

Record Summary for Board of Adjustments

Record

Record #	Status	Opened Date
BOA-26-000015	In Review	02/25/2026

Application Name

Detailed Description

Current setbacks do not allow for a house to be built on the lot. With adjusted setbacks of 5ft on the left with corner, 0ft on the right, and 15ft in the front, a house can be placed that conforms to the neighborhood and is similar to the area.

We are seeking to build a home on this lot with adjusted setbacks to accomodate for the size of the lot purchased from the City of Dallas through the Land Transfer Program.

Assigned To Department

Assigned to Staff

Record Type

Board of Adjustments

Custom Fields

INTERNAL USE ONLY

Source of Request	Self
Fee Waiver Granted	-
Number of Parking Spaces	-
Lot Acreage	0.053

PDOX INFORMATION

PDox Number	-
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PROPERTY INFORMATION

Existing Zoning	-
Lot Number	1
Lot Size (Acres)	0.053
Block Number	3/7677
Lot Size (Sq. Ft)	2307
How many streets abut the property?	2
Land Use	Vacant Residential
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	-
Seleccione si necesitara un interprete	-

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	L. Jacques; D. Barkume

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	We are requesting a variance of the setbacks for PD 1052, subdistrict 1 with a 5ft build line on the left with the corner, none on the right, and a 15ft build line in the front.
Application is made to BOA to grant the described appeal	The corner lot with the pie shape does not allow for the house to be built using the current setback requirements. With adjusted setbacks as indicated in the previous question, a house can be built that conforms to the neighborhood and is similar to the area the home would be located.

2

Type of Request	Variance
Request Description	Side-yard
Application Type	Single Family/Duplex Variance or Special Exception

Street Frontage Information

1

Street Frontage	Front
Linear Feet (Sq. Ft)	15

2

Street Frontage	Side
Linear Feet (Sq. Ft)	5

3

Street Frontage	Side
Linear Feet (Sq. Ft)	0

Contact Information

Name	Organization Name	Contact Type	Phone
Wendell Lockhart	Covenant Homes Construction & Renovation, LLC	Applicant	2148171958
Email: Fs4.chcr@gmail.com			
PO Box 1719, PO Box 1719, Cedar Hill, TX 75106			

Name	Organization Name	Contact Type	Phone
Wendell Lockhart	Covenant Homes Construction & Renovation, LLC	Property Owner	2148171958
Email: Fs4.chcr@gmail.com			
PO Box 1719, PO Box 1719, Cedar Hill, TX 75106			

Address

401 HART ST, Dallas, TX 75203

Parcel Information

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000076225900000							
0							

Owner Information

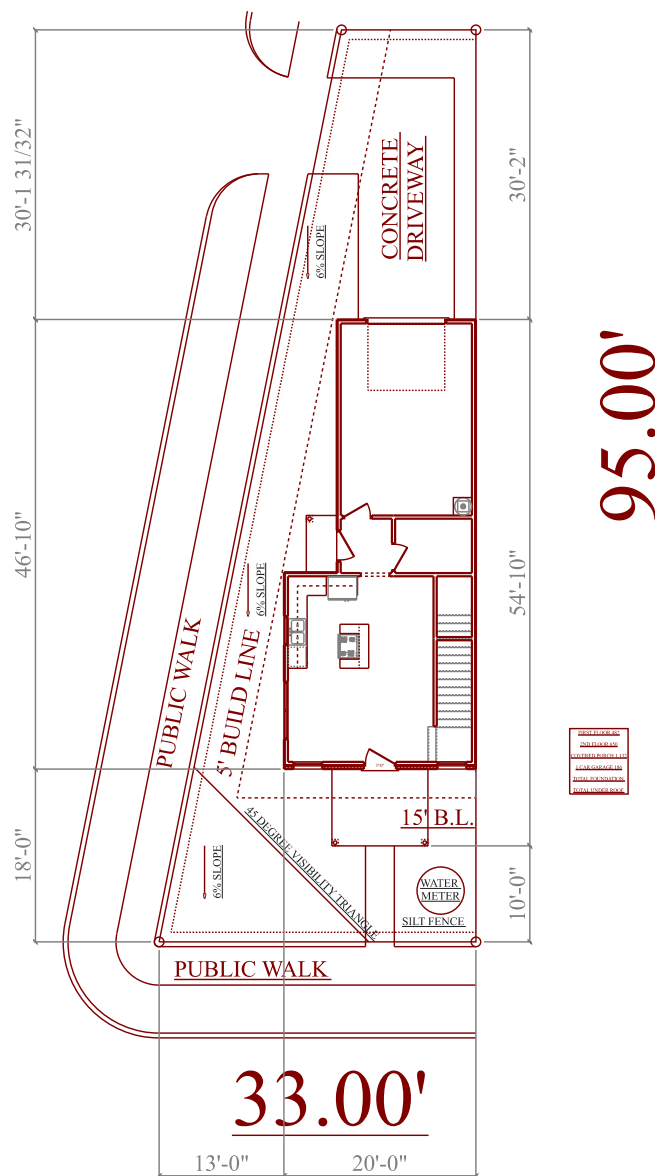
Primary	Owner Name	Owner Address	Owner Phone
Y	COVENANT HOMES CONSTRUCTION &	4041 W WHEATLAND RD STE 106, DALLAS, TEXAS 752374060	

Status History

Status	Comment	Assigned Name	Status Date
In Review		Diana Barkume	02/27/2026
Payment Due		Diana Barkume	02/27/2026
In Review	Updated By Script	Accela Administrator	03/02/2026

LOT 1 BLOCK 3/7677
MEADOWMERE
DALLAS, TEXAS
DALLAS COUNTY

14.00'



95.00'

401 HART STREET



FLOOD CONTOUR 420
 ZONING PD
 AREA COVERAGE 832
 LOT SIZE 2.307
 COVERAGE AREA 36%

NO UTILITY POLE,
 STORM WATER INLETS, ETC.
 ARE PRESENT ON PROPERTY

TREE - MIN 2" CALIPER

WATER DRAINAGE
 EASEMENT
 NOTATED BY
 ARROWS

SITE PLAN
 SCALE: 1" = 20'-0"



Residential Home Designs
 (214) 399-0663
 DesignsYourWay.RC@gmail.com
 East Marvin Avenue
 Waxahachie, Texas 75165

JULY 11th, 2024

PLAN ID
 1270



A NEW SINGLE FAMILY HOME
 TO BE CONSTRUCTED @
 401 HART STREET
 LOT 1 BLOCK 3/7677
 MEADOWMERE
 DALLAS, TEXAS - DALLAS COUNTY

