

Record Summary for Board of Adjustments

Record

Record #	Status	Opened Date
BOA-26-000001	Payment Due	01/05/2026

Application Name

Detailed Description

Variance to reduce the front yard setback for a detached carport from 25' to 19'.
Variance to reduce the side yard setback for a detached carport from 5' to inches from the property line. Consent letter from neighbor for the side yard encroachment is provided.

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	0.172

PDOX INFORMATION

PDox Number	-
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PROPERTY INFORMATION

Existing Zoning	R-7.5(A)
Lot Number	10
Lot Size (Acres)	0.172
Block Number	3/4695
Lot Size (Sq. Ft)	7500
How many streets abut the property?	1
Land Use	Residential
Is the property platted?	Yes
Status of Project	Existing
Status of Property	Owner Occupied
Previous Board of Adjustment case filed on this property	No
Accommodation for someone with disabilities	Yes
File Date	-
Seleccione si necesitara un interprete	-
Case Number	-
Are you applying for a fee waiver?	Yes

Have the standards for variance and or special exception been discussed?	Yes
Has the Notification Sign Acknowledgement Form been discussed?	Yes
Referred by	Pemit office

Custom Lists

Board of Adjustment Request

1

Type of Request	Special Exception
Request Description	Equal opportunity for handicapped persons
Application Type	Miscellaneous

2

Type of Request	Special Exception
Request Description	Equal opportunity for handicapped persons
Application Type	Miscellaneous

GIS Information

1

Census Tract Number	91.41
Council District	2

Street Frontage Information

1

Street Frontage	Front
Linear Feet (Sq. Ft)	50

Contact Information

Name	Organization Name	Contact Type	Phone
SYLVIA GARZA Email: GARZA5322@SBCGLOBAL.NET 2511 BROOKFIELD AVE, BENITO JR, DALLAS, TEXAS 752353121	GARZA SYLVIA G &	Applicant	2147949236

Name	Organization Name	Contact Type	Phone
Benito Garza JR Email: bengarza@hotmail.com 2511 Brookfield Ave, Dallas, TX 75235	n/a	Property Owner	2143947132

Address

2511 BROOKFIELD AVE, Dallas, TX 75235

Parcel Information

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
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Owner Information

Primary	Owner Name	Owner Address	Owner Phone
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Y GARZA SYLVIA G & 2511 BROOKFIELD AVE, DALLAS, TEXAS 752353121

Status History

Status	Comment	Assigned Name	Status Date
Application About to Expire	Updated via: BATCH_BUILDING_ABOUT_TO_EXPIRE	Accela Administrator	01/20/2026
In Review		Diana Barkume	01/21/2026
Payment Due		Diana Barkume	01/27/2026

8. Concrete 15. Alley

11

Chain link fences

10

9

150.



1322.44



100 to Thurston Dr.

19.5

40.5

50

