Planning Group (Santos T. Martinez)
(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: variance of 24 required parking spaces

Guadalupe V. Garcia
Print name of property owner or registered agent

[Signature]
Signature of property owner or registered agent

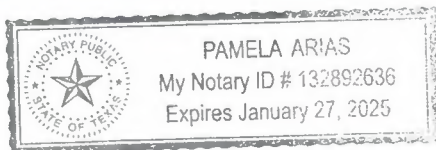
agent Date 11/6/2024

Before me, the undersigned, on this day personally appeared
Guadalupe V. Garcia

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 6th day of

November, 2024



Commission expires on January 27, 2025



Appeal number: BDA 245-024

I, MOBALU, Inc, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 114 W. 7th Street, Dallas, Texas
(Address of property as stated on application)

Authorize: La Sierra Planning Group (Santos T. Martinez)
(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)

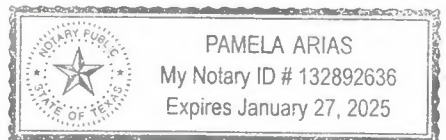
Specify: variance of 24 required parking spaces

Guadalupe V. Garcia [Signature]
Print name of property owner or registered agent Signature of property owner or registered agent

agent Date 11/6/2024

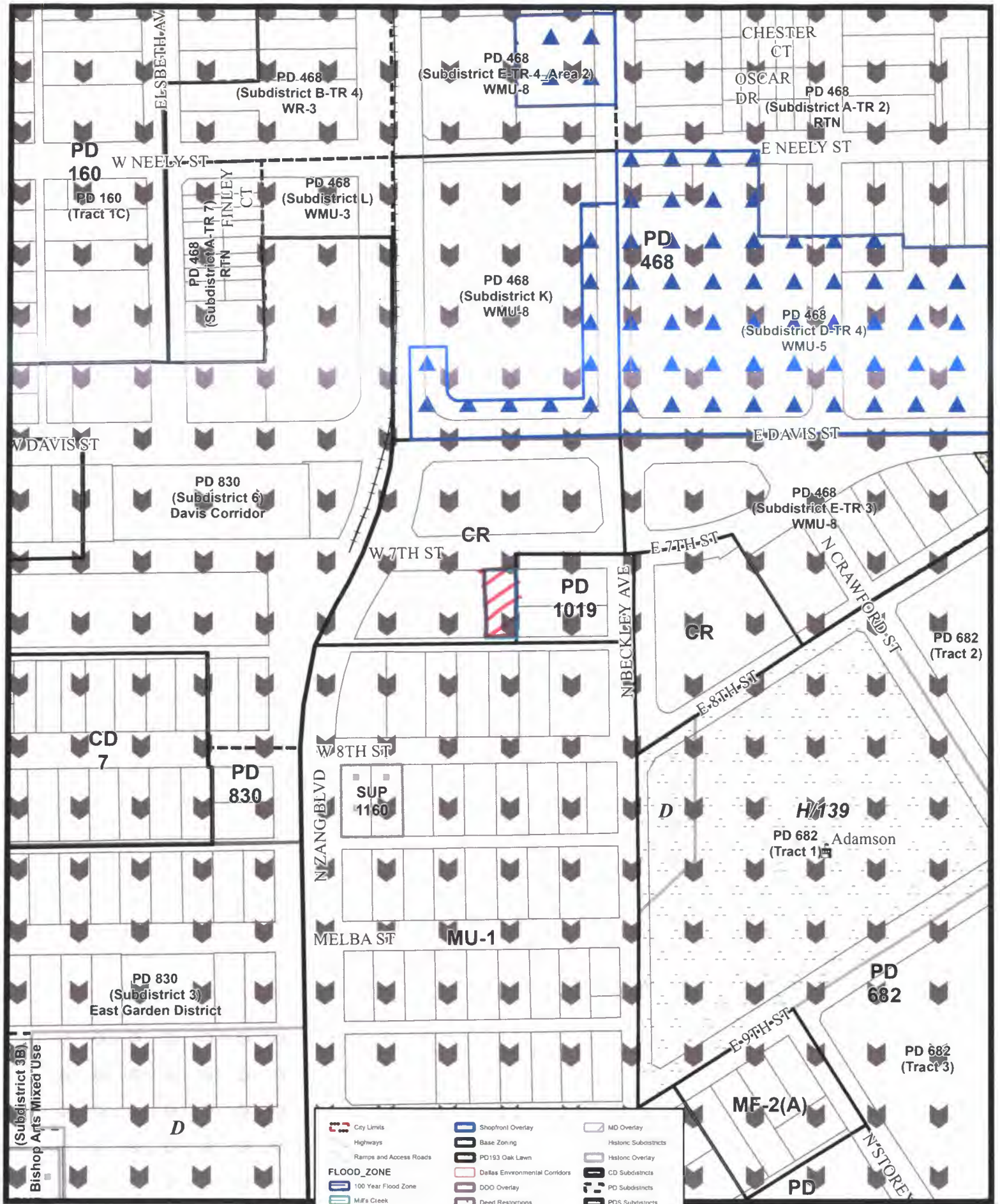
Before me, the undersigned, on this day personally appeared
Guadalupe V. Garcia

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 6th day of November, 2024



Pamela Arias
Notary Public for Dallas County, Texas

Commission expires on January 27, 2025



1:2,400

	City Limits		Shopfront Overlay		MD Overlay
	Highways		Base Zoning		Historic Subdistricts
	Ramps and Access Roads		PD 193 Oak Lawn		Historic Overlay
FLOOD_ZONE					CD Subdistricts
	100 Year Flood Zone		DDO Overlay		PD Subdistricts
	Mif's Creek		Deed Restraints		PDS Subdistricts
	Peak's Branch		SUP		NSO Subdistricts
	X PROTECTED BY LEVEE		D		Escarpment Overlay
	Parks		D-1		
	Height Map Overlay		CP		
	Parking Management Overlay		SP		

Case ID: **2DA245-024**
 Printed: 12/3/2024



BDA245-024

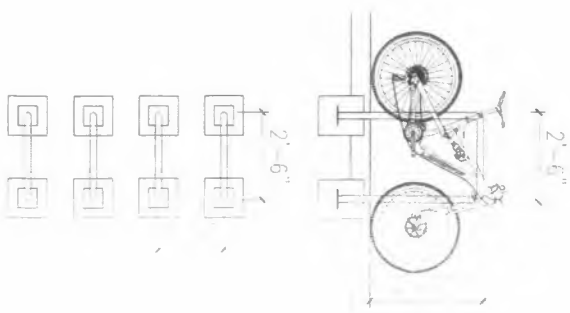


VICINITY MAP
for reference only

SQUARE FOOTAGE	
EXISTING BUILDING	
PROPOSED BESOS DALLAS	2,750 SF.
TOTAL	2,750 SF.

ANALYSIS PARKING			
USE	SQUARE FOOTAGE	APPL. RATION 1 CAR PER	PARKING
RESTAURANT BAR BESOS DALLAS	2750	100 SQ. FT.	25

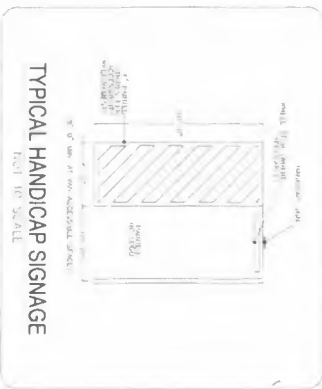
PARKING'S			
SPACES	8	1' x 22'	10' x 20'
REGULAR	2		3
HANDICAP			1
BIKE RACK	1		
TOTAL	7		



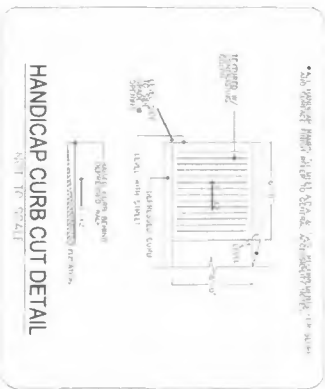
1 BIKE RACK DETAIL
SCALE: NTS



TYPICAL HANDICAP SIGNAGE
NOT TO SCALE



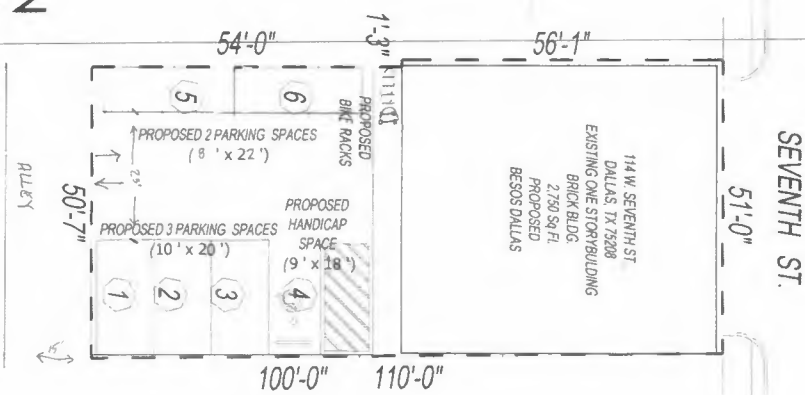
TYPICAL HANDICAP SIGNAGE
NOT TO SCALE



HANDICAP CURB CUT DETAIL
NOT TO SCALE



1 SITE PLAN
Scale: 1/8"=1'-0"



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.

GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, FC & AH WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION.

THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

Revision	Date

Project Name & Address
114 W SEVENTH ST.
DALLAS, TX
75208

Project: SHEET

Date: 04/14/24
Scale: 1/8"=1'-0"
Drawn By: AII

1.0