

Record Summary for Board of Adjustments

Record

Record #	Status	Opened Date
BOA-25-000100	In Review	12/22/2025

Application Name

Detailed Description

Request for a front yard variance from the NSO requirement of a 60 foot setback to reduce it to the zoning required 40 foot setback

Assigned To Department

Assigned to Staff

Record Type

Board of Adjustments

Custom Fields

INTERNAL USE ONLY

Source of Request	-
Fee Waiver Granted	-
Number of Parking Spaces	-
Lot Acreage	1.009

PDOX INFORMATION

PDox Number	-
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PROPERTY INFORMATION

Existing Zoning	R-1ac(A)
Lot Number	3
Lot Size (Acres)	1.009
Block Number	1/6391
Lot Size (Sq. Ft)	43952
How many streets abut the property?	1
Land Use	single family
Is the property platted?	Yes
Status of Project	Proposed
Status of Property	Owner Occupied
Previous Board of Adjustment case filed on this property	Yes
Accommodation for someone with disabilities	No
File Date	9/27/2022
Seleccione si necesitara un interprete	-
Case Number	BDA212-077 Panel B
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	BI

Custom Lists

Board of Adjustment Request

1	Type of Request	Variance
	Request Description	Front-yard
	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	NSO district required 60
	BOA History	Yes
	BOA History Details	BOA212-077-denied fence standards Panel B

GIS Information

1	Census Tract Number	6.01
	Council District	13-Gay Donnell Willis

Street Frontage Information

1	Street Frontage	Front
	Linear Feet (Sq. Ft)	352

Contact Information

Name	Organization Name	Contact Type	Phone
Karl A Crawley	Masterplan Consultants	Applicant	9723423707
Email: karl@masterplanconsultants.com			

Name	Organization Name	Contact Type	Phone
Karl A Crawley	Masterplan Consultants	Authorized Agent	9723423707
Email: karl@masterplanconsultants.com			
3333 Welborn Street, Suite 400, Dallas, TX 75219			

Name	Organization Name	Contact Type	Phone
Gregory Jackson		Property Owner	2147890458
Email: gregj@diamondindustrialgroup.com			

Address

11211 STRAIT LN, Dallas, TX 75229

Parcel Information

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0063910001003000 0							

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Y	JACKSON GREGORY NEAL &	11211 STRAIT LN, DALLAS, TEXAS 752294348	

Status History

Status	Comment	Assigned Name	Status Date
Payment Due		Diana Barkume	12/23/2025
In Review	Updated By Script	Accela Administrator	12/29/2025
In Review		Anna Brickey	12/30/2025



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

Posting of Notification Sign

PER SEC 51A-1.106 Notification signs required to be obtained and posted

Address: 11211 STRAIT LANE

Appeal Number: BOA -25-000100

All required notification signs must be posted on the property within fourteen (14) days after an application has been made, prior to the Board of Adjustment Hearing, and not be removed until the hearing ends.

The sign must be posted at a prominent location adjacent to the public street, evenly spaced along each frontage, and easily visible from the street. Failure to properly post the sign(s) may result in either a postponement or denial of the appeal.

All required notification signs have been received. One sign is required for each 500 feet or less of frontage, or every tract of five (5) acres or less, with a maximum of five (5) signs required. The cost of each sign is \$10.00.

Footage of each street frontage: STRAIT LN 352 FEET

Number of acres: 1.009 AC

Number of signs received: 1

K. P. C. C. C.
Signature of applicant or person receiving signs

01/05/2026
Date



Appeal number: BDA _____

I, Kylie Jeanne Jackson, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 11211 Strait Lane
(Address of property as stated on application)

Authorize: Karl A Crawley, Masterplan
(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)

X Variance (specify below)

_____ Special Exception (specify below)

_____ Other Appeal (specify below)

Specify: 20' foot variance to the front yard setback on Strait Lane per NSO #1 Northaven Estates.

Kylie Jeanne Jackson
Print name of property owner or registered agent

Kylie Jeanne Jackson
Signature of property owner or registered agent

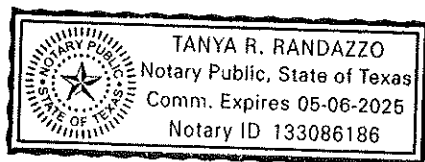
agent Date 4/25/2025

Before me, the undersigned, on this day personally appeared
Kylie Jeanne Jackson

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 25th day of

April, 2025



Tanya R. Randazzo
Notary Public for Dallas County,
Texas

Commission expires on 05.06.25



Appeal number: BDA _____

I, Gregory Neal Jackson, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 11211 Strait Lane
(Address of property as stated on application)

Authorize: Karl A Crawley, Masterplan
(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)

X Variance (specify below)

_____ Special Exception (specify below)

_____ Other Appeal (specify below)

Specify: 20' foot variance to the front yard setback on Strait Lane per NSO #1 Northaven Estates.

Gregory Neal Jackson
Print name of property owner or registered agent
agent Date 4/25/2025

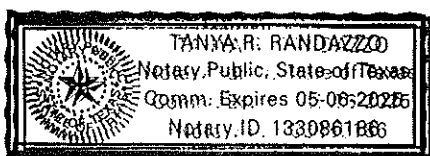
[Signature]
Signature of property owner or registered agent

Before me, the undersigned, on this day personally appeared
Gregory Neal Jackson

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

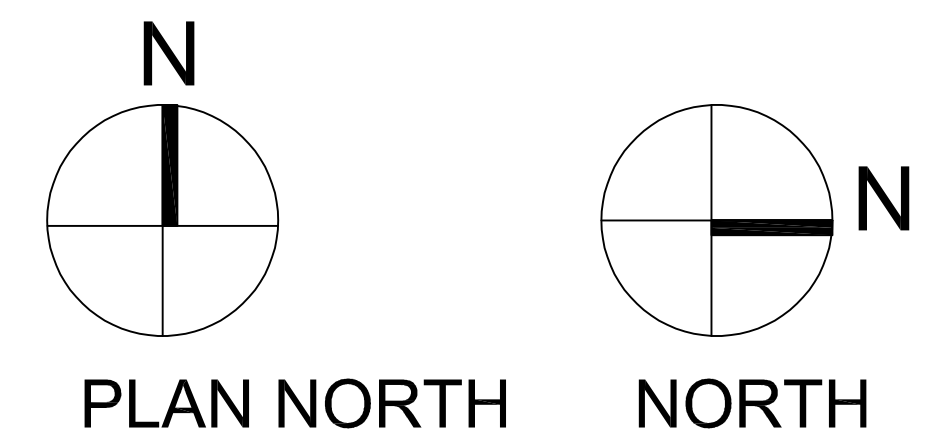
knowledge. Subscribed and sworn to before me this 25th day of

April, 2025



[Signature]
Notary Public for Dallas County,
Texas

Commission expires on 05.06.25

[illegible]

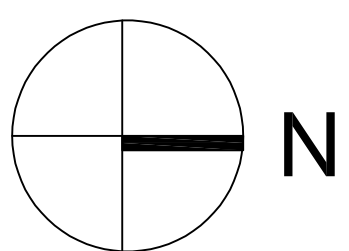
SITE PLAN

SCALE: 3/32" = 1'-0"

[illegible]

SHEET TITLE

SHEET A04



SCALE: 3/16" = 1'-0"