

BOA-26-000075

A notice was added to this record on 2026-08-31.
Condition: Severity: Notice
Total conditions: 2 (Notice: 2)

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File Date: [08/31/2026](#)

Application Status: [In Review](#)

Assigned To: [Diana Barkume](#)

Description of Work: [FILE NUMBER: BOA-26-000075 BUILDING OFFICIAL'S REPORT: Application of Santos Martinez for \(1\) a variance from the minimum front yard setback requirement at 2107 N HENDERSON AVENUE. This property is more fully described as block E/1491 lot 10A, and is zoned PD-462\(subdistrict 5\) which requires a minimum 15-foot front yard setback. The applicant proposes to construct and/or maintain a nonresidential structure and to provide an 8-foot 6-inch front yard setback for the proposed architectural feature \(canopy/awning\) along N. Henderson Avenue, which will require \(1\) a 6-foot 6-inch variance from the minimum front yard setback regulation. LOCATION: 2107 N HENDERSON AVE APPLICANT: Santos Martinez REQUEST: \(1\) Variance from the minimum front yard setback regulation.](#)

Application Detail: [Detail](#)

Application Name:

Application Type: [Board of Adjustments](#)

Documents:	File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
	2107 N Henderson BDA a...	BLDG_BDA	Affidavit - Pro...		application/pdf	Uploaded	08/31/2026
	2107 N Henderson tax c...	BLDG_BDA	Certificate - Tax		application/pdf	Uploaded	08/31/2026
	2107 N Henderson certi...	BLDG_BDA	Certificate - W...		application/pdf	Uploaded	08/31/2026
	2107 N Henderson legal...	BLDG_BDA	Legal Descripti...		application/pdf	Uploaded	08/31/2026
	2107 N Henderson tax p...	BLDG_BDA	Maps - Block		application/pdf	Uploaded	08/31/2026
	2107 N. Henderson Zoni...	BLDG_BDA	Maps - Zoning L...		application/pdf	Uploaded	08/31/2026
	2107 N Henderson BDA s...	BLDG_BDA	Plans - Site Plan		application/pdf	Uploaded	08/31/2026
	2107 N Henderson tax p...	BLDG_BDA	Plat - Certifie...		application/pdf	Uploaded	08/31/2026
	2107 N Henderson lien ...	BLDG_BDA	Statement - Lien		application/pdf	Uploaded	08/31/2026
	2107 N Henderson certif...	BLDG_BDA	Plat - Certifie...	highlighted certifi...	application/pdf	Uploaded	09/09/2026
	2107 N Henderson certi...	BLDG_BDA	Plat - Certifie...	overall certified plat	application/pdf	Uploaded	09/09/2026
	BOA26000075a.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	10/02/2026
	BOA-26-000075_labels.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	10/02/2026
	BOA-26-000075_Submissi...	BLDG_BDA	Other Support D...		application/pdf	Uploaded	10/02/2026
	BOA-26-000075_report.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	10/02/2026
	BOA26000075mva.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	10/02/2026
	BOA26000075n.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	10/02/2026
	BOA26000075z.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	10/02/2026
	Show all						

Address: [2107 N HENDERSON AVE, Dallas, TX 75206](#)

Owner Name:

Owner Address:

Parcel No: [001491000E10A0000](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Santos Martinez	La Sierra Plann...	Applicant	Mailing_2489 Camino P...	Active
	Santos Martinez	La Sierra Plann...	Authorized Agent	Mailing_2489 Camino P...	Active
	A.J. Levin	Henderson Ave D...	Property Owner	Mailing_411 Theodore ...	Active

Licensed Professionals Info:	Primary	Registration Number	License Type	Name	Business Name	Business License #
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Total Fee Assessed: [\\$1,060.00](#)

Total Fee Invoiced: [\\$1,060.00](#)

Balance: [\\$0.00](#)

Custom Fields: **Property Details**

Existing Zoning	Lot Number	Lot Size (Acres)
PD	10A	0.56
Block Number	Lot Size (Sq. Ft)	How many streets abut the property?
E/1491	24702.876	2
Land Use	Is the property platted?	Status of Project
commercial	Yes	Proposed
Status of Property	Previous Board of Adjustment case filed on this property	Accommodation for someone with disabilities
Vacant Land	No	No
File Date	Seleccione si necesitara un interprete	Case Number
08/28/2026		-
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?
No	Yes	No
Referred by		
Self		

Internal Use Only

Source of Request	Fee Waiver Granted	Number of Parking Spaces
Self		-
Lot Acreage		
0.56		

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
Variance	Front-yard	Multifamily or nonresidential variance	PD 462 Subdistric setback t 5	8.6' variance to the required front yard	property has 2 required front yards and a required 10' landscape buffer. The 21,000 sf lot is reduced to 16,000 sf due to setbacks and buffers.	

Street Frontage Information

Street Frontage	Linear Feet (Sq. Ft) (Number)
Front	140
Front	165

Case Information

Full Request	Brief Request	Zoning Requirements	Relevant History	BOA History	BOA History Details
to construct and/or maintain a nonresidential structure and to provide an 8-foot 6-inch front yard setback for the proposed architectural feature (canopy/awning) along N. Henderson Avenue, requiring a 6-foot 6-inch variance from the minimum front yard setback requirement.	variance from the minimum front yard setback requirement along N Henerson Avenue	requires a minimum 15-foot front yard setback	NA	No	

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	A	David A. Neumann	Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Bryant Thompson	Variance to the front yard setback	Scheduled	

GIS Information

Parcel Number (Number)	Service	Layer	Attribute Value	Census Tract Number (Number)	Council District	School District	Escarpment	Floodplain
				27.17	14-Paul Ridley			

Workflow Status:	Task	Assigned To	Status	Status Date	Action By	
	Application Intake	Elham Elbadawi	Intake Complete	09/28/2026	Accela Administ...	
	GIS AOR Review		Review Complete	10/02/2026	Elham Elbadawi	
	Case Assignment		Case Manager...			
	Site Inspection					
	Plans Distribution			09/28/2026		
	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	08/31/2026	Notice	
	Flood Zone	Flood Zone	Applied	08/31/2026	Notice	Accela Administ...
	Flood Zone	Flood Zone	Applied	08/31/2026	Notice	Accela Administ...
	General Facts/Staff An...	This will display in t...	Applied	08/31/2026	Notice	
	Land Use	This will display in t...	Applied	08/31/2026	Notice	
	Staff Recommendation	Staff Recommendation	Applied	08/31/2026	Notice	
	Standard of Review	This will display in t...	Applied	08/31/2026	Notice	
	Timeline	This will display in t...	Applied	08/31/2026	Notice	
	Zoning	This will display in t...	Applied	08/31/2026	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-26-000075

BUILDING OFFICIAL'S REPORT: Application of Santos Martinez for (1) a variance from the minimum front yard setback requirement at 2107 N HENDERSON AVENUE. This property is more fully described as block E/1491 lot 10A, and is zoned PD-462(subdistrict 5) which requires a minimum 15-foot front yard setback. The applicant proposes to construct and/or maintain a nonresidential structure and to provide an 8-foot 6-inch front yard setback for the proposed architectural feature (canopy/awning) along N. Henderson Avenue, which will require (1) a 6-foot 6-inch variance from the minimum front yard setback regulation.

LOCATION: 2107 N HENDERSON AVE

APPLICANT: Santos Martinez

REQUEST:

- (1) Variance from the minimum front yard setback regulation.



 $3/32" = 1'-0"$

G010

Site Plan

1/32" = 1'-0"

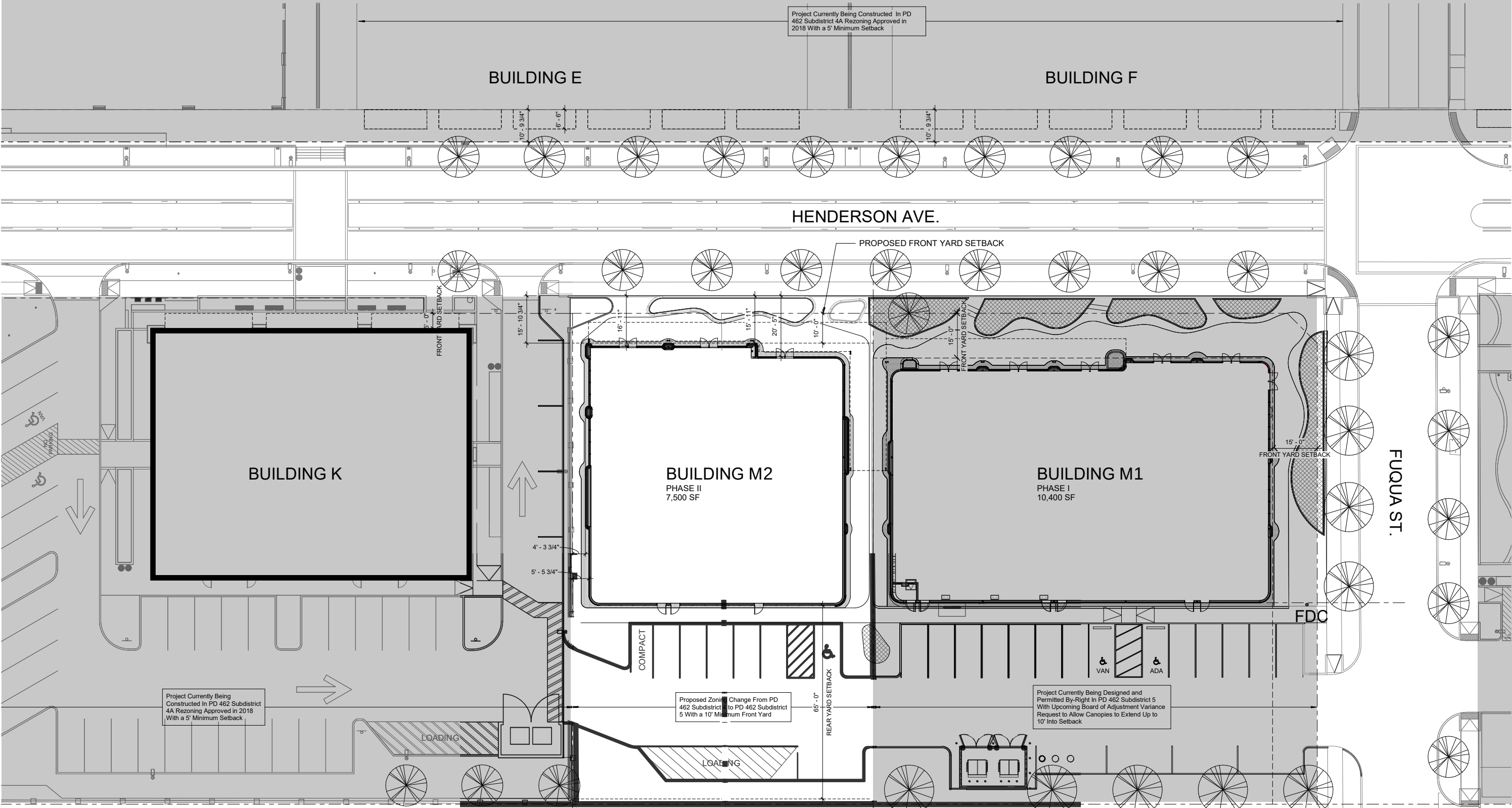


EXHIBIT B



EXHIBIT C



EXHIBIT D



