

Record Summary for Board of Adjustments

Record

Record #	Status	Opened Date
BOA-26-000006	In Review	01/28/2026

Application Name

Detailed Description

Requesting a variance and exemption for proposed ADU at 3520 Meadow St for an ADU that exceeds 25% of main structure.

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	-

PDOX INFORMATION

PDox Number	-
-------------	---

PROPERTY INFORMATION

Existing Zoning	PD
Lot Number	3
Lot Size (Acres)	0.1
Block Number	1/1540
Lot Size (Sq. Ft)	4620
How many streets abut the property?	1
Land Use	Single Family Residence
Is the property platted?	No
Status of Project	Proposed
Status of Property	Non-Owner Occupied
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	Not received one yet.
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 Ivan Rosales

Custom Lists

Board of Adjustment Request

1

Type of Request	Special Exception
Request Description	Additional dwelling unit-not for rent
Application Type	Single Family/Duplex Variance or Special Exception
Affirm that an appeal has been made for	Proposed ADU at 3520 Meadow St
Application is made to BOA to grant the described appeal	Proposed ADU at 3520 Meadow St

2

Type of Request	Variance
Request Description	Floor area of the main structure
Application Type	Single Family/Duplex Variance or Special Exception
Affirm that an appeal has been made for	Proposed ADU exceeding 25% at 3520 Meadow St
Application is made to BOA to grant the described appeal	Proposed ADU exceeding 25% at 3520 Meadow St

Street Frontage Information

1

Street Frontage	Front
Linear Feet (Sq. Ft)	42

Contact Information

Name	Organization Name	Contact Type	Phone
Luis Perez Email: luispc1959@gmail.com	Innova Design Group	Applicant	4693948059

Name	Organization Name	Contact Type	Phone
Mustafa Jawadwala Email: contact@muraihomes.com 1715 BRETENMEADOW DR, GRAPEVINE, TEXAS 760514479	JMD HOLDINGS LLC	Property Owner	4693948059

Address

3520 MEADOW ST, Dallas, TX 75215

Parcel Information

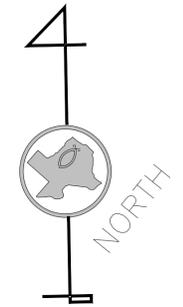
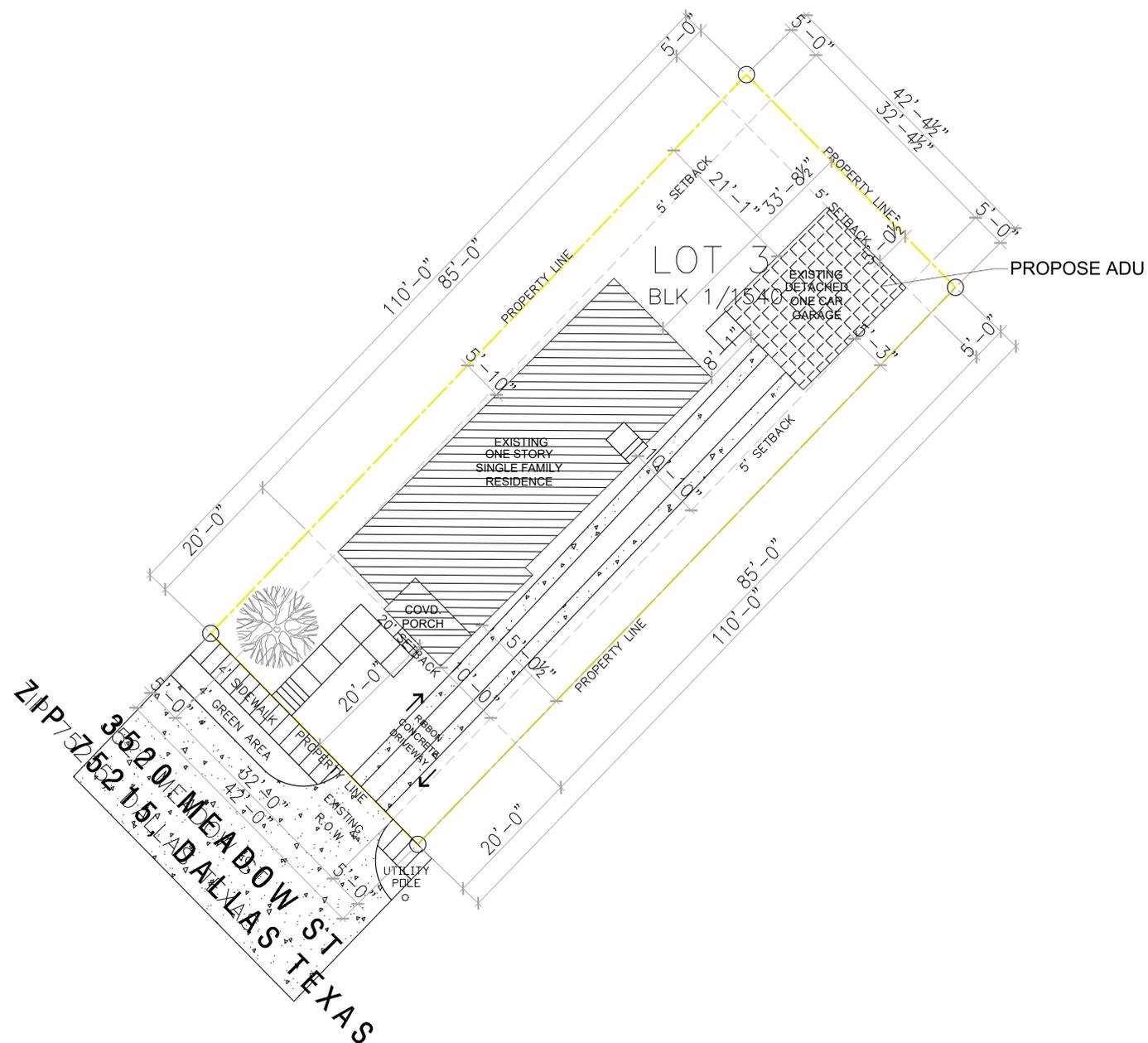
Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000015936400000							
0							

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Y	JMD HOLDINGS LLC	1715 BRETENMEADOW DR, GRAPEVINE, TEXAS 760514479	

Status History

Status	Comment	Assigned Name	Status Date
In Review		Diana Barkume	01/28/2026
Payment Due		Diana Barkume	01/28/2026
In Review		Anna Brickey	01/30/2026
In Review	Updated By Script	Accela Administrator	01/30/2026



© 1111 W MOCKINGBIRD IN DALLAS, TX 75247
 F: 469.319.9944
 P: 469.319.9944

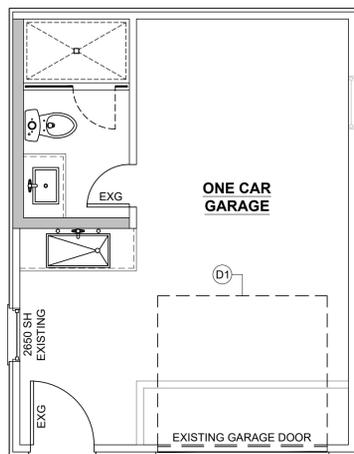
ADDRESS:	3520 MEADOW ST, DALLAS, TX 75215	
	REVISIONS:	V0 - 08/20
CONSULTANT:	GORDONS BLK 1/1540 LT 3	
PROJECT DATA:	LEGAL DESCRIPTION:	GORDONS BLK 1/1540 LT 3
SHEET DATA:	SCALE:	AS NOTED
	DATE:	12/18/25
	SITE PLAN	
	A1-0	

SITE PLAN
 SCALE:
 24X36 SHEET: 1" = 10'-0"
 11X17 SHEET: 1" = 20'-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, THE CREATOR OF THESE PLANS 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.

SCALE: 24X36: 1/4" = 1'-0" || 11X17: 1/8" = 1'-0"



FLOOR PLAN - AS-BUILT

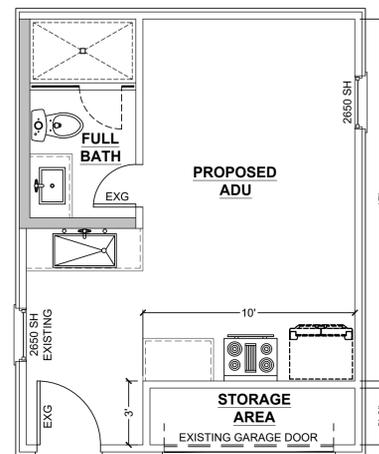
SCALE:
24X36 SHEET: 1/4" = 1'-0"
11X17 SHEET: 1/8" = 1'-0"

DEMOLITION NOTES BY NUMBER

D1. GARAGE DOOR TO REMAIN.

DEMOLITION PLAN LEGEND

	EXISTING PARTITION TO REMAIN.		EXTENT OF DEMOLITION.
	EXISTING PARTITION TO BE REMOVED.		NOT IN CONTRACT.
	PROPOSED WALLS.		PLAN NOTE SYMBOL.
	DENOTES EXISTING TO REMAIN.		CMU BLOCK WALL.
	DENOTES EXISTING TO BE RELOCATED.		PARTIAL WALL PARTITION.
	DENOTES EXISTING TO BE DEMOLISHED.		DEMO AREA, RE NOTES FOR ITEMS TO BE DEMOED.



PROPOSED FLOOR PLAN

SCALE:
24X36 SHEET: 1/4" = 1'-0"
11X17 SHEET: 1/8" = 1'-0"

SQUARE FOOTAGE TABULATION

EXISTING
GARAGE: 334.11 SF

TOTAL EXISTING: 334.11 SF

REMODELED
LIVING AREA: 299.67 SF
STORAGE: 34.44 SF

TOTAL REMODELED: 334.11 SF

TOTAL AUR: 334.11 SF

WINDOW AND DOOR SCHEDULE SYMBOL

2068 REPRESENTS A 2'-8" WIDE X 6'-8" HIGH WINDOW AND DOOR

T.O.S. REPRESENTS "TOP OF SILL"

HC REPRESENTS "HOLLOW CORE"

SC REPRESENTS "SOLID CORE"

CS REPRESENTS "CASED OPENING"

BI REPRESENTS "BIFOLD"

H.H. REPRESENTS HEADER HEIGHT

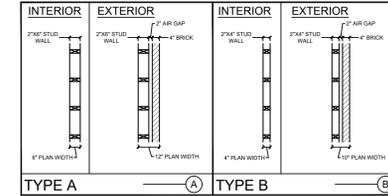
FX REPRESENTS "FIXED"

EXG REPRESENTS "EXISTING"

HT REPRESENTS "HEIGHT"

VIF REPRESENTS "VERIFY IN FIELD"

WALL TYPE



PLAN LEGEND

	PARTIAL HEIGHT WALL.		WALL TYPE.
	2"X6" STUD WALL.		REVISION MARK.
	2"X4" STUD WALL.		CABINETS.
	PLAN NOTE SYMBOL.		WALL NICHE.
	BRICK WALL.		ADDITIONAL INSULATED WALL.
	CEILING HEIGHT		



1111 W. MOCKINGBIRD IN DALLAS, TX 75247
F: 214.350.9999
P: 469.288.8074

ADDRESS:
3520 MEADOW ST,
DALLAS, TX 75215

REVISIONS:
V0 - 08/20

CONSULTANT:
LEGAL DESCRIPTION:
GORDONS
BLK 1/1540 LT 3

PROJECT DATA:
SCALE:
AS NOTED
DATE:
12/18/25

SHEET DATA:
FLOOR PLAN

A2-0

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, THE CREATOR OF THESE PLANS 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, TRACKING OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

SCALE: 24X36: 1/4" = 1'-0" || 11X17: 1/8" = 1'-0"



© 1111 W MOCKINGBIRD IN DALLAS, TX 75247
 F: 469.319.9000
 P: 469.319.9000

**3520 MEADOW ST,
 DALLAS, TX 75215**

ADDRESS:

REVISIONS: V0 - 08/20

CONSULTANT:

PROJECT DATA:
 LEGAL DESCRIPTION:
 GORDONS
 BLK 1/1540 LT 3

SCALE:

AS NOTED

DATE:

12/18/25

SHEET DATA:

FLOOR
 PLAN
 NOTES

A2-1

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, THE CREATOR OF THESE PLANS 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.

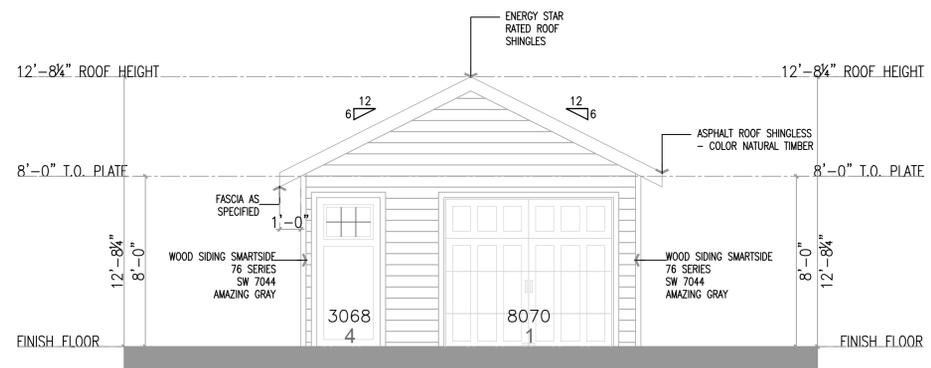
SCALE: 24X36, 1/4" = 1'-0" || 11X17, 1/8" = 1'-0"

FLOOR PLAN NOTES:

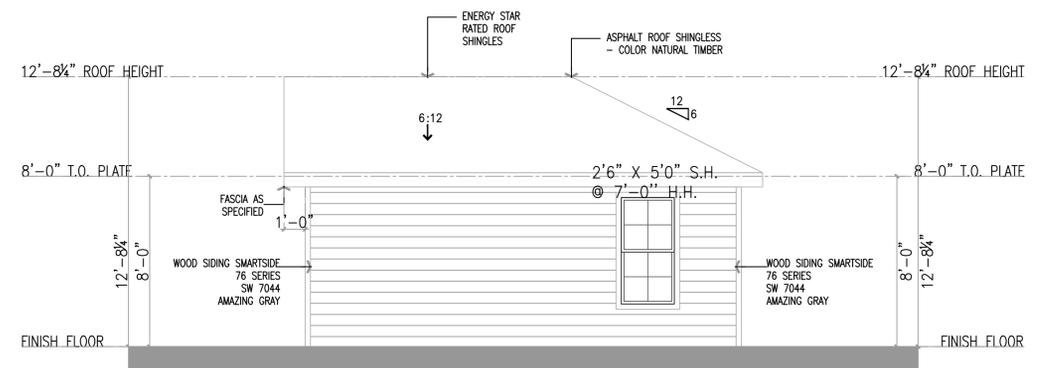
1. ALL STRUCTURAL INFORMATION SHOWN FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL HAVE LICENSED STRUCTURAL ENGINEER REVIEW AND DESIGN ALL STRUCTURAL ELEMENTS SUCH AS ALL FRAMING WALLS, BEAMS, CONNECTION, HEADERS, JOIST AND RAFTERS.
2. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUDS UNLESS NOTED OTHERWISE.
3. WINDOW SIZES INDICATED ON PLANS ARE NOTED BY APPROXIMATE ROUGH OPENING SIZE, REFER TO PLANS AND EXTERIOR ELEVATIONS FOR WINDOW TYPES.
4. COORDINATE LOCATION OF UTILITY METERS WITH SITE PLAN AND LOCATE AWAY FROM PUBLIC VIEW. VISUAL IMPACT SHALL BE MINIMIZED, I.E. MOUNT AS LOW AS POSSIBLE.
5. CONTRACTOR SHALL COORDINATE ALL CLOSET SHELVING REQUIREMENTS.
6. DO NOT SCALE DRAWINGS, FOLLOW DIMENSIONS ONLY.
7. CONTRACTOR SHALL FIELD VERIFY ALL CABINET DIMENSIONS BEFORE FABRICATION.
8. BEDROOM WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ.FT. A MINIMUM NET CLEAR OPENABLE WIDTH OF 20", A MINIMUM NET CLEAR OPENABLE HEIGHT OF 24" AND HAVE A MAXIMUM FINISH SILL HEIGHT OF 43" FROM FINISH FLOOR.
9. ALL GLASS LOCATED WITHIN 18" OF FLOOR, 12" OF A DOOR OR LOCATED WITHIN 60" OF FLOOR AT BATHTUBS, WHIRLPOOLS, SHOWERS, SAUNAS, STEAM ROOMS OR HOT TUBS SHALL BE TEMPERED.
10. ALL EXPOSED INSULATION SHALL HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.
11. PROVIDE COMBUSTION AIR VENTS, WITH SCREEN AND BACK DAMPER, FOR FIREPLACES, WOOD STOVES AND ANY APPLIANCE WITH AN OPEN FLAME.
12. BATHROOMS AND UTILITY ROOMS SHALL BE VENTED TO THE OUTSIDE WITH A MINIMUM OF A 90 CFM FAN. RANGE HOODS SHALL ALSO BE VENTED TO OUTSIDE.
13. ATTIC HVAC UNITS SHALL BE LOCATED WITHIN 20' OF ITS SERVICE OPENING. RETURN AIR GRILLES SHALL NOT BE LOCATED WITHIN 10 FEET OF A GAS FIRED APPLIANCE.
14. ALL WALLS AND CEILINGS IN GARAGE AND GARAGE STORAGE AREAS TO HAVE 5/8" TYPE-X GYP. BOARD W/ 1-HOUR FIRE RATING. ALL EXT. DOORS IN GARAGE TO BE METAL OR SOLID CORE DOORS INCLUDING DOORS ENTERING HEAT/COOLED PORTION OF RESIDENCE.
15. ALL FIREPLACE CHASE WALLS SHALL BE INSULATED INSIDE AND OUTSIDE. PROVIDE HORIZONTAL 'DRAFT STOPS' AT EACH FLOOR LEVEL BY PACKING 6" (R-19) INSULATION BETWEEN 2x4 JOISTS.
16. ALL INTERIOR WALLS SHALL BE COVERED WITH 1/2" GYPSUM BOARD, WITH METAL CORNER REINFORCING, TAPE FLOAT AND SAND. (3 COATS) USE 5/8" GYPSUM BOARD ON CEILING WHEN SUPPORTING MEMBERS ARE 24" O.C. OR GREATER USE 1/2" GYP. BOARD ON CEILING MEMBERS LESS THAN 24" O.C.
17. ALL BATH AND TOILET AREA WALLS AND CEILINGS SHALL HAVE WATER RESISTANT GYPSUM BOARD.

NOTE:

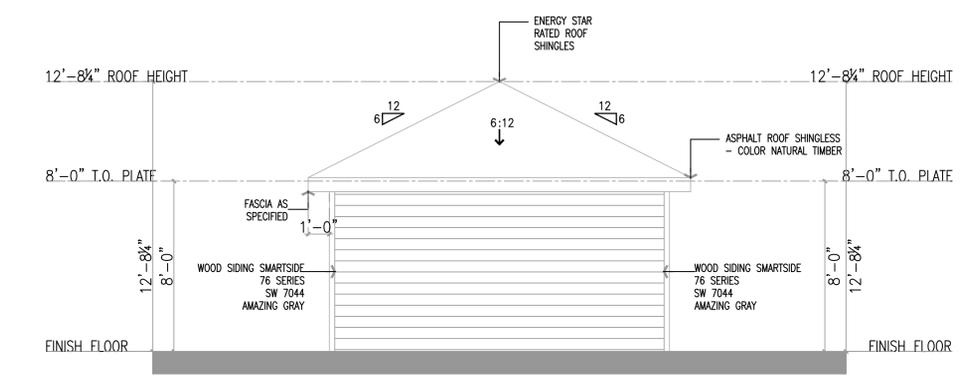
1. ALL CEILINGS TO BE 8'-0" HIGH UNLESS NOTED.
2. BUILDER TO APPROVE & VERIFY ALL PLANS BEFORE CONSTRUCTION.
3. VERIFY ALL PLANS W/ LOCAL BUILDING CODES.
4. HVAC TO BE IN ATTIC UNLESS OTHERWISE NOTED.
5. W.H. IN MECH CLOSET.
6. PROVIDE SHUT-OFF VALVE FOR ALL GAS APPLIANCES REFERENCE IRC SECTION G2419.
7. ALL GLASS LOCATED WITHIN 18" OF FLOOR, 12" OF A DOOR OR LOCATED WITHIN 60" OF FLOOR AT BATHTUBS, WHIRLPOOLS, SHOWERS, SAUNAS, STEAM ROOM OR HOT TUBS SHALL BE TEMPERED. TO COMELY W/ IRC SECTION R308.4.8.



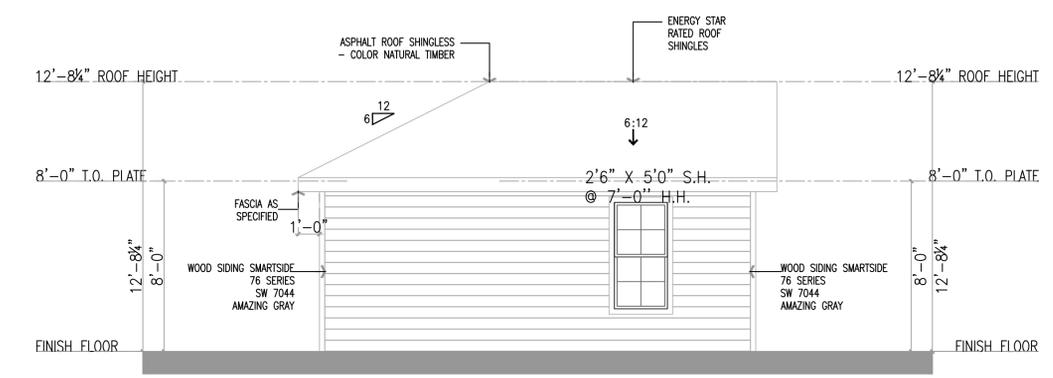
A EXISTING FRONT ELEVATION
 SCALE:
 24X36 SHEET: 1/4" = 1'-0"
 11X17 SHEET: 1/8" = 1'-0"



B PROPOSED RIGHT ELEVATION
 SCALE:
 24X36 SHEET: 1/4" = 1'-0"
 11X17 SHEET: 1/8" = 1'-0"



C EXISTING REAR ELEVATION
 SCALE:
 24X36 SHEET: 1/4" = 1'-0"
 11X17 SHEET: 1/8" = 1'-0"



D EXISTING LEFT ELEVATION
 SCALE:
 24X36 SHEET: 1/4" = 1'-0"
 11X17 SHEET: 1/8" = 1'-0"

ADDRESS:
 REVISIONS:
 CONSULTANT:

**3520 MEADOW ST,
 DALLAS, TX 75215**

V0 - 08/20

PROJECT DATA:
 LEGAL DESCRIPTION:
 GORDONS
 BLK 1/1540 LT 3

SCALE:
 AS NOTED
 DATE:
 12/18/25

SHEET DATA:
 ELEVATIONS
A3-0

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, THE CREATOR OF THESE PLANS 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, TRACKING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.