

Record Summary for Board of Adjustments

Record

Record #	Status	Opened Date
BOA-25-000080	In Review	11/03/2025
Application Name		
Detailed Description		
variance for sideyard setback		
Assigned To Department	Assigned to Staff	
Board of Adjustment	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	-
-------------	---

PROPERTY INFORMATION

Existing Zoning	R-5(A)
Lot Number	17a
Lot Size (Acres)	1
Block Number	3391
Lot Size (Sq. Ft)	3052
How many streets abut the property?	2
Land Use	single family
Is the property platted?	Yes
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	11/03/2025
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?	Yes
Referred by	lorenzo villa

Custom Lists

Board of Adjustment Request

1		
	Type of Request	Variance
	Request Description	Front-yard
	Application Type	Single Family/Duplex Variance or Special Exception
	Affirm that an appeal has been made for	side yard setback
	Application is made to BOA to grant the described appeal	lot currently has double frontage of 20' in a r-5 zoning.
2		
	Type of Request	Special Exception
	Request Description	Visual obstruction (20-foot visibility triangle)
	Application Type	Single Family/Duplex Variance or Special Exception

Case Information

1		
	Full Request	VARIANCE TO FY
	Brief Request	VARIANCE TO FY
	Zoning Requirements	VARIANCE TO FY
	Relevant History	NA
	BOA History	No
	BOA History Details	NA

Street Frontage Information

1		
	Street Frontage	Front
	Linear Feet (Sq. Ft)	32
2		
	Street Frontage	Side
	Linear Feet (Sq. Ft)	95

Contact Information

Name	Organization Name	Contact Type	Phone
CHRISTIAN CLARK	silverkei homes llc	Applicant	6148225246
Email: chris@silverkei.com			
1790 e mercer pkwy, farmers branch, TX 75234			

Name	Organization Name	Contact Type	Phone
CHRISTIAN CLARK	silverkei homes llc	Property Owner	6148225246
Email: chris@silverkei.com			
1790 e mercer pkwy, farmers branch, TX 75234			

Address

524 TAMA ST, Dallas, TX 75203

Parcel Information

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000026674300000 0							

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Y	SMITKA JIRI &	1438 ALASKA AVE, DALLAS, TEXAS 752161006	

Status History

Status	Comment	Assigned Name	Status Date
Payment Due		Diana Barkume	11/03/2025
In Review	Updated By Script	Accela Administrator	11/03/2025
In Review		Anna Brickey	11/04/2025

Secretary of State
P.O. Box 13697
Austin, TX 78711-3697
FAX: 512/463-5709

Filing Fee: \$300



**Certificate of Formation
Limited Liability Company**

**Filed in the Office of the
Secretary of State of Texas
Filing #: 804297270 11/02/2021
Document #: 1091128170006
Image Generated Electronically
for Web Filing**

Article 1 - Entity Name and Type

The filing entity being formed is a limited liability company. The name of the entity is:

SilverKei Homes LLC

Article 2 – Registered Agent and Registered Office

☐ A. The initial registered agent is an organization (cannot be company named above) by the name of:

OR

☒ B. The initial registered agent is an individual resident of the state whose name is set forth below:

Name:

christian clark

C. The business address of the registered agent and the registered office address is:

Street Address:

1709 W mercer Pkwy farmers branch TX 75234

Consent of Registered Agent

☐ A. A copy of the consent of registered agent is attached.

OR

☒ B. The consent of the registered agent is maintained by the entity.

Article 3 - Governing Authority

☒ A. The limited liability company is to be managed by managers.

OR

☐ B. The limited liability company will not have managers. Management of the company is reserved to the members.

The names and addresses of the governing persons are set forth below:

Manager 1: **charnel johnson**

Title: **Manager**

Address: **1310 n 2nd st apt 2410 phoenix AZ, USA 85004**

Manager 2: **clark christian**

Title: **Manager**

Address: **1310 n 2nd st apt 2410 Phoenix AZ, USA 85004**

Article 4 - Purpose

The purpose for which the company is organized is for the transaction of any and all lawful business for which limited liability companies may be organized under the Texas Business Organizations Code.

Supplemental Provisions / Information

[The attached addendum, if any, is incorporated herein by reference.]

Organizer

The name and address of the organizer are set forth below.

Christian Clark 1310 n 2nd st apt 2410 phoenix az 85004

Effectiveness of Filing

☒ A. This document becomes effective when the document is filed by the secretary of state.

OR

☐ B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its signing. The delayed effective date is:

Execution

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

Christian Clark

Signature of Organizer

FILING OFFICE COPY

SITE PLAN GRAPHIC LEGEND

	PROPERTY LINE		SMALL TREE
	BUILD LINE		
	PLATTED LOT LINE		
	MEDIUM TREE		LARGE TREE

TOTAL LOT SIZE = 3,400 SF
TOTAL STRUCTURE SIZE = 1,200 SF
TOTAL LOT COVERAGE = 39%

LOT GRADING & DRAINAGE:

TYPE "B" LOT GRADING
DRAINAGE BOTH TO STREET & TO REAR LOT LINE
Only side swales are needed to drain both to the street and to the rear lot line. They should extend back of the line of the rear building wall; then splash blocks from rear roof downspouts should be placed to direct roof water to the side swales for drainage directly to the abutting street. Thus the amount of water carried on the rear slope to easements or other properties is kept as small as possible. This reduces erosion and disposal problems.

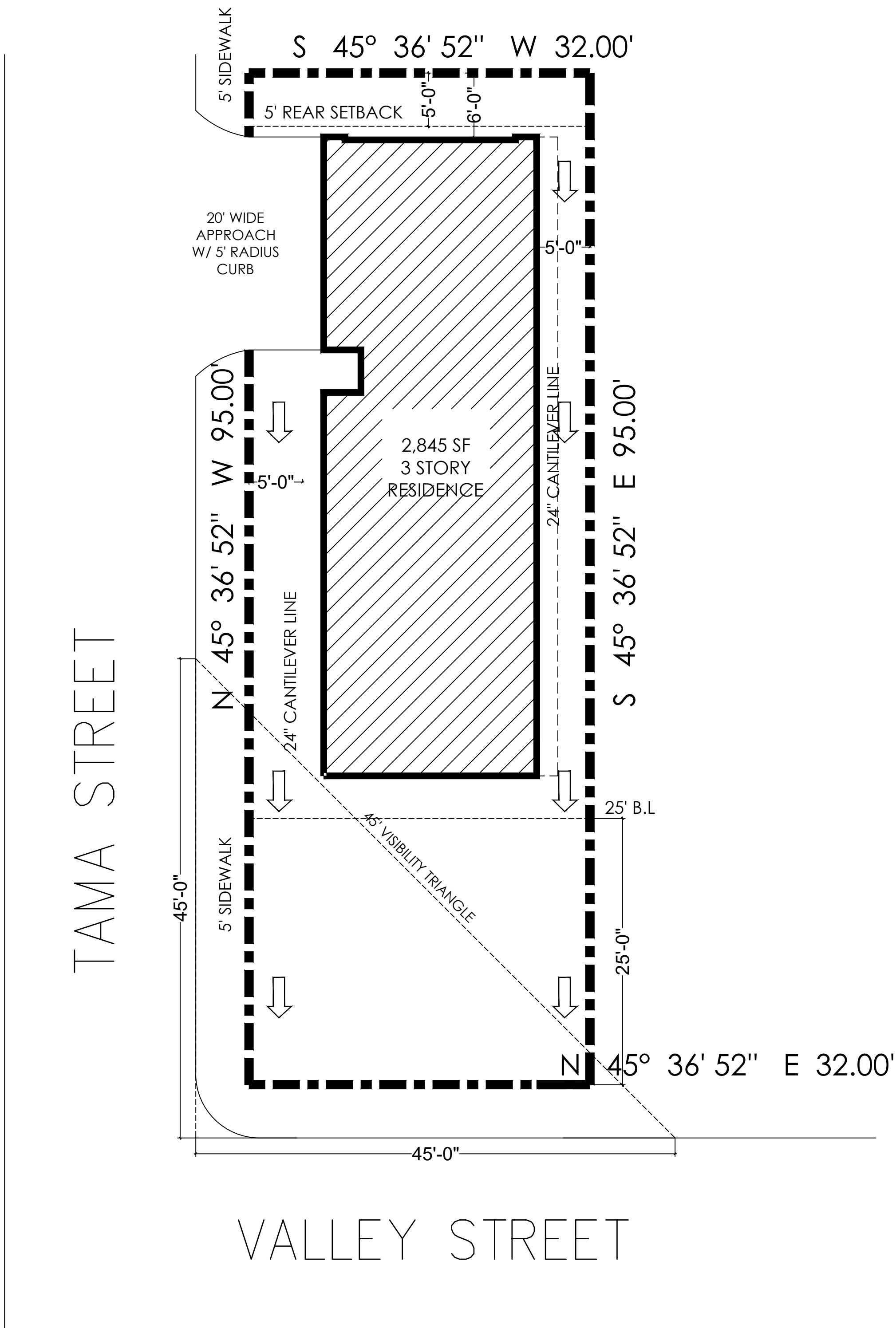
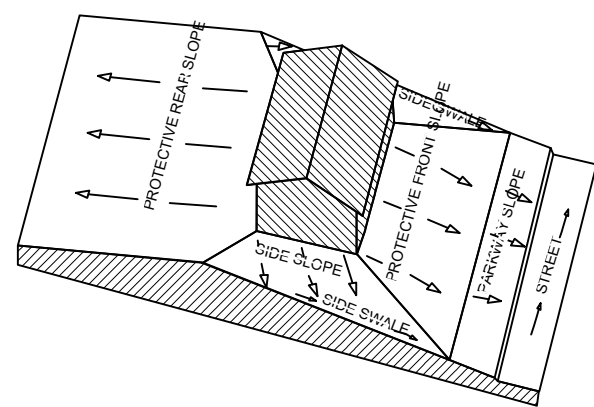
- A- Curb-top on lot line extension at highest lot corner
- A-B Parkway slope
- B-C Side swale
- C-D Protective side slope at extension of rear wall

*Call 811 for utility locations before digging.

**THIS PLAN SET SHALL
COMPLY WITH LOCALLY ADOPTED
CODES PER MUNICIPALITY**

*Call 811 for utility locations before digging.

A cross-sectional diagram illustrating the required grading for a building foundation. The diagram shows a foundation wall on the left with a 'FINISHED FLOOR' indicated by a horizontal line. To the right of the foundation, the ground is graded. A horizontal line indicates a '6" MIN HEIGHT OF FLOOR ABOVE ADJACENT GROUND'. The ground surface is sloped, with a label '5% MIN SLOPE' pointing to the slope. A vertical dimension line indicates a '12" MIN' height from the ground surface to the finished floor level. The diagram is labeled 'NOT TO SCALE' at the bottom.



SCALE: 1/8" = 1'-0"

1. WATER METER MAY NOT BE LOCATED IN DRIVEWAY OR APPROACH
2. KEEP 20' X 20' VISIBILITY TRIANGLES AT ALLEY CLEAR
3. SIDEWALKS AND DRIVE APPROACH REQUIRE A SEPARATE PERMIT
4. FENCE WILL REQUIRE A SEPARATE PERMIT.
5. POOL DESIGN SHALL REQUIRE A SEPARATE PERMIT.
6. SITE IMPROVEMENTS SUBJECT TO FIELD INSPECTORS APPROVAL
7. GENERAL CONTRACTOR TO VERIFY ALL OR ANY DEED RESTRICTIONS BEFORE ANY SITE WORK IS STARTED.
8. GENERAL CONTRACTOR TO VERIFY ALL OR ANY SETBACKS BEFORE ANY SITE WORK IS STARTED.
9. GENERAL CONTRACTOR TO VERIFY ALL OR ANY EASEMENTS BEFORE ANY SITE WORK IS STARTED.
10. GENERAL CONTRACTOR TO VERIFY MINIMUM SQUARE FOOTAGE ALLOWED ON THE PROPERTY.
11. UTILITY AND DRAINAGE EASEMENTS MUST REMAIN OPEN AND UNOBSTRUCTED. NO ENCROACHMENTS PERMITTED
12. WATER SHALL NOT BE REDIRECTED TO DRAIN ONTO ADJOINING PRIVATE PROPERTY
13. FIRPLACE MAXIMUM ENCROACHMENT 2' INTO SETBACK UP TO 12 SF TOTAL. FIELD VERIFY.
14. WATER COURSE ARROWS DENOTE WATER FLOW , DRAINAGE TO BE DESIGNED BY GRADER.
15. SILT FENCE TO BE INSTALLED PER CITY REQUIREMENTS. GENERAL CONTRACTOR TO CONFIRM DRAINAGE AND CONSTRUCTION ACCESS.
16. PROVIDE MINIMUM REQUIRED TREES PER CITY ORDINANCE.
17. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECT PLACEMENT OF THE BUILDING.
18. PERMIT MUST BE APPROVED BEFORE ANY SITE WORK IS STARTED.
19. UNLESS NOTED OTHERWISE GENERAL CONTRACTOR TO VERIFY FINISHED SLAB HEIGHT ABOVE FINISHED GROUND FLOOR FOR ACCURATE DRAINAGE PER CODE.

25' FRONT BUILDING LINE
5'-0" RIGHT SIDE BUILDING LINE
5'-0" LEFT SIDE BUILDING LINE
10'-0" REAR BUILDING LINE

.. \... \... \A3 LOGOS VAS LOGO.P11G

469.605.5438 artarchuleta.aa@gmail.com

Deal:

524 TAMA STREET
DALLAS, TEXAS 75203



Revision:

July 1

Legal Description:

W S BEATTY SURVEY
BLK 3391 $\frac{1}{4}$ TR 17A

Type of Work:
New Construction

Sheet Name:

SITE PLAN

Sheet No: _____

A.00



Architectural elevation drawing of a building facade. The drawing includes the following dimensions and labels:

- Overall Dimensions:**
 - Total width: 29'-6"
 - Total height: 29'-6"
- Roof:**
 - T.P.O ROOF W/ $\frac{1}{4}$ " SLOPE
 - Roof slope: 8" vertical, 12" horizontal
- Materials and Finishes:**
 - STUCCO FINISH AS SPEC. (TYP.)
- Structural Elements:**
 - 14" WIDE STRUCTURAL POP-OUT
 - CANTILEVER (2'-0"
- Windows:**
 - Two sets of double windows in the upper section, each 8'-0" high.
 - Four single windows in the lower section, each 8'-0" high.
- Other Labels:**
 - FINISHED FLOOR LINE

FRONT ELEVATION

SCALE: 1/4" = 1'-0"

1. ALL DIMENSIONS ARE TO FINISH FACE OF EXTERIOR WALL OR TO FACE OF GYPSUM BOARD, UNO.
2. TYPICAL WALLS NOTES
 - A. TYPICAL EXTERIOR GROUND LEVEL WALLS ARE 2X4 FRAMING, UNO.
 - B. ALL POCKET WALLS CONTAINING POCKET DOORS ARE TO BE 2X6 FRAMING.
 - C. PLUMBING WALLS ARE 2X6 FRAMING, UNO.
 - D. TYPICAL INTERIOR WALLS ARE 2X4 FRAMING, UNO.
 - E. ALL BLOCKING TO BE 2X12.
3. DOORS HAVE 4" JAMB OR CENTERED IN ROOM / OPENING, UNO.
4. CABINETS & APPLIANCES INDICATED ARE REPRESENTATIVE OF WHAT IS TO BE INSTALLED. REFER TO FINAL SELECTIONS FOR EXACT DIMENSIONING AND INSTALLATION REQUIREMENTS. OWNER IS RESPONSIBLE FOR FINAL FINISH & PRODUCT SELECTION.
5. COORDINATE AND FIELD VERIFY ROUGH OPENINGS, FRAMING, AND CONNECTIONS FOR CABINETS AND APPLIANCES BEFORE FABRICATION AND INSTALLATION.
6. COORDINATE AND FIELD VERIFY LOCATIONS FOR LIGHTING FIXTURES, FANS, ELECTRICAL OUTLETS & SWITCHES, MECHANICAL GRILLES, AND OTHER WALL & CEILING MOUNTED APPARATUS BEFORE INSTALLATION.
7. CEILING HEIGHT IS 9'-0" AFF
8. LIGHT FIXTURES SHOWN ARE GENERIC. REFER TO FINAL SELECTIONS FOR EXACT DIMENSIONING AND INSTALLATION REQUIREMENTS. OWNER IS RESPONSIBLE FOR FINAL FIXTURE & PRODUCT SELECTION.
9. NOT ALL CEILING MOUNTED ELEMENTS ARE SHOWN.
10. ALL CLOSETS WITH SWING DOORS TO HAVE DOOR JAMB SWITCHES.
11. MOTION SENSORS TO BE INSTALLED AT ALL UNDER VAMBS LED'S.

...\\.\..\..\A3 Logos\A3 LOGO.png

DRAFTED BY ARTHUR A. ARCHULETA
469.605.5438 artarchuleta.aa@gmail.com

Seal:

524 TAMA STREET
DALLAS, TEXAS 75203



Revision:

Date: July 15, 2025

Legal Description:

W S BEATTY SURVEY
BLK 3391 $\frac{1}{4}$ TR 17A

Type of Work:
New Construction

Sheet Name:

ELEVATIONS

Sheet No:

A2.00

di onciti 719n