

Record Summary for Board of Adjustments

Record

Record #	Status	Opened Date
BOA-25-000069	In Review	10/20/2025

Application Name

Detailed Description

We are requesting variance approval due to the proposed structure encroaching past the required setback limits one side of the lot

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	A(A)
Lot Number	7
Lot Size (Acres)	0.84
Block Number	8772
Lot Size (Sq. Ft)	36720
How many streets abut the property?	1
Land Use	Residential
Is the property platted?	No
Status of Project	Proposed
Status of Property	Vacant Land
Previous Board of Adjustment case filed on this property	No
Accommodation for someone with disabilities	No
File Date	-
Seleccione si necesitara un interprete	UNCHECKED
Case Number	-
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?	No
Referred by	Edmond Lachica

Custom Lists

Board of Adjustment Meeting

1		
	Room	6ES
	BOA Administrator	Kameka Miller-Hoskins
	BOA Secretary	Mary Williams
	BOA Code Specialist	Diana Barkume

Board of Adjustment Request

1		
	Type of Request	Variance
	Request Description	Side-yard
	Application Type	Single Family/Duplex Variance or Special Exception
	Application is made to BOA to grant the described appeal	We are requesting variance approval due to the proposed structure encroaching past the required setback limits one side of the lot

Case Information

1		
	Full Request	side yard setback
	Brief Request	side yard setback
	Zoning Requirements	side yard setback
	Relevant History	na
	BOA History	No
	BOA History Details	na

Street Frontage Information

1		
	Street Frontage	Front
	Linear Feet (Sq. Ft)	45

Contact Information

Name	Organization Name	Contact Type	Phone
Josue Martinez		Applicant	4698770654
Email: jamasonry@gmail.com			
10136 Oakwood Dr, Dallas, TX 75217			

Name	Organization Name	Contact Type	Phone
Josue Martinez		Property Owner	4698770654
Email: jamasonry@gmail.com			
10136 Oakwood Dr, Dallas, TX 75217			

Address

10315 OAKWOOD DR, Dallas, TX 75217

Parcel Information

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000082311400000							
0							

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Y	RUIBAL FARMS LP	601 S PEARL EXPY, DALLAS, TEXAS 752016013	

Status History

Status	Comment	Assigned Name	Status Date
Payment Due		Diana Barkume	10/27/2025
In Review	Updated By Script	Accela Administrator	10/27/2025
In Review		Anna Brickey	10/29/2025



Planning & Development Department

320 E Jefferson Blvd,
Dallas TX 75203
(214) 948-4480

Board of Adjustment:
1500 Marilla Street, 5CN
Dallas Tx 75201
(214) 948-4480

AFFIDAVIT

Appeal number: _____

I, Josue Martinez (Pleasant Properties, LLC), Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 10315 Oakwood Drive Dallas TX 75217
(Address of property as stated on application)

Authorize: Josue 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: I need approval of side set backs. Ag zoning requires 20'. My lot is only 45' wide.
Ag zoning requires minimum 3 acres to build. We would like a variance to allow new structure as one had existed before.

Pleasant Properties by

Josue Martinez

Print name of property owner or registered agent

[Signature]

Signature of property owner or registered agent

Date 9/3/2025

Before me, the undersigned, on this day personally appeared Josue Martinez

Who on his/her oath certifies that the above statements are true and correct to his/her

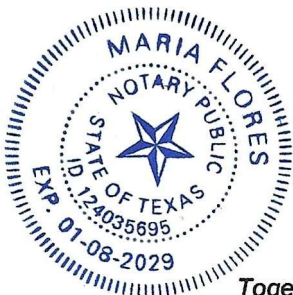
best knowledge. Subscribed and sworn to before me this 3 day of

September, 2025

Maria Flores

Notary Public for Dallas County,
Texas

Commission expires on 1/8/2029



Together we are planning and building a better Dallas for all!

4/30/2025



Planning & Development Department

320 E Jefferson Blvd,
Dallas TX 75203
(214) 948-4480

Board of Adjustment:
1500 Marilla Street, 5CN
Dallas Tx 75201
(214) 948-4480

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

OFFICE USE ONLY

Case no. _____

Date _____

Data Relative to Subject Property: _____

Location address: 10315 Oakwood Drive

Zoning District: Ag

Lot No.: 7 Block No.: 8779 Acreage: .84 Census Tract: _____

Street Frontage (in Ft.): 1) 45' 2) _____ 3) _____ 4) _____ (5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Pleasant Properties, LLC

Applicant: Pleasant Properties, LLC Telephone: 469 877 0654

Mailing Address: P.O. Box 800996 Zip Code: 75180

E-mail Address: jamasonry@gmail.com

Represented by: Josue Martinez Telephone: 469-877-0654

Mailing Address: P.O. Box 800996 Zip Code: _____

E-mail Address: jamasonry@gmail.com

Affirm that an appeal has been made for a ☒ Variance or ☐ Special Exception, of:

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:

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 Josue 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: _____
(Affiant/ Applicant's signature)

Subscribed and sworn to before me this 2 day of September



Notary Public in and for Dallas County, Texas Maria Flores

Together we are planning and building a better Dallas for all!

4/30/2025

CITY OF DALLAS PLAT BOOKS

ANNEXED SEPT. 28 1977 ORD. NO. 16519

SURVEY J.F. PRUITT

ABST. 1178

ADDITION

SCALE 200 FT. EQUALS 1 INCH

PHA 3-10-88

BLOCKS 8772, 8773

SCHOOL DISTRICT DALLAS (RYLIE)

Hay Market Acres Lot 25-A BLK. 8773 Filed: 3-26-84 replat
FILED: 1-18-80 THE FARMER ADDN. LOTS 10A B 108 BLK. 8773
FILED: 3-1-88 Replat Haymarket Acres LOT 17A BLK. 8773

ABST. 71
8768

SOLOMON DIXON SUR.
ABST. 407

SWING & LAWNS SUR.
ABST. 1402

OSBORNE LOVE SUR.
ABST. 833



ABST. 391

MAR 30 1988



