BOA-26-000065

Menu Reports Help

File Date: 08/11/2026

Application Status: In Review

Assigned To: Diana Barkume

Description of Work: FILE NUMBER: BOA-26-000065 BUILDING OFFICIAL'S REPORT: Application of Molly Kathryn Davis for (1) a special exception to the front yard setbacks for a carport at 1227 SAN PATRICIO DRIVE. This property is more fully described as block A/5363 lot 4, and is zoned R-7.5(A), which requires a 25-foot front yard setback. The applicant proposes to construct and/or maintain a carport in a required front yard and provide a 20-foot front yard setback, which will require a 5-foot special exception to the front side yard setback regulations for a carport. LOCATION: 1227 SAN PATRICIO DR APPLICANT: Molly Kathryn Davis REQUEST: (1) Special exception to the front yard setbacks for a carport BOARD OF ADJUSTMENT CITY OF DALLAS, TEXAS FILE NUMBER: BOA-26-000065_FW1 BUILDING OFFICIAL'S REPORT: Application of Molly Kathryn Davis for (1) a fee waiver for a special exception to the front yard setback regulations for a carport at 1227 SAN PATRICIO DRIVE. This property is more fully described as Block A/5363, Lot 4, and is zoned R-7.5(A). LOCATION: 1227 SAN PATRICIO DRIVE APPLICANT: Molly Kathryn Davis REQUEST: (1) Fee a waiver for a special exception to the front yard setback regulations for a carport.

Application Detail: Detail

Application Name:

Application Type: Board of Adjustments

Documents:

File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
1227 San Patricio Dr ...	BLDG_BDA	Certificate - Tax		application/pdf	Uploaded	08/11/2026
1227 San Patricio Dr ...	BLDG_BDA	Legal Descripti...		application/pdf	Uploaded	08/11/2026
1227 San Patricio Dr ...	BLDG_BDA	Plans - Site Plan		application/pdf	Uploaded	08/11/2026
1227 San Patricio Dr ...	BLDG_BDA	Plat - Certifie...		application/pdf	Uploaded	08/11/2026
1227 San Patricio Dr ...	BLDG_BDA	Statement - Lien		application/pdf	Uploaded	08/11/2026
1227 San Patricio Dr ...	BLDG_BDA	Maps - Block		image/jpeg	Uploaded	08/11/2026
1227 San Patricio Dr ...	BLDG_BDA	Maps - Zoning L...		application/pdf	Uploaded	08/11/2026

Show all

Address: 1227 SAN PATRICIO DR, Dallas, TX 75218

Owner Name: DAVIS MOLLY KATHRYN

Owner Address: 1227 SAN PATRICIO DR, DALLAS, TEXAS 752183133

Parcel No: 00000379777000000

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Molly Kathryn Davis		Applicant	Mailing, 1227 San Patr...	Active
Molly Davis		Property Owner	Mailing, 1227 San Patr...	Active

Licensed Professionals Info:

Primary	Registration Number	License Type	Name	Business Name	Business License #

Total Fee Assessed: $15.00

Total Fee Invoiced: $15.00

Balance: $0.00

Custom Fields: **Property Details**

Existing Zoning	**Lot Number**	**Lot Size (Acres)**
R-7.5(A)	4	0.23856749
Block Number	**Lot Size (Sq. Ft)**	**How many streets abut the property?**
A/5363	10392.0000	1
Land Use	**Is the property platted?**	**Status of Project**
SINGLE FAMILY RESIDENCE	Yes	Existing
Status of Property	**Previous Board of Adjustment case filed on this property**	**Accommodation for someone with disabilities**
Owner Occupied	No	No
File Date	**Seleccione si necesitara un interprete**	**Case Number**
08/11/2026		_
Are you applying for a fee waiver?	**Have the standards for variance and or special exception been discussed?**	**Has the Notification Sign Acknowledgement Form been discussed?**
Yes	Yes	No
Referred by		
Code/Permit		

Internal Use Only

Source of Request	Fee Waiver Granted	Number of Parking Spaces
Code Enforcement	√	_

Lot Acreage
0.23856749

PDox Information
PDox Number
BLOCKED

Board of Adjustment Request

Type of Request	Request Description	Application Type	Other	Affirm that an appeal has been made for	Application is made to BOA to grant the described appeal	Outcome
Special Exception	Carport in front-yard	Single Family/Duplex Variance or Special Exception		Special exception to allow the existing attached carport to remain in its current location and configuration for parking purposes only.	The existing carport provides the only practical covered off-street parking for the residence, as there is no access to park behind the house. Modifying the structure to meet the applicable setback requirement would require substantially shortening the carport, leaving it too short to fully cover a typical passenger vehicle and significantly reducing its intended function. The existing carport does not create visibility concerns and is used for parking only. The special exception is requested to allow the carport to remain in its current configuration so that I may proceed with the required permitting process and bring the structure into compliance with City requirements.	Accepted

Street Frontage Information

Street Frontage	Linear Feet (Sq. Ft) (Number)
Front	60

Case Information

Full Request	Brief Request	Zoning Requirements	Relevant History	BOA History	BOA History Details
APPROVED- fee waiver for (1) a special exception to the front yard setbacks for a carport regulation.	fee a waiver special exception to the front yard setbacks for a carport	requires a 25-foot front yard setback	BOARD OF ADJUSTMENT CITY OF DALLAS, TEXAS FILE NUMBER: BOA-26-000065_FW1 BUILDING OFFICIAL'S REPORT: Application of Molly Kathryn Davis for (1) a fee waiver for a special exception to the front yard setback regulations for a carport at 1227 SAN PATRICIO DRIVE. This property is more fully described as Block A/5363, Lot 4, and is zoned R-7.5(A). LOCATION: 1227 SAN PATRICIO DRIVE APPLICANT: Molly Kathryn Davis REQUEST: (1) Fee a waiver for a special exception to the front yard setback regulations for a carport.	No	APPROVED
to construct and/or maintain a carport for a single-family residential dwelling in a required front yard and provide a 20-foot front yard setback, which will require a 5-foot special exception to the front side yard setback regulations for a carport.	special exception to the front yard setbacks for a carport	requires a 25-foot front yard setback	SEE INITIAL CASE ABOVE	Yes	

Board of Adjustment Meeting

Hearing Type	Action Date	Time	Room	Panel	Presiding Officer	BOA Administrator	BOA Secretary	BOA Code Specialist	Case Assigned to	Notes	Outcome	Filing Date
			6ES	C	Robert F. Agnich	Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Kameka Miller-Hoskins	special exception to the front yard setbacks for a carport	Scheduled	

GIS Information

Parcel Number (Number)	Service	Layer	Attribute Value	Census Tract Number (Number)	Council District	School District	Escarpment	Floodplain

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Intake		In Progress	09/28/2026	Diana Barkume
GIS AOR Review				
Case Assignment		Case Manager...		
Site Inspection				
Plans Distribution				
Subdivision Review				
Q Team Review				
Arborist Review				
Building Code Review				
Zoning Review				
Electrical Review				
Eng Water and Wastewat...				
Historic Preservation ...				
Eng Paving and Drainag...				
Eng Flood Plain Review				
Board of Adjustment Re...				
Conservation Review				
Traffic Review				
GIS Review				
Residential Team Review				
Signs Review				
Plans Coordination				
Board of Adjustment He...				
Two-Year Waiver Period				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By
BOA History	This will display in t...	Applied	08/11/2026	Notice	
General Facts/Staff An...	This will display in t...	Applied	08/11/2026	Notice	
Land Use	This will display in t...	Applied	08/11/2026	Notice	
Staff Recommendation	Staff Recommendation	Applied	08/11/2026	Notice	
Standard of Review	This will display in t...	Applied	08/11/2026	Notice	
Timeline	This will display in t...	Applied	08/11/2026	Notice	
Zoning	This will display in t...	Applied	08/11/2026	Notice	

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

BOARD OF ADJUSTMENT
CITY OF DALLAS, TEXAS

FILE NUMBER: BOA-26-000065

BUILDING OFFICIAL'S REPORT: Application of Molly Kathryn Davis for (1) a special exception to the front yard setbacks for a carport at 1227 SAN PATRICIO DRIVE. This property is more fully described as block A/5363 lot 4, and is zoned R-7.5(A), which requires a 25-foot front yard setback. The applicant proposes to construct and/or maintain a carport in a required front yard and provide a 20-foot front yard setback, which will require a 5-foot special exception to the front yard setback regulations for a carport.

LOCATION: 1227 SAN PATRICIO DR

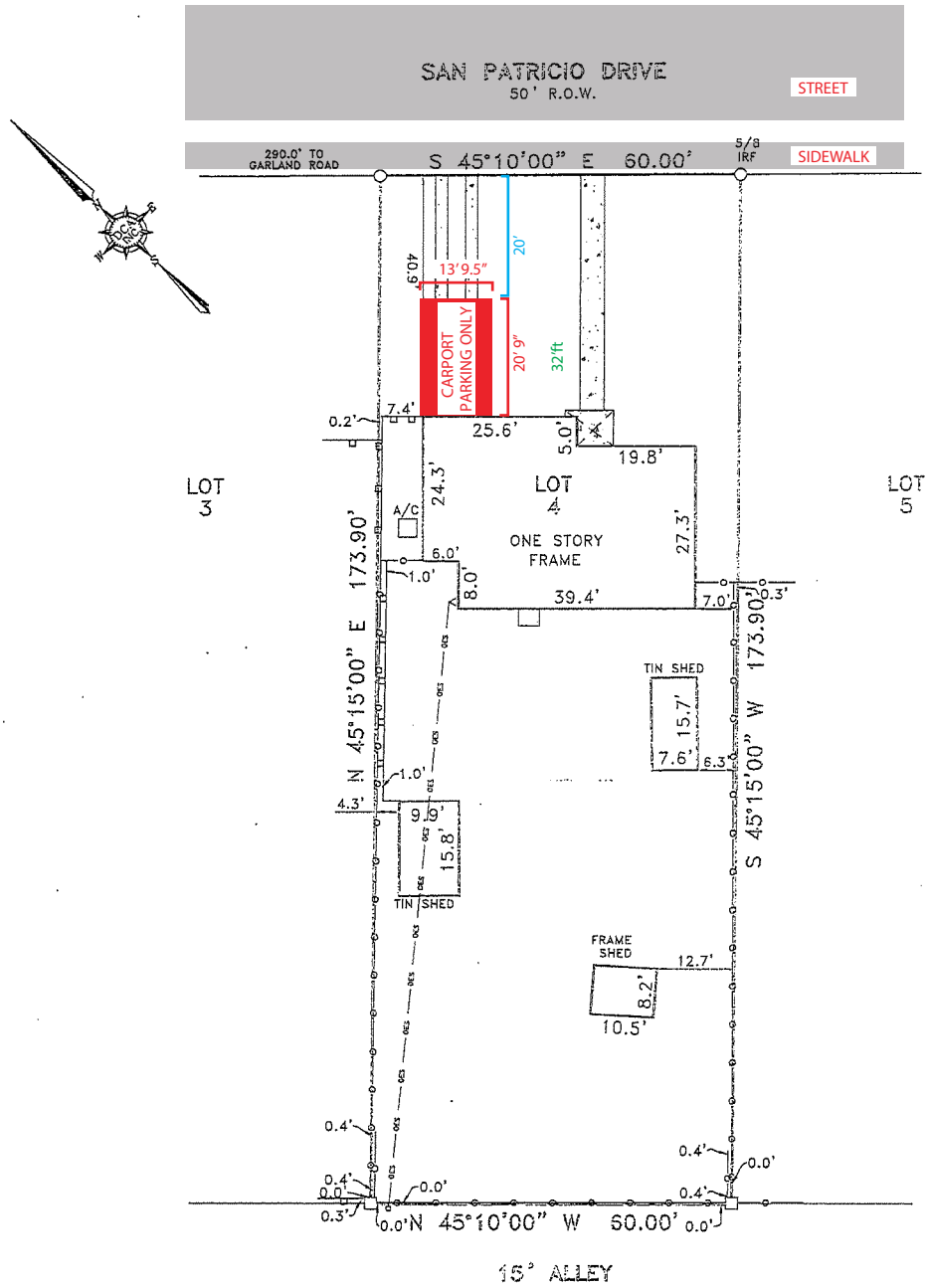
APPLICANT: Molly Kathryn Davis

REQUEST:

(1) Special exception to the front yard setbacks for a carport

SURVEY PLAT

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 1227 SAN PATRICIO DRIVE, in the city of DALLAS, Texas. Lot No. 4 Block No. A/5363 of SCURRY ADDITION an addition to the City of DALLAS, DALLAS COUNTY, Texas, according to the MAP OR PLAT recorded in VOLUME 9 at PAGE 215 of the MAP/PLAT Records of DALLAS County, Texas.



NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
NOTE: According to the F.I.R.M. No. 48113C0355 J this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.
This survey is made in conjunction with the information provided by NORTH AMERICAN Title Company in connection with the transaction described in G.F. 14702-08-00653. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE

Drawn By: MATT
Scale: 1"=20'
Date: 09-29-08
Borrower: JOHNSON
Job No. 0804793-1

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- 1" IRON PIPE FOUND
- FENCE POST CORNER
- "X" FOUND/SET
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- ASPHALT PAVING
- GRAVEL/ROCK ROAD OR DRIVE
- POWER POLE
- BRICK COLUMN
- A/C AIR CONDITIONING
- CHAIN LINK FENCE
- WOOD FENCE 0.5' WIDE TYPICAL
- WIRE FENCE
- IRON FENCE
- PIPE FENCE
- COVERED PORCH, DECK OR CARPORT
- OES — OES — OVERHEAD ELECTRIC SERVICE
- OHP — OHP — OVERHEAD POWER LINE
- CONCRETE PAVING

DOUG CONNALLY & ASSOC.
11545 PAGEMILL RD., SUITE 1
DALLAS, TEXAS 75243
PHONE:(214) 349-9435
FAX:(214) 349-2216
www.dcadfw.com

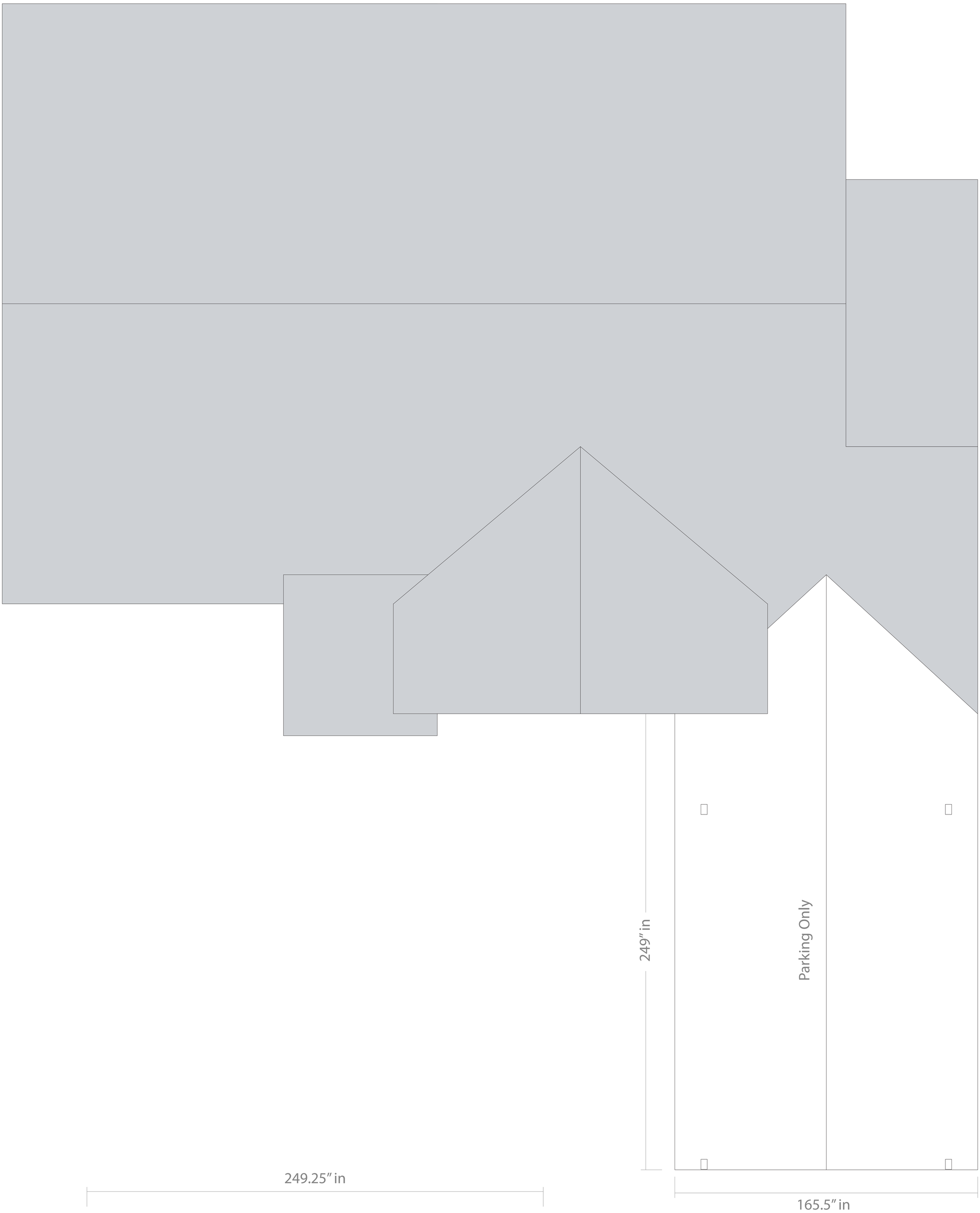
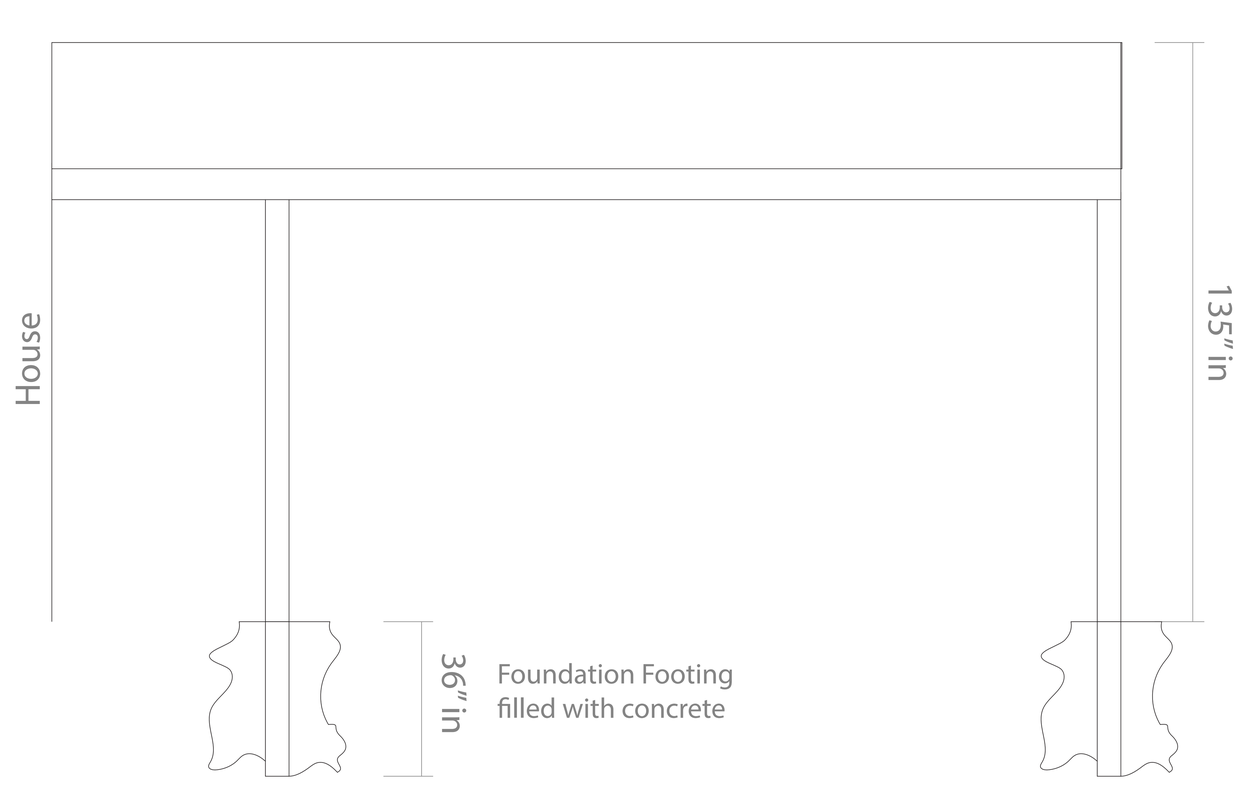
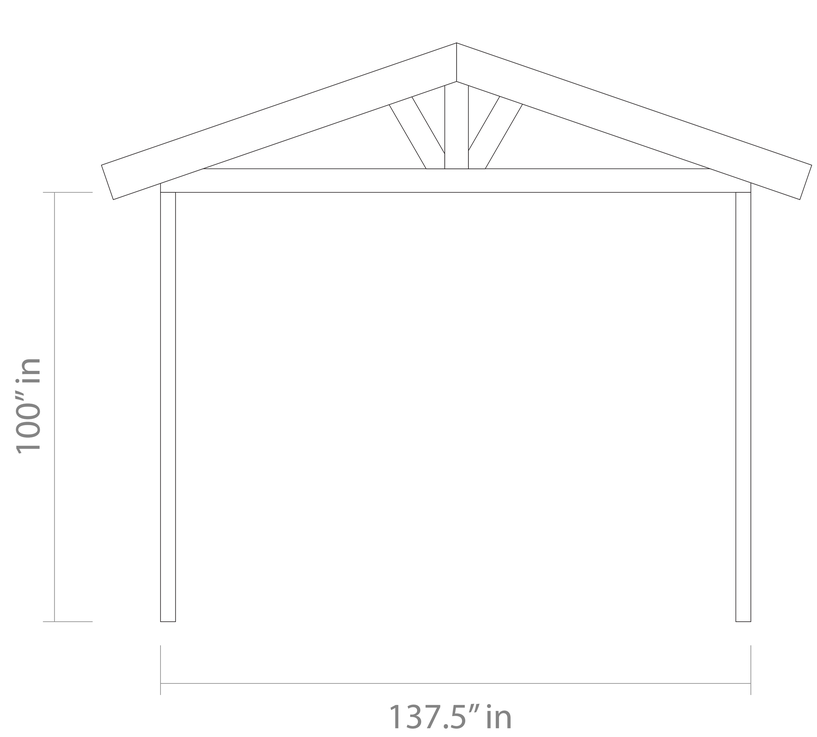
STATE OF TEXAS REGISTERED JOSEPH AMAYA 5855 PROFESSIONAL LAND SURVEYOR

JOSEPH AMAYA
REG. NO. 5855

1227 San Patricio Dr.
Dallas, TX 75218
Carport Elevation Drawing

Existing

New

12′ ft

6′ ft