

BOA-26-000078

File Date: 09/09/2026

Application Status: In Review

Assigned To: Diana Barkume

Description of Work: FILE NUMBER: BOA-26-000078 BUILDING OFFICIAL'S REPORT: Application of ALBERTO BASAVE for (1) a variance to the maximum allowed lot coverage at 6211 LLANO AVENUE. This property is more fully described as block 2/2158 lot 15, and is zoned R-7.5(A), which allows a maximum of 45% lot coverage. The applicant proposes to construct and/or maintain a single-family residential structure with 47% lot coverage (3,626 square feet), requiring a 2% variance (116 square feet) from the maximum permitted lot coverage. LOCATION: 6211 LLANO AVE APPLICANT: RYAN HUSTON REQUEST: (1) A variance to the maximum allowed lot coverage

Application Detail: Detail

Application Name:

Application Type: Board of Adjustments

Documents:	File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
	2026_BOAAPP-611 Llan...	BLDG_BDA	Affidavit - Pro...		application/pdf	Uploaded	09/09/2026
	6211 Llano- tax Cert.pdf	BLDG_BDA	Certificate - Tax		application/pdf	Uploaded	09/09/2026
	6211 Llano_Warranty.d...	BLDG_BDA	Certificate - W...		application/pdf	Uploaded	09/09/2026
	2026_BOAAPP-611 Llan...	BLDG_BDA	Legal Descripti...		application/pdf	Uploaded	09/09/2026
	6211Llanoplatt.pdf	BLDG_BDA	Maps - Block		application/pdf	Uploaded	09/09/2026
	260715_6211 Llano Ave ...	BLDG_BDA	Plans - Site Plan		application/pdf	Uploaded	09/09/2026
	6211Llanoplatt.pdf	BLDG_BDA	Plat - Certifie...		application/pdf	Uploaded	09/09/2026
	6211 Llano_LienLetter.pdf	BLDG_BDA	Statement - Lien		application/pdf	Uploaded	09/09/2026
	6211Llanoplatt.pdf	BLDG_BDA	Maps - Zoning L...		application/pdf	Uploaded	09/09/2026
	Affidavit.pdf	BLDG_BDA	Affidavit - BDA...		application/pdf	Uploaded	09/29/2026
	260930_6211 Llano Ave ...	BLDG_BDA	Plans - Other	Updated and final p...	application/pdf	Uploaded	10/01/2026
	BOA26000078z.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	10/02/2026
	BOA26000078a.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	10/02/2026
	BOA-26-000078_report.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	10/02/2026
	BOA26000078n.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	10/02/2026
	BOA-26-000078_labels.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	10/02/2026
	BOA-26-000078_Submissi...	BLDG_BDA	Other Support D...		application/pdf	Uploaded	10/02/2026
	BOA26000078mva.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	10/02/2026
	Show all						

Address: 6211 LLANO AVE, Dallas, TX 75214

Owner Name:

Owner Address:

Parcel No: 00000203083000000

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	RYAN HUSTON	ESTATE BUILDERS	Applicant	Mailing_4849 Greenvi...	Active
	Alberto Basave		Property Owner	Mailing_6211 Llano Av...	Active

Licensed Professionals Info:	Primary	Registration Number	License Type	Name	Business Name	Business License #
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Total Fee Assessed: \$725.00

Total Fee Invoiced: \$725.00

Balance: \$0.00

Custom Fields: Property Details

Existing Zoning	Lot Number	Lot Size (Acres)
R-7.5(A)	15	0.179
Block Number	Lot Size (Sq. Ft)	How many streets abut the property?

2/2158	7797	1
Land Use	Is the property platted?	Status of Project
single family	Yes	Proposed
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
-		-
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	Yes
Referred by		
Residential Building		

Internal Use Only		
Source of Request	Fee Waiver Granted	Number of Parking Spaces
In Review - Residential		-
Lot Acreage		
0.179		

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	Lot coverage	Single Family/Duplex Variance or Special Exception		Variance to 45% lot coverage to add an accessory structure	Won't cause unnecessary hardship to neighbors and isn't due to self imposed hardships	

Street Frontage Information	
Street Frontage	Linear Feet (Sq. Ft) (Number)
Front	50

Case Information						
Full Request	Brief Request	Zoning Requirements	Relevant History	BOA History	BOA History Details	
to construct and/or maintain a single-family residential structure with 47% lot coverage (3,626 square feet), requiring a 2% variance (116 square feet) from the maximum permitted lot coverage.	2% variance to the maximum allowed lot coverage	allows a maximum 45% lot coverage	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 from the maximum permitted lot coverage.	Scheduled		

GIS Information

Parcel Number (Number)	Service	Layer	Attribute Value	Census Tract Number (Number)	Council District	School District	Escarpment	Floodplain
				11.43	14-Paul Ridley			

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Intake	Diana Barkume	Intake Complete	09/29/2026	Accela Administ...
	GIS AOR Review	Elham Elbadawi	Review Complete	10/05/2026	Elham Elbadawi
	Case Assignment		Case Manager...		
	Site Inspection				
	Plans Distribution			09/29/2026	
	Subdivision Review				
	Q Team Review				
	Arborist Review				
	Building Code Review				

**BOARD OF ADJUSTMENT
CITY OF DALLAS, TEXAS**

FILE NUMBER: BOA-26-000078

BUILDING OFFICIAL'S REPORT: Application of ALBERTO BASAVE for (1) a variance to the maximum allowed lot coverage at 6211 LLANO AVENUE. This property is more fully described as block 2/2158 lot 15, and is zoned R-7.5(A), which allows a maximum of 45% lot coverage. The applicant proposes to construct and/or maintain a single-family residential structure with 47% lot coverage (3,626 square feet), requiring a 2% variance (116 square feet) from the maximum permitted lot coverage.

LOCATION: 6211 LLANO AVE

APPLICANT: RYAN HUSTON

REQUEST:

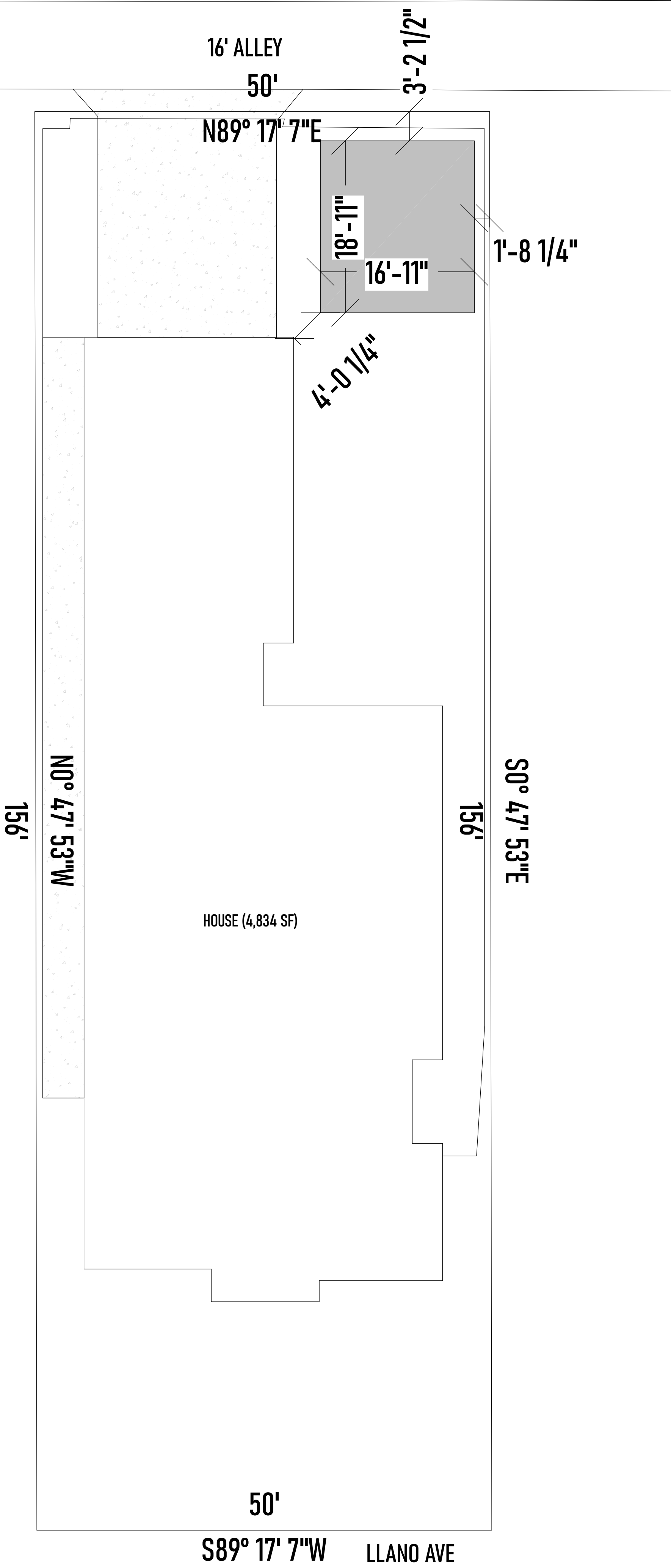
- (1) A variance to the maximum allowed lot coverage

6211 LLANO AVE

SCALE: 1/8" = 1'



NOTE: PROPERTY BOUNDARY RECONSTRUCTED FROM SURVEY (VERIFY)



N



TOTAL FOOTAGES
TOTAL LIVING: 288 SF
BRICK LUG: 32 SF
TOTAL SLAB: 320 SF

SHEET NAME	SHEET NO.
SITE PLAN	A1.00
FLOORPLAN	A2.00
ELECTRICAL LAYOUT	A3.00
ELEVATIONS	A4.00
ROOF LINES	A5.00
SLAB LAYOUT	S1.00
QUANTITIES	Q1.00

SHEET INDEX

6211 LLANO AVE

SITE PLAN

DRAWN BY:



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SHEET:

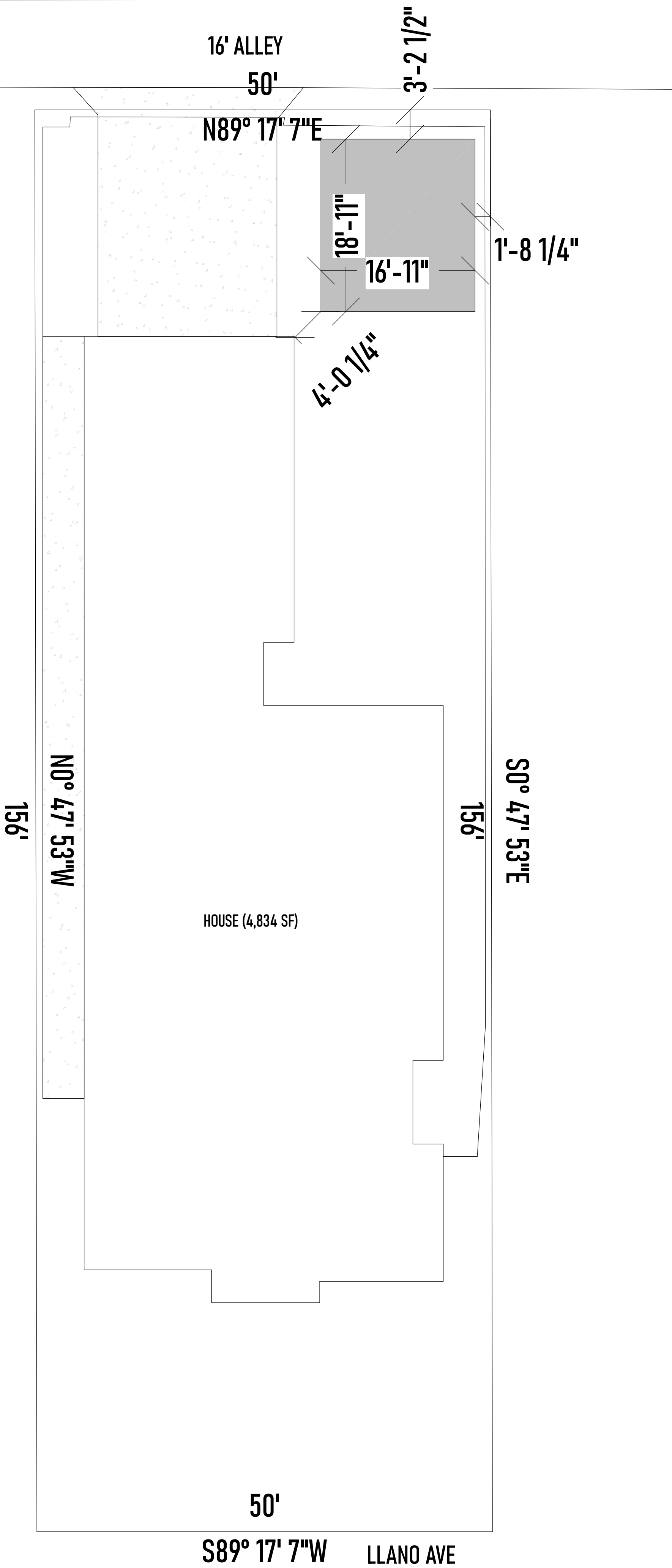
A1.00

6211 LLANO AVE

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6211 LLANO AVE

SITE PLAN

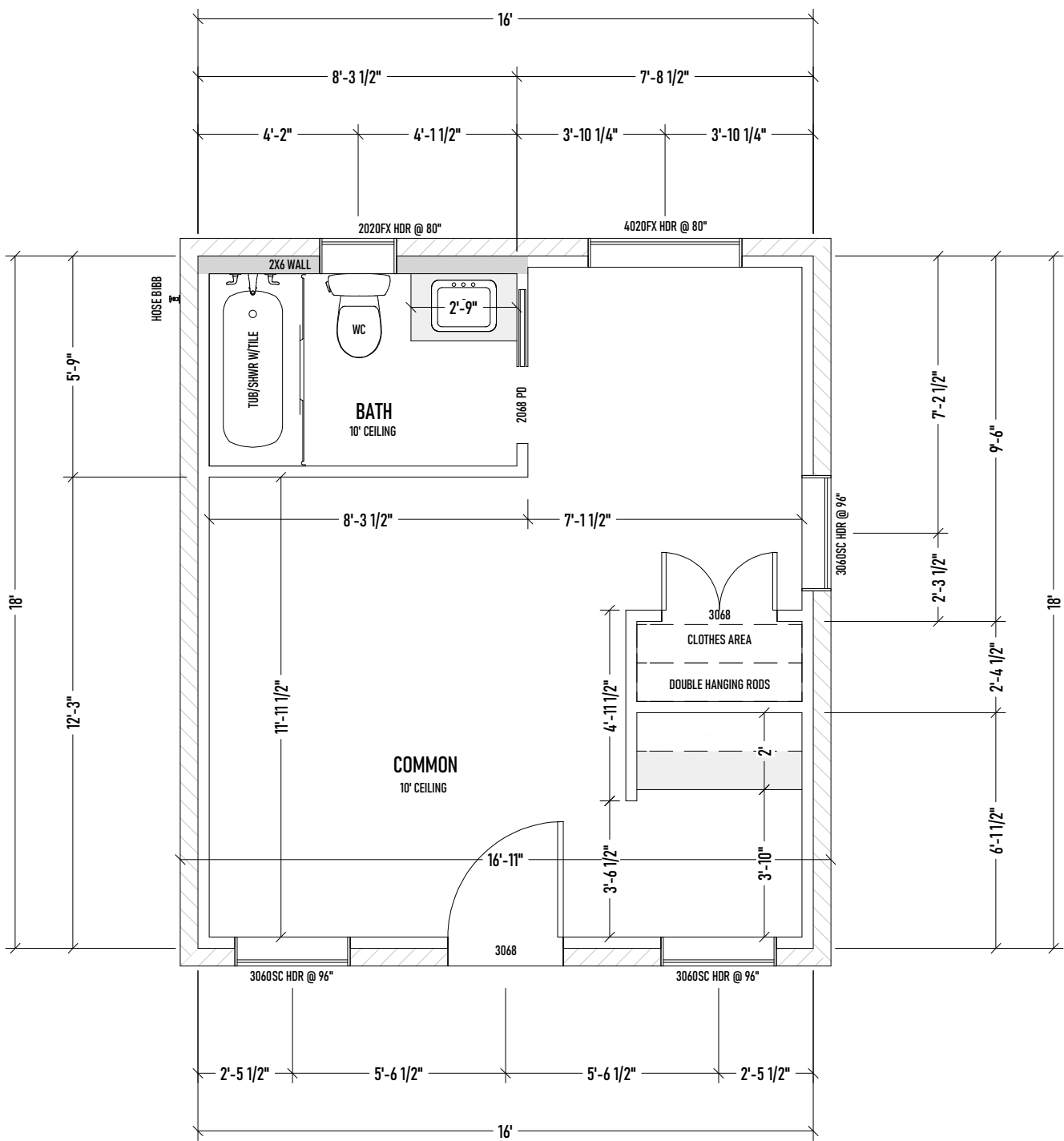
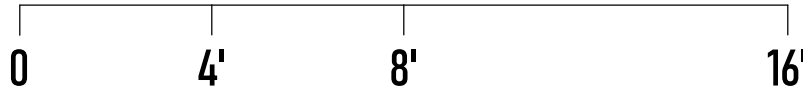
DRAWN BY:

**RAPID
DESIGNS**
WWW.RAPIDARCHITECTURAL.COM

SHEET:

A1.00

SCALE: 1/4" = 1'



Roofing

> R1	SHINGLE ROOF AREA	492.16 sq ft
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Windows

W1	2020FX HDR @ 80"	1
> W2	3060SC HDR @ 96"	3
W3	4020FX HDR @ 80"	1

Doors

D1	2068 R Pocket-Door	1
D2	3068 L/R	1
D3	3068 R Inswing Ext. Hinged-Slab	1

6211 LLANO AVE

FLOORPLAN

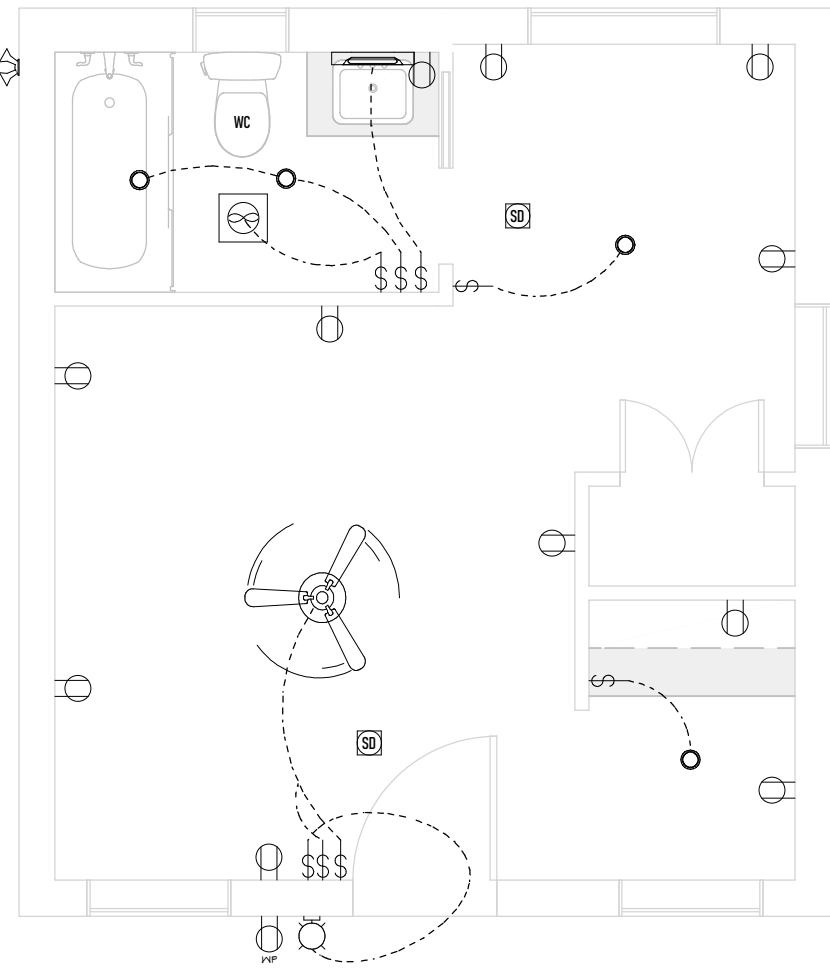
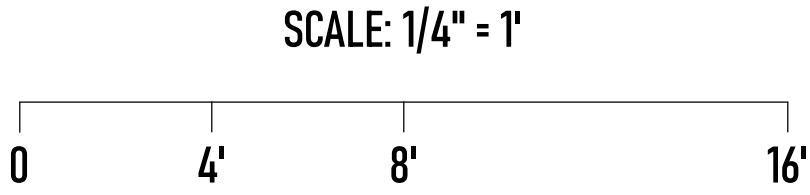


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DRAWN BY:

SHEET:

A2.00



ELECTRICAL LEGEND

	CEILING FAN W/ LIGHTS
	CEILING FAN
	120V OUTLET
	220V OUTLET
	EXTERIOR OUTLET
	FLOOR PLUG
	DOFFET PLUG
	RECESSED LIGHT
	RECESSED CAN LIGHT
	VANITY LIGHT
	PENDANT LIGHT
	SWITCHES
	EXHAUST FAN
	CABLE JACK
	CATS JACK
	SMOKE DETECTOR

6211 LLANO AVE

ELECTRICAL LAYOUT

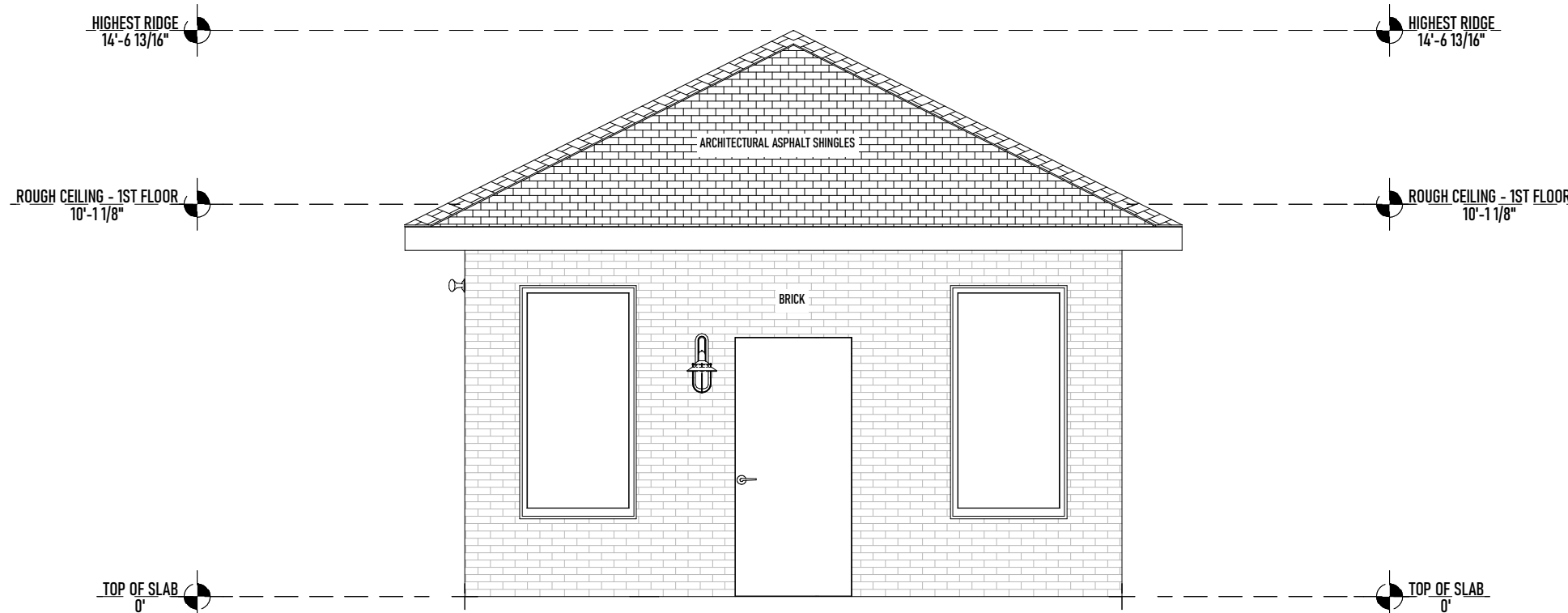


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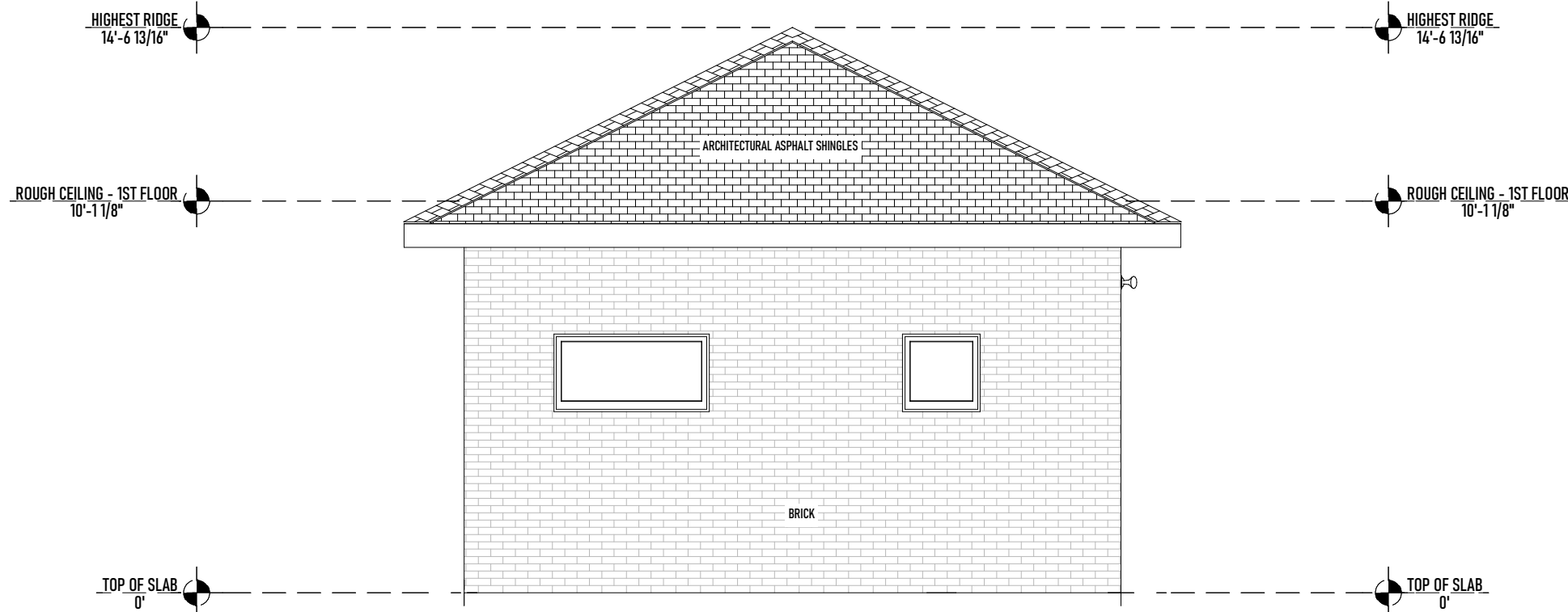
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A3.00

SCALE: 1/4" = 1'

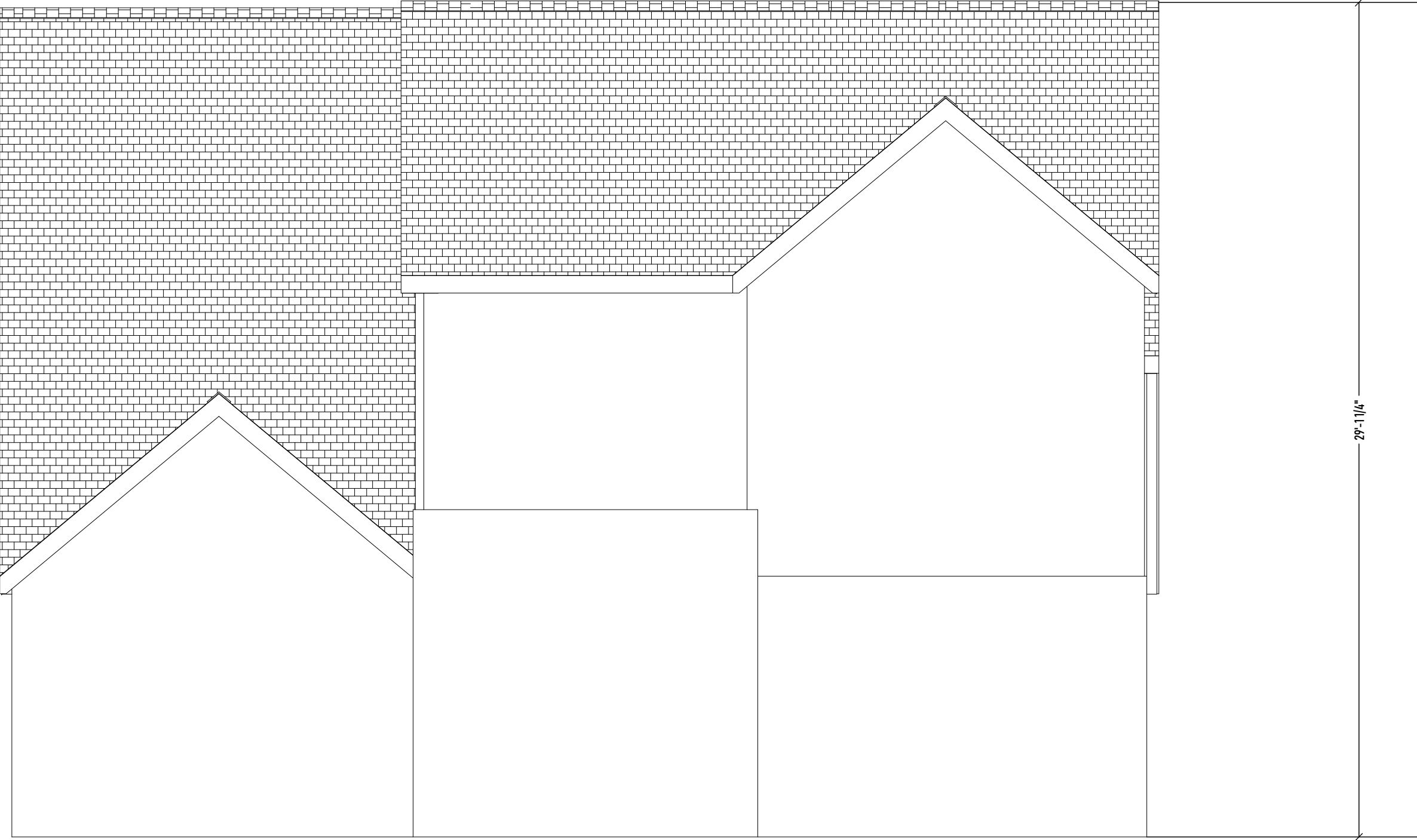
0 4' 8' 16'



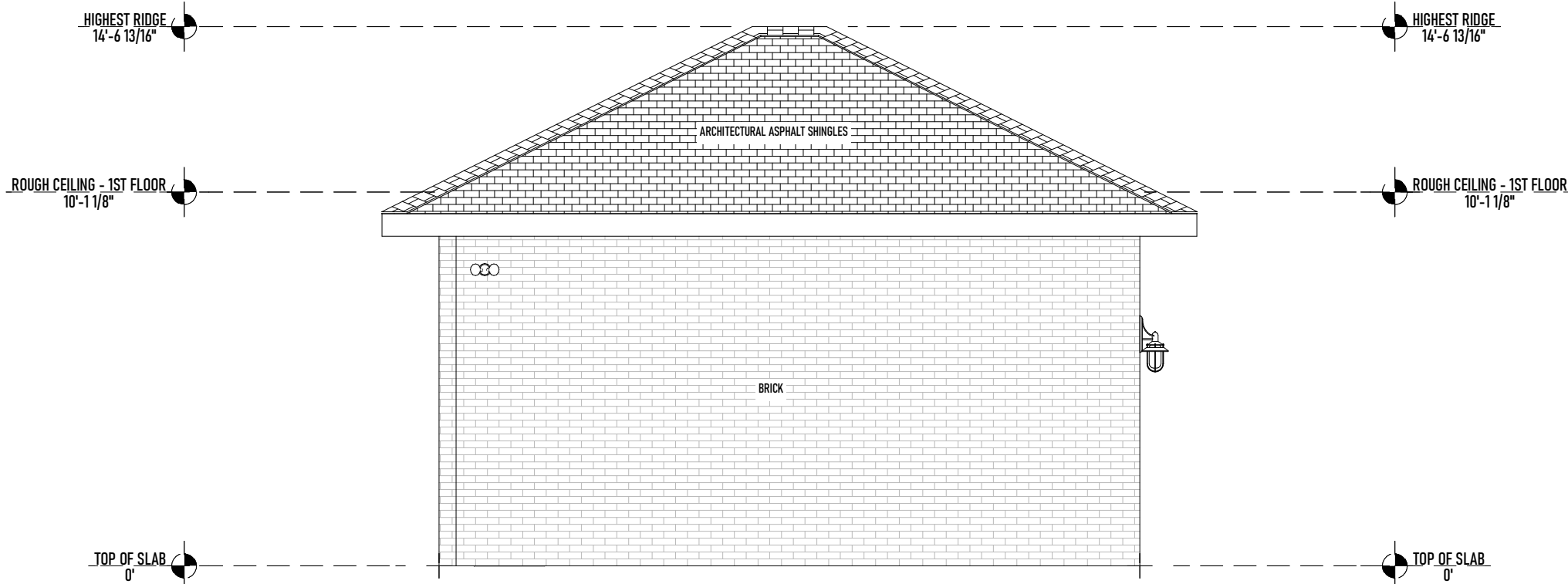
FRONT



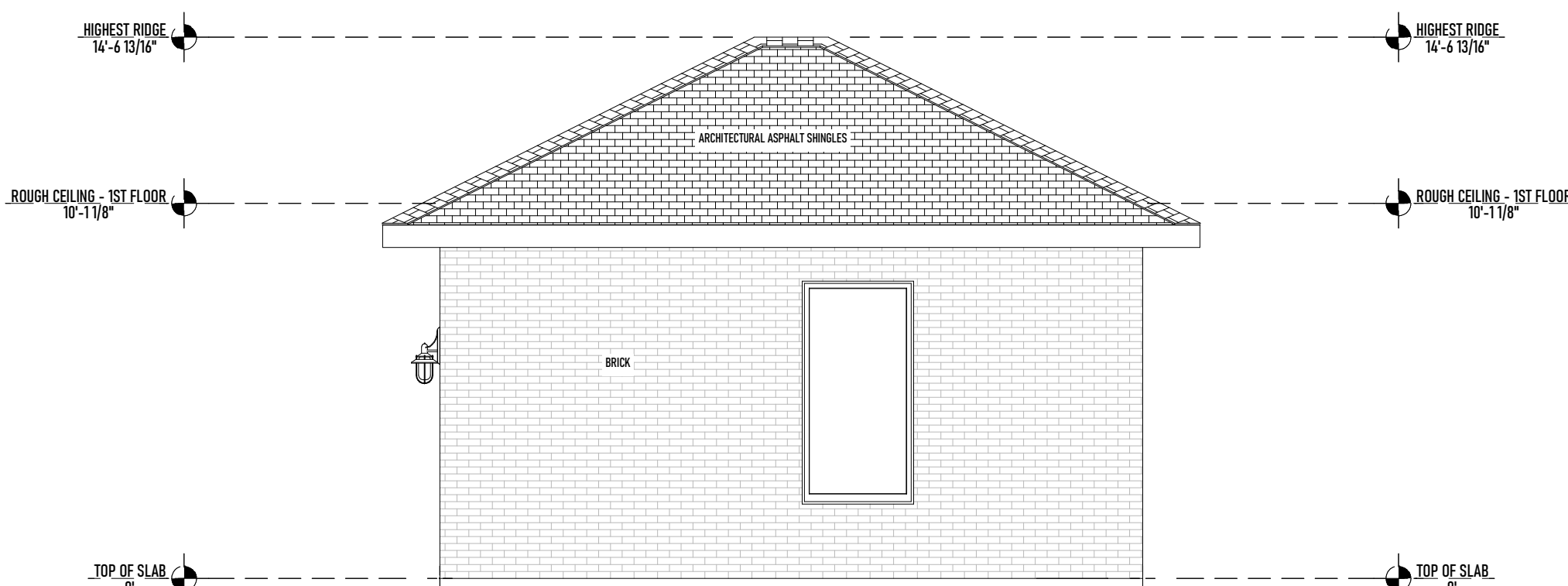
REAR



HOUSE FACADE HEIGHT



LEFT



RIGHT

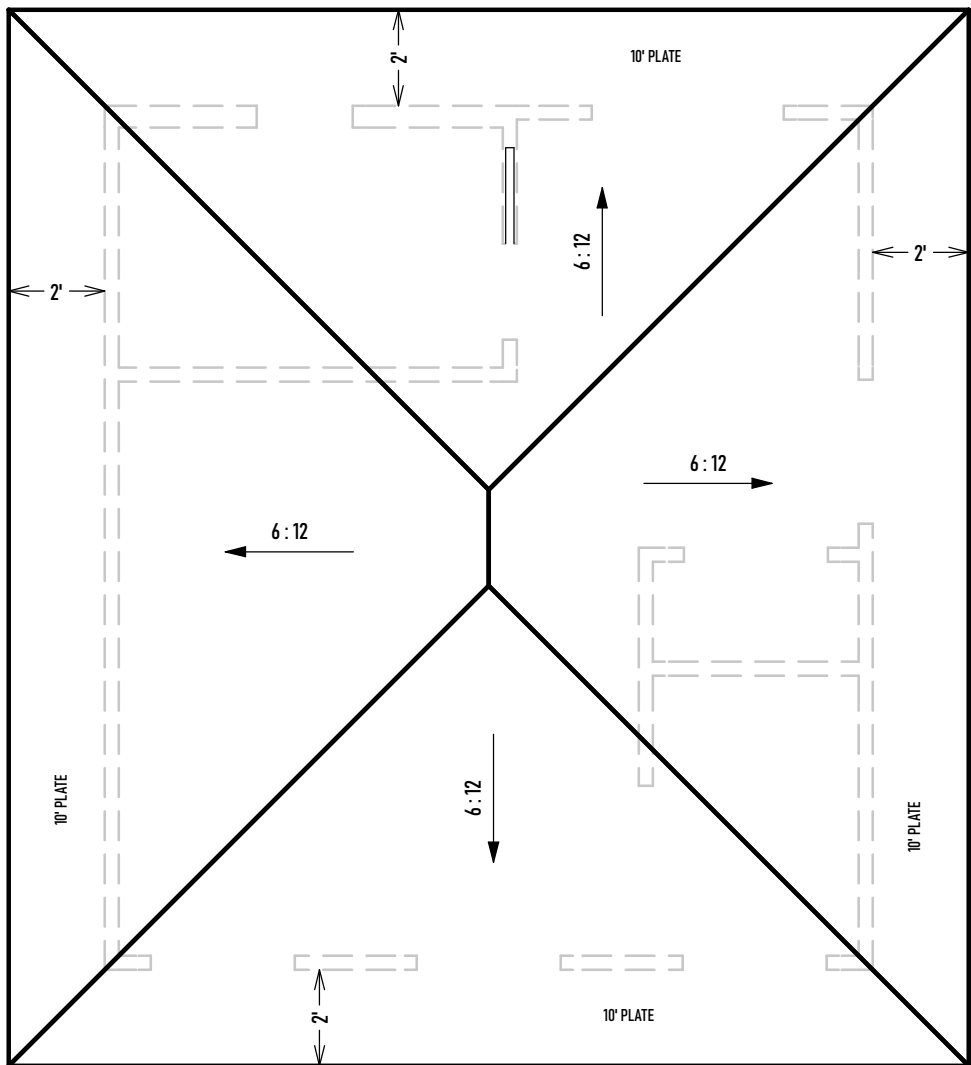
6211 LLANO AVE

ELEVATIONS



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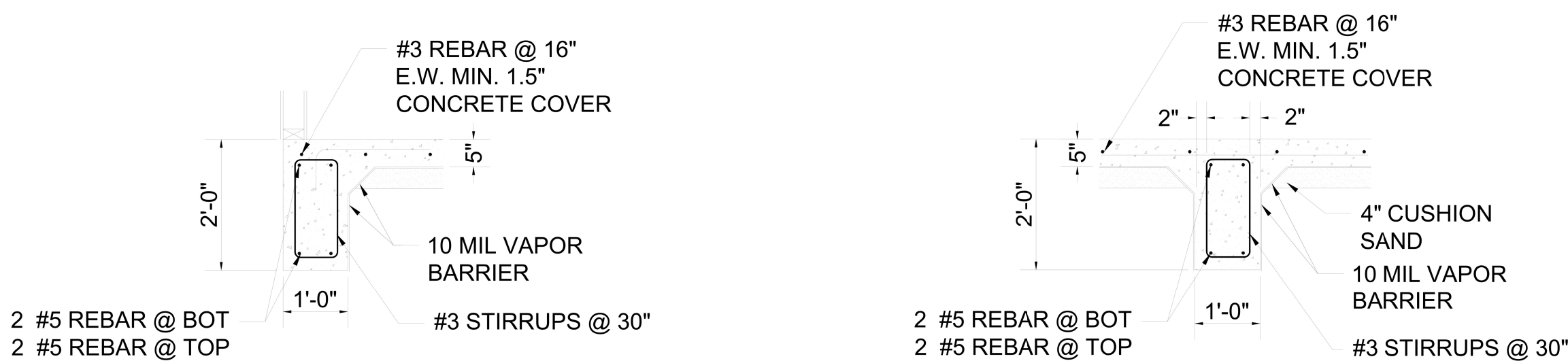
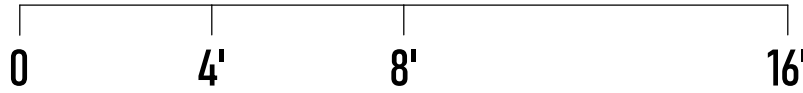
SHEET:
A4.00



ROOF PLAN

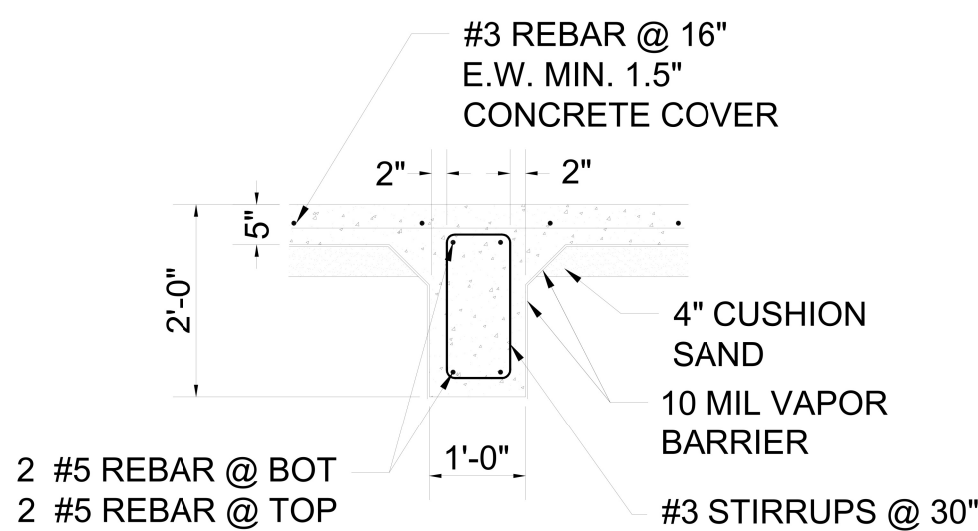
SCALE: 1/4" = 1'

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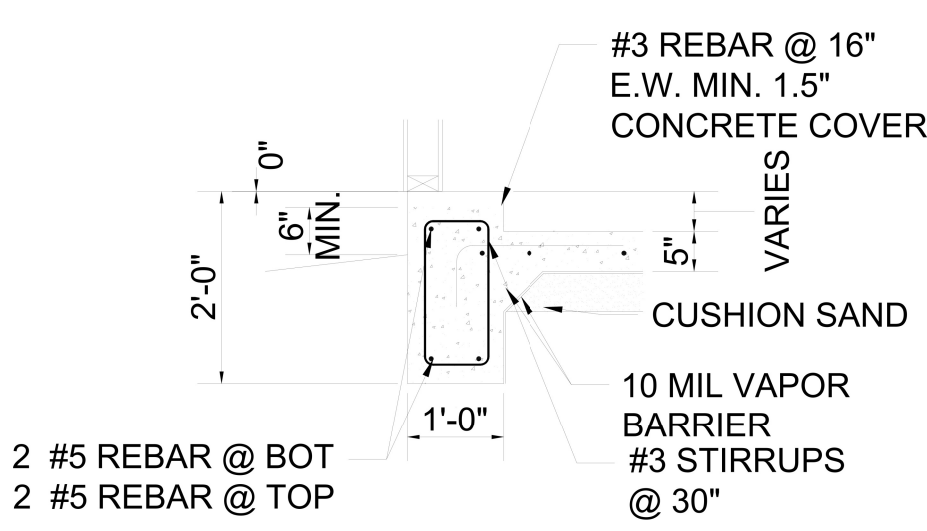
1 PERIMETER BEAM

NTS



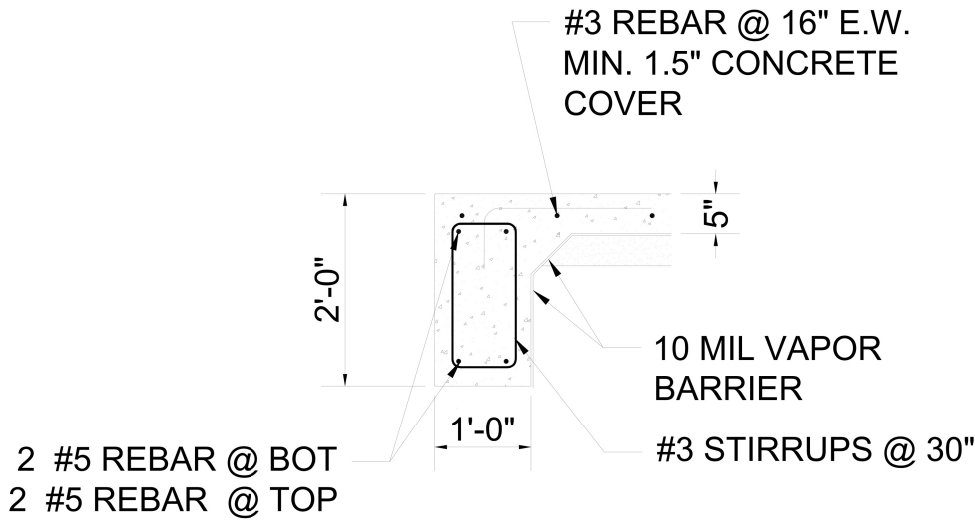
2 INTERIOR BEAM

SCALE: NTS



3 GARAGE BEAM W/SIDING

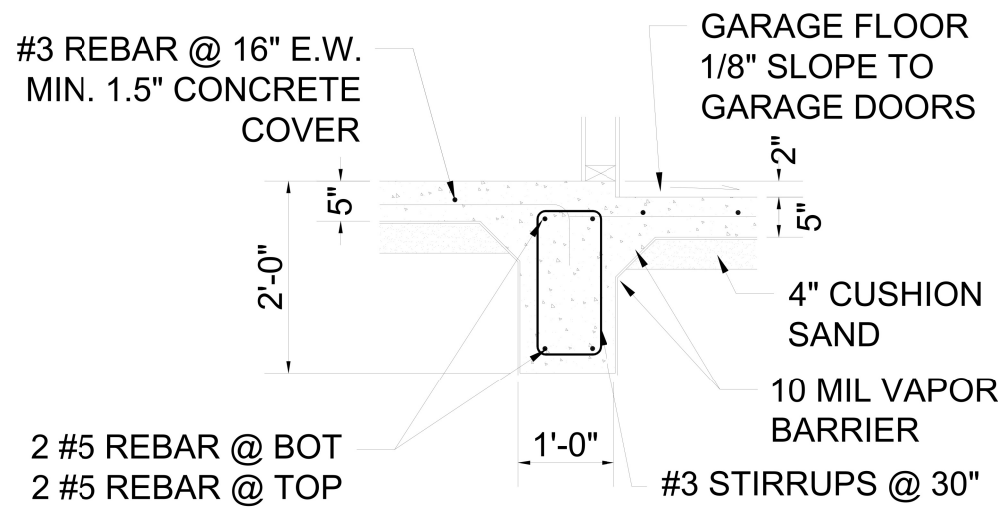
SCALE: NTS



4 PERIMETER BEAM

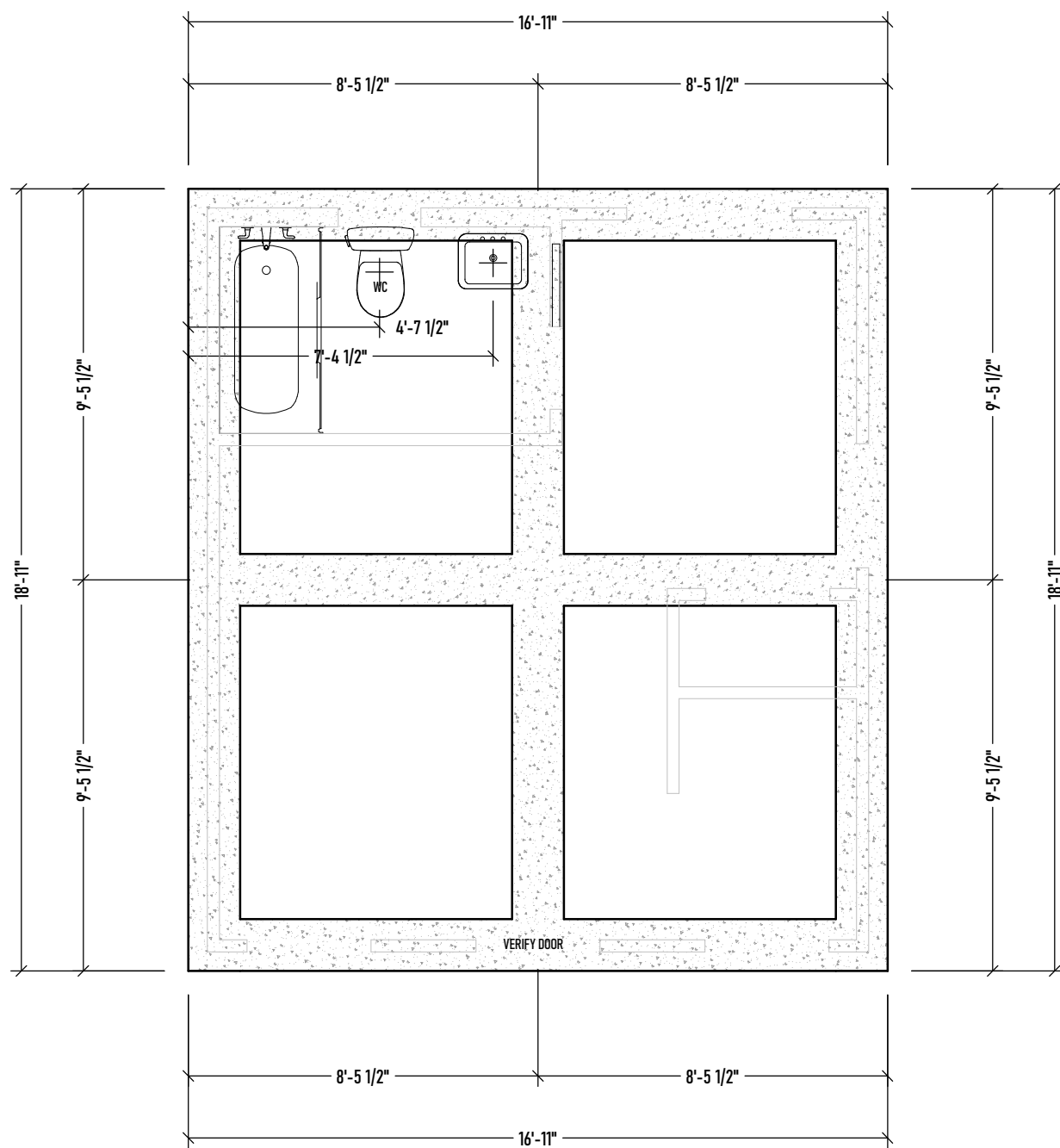
SCALE: NTS

LEGEND / SYMBOL	
	#5 BEAM REBAR
	#3 REBAR @ 16" E.W.



5 STEP @ BEAM

NTS



CONCRETE NOTES

GENERAL SPECIFICATIONS:

- CONCRETE SHALL BE TYPE 1, AND HAVE 5-SACKS OF CEMENT (90 POUNDS PER SACK) WITH A THIRTY DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
- SEE "CONCRETE TEMPERATURE SPECIFICATION" FOR A HOT WEATHER SPECIFICATION AND THE USE OF FLY ASH.
- CONCRETE SHALL HAVE BETWEEN 2% TO 5% AIR -ENTRAINMENT BY VOLUME.
- REINFORCING STEEL SHALL BE 60 KSI MATERIAL.
- REINFORCING STEEL SHALL BE CLEAN AND FREE OF RUST AND DEBRIS.
- REINFORCING STEEL SHALL BE PLACED AS FOLLOWS:
 - REINFORCING STEEL LAP SPLICES SHALL BE AS FOLLOWS:
 - 3/8" DIAMETER (#3'S) = 21"
 - 1/2" DIAMETER (#4'S) = 29"
 - 5/8" DIAMETER (#5'S) = 36"
 - 3/4" DIAMETER (#6'S) = 46"
 - LAP SPLICES IN THE ADJACENT BARS (OF GRADE BEAMS) THAT ARE LAID IN A ROW SHALL NOT OCCUR WITHIN FOUR FEET OF EACH OTHER AS MEASURED ALONG THE REINFORCING STEEL.
- REINFORCING STEEL SHALL HAVE THE FOLLOWING MINIMUM CONCRETE COVERAGE:
 - 3" FOR CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH
 - 2" FOR CONCRETE NOT EXPOSED TO WEATHER
 - 1-1/2" FOR CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH
- REINFORCING HOOKS' RADIUS AND LEGS IS AS FOLLOWS
 - 3/8" DIAMETER (#3'S) RADIUS = 1-1/2", LEG = 4-1/2"
 - 1/2" DIAMETER (#4'S) RADIUS = 2", LEG = 6"
 - 5/8" DIAMETER (#5'S) RADIUS = 2-1/2", LEG = 7-1/2"
- DEVELOPMENT EMBEDMENT OF HOOKS IS AS FOLLOWS:
 - 3/8" DIAMETER (#3'S) AND 1/2" DIAMETER (#4'S) = 8"
 - 5/8" DIAMETER (#5'S) = 10"

FOUNDATION NOTES:

- PLACE 10 MIL. POLYETHYLENE UNDER SLAB.
- REINFORCING SHALL BE PLACED ON PLASTIC OR METAL CHAIRS TO MAINTAIN PROPER CLEARANCE ABOVE GRADE.
- CONCRETE TRUCKS SHALL NOT RUN OVER PLACED REINFORCING STEEL TO EXTENT THAT THE REINFORCING STEEL BECOMES BENT OR DAMAGED.
- FLAT WORK CONCRETE SHALL BE FINISHED BY SCREEDING AND FIRST TRAWLED TO LEVEL WITH AS LITTLE SURFACE WORK AND MANIPULATION AS POSSIBLE TO PREVENT THE DRAWING OF FINE AGGREGATE AND WATER TO THE SURFACE. SCREEDS MUST BE SUFFICIENTLY RIGID TO RESIST DISTORTION AS THE CONCRETE IS SPREAD. EXCESS WATER IS TO BE REMOVED BY DRAINING OR BLOTING WITH MATS.
- AFTER ANY WATER SHEEN HAS DISAPPEARED AND THE CONCRETE SURFACE HAS HARDENED TO BEAR A PERSON'S WIGHT WITHOUT LEAVING AN INDENTATION, FINAL FINISHING MAY PROCEED. BUILDING FLOORS SHALL RECEIVE A POWER STEEL FLOAT, BUT NO TO A SLICK FINISH AND SHALL HAVE A SLIGHTLY ROUGH FINISH THAT IS NOT SLICK WHEN WETTED AFTER CURING. EXTERIOR SLABS SUBJECT TO WEATHER SHALL HAVE A BROOM FINISH AND SLOPED TO DRAIN.
- FLATNESS OF CONCRETE FINISH PER ACI TOLERANCE.

6211 LLANO AVE

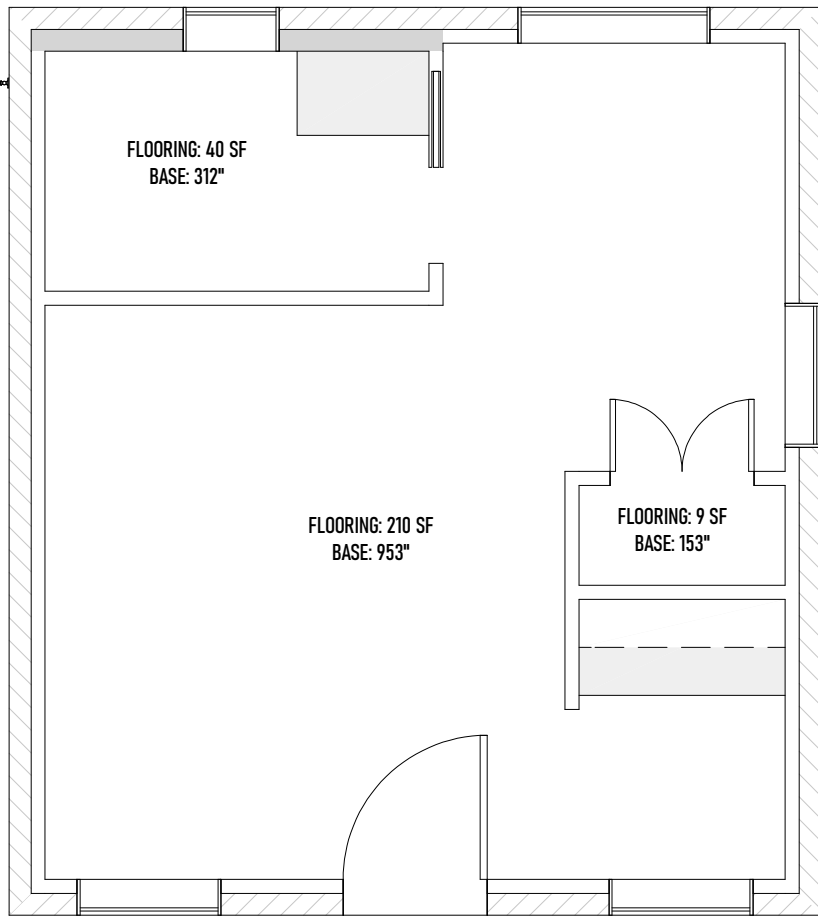
SLAB LAYOUT

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S1.00



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