

Record Summary for Board of Adjustments

Record

Record #	Status	Opened Date
BOA-26-000025	Pending	04/10/2026

Application Name

Detailed Description

Request for variance of 5' to the front yard setback regulations on the JB Jackson frontage.

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	-
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PROPERTY INFORMATION

Existing Zoning	PD
Lot Number	20
Lot Size (Acres)	0.15
Block Number	24/812
Lot Size (Sq. Ft)	6500
How many streets abut the property?	2
Land Use	multifamily
Is the property platted?	Yes
Status of Project	Proposed
Status of Property	Vacant Land
Previous Board of Adjustment case filed on this property	-
Accommodation for someone with disabilities	No
File Date	-
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	Diana

Custom Lists

Board of Adjustment Request

1

Type of Request	Variance
Affirm that an appeal has been made for	5' to the 15' front yard setback
Application is made to BOA to grant the described appeal	The property is restricted by two front yard requirements due to two street frontages. The variance is necessary to develop the property commensurate with similarly sized, multifamily uses on PD 595 MF-1(A) zoned properties. The adjacent corner property across the alley is zoned WMU-5 and treats its JB Jackson Blvd frontage as a side street per Article XIII and does not have a front yard continuity requirement.

Street Frontage Information

1

Street Frontage	Front
Linear Feet (Sq. Ft)	50

2

Street Frontage	Front
Linear Feet (Sq. Ft)	130

Contact Information

Name	Organization Name	Contact Type	Phone
Buzz Urban	Buzz Urban Planning LLC	Applicant	4692752414
Email: permits@buzzurbanplanning.com			
PO Box 38586, Dallas, TX 75238			

Name	Organization Name	Contact Type	Phone
Gary Hasty	1109 JB JACKSON LLC	Property Owner	4692752414
Email: jennifer@buzzurbanplanning.com			
2279 DORIAN PL, DALLAS, TEXAS 752285877			

Address

1109 JB JACKSON JR BLVD, Dallas, TX 75210

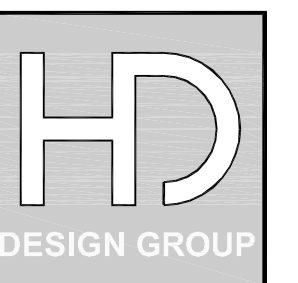
Parcel Information

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000012819400000 0							

Owner Information

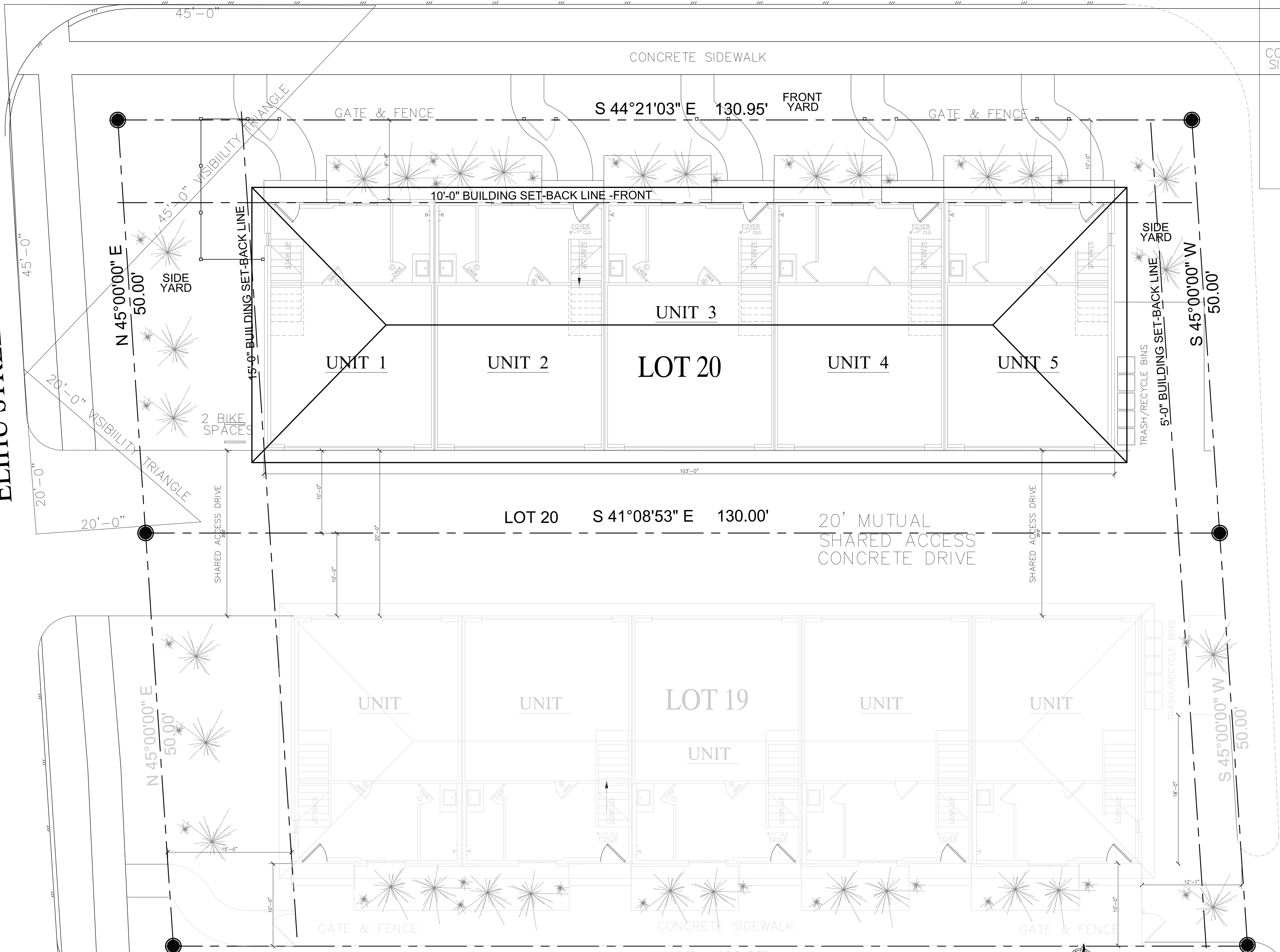
Primary	Owner Name	Owner Address	Owner Phone
Y	1109 JB JACKSON LLC	2279 DORIAN PL, DALLAS, TEXAS 752285877	

JB JACKSON JR BLOUARD



HD DESIGN GROUP, LLC
 2010 WESTWOOD AVENUE
 DALLAS, TEXAS 75226
 214.421.8800
 www.hddesigngroup.com

ELIHU STREET



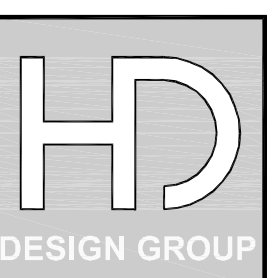
JB JACKSON JR BLOUARD
 1109 JB JACKSON JR BLOUARD
 DALLAS, TEXAS 75226

REV. NO.	DATE	DESCRIPTION
		OWNER REVIEW
		OWNER REVIEW
		CONSTRUCTION PERMIT SET

DATE ISSUED:
 03-08-26
 PROJECT NO.:
 258031
 DRAWING NO.:
A01

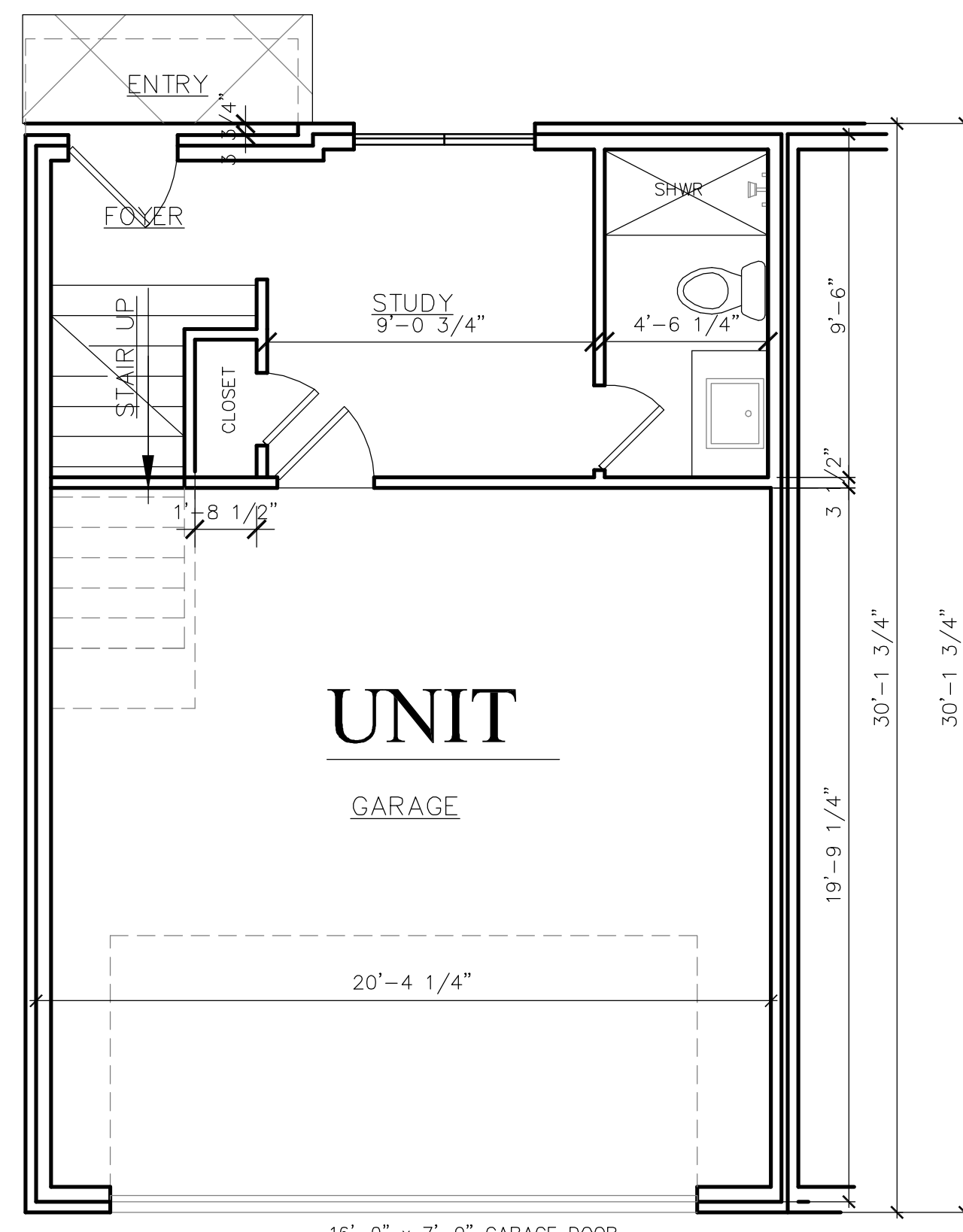
1 SITE PLAN
 3/16" = 1'-0"



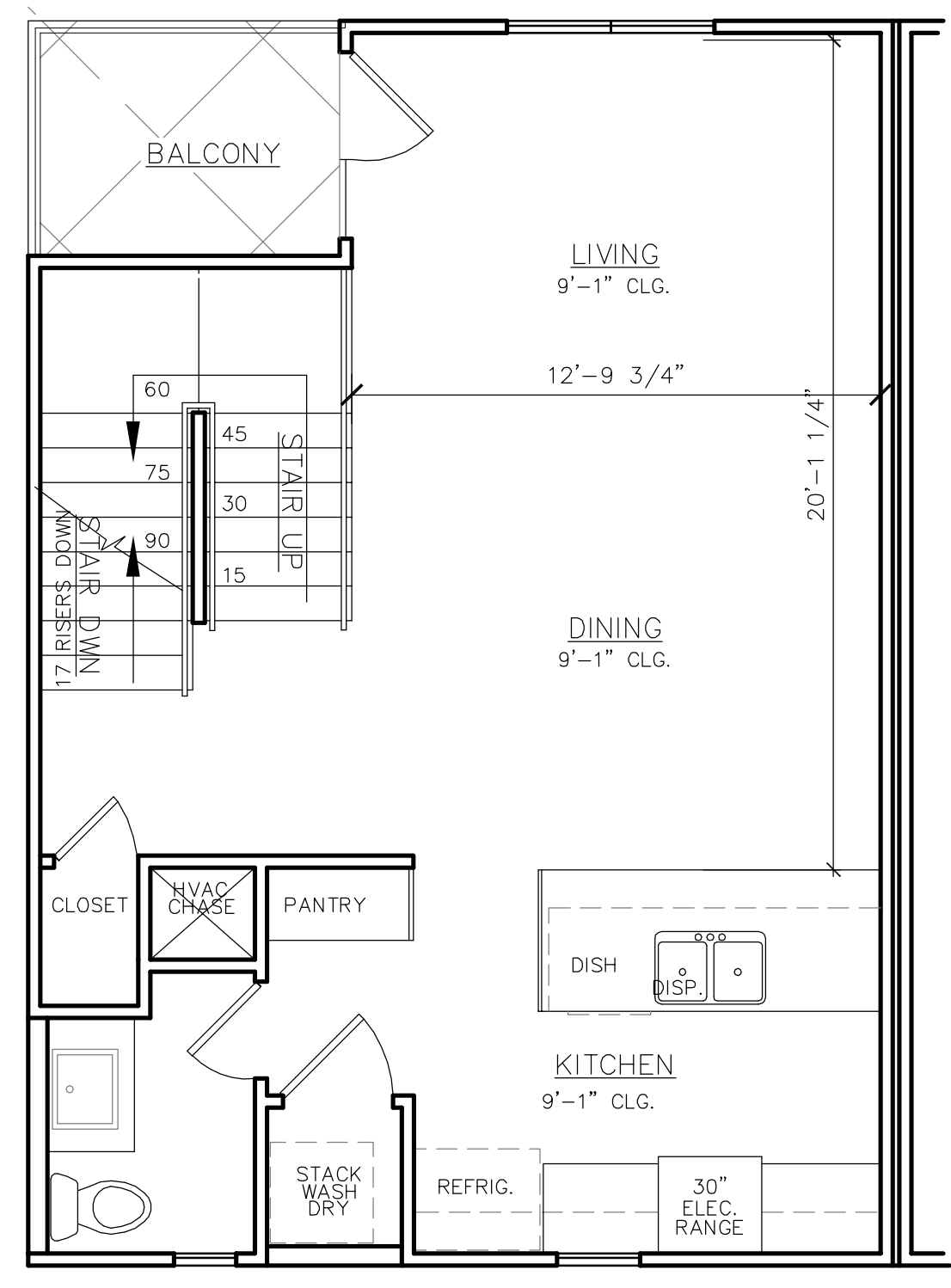


HD DESIGN GROUP, LLC
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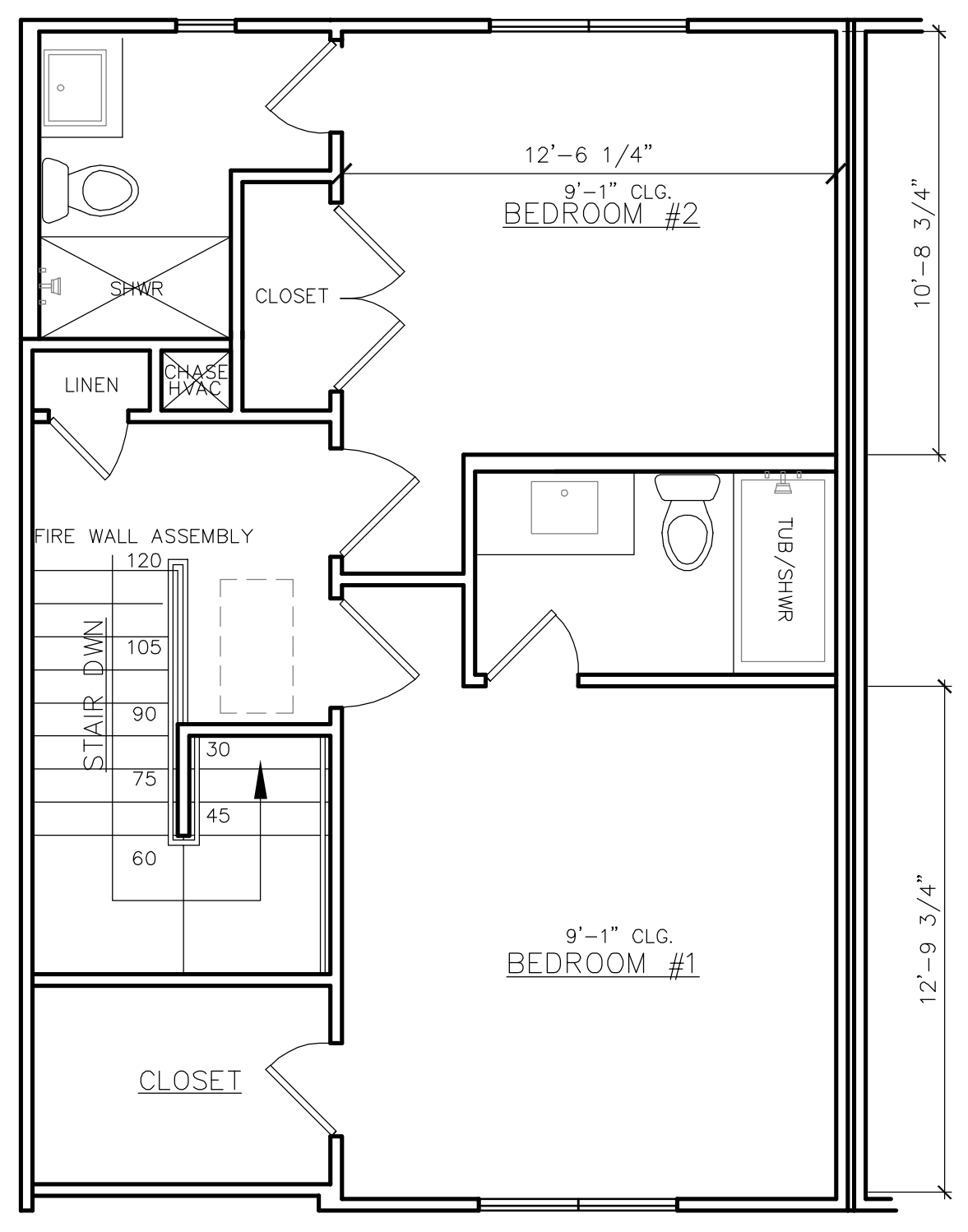
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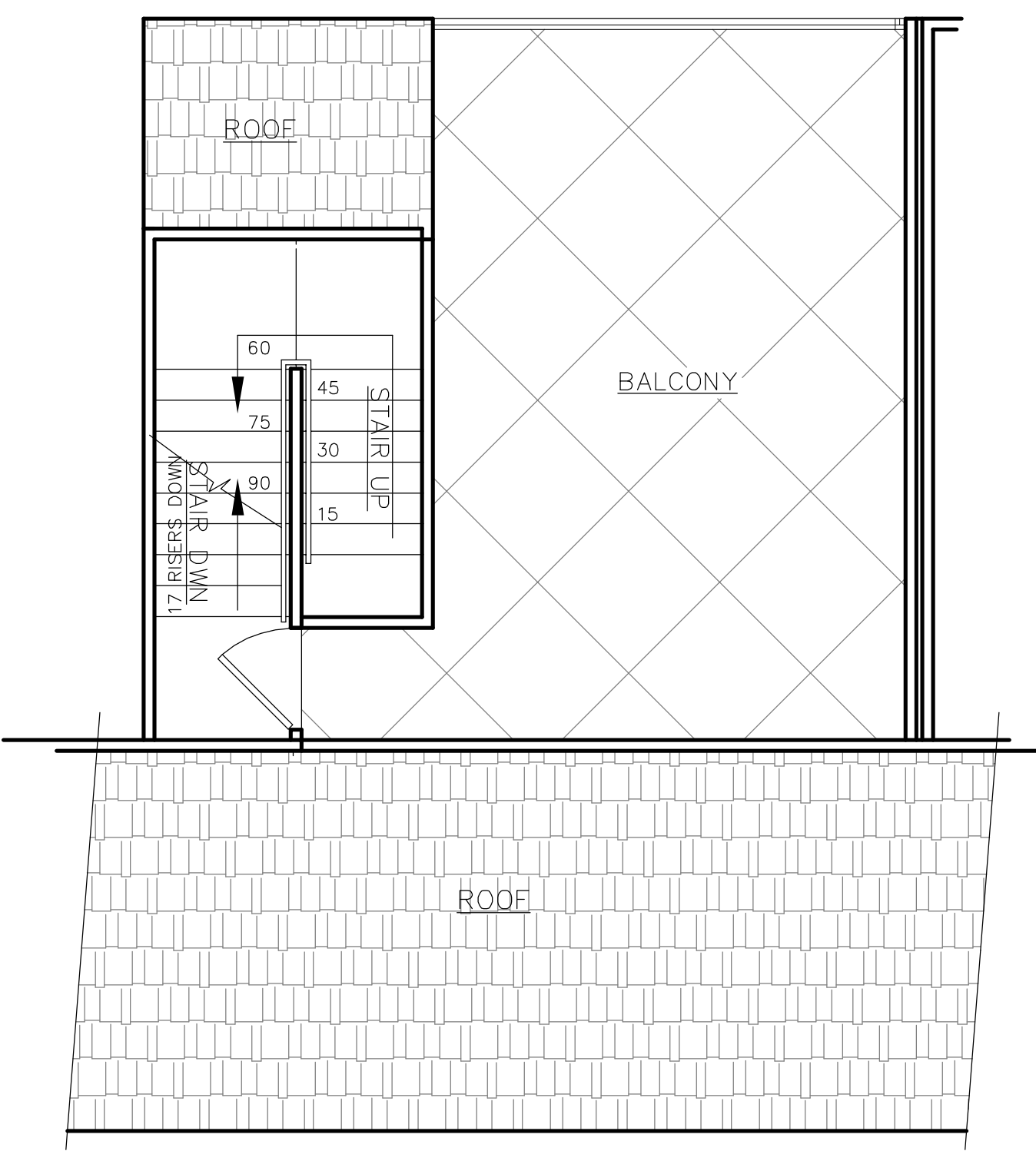
GROUND LEVEL FLOOR PLAN
UNIT #1-5
GROUND LEVEL FLOOR PLAN
1/4" = 1'-0"



SECOND LEVEL FLOOR PLAN
UNIT #1-5
SECOND LEVEL FLOOR PLAN
1/4" = 1'-0"



THIRD LEVEL FLOOR PLAN
UNIT #1-5
THIRD LEVEL FLOOR PLAN
1/4" = 1'-0"



ROOF FLOOR PLAN
UNIT #1-5
ROOF LEVEL FLOOR PLAN
1/4" = 1'-0"



1 SIDE ELEVATION - EAST
SCALE 1/4" = 1'-0"

JB JACKSON JR. BLVD. ELEVATION

210 SQ.FT.	LOWER A/C
400 SQ.FT.	GARAGE
30 SQ.FT.	PORCH/BAL
515 SQ.FT.	MAIN A/C
545 SQ.FT.	UPPER A/C
2 BEDROOM UNIT	
1270 SQ.FT.	TOTAL A/C

REV. NO.	DATE	DESCRIPTION
		OWNER REVIEW
		OWNER REVIEW
		CONSTRUCTION PERMIT SET

DATE ISSUED:
03-08-26
PROJECT NO.:
258031
DRAWING NO.:
A02