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City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Board of Adjustment

Panel A

NOVEMBER 17, 2026

Briefing at 10:00 AM

Hearing at 1:00 PM

City of Dallas

Agenda

1500 Marilla Street
Council Briefing,
6th Floor
Dallas, Texas 75201

Board of Adjustment, Panel A

Tuesday, November 17, 2026 **10:00 AM** **COUNCIL BRIEFING, 6ES**

BOARD OF ADJUSTMENT, PANEL A
REGULAR MEETING
TUESDAY, NOVEMBER 17, 2026
ORDER OF BUSINESS

The Board of Adjustment, Panel A may be briefed on any item on the agenda.

The City of Dallas will make "Reasonable Accommodations" to programs and/or other related activities to ensure all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation to fully participate in the meeting should notify the Board Coordinator by calling (214) 670-4127, at least seventy-two (72) hours (3 days) in advance of the scheduled meeting. A video stream of the meeting will be available two business days after adjournment by visiting https://dallascityhall.com/government/Pages/Live.aspx.

La Ciudad de Dallas llevará a cabo "Adaptaciones Razonables" a los programas y/u otras actividades relacionadas para garantizar que todos y cada uno de los residentes tengan The Landmark Commission may be briefed on any item on the agenda. The City of Dallas will make "Reasonable Accommodations" to programs and/or other related activities to ensure all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation to fully participate in the meeting should notify the Board Coordinator by calling (214) 670-4127, at least seventy-two (72) hours (3 days) in advance of the scheduled meeting. A video stream of the meeting will be available two business days after adjournment by visiting https://dallascityhall.com/government/Pages/Live.aspx.

The public may listen to the meeting as an attendee at the following videoconference link:

https://dallascityhall.webex.com/dallascityhall/j.php?MTID=mce160208771468201b6d7123723d9ef8

(NOTE: IF THE LINK ABOVE DOES NOT WORK, COPY AND PASTE THE LINK IN YOUR WEB BROWSER)

Individuals and interested parties wishing to speak must register at: **https://bit.ly/BDA-A-Register**

CITY OF DALLAS

BOARD OF ADJUSTMENT – PANEL A
TUESDAY, NOVEMBER 17, 2026
AGENDA

BRIEFINGS: **Videoconference/6ES Council Briefing*** **10:00 a.m.**

(The Board of Adjustment may be briefed on any item on the agenda if it becomes necessary.)

PUBLIC HEARINGS: **Videoconference/6ES Council Briefing*** **1:00 p.m.**
Public hearings will not be heard before 1:00 p.m.

PURPOSE: To consider the attached agendas.

*** All meeting rooms and chambers are located in Dallas City Hall, 1500 Marilla, Dallas, Texas**

The Board of Adjustment meeting will be held by videoconference and in the Council Briefing Room, 6th Floor ES at City Hall. Individuals who wish to listen to the meeting, may participate by video by joining Cisco Webex Link: https://bit.ly/boa111726 or by calling the following phone number: ***Webinar number:*** (Webinar 2497 518 2379) password: dallas (325527 from phones)) and by ***phone:*** +1-469-210-7159 United States Toll (Dallas) or +1-408-418-9388 United States Toll (*Access code: 2497 518 2379* ***Password (if required)*** 325527.

Individuals and interested parties wishing to speak must register with the Board of Adjustment by registering online at https://dallascityhall.com/government/Boards-and-Commissions/Board-of-Adjustment/Pages/Meetings.aspx or call (214) 670-4127, by 5:00 p.m., Monday, November 16, 2026.

Las personas y las partes interesadas que desean hablar deben registrarse con en el Departamento de Planificación y Desarrollo registrándose en línea en https://dallascityhall.com/government/Boards-and-Commissions/Board-of-Adjustment/Pages/Meetings.aspx o llamando al (214) 670-4127, antes de las 5:00 p.m. del lunes, 16 de Noviembre de 2026.

The public may attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person. The City of Dallas will make "Reasonable Accommodations/Modifications" to programs and/or other related activities to ensure any and all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation(interpreter) to fully participate in the meeting should notify the Board of Adjustment by emailing mary.williams1@dallas.gov. calling (214) 670-4127, at least seventy-two (72) hours (3 days) prior to the scheduled meeting. A video stream of the meeting will be available twenty-four (24) hours after adjournment by visiting https://dallastx.new.swagit.com/views/113.

Se anima al público a asistir a la reunión virtualmente; sin embargo, la audiencia está disponible para aquellos que deseen asistir en persona. La ciudad de Dallas llevará a cabo "Adecuaciones/Modificaciones Razonables" a los programas y/u otras actividades relacionadas para asegurar que todos y cada uno de los residentes tengan acceso a los servicios y recursos para asegurar una reunión equitativa e inclusiva. Cualquier persona que requiera asistencia adicional, servicio, y/o traducción (intérprete) para poder participar de forma íntegra en la reunión debe notificar a Departamento de Planificación y Desarrollo enviando un correo electrónico a mary.williams1@dallas.gov, llamando al (214) 670-4127, por lo menos setenta y dos (72) horas (3 días) antes de la reunión programada. Una transmisión en video de la reunión estará disponible dos días hábiles luego de la finalización de la reunión en https://dallastx.new.swagit.com/views/113.

AGENDA
BOARD OF ADJUSTMENT - PANEL A MEETING
TUESDAY, NOVEMBER 17, 2026
ORDER OF BUSINESS

The Board of Adjustment meeting will be held by videoconference and in the Council Briefing, 6th Floor ES at City Hall. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure must sign up with the Planning and Development Department's Office.

The public may attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person.

The following videoconference link is available to the public to listen to the meeting and Public Affairs and Outreach will also stream the Board of Adjustment meeting on Spectrum Cable Channel 96 or 99 and bit.ly/cityofdallastv:

https://dallascityhall.webex.com/dallascityhall/j.php?MTID=mce160208771468201b6d7123723d9ef8

Public hearings will not be heard before 1:00 p.m.

BRIEFING ITEMS

APPROVAL OF MINUTES

APPROVAL OF OCTOBER 20, 2026, PANEL A HEARING MINUTES Pg. 14

APPROVAL OF NOVEMBER 3, 2026, BOA FULL BOARD MEETING MINUTES Pg. 36

ACTION ITEMS:

MISCELLANEOUS ZONING ITEMS:

NONE

UNCONTESTED ITEMS:

NONE

HOLDOVER ITEMS

1- BOA-26-000020 – 7426 CONCORD AVENUE Pg. 44

2- BOA-26-000040 – 4701 MIRON DRIVE Pg. 84

INDIVIDUAL ITEMS:

3 – BOA-26-000071 – 5336 ROCK CLIFF PLACE Pg. 101

4- BOA-26-000074 – 1403 EASTUS DRIVE Pg. 127

5- BOA-26-000075 – 2107 N. HENDERSON AVENUE Pg. 148

6- BOA-26-000078 – 6211 LLANO AVENUE Pg. 174

ADJOURMENT

Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistol oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propriedad."

I. Call to Order

II. Staff Presentation/Briefing

III. Public Hearing

IV. Public Testimony

V. Miscellaneous Items

APPROVAL OF OCTOBER 20, 2026, PANEL A MEETING MINUTES

APPROVAL OF NOVEMBER 3, 2026, BOA FULL BOARD MEETING MINUTES

VI. Case Docket

MISCELLANEOUS ITEM(S)

NONE

UNCONTESTED CASE(S)

NONE

HOLDOVER CASE(S)

1. 26-3579A Application of Marcos Munoz for **(1)** a special exception for the handicapped to the single-family use regulations, **(2)** a special exception for the handicapped to the floor area for structures accessory to single family use regulations, and for **(3)** a special exception for the handicapped to the total floor area for structures accessory to single family use regulations at **7426 CONCORD AVENUE**. This property is more fully described as Block 7/2353, Lot 22, and is zoned R-7.5(A), which limits the number of dwelling units to one, prohibits an accessory structure to exceed 25 percent of the floor area of the main structure, and prohibits the total floor area of all accessory structures on a lot to exceed 50 percent of the floor area of the main building. The applicant proposes to construct and/or maintain an additional dwelling unit (not for rent), which will require **(1)** a special exception for the handicapped to the single-family use regulations, to construct and/or maintain a single-family residential accessory structure with 1,177 square feet of floor area (50.39 percent of the 2,336 square foot floor area of the main structure), which will require **(2)** a 593 square foot (25.39 percent) special exception for the handicapped to the floor area for structures accessory to single family use regulations, and to construct and/or maintain single-family residential accessory structures with 1,328 square feet of combined floor area (56.85 percent of the 2,336 square foot floor area of the main structure), which will require **(3)** a 160 square foot (6.85 percent) special exception for the handicapped to the total floor area for structures accessory to single family use regulations.

   Location: **7426 CONCORD AVENUE**
   Applicant: Marcos Munoz
   Senior Planner: Bryant Thompson
   Request(s): **(1)** A special exception for the handicapped to the single-family use regulations, **(2)** A special exception for the handicapped to the floor area for structures accessory to single-family use regulations, and **(3)** A special exception for the handicapped to the total floor area for structures accessory to single-family use regulations.
   Staff Recommendation: No staff recommendation.
   BOA-26-000020

Attachments:
Case Report
Application Summary
Referral
Site Plans

2. 26-3580A Application of Nicholas Lowe for **(1)** a special exception to the fence height regulations at **4701 MIRON DRIVE**. This property is more fully described as Block A/5554, Lot 2, and is zoned R-1ac(A), which limits the height of a fence in the front yard to 4-feet. The applicant proposes to construct and/or maintain a 6-foot high fence within a required front-yard along Miron Drive, which will require **(1)** a 2-foot special exception to the fence height regulations.

Location: **4701 MIRON DRIVE**
Applicant: Nicholas Lowe
Senior Planner: Bryant Thompson
Request(s): **1)** A special exception to the fence height regulations.
Staff Recommendation: No staff recommendation.
BOA-26-000040

Attachments: Case Report
Application Summary
Site Plans

INDIVIDUAL CASE(S)

3. 26-3287A Application of Santos Martinez for **(1)** a variance to the front yard setback regulations, **(2)** a variance to the side yard setback regulations, **(3)** a special exception to the fence height regulations, **(4)** a special exception to the fence opacity regulations, and **(5)** a special exception to the visibility triangle regulations at the driveway approach at **5336 ROCK CLIFF PLACE**. This property is more fully described as Block 6/5579, Lot 3B, and is zoned R-1ac(A), which requires a front yard setback of 40-foot, requires a side yard setback of 10 feet, limits the height of a fence in the front yard to 4 feet, requires a fence panel with a surface area that is less than 50 percent open to be located at least 5 feet from the front lot line, and requires a 20-foot visibility triangle at the driveway or alley edge and the street curb line. The applicant proposes to construct and/or maintain an emergency generator as a single-family residential accessory structure and provide a 1-foot front yard setback, which will require **(1)** a 39-foot variance to the front yard setback regulations, to construct and/or maintain an emergency generator as a single-family residential accessory structure and provide a 1-foot side yard setback, which will require **(2)** a 9-foot variance to the side yard setback regulations, to construct and/or maintain a 6-foot 10 and 1/4-inch-high fence in a required front yard, which will require **(3)** a 2-foot 10 and 1/4-inch special exception to the fence height regulations, to construct and/or maintain a fence in a required front yard with a fence panel having less than 50 percent open surface area located less than 5 feet from the front lot line, which will require **(4)** a special exception to the fence opacity regulations, and to construct and/or maintain a single-family residential fence structure within a required visibility obstruction triangle at the driveway approach along Rock Cliff Place, which will require **(5)** a special exception to the visibility obstruction regulations at the driveway approach.

Location: **5336 ROCK CLIFF PLACE**

Applicant: Santos Martinez

Senior Planner: Jamie Miller

Request(s): **(1)** A variance to the front yard setback regulations, **(2)** A variance to the side yard setback regulations, **(3)** A special exception to the fence height regulations, **(4)** A special exception to the fence opacity regulations, **(5)** A special exception to the visibility obstruction regulation at the driveway approach.

Staff Recommendation: **(1)** Denial, **(2)** Denial, **(3)** No Staff recommendation, **(4)** No Staff recommendation, **(5)** No Staff recommendation.

BOA-26-000071

Attachments: Case Report
Application Summary
Site Plan
Elevation-Fence
Documentary Evidence-Memo
Documentary Evidence

4. 26-3576A Application of Santos Martinez for **(1)** a variance to the front-yard setback regulations at **1403 EASTUS DRIVE**. This property is more fully described as Block A/4788-1/2, Lot E, and is zoned R-7.5(A), which requires a front-yard setback of 25-feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 5-foot front yard setback along Shady Lane, which will require a **(1)** 20-foot variance to the front yard setback regulations.
Location: **1403 EASTUS DRIVE**
Applicant: Santos Martinez
Senior Planner: Bryant Thompson
Request(s): **(1)** A variance to the front yard setback regulations.
Staff Recommendation: **(1)** Approval.
BOA-26-000074

Attachments: Case Report
Application
Site Plan
Elevation Plans
Elevation Plans
Documentary Evidence-A
Documentary Evidence

5. 26-3577A Application of Santos Martinez for **(1)** a variance to the minimum front-yard setback regulations 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 front-yard setback of 15-feet except cantilevered roof eaves and balconies may project up to five feet into the required front yard. The applicant proposes to construct and/or maintain a nonresidential structure along N. Henderson Avenue and provide an 8-foot 6-inch front yard, which will require a **(1)** 1-foot 6-inch variance to the minimum front-yard setback regulations.

Location: **2107 N HENDERSON AVENUE**
Applicant: Santos Martinez
Senior Planner: Bryant Thompson
Request(s): **(1)** A variance to the front yard setback regulations.
Staff Recommendation: **(1)** Denial.
BOA-26-000075

Attachments:
Case Report
Application Summary
Site Plan
Elevations
Documentary Evidence-Memo
Documentary Evidence-A
Documentary Evidence-B
Documentary Evidence-C
Documentary Evidence-D
Documentary Evidence-E
Documentary Evidence-F
Documentary Evidence-G

6. 26-3578A Application of Alberto Basave for **(1)** a variance to the maximum lot coverage regulations at **6211 LLANO AVENUE**. This property is more fully described as Block 2/2158, Lot 15, and is zoned R-7.5(A), which limits the lot coverage to 45 percent for residential structures. The applicant proposes to construct and/or maintain a single-family residential structure with 47.43 percent lot coverage (3,700 square feet), which will require **(1)** a 2.43 percent (190 square feet) variance to the maximum lot coverage regulations.

Location: **6211 LLANO AVENUE**
Applicant: Alberto Basave
Senior Planner: Bryant Thompson
Request(s): **(1)** A variance to the maximum allowed lot coverage.
Staff Recommendation: **(1)** Denial.
BOA-26-000078

Attachments:
Case Report
Application Summary
Referral
Site Plan
Elevation
Floor Plan

VII. Adjournment

EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code § 551.071]

2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code § 551.072]

3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code § 551.073]

4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code § 551.074]

5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code § 551.076]

6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code § 551.087]

7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code § 551.089]

8. deliberating cybersecurity measures, policies, or contracts solely intended to protect a critical infrastructure facility. [Tex. Gov't Code § 551.0761]

BOARD OF ADJUSTMENT

Panel A Meeting Minutes

OCTOBER 20, 2026

DRAFT

Council Chambers 6EN
24923176153@dallascityhall.webex.com
David A. Neumann, Chairman

PRESENT: [5]

David A. Neumann, Chairman	
Kathleen Davis	
Michael Hopkovitz	
Michael Dorn	
Dr. Emmanuel Glover	

ABSENT: [1]

Kacy Rodgers II	

Chairman David A. Neumann called the briefing to order at **10:00 A.M.** with a quorum of the Board of Adjustment present.

Chairman David A. Neumann called the hearing to order at **1:00 P.M.** with a quorum of the Board of Adjustment present.

The Chairperson stated that no action of the Board of Adjustment shall set a precedent. Each case must be decided upon its own merits and circumstances, unless otherwise indicated, each use is presumed to be a legal use. Each appeal must necessarily stand upon the facts and testimony presented before the Board of Adjustment at this public hearing, as well as the Board's inspection of the property.

PUBLIC SPEAKERS

The Board of Adjustment provided public testimony opportunities for individuals to comment on manners that were scheduled on the posted meeting agenda.

- No Registered Speakers

MISCELLANEOUS ITEMS

Approval of the Board of Adjustment Panel A, September 15, 2026, Meeting Minutes.

Motion was made to approve Panel A, September 15, 2026, Public Hearing Minutes as presented.

Maker:	Kathleen Davis				
Second:	Michael Dorn				
Results:	5-0 unanimously				Motion to approve as presented
		Ayes:	-	5	David A. Neumann, Kathleen Davis, Michael Hopkovitz, Michael Dorn & Dr. Emmanuel Glover
		Against:	-	0	

MISCELLANEOUS CASES

1. 1338 GALLOWAY AVENUE
BOA-26-000066_FR1(BT)

BUILDING OFFICIAL'S REPORT: Application of Maria Araceli Obregon for **(1)** a fee reimbursement of fees paid for a special exception to the single-family use regulations, and for **(2)** a fee reimbursement of fees paid for a variance to the floor area for structures accessory to single-family use regulations at **1338 GALLOWAY AVENUE**. This property is more fully described as Block 3579/19, Lot 10, and is zoned R-5(A).

LOCATION: 1338 Galloway Avenue

APPLICANT: Maria Araceli Obregon

REQUEST:

A request for a fee reimbursement for a special exception to the single-family use regulations and a variance to the floor area for structures accessory to single-family use regulations.

The applicant is requesting a fee reimbursement for two separate requests, each with a fee of $600.00 for a total request waiver amount of $1,200.00. The request pertains solely to the reimbursement of fees associated with the proposed deviations from the single-family use regulations and a variance to the floor area for structures accessory to single-family use regulations.

STANDARD FOR A FEE WAIVER OR REIMBURSEMENT:

Section 303.12.1.6 in Chapter 52 of the Dallas City Code specifies the board of adjustment may waive the filing fee if the board finds that payment of the fee would result in substantial financial hardship to the applicant. The applicant may either pay the fee and request reimbursement at the hearing on the matter or request that the issue of financial hardship be placed on the board's miscellaneous docket for predetermination. If the issue is placed on the miscellaneous docket, the applicant may not file the application until the merits of the request for waiver have been determined by the board. In making this determination, the board may require the production of financial

documents.

STAFF RECOMMENDATION:

The staff does not make a recommendation on fee waiver or reimbursement requests since the standard is whether the board finds that payment of the fee would result in substantial financial hardship to the applicant.

Speakers:

For: Maria Araceli Obregon, 1338 Galloway Ave., Dallas TX 75216
(Interpreter) Jesus De Leon, 3321 Springview Ave., Dallas TX 75216

Against: No Speakers

Motion
I move that the Board of Adjustment, in Appeal No. BOA-26-000066_FR1, on application of Maria Araceli Obregon, **DENY** the request to the reimbursement of the filing fees paid in association with a request for a special exception to the single-family use regulations and for a variance to the floor area for structures accessory to single-family use regulations as requested by this applicant **without prejudice**, because our evaluation of the property and the testimony shows that payment of the fee would NOT result in substantial financial hardship to this applicant.

Maker:	Michael Hopkovitz				
Second:	Kathleen Davis				
Results:	4-1				Motion to deny without prejudice
		Ayes:	-	4	David A. Neumann, Kathleen Davis, Michael Hopkovitz, Michael Dorn
		Against:	-	1	Dr. Emmanuel Glover

UNCONTESTED CASES

2. 7426 CONCORD AVENUE
BOA-26-000020(BT)
This Case was moved to Individual Cases

BUILDING OFFICIAL'S REPORT: Application of Marcos Munoz for **(1)** a special exception for the handicapped to the single-family use regulations, **(2)** a special exception for the handicapped to the floor area for structures accessory to single family use regulations, and for **(3)** a special exception for the handicapped to the total floor area for structures accessory to single family use regulations at **7426 CONCORD AVENUE**. This property is more fully described as Block 7/2353, Lot 22, and is zoned R-7.5(A), which limits the number of dwelling units to one, prohibits an accessory structure to exceed 25 percent of the floor area of the main structure, and prohibits the total floor area of all accessory structures on a lot to exceed 50 percent of the floor area of the main building. The applicant proposes to construct and/or maintain an additional dwelling unit (not for rent), which will require **(1)** a special exception for the handicapped to the single-family use regulations, to construct and/or maintain a single-family residential accessory structure with 1,199 square feet of floor area (48.5 percent of the 2,484 square foot floor area of the main structure), which will require **(2)** a 578 square foot (23.5 percent) special exception for the handicapped to the floor area for structures

accessory to single family use regulations, and to construct and/or maintain single-family residential accessory structures with 1,350 square feet of combined floor area (54.5 percent of the 2,484 square foot floor area of the main structure), which will require **(3)** a 108 square foot (4.5 percent) special exception for the handicapped to the total floor area for structures accessory to single family use regulations.

LOCATION: 7426 Concord Avenue

APPLICANT: Marcos Munoz

REQUEST:

(1) A special exception for the handicapped to the single-family regulations,
(2) A special exception for the handicapped to the floor area for structures accessory to single family use regulations, and
(3) A special exception for the handicapped to the total floor area for structures accessory to single family use regulations.

STANDARDS OF REVIEW FOR A SPECIAL EXCEPTIONS FOR THE HANDICAPPED:

Section 51A-1.107 of the Dallas Development Code states that the board of adjustment shall grant a special exception to any regulation in this chapter if, after a public hearing, the board finds that the exception is necessary to afford a handicapped person equal opportunity to use and enjoy a dwelling. The term "handicapped person" means a person with a "handicap," as that term is defined in the Federal Fair Housing Amendments Act of 1988, as amended. The board may impose reasonable conditions upon the granting of this special exception consistent with the purpose stated in this section. This section does not authorize the board to grant a change in the use of a building or structure.

STAFF RECOMMENDATION:

Special Exceptions (3):

No staff recommendation is made on these requests.

BACKGROUND INFORMATION:

Zoning:

Site:	R-7.5(A)
North:	R-7.5(A), IR & CS
East:	R-7.5(A)
South:	R-7.5(A)
West:	R-7.5(A), IR & PD-637

Land Use:

The subject site and surrounding properties to the east, south, and west developed with single-family uses. To the north there are a mixture of allowed uses in CS and single family uses.

BDA History:

No BDA history has been found within the last five years

GENERAL FACTS/STAFF ANALYSIS:

- The application of Marcos Munoz for the property located at 7426 Concord Avenue focuses on three requests relating to a special exception for the handicapped to the single-family use regulations, for a special exception for the handicapped to the floor area for structures accessory to single family regulations, and for a special exception for the handicapped to the total floor area for structures accessory to single family regulations.
- The first request relates to the additional dwelling unit (not for rent), which will require a special exception for the handicapped to the single-family zoning use regulations.
- The second request relates to the floor area for structures accessory to the single-family use regulations for the handicapped to enjoy a dwelling. The applicant is proposing to construct and maintain an accessory structure greater than 25 percent of the main floor area.
- The last request relates to the total floor area for structures accessory to the single-family use regulations for the handicapped to enjoy a dwelling. The applicant is proposing to construct and maintain more than one accessory structure with a combined total square footage greater than 50 percent of the main floor area.
- Per staff site visit, both accessory structures have been constructed.
- Proposed main structure under review with residential team (Permit # Res-New-25-000632).
- Planning and Development Residential Staff referral, 07/23/2026.
- The applicant has the burden of proof in establishing that granting a special exception is necessary to afford a handicapped person equal opportunity to use and enjoy a dwelling unit.
- Granting the special exception for the handicapped to the single-family use regulations, floor area and total floor area regulations with a condition that the applicant complies with the submitted site plan, would require the proposal to be constructed as shown on the submitted documents.
- 200’ Radius Video: BOA-26-000020 at 7426 Concord Ave

Timeline:

September 2, 2026: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.

September 8, 2026: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**.

September 24, 2026: The Planning and Development Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the **September 25, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and

October 9, 2026, deadline to submit additional evidence to be incorporated into the board's docket materials.

- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

September 29, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **October** public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

Speakers:

For: Erik Munoz, 7426 Concord Ave., Dallas TX

Against: No Speakers

Motion
I move that the Board of Adjustment, in Appeal No. BOA-26-000020, **HOLD** this matter under advisement until **November 17, 2026**.

Maker:	Kathleen Davis				
Second:	Kacy Rodgers II				
Results:	5-0 Unanimously				Motion to hold under advisement
		Ayes:	-	5	David A. Neumann, Kathleen Davis, Michael Hopkovitz, Michael Dorn & Dr. Emmanuel Glover
		Against:	-	0	

3. 1433 N. WESTMORELAND ROAD
BOA-26-000062(BT)

BUILDING OFFICIAL'S REPORT: Application of Robert Baldwin for **(1)** a special exception to the sign regulations at **1433 N WESTMORELAND ROAD**. This property is more fully described as Block 6160, Tract 1, and is zoned IR, PD-811(Subarea A), which limits the number of detached signs on a premise to one per street frontage. The applicant proposes to construct and/or maintain one additional detached premises sign on a nonresidential premise, which will require **(1)** a special exception to the sign regulations.

LOCATION: 1433 N Westmoreland Road

APPLICANT: Robert Baldwin

REQUEST:

(4) A special exception to the sign regulations.

STANDARD OF REVIEW FOR DETACHED SIGN STANDARDS REGULATIONS & STANDARD FOR A SPECIAL EXCEPTION TO SIGN STANDARD REGULATIONS:

Section 51A-7.703(d)(2) of the Dallas Development Code states that the Board of Adjustment may, in specific cases and subject to appropriate conditions, authorize one additional detached premise sign on a premise in excess of the number permitted in Article IV of the Code as a special exception when the board has made a special finding from the evidence presented that strict compliance with the requirement of the sign regulations will result in substantial hardship or inequity to the applicant without sufficient corresponding benefit to the city and its citizens in accomplishing the objectives of the sign regulations.

STAFF RECOMMENDATION:

Special Exceptions (1):

No staff recommendation is made on this request.

BACKGROUND INFORMATION:

Zoning:

Site:	PD-811 Subarea A
North:	PD-811 Subarea B and PD-986
East:	PD-1059
South:	N(A) and PD-986
West:	PD-1059

Land Use:

The subject site is currently developed with a cell tower. The surrounding area includes restaurants, hotels, offices, gas stations, manufacturing and warehousing, and vacant land uses.

BDA History:

BDA history has been found within the last five years, BDA245-035 and BDA245-035_195215662-001.

GENERAL FACTS/STAFF ANALYSIS:

- The application of Robert Baldwin for the property located at 1433 N Westmoreland Road focuses on one request relating to a special exception to the sign regulations.
- As gleaned from the submitted site plan, the applicant is proposing to construct and/or maintain an additional detached sign on a nonresidential building site, which will require a special exception to the sign regulations.
- BDA History BDA245-035: (permit was not filed within 180 days of approval)

  - The Board of Adjustment Panel A, at its public hearing held on Tuesday, March 18, 2025, **GRANTED** the variance to the Landscape regulations requested, as amended, subject to the following conditions:

    Compliance with the most recent version of all submitted plans are required.

  - The Board of Adjustment Panel A, at its public hearing held on Tuesday, March 18, 2025, **GRANTED** the 10-foot variance to the parking regulations, subject to the following conditions:

    Compliance with the most recent version of all submitted plans are required.

- BDA History BDA245-035_195215662-001:
  - No action taken. Administrative withdrawal, prior to The Board of Adjustment Panel A, public hearing held on Tuesday, June 16, 2026.
- Per Signs Staff referral on August 19, 2026, the applicant is not meeting Section 51A-7.304(b)(4):
  - (b) General regulations applicable to all detached signs.
  - (4) Only one detached sign is allowed per street frontage other than expressways. One expressway sign is allowed for every 450 feet of frontage or fraction thereof on an expressway.
- Per staff site visit, the additional sign is proposed.
- Scott Roper from Planning and Development Sign Department provided the following comments on 08/19/2026:
  - "There currently exists one detached sign (non-premise sign) on this premise. A special exception will be necessary in order to install a second. There is sufficient spacing between the existing sign and the proposed location of the new sign."
- Planning and Development Sign Staff referral, 08/19/2026.
- The applicant has the burden of proof in establishing that strict compliance with the requirement of the sign regulations will result in substantial financial hardship or inequity to the applicant without sufficient corresponding benefit to the city and its citizens in accomplishing the objectives of the sign regulations.
- Granting the special exception to the sign regulations with a condition that the applicant complies with the submitted site and signs plan, would require the proposal to be constructed as shown on the submitted documents.
- 200' Radius Video: BOA-26-000062 at 1433 N Westmoreland Rd

Timeline:

September 3, 2026: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

September 8, 2026: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**.

September 18, 2026: The Planning and Development Senior Project Coordinator on behalf of the Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the **September 25, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **October 9, 2026**, deadline to submit additional evidence to be incorporated into the board's docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

September 29, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **October** public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

Speakers:

For: Rob Baldwin, 3904 Elm Street Suite B, Dallas TX 75216

Against: No Speakers

Motion

I move that the Board of Adjustment, in Appeal No. BOA-26-000062, on application of Robert Baldwin, **GRANT** the request of this applicant to construct and/or maintain one additional detached premises sign on a nonresidential premise, as a special exception to the sign regulations contained in the Dallas Development Code, as amended, because our evaluation of the property and the testimony shows that strict compliance with the requirements of Article VII will result in substantial financial hardship or inequity to the applicant without sufficient corresponding benefit to the city and its citizens in accomplishing the objectives of Article VII of the Dallas Development Code.

I further move that the following condition be imposed to further the purpose and intent of the Dallas Development Code:

Compliance with the most recent version of all submitted plans are required.

Maker:	Kathleen Davis				
Second:	Dr. Emmanuel Glover				
Results:	5-0 Unanimously				Motion to grant
		Ayes:	-	5	David A. Neumann, Kathleen Davis, Michael Hopkovitz, Michael Dorn & Dr. Emmanuel Glover
		Against:	-	0	

4. 1338 GALLOWAY AVENUE
BOA-26-000066(BT)
This Case was moved to Individual Cases

BUILDING OFFICIAL'S REPORT: Application of Maria Araceli Obregon for **(1)** a special exception to the single-family use regulations, and for **(2)** a variance to the floor area for structures accessory to single family use regulations at **1338 GALLOWAY AVENUE**. This property is more fully described as Block 3579/19, Lot 10, and is zoned R-5(A), which limits the number of dwelling units to one, and states that an accessory structure may not exceed 25 percent of the floor area of the main structure. The applicant proposes to construct and/or maintain an additional dwelling unit (not for rent), which will require **(1)** a special exception to the single-family use regulations, and to construct and/or maintain a single-family residential accessory structure with 783 square feet of floor area (64 percent of the 1,219 square foot floor area of the main structure), which will require **(2)** a 479 square foot (39 percent) variance to the floor area for structures accessory to single family use regulations.

LOCATION: 1338 Galloway Avenue

APPLICANT: Maria Araceli Obregon

REQUEST:

(5) A special exception to the single-family use regulations, and
(6) A variance to the floor area for structures accessory to single family use regulations.

STANDARD FOR A SPECIAL EXCEPTION TO THE SINGLE-FAMILY USE REGULATIONS FOR AN ADDITIONAL DWELLING UNIT:

Section 51A-4.209(b)(6)(E)(i) of the Dallas Development Code specifies that the board may grant a special exception to the single-family use regulations of the Dallas Development Code to authorize an additional dwelling unit on a lot when, in the opinion of the board, the additional dwelling unit will not:
1) be used as rental accommodations; or
2) adversely affect neighboring properties.
Section 51A-4.209(b)(6)(E)(ii) states that in granting this type of special exception, the board shall require the applicant to deed restrict the subject property to prevent the use of the additional dwelling unit as rental accommodations.

STAFF RECOMMENDATION:

Special Exception (1):

No staff recommendation is made on this request.

STANDARDS OF REVIEW FOR A VARIANCE:

Section 51A-3.102(d)(10) of the Dallas Development Code specifies that the board has the power to grant variances from the front-yard, side-yard, rear-yard, lot-width, lot-depth, lot-coverage, **floor area for structures accessory to single-family uses**, height for structures accessory to single-family uses, minimum sidewalks, off-street parking or off-street loading, or landscape regulations provided that the variance is:

(A) not contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.

(B) necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and

(C) not granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

SECTION 51A-3.102(d)(10)(B):

Dallas Development Code § 51A-3.102(d)(10)(B), allows for the board to use their discretion and consider the following as grounds to determine whether the portion of the variance standard of compliance with the ordinance as applied to a structure would result in unnecessary hardship:

(i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.

(ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.

(iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.

(iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or

(v) the municipality considers the structure to be a nonconforming structure.

STAFF RECOMMENDATION:

Variance to the floor area for structures accessory to single-family use regulations:

Denial

Rationale: Based upon evidence presented and provided by the applicant, staff concluded that the site is:

A. Not contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.

B. The subject site is not restrictive in area, shape, or slope. Subject site is relatively flat and rectangular in shape. The subject site is 7,200 square feet compared to minimum 5,000 square feet in R-5(A) zoning; therefore, it can be developed in a manner commensurate with development upon other parcels of land in the same zoning district.

C. Not granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

BACKGROUND INFORMATION:

Zoning:

Site:	R-5(A)
North:	R-5(A)
East:	R-5(A)
South:	R-5(A)
West:	R-5(A)

Land Use:

The subject site and surrounding properties are developed with single-family uses.

BDA History:

No BDA history was found within the last five years.

GENERAL FACTS/STAFF ANALYSIS:

- The application of Maria Araceli Obregon for the property located at 1338 Galloway Avenue focuses on two requests relating to the single-family use regulations (ADU) and floor area for structures accessory to single-family use regulations.
- The first request relates to the additional dwelling unit (not for rent), which will require a special exception to the single-family zoning use regulations
- The second request relates to the floor area for structures accessory to the single-family use regulations. The applicant is proposing to construct and maintain an accessory structure greater than 25 percent of the main floor area.
    - The main structure has a floor area of 1,219 square feet, which limits the allowable size of an accessory structure to 304.75 square feet.
    - The applicant proposes to construct and/or maintain a single-family residential accessory structure with 783 square feet of floor area (64 percent).
    - Which will require a 479 square foot (39 percent) variance to the floor area for structures accessory to single family use regulations.
- Per staff's site visit of the subject site, it appears the additional dwelling unit has been constructed without permits.
- Planning and Development Residential Staff referral, 05/11/2026.
- The Dallas Development Code states that only one dwelling unit may be located on a lot and that the Board of Adjustment may grant a special exception to this provision and authorize an additional dwelling unit on a lot when, in the opinion of the board, the special exception will not: (1) be used as rental accommodations; or (2) adversely affect neighboring properties.
- The applicant has the burden of proof in establishing that the special exception to the single-family use regulations will not adversely affect the neighboring properties and will not be used as rental accommodations.

- Granting the special exception to the single-family use regulation with a condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents. Granting the special exception to the single-family use regulations would also require the applicant to deed restrict the subject property to prevent the use of the additional dwelling use as rental accommodations.
- The Dallas Development Code specifies that the board has the power to grant variances from the floor area for structures accessory to single-family uses.
- The applicant has the burden of proof in establishing the following:

1) That granting the variance to the floor area for structures accessory to single family use regulations will not be contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
2) The variance is necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
3) The variance would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

- **SECTION 51A-3.102(d)(10)(B):**

  Dallas Development Code § 51A-3.102(d)(10)(B), allows for the board to use their discretion and consider the following as grounds to determine whether the portion of the variance standard of compliance with the ordinance as applied to a structure would result in unnecessary hardship:

  (i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.

  (ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.

  (iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.

  (iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or

  (v) the municipality considers the structure to be a nonconforming structure.

- Granting the variance to the floor area for structures accessory to single-family use regulations with a condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.
- 200’ Radius Video: BOA-26-000066 at 1338 Galloway Ave

Timeline:

September 2, 2026: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

September 8, 2026: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**.

September 18, 2026: The Planning and Development Senior Project Coordinator on behalf of the Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the **September 25, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **October 9, 2026**, deadline to submit additional evidence to be incorporated into the board's docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

September 29, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **October** public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

Speakers:

For:	Maria Araceli Obregon, 1338 Galloway Ave., Dallas TX 75216
(Interpreter)	Jesus De Leon, 3321 Springview Ave., Dallas TX 75216
Against:	No Speakers

Motion # 1

I move that the Board of Adjustment, in request No. BOA-26-000066, on application of Maria Araceli Obregon, **DENY** the special exception to construct and maintain an additional dwelling unit (not for rent) on a site developed with a single-family structure as requested by this applicant **without prejudice**, because our evaluation of the property and the testimony shows that granting this special exception would adversely affect neighboring property.

Maker:	Kathleen Davis				
Second:	Michael Dorn				
Results:	5-0 Unanimously				Motion to deny without prejudice
		Ayes:	-	5	David A. Neumann, Kathleen Davis, Michael Hopkovitz, Michael Dorn & Dr. Emmanuel Glover
		Against:	-	0	

Motion # 2
I move that the Board of Adjustment, in Appeal No. BOA-26-000066, on application of Maria Araceli Obregon, **DENY** the variance to the floor area for a structure accessory to the single-family use regulations requested by this applicant **without prejudice**, because our evaluation of the property and the testimony shows that the physical character of this property is such that a literal enforcement of the provisions of the Dallas Development Code, as amended, would NOT result in unnecessary hardship to this applicant.

Maker:	Kathleen Davis				
Second:	Michael Hopkovitz				
Results:	5-0 Unanimously				Motion to deny without prejudice
		Ayes:	-	5	David A. Neumann, Kathleen Davis, Michael Hopkovitz, Michael Dorn & Dr. Emmanuel Glover
		Against:	-	0	

5. 1128 DODD STREET
BOA-26-000070(BT)
This Case was moved to Individual Cases

BUILDING OFFICIAL'S REPORT: Application of Aubrey Quarles for **(1)** a special exception to the front yard setback regulations and for **(2)** a special exception to the visibility triangle regulations at the driveway approach and adjacent street curb at **1128 DODD STREET**. This property is more fully described as Block 47/3028, Lot 8, and is zoned PD-571(Subdistrict 2), which requires a front yard setback of 20 feet when the blockface consists of all vacant lots, and requires a 20-foot visibility triangle at the driveway approach or alley edge and the street curb line. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 6-foot 6-inch front yard setback along Cliff Road, which will require **(1)** a 13-foot 6-inch special exception to the front yard setback regulations, and to construct and/or maintain a single family residential structure in a required visibility obstruction triangle at the driveway approach along Cliff Road, which will require **(2)** a special exception to the visibility obstruction regulations at the driveway approach and adjacent street curb.

LOCATION: 1128 Dodd Street

APPLICANT: Aubrey Quarles

REQUEST:

(7) A special exception to the front yard setback regulations, and
(8) A special exception to the 20-foot visibility obstruction regulations at the driveway approach and adjacent street curb.

STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO FRONT YARD SETBACK REGULATIONS in PD-571:

Section 51P-571.109(c) provides that the board may grant a special exception to the front, side, and rear yard setback requirements if the board finds, after a public hearing, that the special exception

will not adversely affect the neighboring properties, the improvement is within the general building patterns of the neighborhood, and the special exception will preserve the character of the neighborhood. In granting a special exception to the setback requirements, the board may impose any other reasonable condition that would further the purpose and intent of the setback requirements of PD-571.

STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO VISUAL OBSTRUCTION REGULATIONS:

Section 51A-4.602(d)(3) of the Dallas Development Code states that the board may grant a special exception to the visual obstruction regulations when in the opinion of the board, the special exception will not constitute a traffic hazard.

STAFF RECOMMENDATION:

Special Exceptions (2):

No staff recommendation is made on this request.

BACKGROUND INFORMATION:

Zoning:

Site:	PD-571 (Subdistrict 2)
North:	PD-571 (Subdistrict 2)
East:	PD-571 (Subdistrict 2)
South:	PD-571 (Subdistrict 2)
West:	PD-571 (Subdistrict 2)

Land Use:

The subject site is vacant and surrounding properties a mixture of single-family uses, public park and church.

BDA History:

No BDA history has been found within the last five years.

GENERAL FACTS/STAFF ANALYSIS:

- The application of Aubrey Quarles for the property located at 1128 Dodd Street focuses on two requests relating to the front yard setback regulations, and visual obstruction regulations at the driveway approach and adjacent street curb.
- The first request is for a special exception to the front yard setback regulation. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 6-foot 6-inch front yard setback along Cliff Road, which will require a 13-foot 6-inch special exception to the front yard setback regulations.
- The second request is for a special exception to the 20-foot visibility obstruction triangle at the driveway approach and adjacent street curb. The applicant proposes to construct and/or maintain a single-family residential structure within a required visibility obstruction triangle

along Cliff Road, which will require a special exception to the 20-foot visibility obstruction regulation.

- The property is zoned Planned Development District No. 571 (Subdistrict 2). Section 51-P-571.109(a) states: All main buildings must have a front yard setback that is within five percent of the average front yard setback of other main buildings in the same blockface. In the event the blockface consists of all vacant lots, the lot must be developed in accordance with the front yard setback regulations for an R-5(A) Single Family District.
- The front yard setback regulation for R-5(A) Single Family District is a minimum setback of 20 feet.
- Staff estimated fence encroaching a maximum of 1-feet 6-inches into visual obstruction.
- Per staff site visit, the residential structure is proposed.
- Planning and Development Residential Staff referral, 06/10/2026.
- The applicant has the burden of proof in establishing that the special exception to the front yard setback regulations will not adversely affect the neighboring properties, the improvement is within the general building patterns of the neighborhood, and the special exception will preserve the character of the neighborhood.
- The applicant has the burden of proof in establishing that the special exception to the visual obstruction regulations will not constitute a traffic hazard.
- Granting the special exceptions to the front yard setback regulations and visual obstruction regulations with a condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.
- 200' Radius Video: BOA-26-000070 at 1128 Dodd St

Timeline:

September 3, 2026: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

September 8, 2026: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**.

September 18, 2026: The Planning and Development Senior Project Coordinator on behalf of the Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the **September 25, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **October 9, 2026**, deadline to submit additional evidence to be incorporated into the board's docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

September 29, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **October** public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

Speakers:

For: Aubrey Quarles, 1128 Dodd Street, Dallas TX 75203
Mark Tolocko, 2814 Maplesprings Blvd., Dallas TX 75235

Against: Moriah Parker, 1101 Rev CBT Smith Street, Dallas TX 75203

Motion # 1
I move that the Board of Adjustment, in Appeal No. BOA-26-000070, on application of Aubrey Quarles, **GRANT** the 13-foot 6-inch special exception to the front-yard setback regulations contained in the Dallas Development Code, as amended, because our evaluation of the property and the testimony shows that this special exception will not adversely affect the neighboring properties, the improvement is within the general building patterns of the neighborhood, and the special exception will preserve the character of the neighborhood.

I further move that the following conditions be imposed to further the purpose and intent of the Dallas Development Code:

Compliance with the most recent version of all submitted plans are required.

Maker:	Kathleen Davis				
Second:	Michael Hopkovitz				
Results:	4-1				Motion to grant
		Ayes:	-	4	David A. Neumann, Kathleen Davis, Michael Hopkovitz, Michael Dorn
		Against:	-	1	Dr. Emmanuel Glover

Motion # 2
I move that the Board of Adjustment, in Appeal No. BOA-26-000070, on application of Aubrey Quarles, **GRANT** the request to maintain items in the 20-foot visibility triangle at the driveway approach along Cliff Road, as a special exception to the visual obstruction regulation contained in the Dallas Development Code, as amended, because our evaluation of the property and the testimony shows that this special exception will not constitute a traffic hazard.

I further move that the following condition be imposed to further the purpose and intent of the Dallas Development Code, as amended:

Compliance with the most recent version of the submitted site plan and elevations, in regards to the portion in violation of the visual obstruction triangle, are required.

Maker:	Kathleen Davis				
Second:	Michael				

	Hopkovitz				
Results:	5-0 Unanimously				Motion to grant
		Ayes:	-	5	David A. Neumann, Kathleen Davis, Michael Hopkovitz, Michael Dorn & Dr. Emmanuel Glover
		Against:	-	0	

6. 765 IVYWOOD DRIVE
BOA-26-000073(BT)
This Case was moved to Individual Cases

BUILDING OFFICIAL'S REPORT: Application of Aureliano Flores for a **(1)** special exception for the handicapped to the fence height regulations at **765 IVYWOOD DRIVE**. This property is more fully described as Block W/7525, Lot 30, and is zoned R-7.5(A), which limits the height of a fence in the front yard to 4-feet. The applicant proposes to construct and/or maintain a 6-foot-high fence in a required front-yard, which will require **(1)** a 2-foot special exception for the handicapped to the fence height regulations.

LOCATION: 765 Ivywood Drive

APPLICANT: Aureliano Flores

REQUEST:

(9) A special exception for the handicapped to the fence height regulations.

STANDARDS OF REVIEW FOR A SPECIAL EXCEPTIONS FOR THE HANDICAPPED:

Section 51A-1.107 of the Dallas Development Code states that the board of adjustment shall grant a special exception to any regulation in this chapter if, after a public hearing, the board finds that the exception is necessary to afford a handicapped person equal opportunity to use and enjoy a dwelling. The term "handicapped person" means a person with a "handicap," as that term is defined in the Federal Fair Housing Amendments Act of 1988, as amended. The board may impose reasonable conditions upon the granting of this special exception consistent with the purpose stated in this section. This section does not authorize the board to grant a change in the use of a building or structure.

STAFF RECOMMENDATION:

Special Exceptions (1):

No staff recommendation is made on these requests.

BACKGROUND INFORMATION:

Zoning:

Site: R-7.5(A)
North: R-7.5(A)
East: R-7.5(A)
South: R-7.5(A)

West: R-7.5(A)

Land Use:

The subject site and surrounding properties are developed with single-family uses.

BDA History:

No BDA history has been found within the last five years

GENERAL FACTS/STAFF ANALYSIS:

- The application of Aureliano Flores for the property located at 765 Ivywood Drive focuses on one request relating to a special exception for the handicapped to the fence height regulations.
- The first request relates to the fence height regulations, which will require a 2-foot special exception for the handicapped to the fence height regulations.
- Per staff site visit, fencing is proposed.
- Planning and Development Staff referral, 07/14/2026.
- The applicant has the burden of proof in establishing that granting a special exception is necessary to afford a handicapped person equal opportunity to use and enjoy a dwelling unit.
- Granting the special exception for the handicapped to the fence height regulations with a condition that the applicant complies with the submitted site plan, would require the proposal to be constructed as shown on the submitted documents.
- 200' Radius Video: BOA-26-000073 at 765 Ivywood Dr

Timeline:

September 3, 2026: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

September 8, 2026: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**.

September 24, 2026: The Planning and Development Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the **September 25, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **October 9, 2026**, deadline to submit additional evidence to be incorporated into the board's docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

September 29, 2026: The Board of Adjustment staff review team meeting was held regarding this

request and other requests scheduled for the **October** public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

Speakers:

For:	Aureliano Flores, 465 Ivywood Dr., Dallas TX 75232
(Interpreter)	Laura Murillo, 825 S. Perkins St., Fort Worth, TX 76103
Against:	No Speakers

Motion
I move that the Board of Adjustment, in Appeal No. . BOA-26-000073, on application of Aureliano Flores, **DENY** the special exception for the handicapped to the fence height regulations requested by this applicant **without prejudice**, because our evaluation of the property and the testimony shows that the relief is not necessary to afford a handicapped person equal opportunity to use and enjoy the dwelling.

Maker:	Michael Dorn				
Second:	Kathleen Davis				
Results:	5-0 Unanimously				Motion to deny without prejudice
		Ayes:	-	5	David A. Neumann, Kathleen Davis, Michael Hopkovitz, Michael Dorn & Dr. Emmanuel Glover
		Against:	-	0	

HOLDOVER CASES

NONE

INDIVIDUAL CASES

NONE

ADJOURNMENT

After all business of the Board of Adjustment had been considered, Chairman Neumann entertained a motion to adjourn at 4:54 p.m.

Maker:	Kathleen Davis				
Second:	Michael Dorn				
Result:	5-0 Unanimously				Motion to adjourn

_____ _____

Required Signature: Date
Mary Williams, Board Secretary
Planning & Development Department

_____ _____

Required Signature: Date
Dr. Kameka Miller-Hoskins, Board Coordinator
Planning & Development Department

_____ _____

Required Signature: Date
David A. Neumann, Chairman
Board of Adjustment

BOARD OF ADJUSTMENT

Full Board Meeting Minutes

November 03, 2026

DRAFT

6EN Council Chambers
24923176153@dallascityhall.webex.com
David A. Neumann, Chairman

PRESENT: [14]

David A. Neumann, Chairman	Andrew R. Finney, Alternate Member
Jared Slade	Sarah Lamb
Parker Graham	Linda Garner **(PV)**
Kacey Rodgers II	Stuart Campbell
Michael Dorn, Alternate Member	
Roger Sashington	
Dr. Emmanuel Glover, Alternate Member	
Michael Hopkovitz	
Michael Quint	
Amelia Perez	

ABSENT: [4]

Kathleen Davis	Candace Evans, Alternate Member
Cheri Gambow, Alternate Member	
TC Fleming, Alternate Member	

Chairman Neumann called the Full Board Meeting of the Board of Adjustment to order at **9:00 A.M.** with a confirmed quorum of the Board of Adjustment present.

WELCOME: **David A. Neumann**

Introduction of Board Members & Alternates

PUBLIC TESTIMONY:

- Steve Long (Consultant)
- Jennifer Hiromoto (Consultant)

CHAIRMAN'S REPORT: **David A. Neumann**

October 1, 2025 – September 30, 2026

Focus

- Provided leadership on behalf of the entire Board of Adjustment (BOA) amongst its Members, between the three Hearing Panels, liaison to the City Council and City staff to ensure Fairness for every property owner appeal to the BOA through a Transparent process that culminates in Timely public hearings where Accurate information is reasonably and consistently applied to the BOA's preexisting legal standards.

Advocacy

- Met with and obtained support of the members of the City Council Economic Development Committee to seek approval of updated Rules of Procedure. The full City Council however, decided to remand the Rules changes back to the BOA without our recommended in-person requirement for Member attendance. The Board will continue to utilize pre-existing Rules until we adopt further changes.

- Regularly met with Emily Liu, Planning & Development Director, to maintain executive level support and awareness of the mission of the Board, its members, staff and property owner/taxpayer expectations. At her request, attended Texas Planning Association conference: Recent Land Use Case Law, Texas changes allowing Multi Family on commercial properties by right, Zoning Basics, Roles of appointed officials on BOAs and CPCs.

- Visited several times with City Attorney's Office Executive Assistant City Attorney Casey Burgess and Stacy Rodriquez to confirm our Board Attorney support and defend the Board's decisions for all cases/appeals presented and appealed to District Court. Requested legal briefings from CAO to train BOA members on Texas case law standards.

- During this last year, only 1 BOA decision was appealed to Texas District Court. We currently have 5 decisions on appeal at a Texas District Court Appeals Court compared to 15 a year ago and 6 five years ago. An excellent indication of the soundness of our decision-making process.

Empowerment

- Coordinated with Temporary Presiding Officers Jared Slade and Parker Graham to provide leadership to ensure the Board's Rules of Procedure and Chapter 8 of the City Code are applied consistently yet independently for all three Hearing Panels.

- Managed the Board's hearing calendar to occasionally consolidate cases from three panels to two panels to improve Members, Alternate Members, applicants, and staff use of time and efficiency. Requested extending applicant's submission deadlines and staff efficiencies to reduce application to hearing days.

- Met with new Members and Alternate Members to facilitate their initial training and onboarding to BOA.

City Staff Leadership

- Regularly worked with Board Administrator Dr. Kameka Miller-Hoskens to express the Board's expectations for BOA total appeal process (application to hearing) and provide feedback loop to obtain Board's Goals and Objectives.

- Encouraged to utilize more comprehensive staff analysis and technology combined with professional insight on uniqueness of subject site and adjacent properties. Proofreading of presentations ensures accuracy and easier Board receptiveness.

SPEAKERS:

- **Emily Liu**, Director, Planning & Development Department

1. **Address land use and zoning inconsistencies, promote more Transit Oriented Development and mixed-use corridors, and improve residential design standards to advance ForwardDallas 2.0**
2. **Engage the community in shaping the initial draft of the Dallas Zoning Reform**
3. **Streamline the development review process and enhance coordination across departments to deliver seamless, efficient reviews**
4. **Reimagine customer service by utilizing new and emerging technologies, including AI, to deliver faster, more transparent, customer experience at the speed of business**
5. **Advance the culture of teamwork and accountability within the department while strengthening collaboration and problem-solving across all city departments**
6. **Elevate the department to national recognition for innovation and excellence in planning and development, attracting talent and advancing economic vitality**

- **Baron Eliason,** Interim Inspector General



CODE OF ETHICS
POCKET REFERENCE GUIDE
City of Dallas
95% of the rules most people need.
Articles 1-3 (25 rules), and Article 6 regarding required reporting procedures.

GENERAL PROVISIONS		
Purpose and principles		1
Definitions		2
Duty	Fiduciary duty	3
Standards of behavior and civility		4

ROLES AFFECTING APPLICATION OF THE CODE OF ETHICS		
Employee		2(16)
City officials	Councilmembers	2(22)
	Hired (city manager, municipal judge, etc.)	2(22)
	Appointed by city council (advisory, quasi-judicial, other (e.g. board of a city instrumentality))	2(22)
Persons doing business with the city		2(13)
Lobbyists		Article V.

CONFLICT AND VIOLATION PROTOCOLS		
Known violations	Must report to inspector general	8
	Assisting or using others to violate the Code	7
Investigations	Cooperation	5(e)
	Retaliation prohibited	6
	Maintain confidentiality	5(e)(1)
Conflicts	Recusal	24

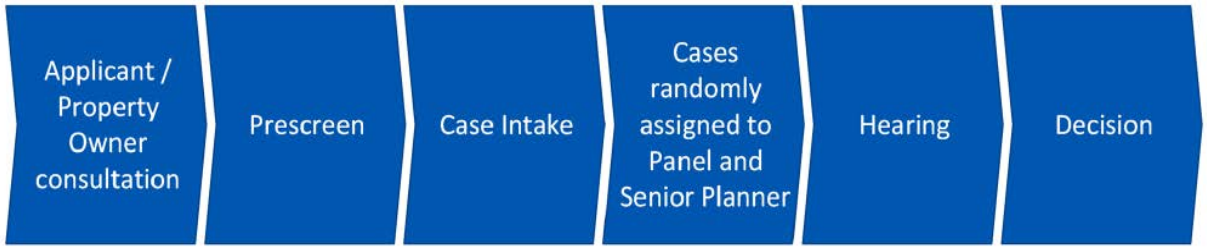
RESTRICTIONS AFTER YOU LEAVE		
Former employees and officials	Confidentiality	25
	Representation	26
	Discretionary contracts	27
	Lobbying	28

COMMON CONFLICTS IN THE CODE OF ETHICS		
First year in role	Awarding contracts to previous employers	14(a)(3), 22(d)
	Participation in matters benefiting previous employers	14(a)(3), 22(d)
Existing financial/ownership interests	Business	22(a)
	Property	14(a)(4), 22(a)
	Contract	13.1
Acquiring city contract	Submitting bid or proposal to make a city contract	22(b)(1)
	Negotiating or entering into any city contract	22(b)(2)
Acquiring interest in a matter	Pending	14(a)
	Decided	14(a)
Representing private interests	For compensation	18(a)(1)(A)
	Without compensation	18(a)(1)(B)
	Use of office and influence	18(a)(3)
	In litigation adverse to the city	18(b)
Reciprocal favors	Award or favor for your official action	14(a)(2)
Personal benefit	For relative	13(a)(1)
	Existing business or financial relationship	13(a)(2)
	Outside employer of you or relative	13(a)(2)(A)
	Client or substantial customer of you or relative	13(a)(2)(B)
	Debtor or creditor of you or relative	13(a)(2)(C)
	Employment sought or offered	13(a)(2)(D)(i)
	Business opportunity negotiated	13(a)(2)(D)(ii)
Communication and disclosures	General	4(b)
	Official to employee re information/help with projects	4(b)(4)
	Council members to boards and commissions	4(b)(6)
	Confidential information	17
	Campaign participation	18(a)(4)
	To official of quasi-judicial body re pending/expected matter	23
	With councilmember to influence or persuade (lobbying)	Article V.
Relatives	Hiring or appointing	16(a)
	Supervision	16(b)
	Substantial interest in business or property	14(c)
Political activity	General - see also City Charter Ch. 16, Section 16	21
Outside employment	General	19
Gifts and Donations	Receipt and reporting	12, 15, 42, 43

- **Dr. Kameka Miller-Hoskins,** Board Administrator & Chief Planner
  Planning & Development Department

1. Team Introductions

- **Diana Barkume,** Project Coordinator
  - BOA Case Process



1. Applicant / Property Owner Consultation (phone, email, in-person, or virtual)

Staff discusses the request, application requirements, review process, and anticipated timeline. Applicants should NOT submit the application through DallasNow until they have been instructed to do so after a prescreen review is completed.

↓

2. Prescreening

Staff reviews the submitted application for completeness and identifies missing information or required revisions.

Is the Application Complete?

NO

Return to applicant for missing information or revisions.
Resubmit for prescreening.

YES

Note: The case review timeframe begins only after all three requirements have been met:
The case has been deemed complete.
All applicable fees have been paid.
Signs have been picked up and posted.

3. Case Intake

Staff formally accepts the complete application, confirms applicable fees, and enters the case into the review process.
Proceed once intake requirements are satisfied. This includes fees have been paid and signs have been picked up.

↓

4. Case Assignment

The case is randomly assigned to a panel and a Senior Planner.
The Senior Planner coordinates the site visit, prepares the staff report and recommendation, and creates the presentation of the case for the hearing.
Proceed when the case is prepared for the scheduled hearing.

5. Public Hearing

The panel receives the staff recommendation, hears public testimony, considers the request, and evaluates the applicable standards.

Proceed to panel deliberation and decision.

↓

6. Panel Decision

The panel determines the outcome based on the applicable standards and its authority.
Approve
Deny
Hold Under Advisement
Overturn Administrative Official's Decision

Important Notes for Implementation
Incomplete Applications: The applicant must provide all missing information and/or required revisions before the application can proceed to creating a case in DallasNow.
Timeframe: The case review timeframe begins only after all three requirements listed above have been met.
Case Intake: Instruct the applicant to create the case in DallasNow when authorized to proceed to case intake. Confirm all required fees and formal acceptance criteria before advancing the case to assignment. The applicant should not create the case in DallasNow before receiving instructions to do so.
Hearing Preparation: Ensure the staff report, recommendation, and all applicable hearing requirements are addressed before the hearing.
Hold Under Advisement: The case remains pending until the panel resumes consideration and takes further action.
Overturning a Decision: Use this outcome when the panel overturns the administrative official's decision, rather than simply approving or denying the request.

Lunch: 12:52 p.m.; Resume: 1:30 p.m.

- **Dr. Kameka Miller-Hoskins**, Board Administrator & Chief Planner — Member Orientation

ONLINE TRAINING MODULE

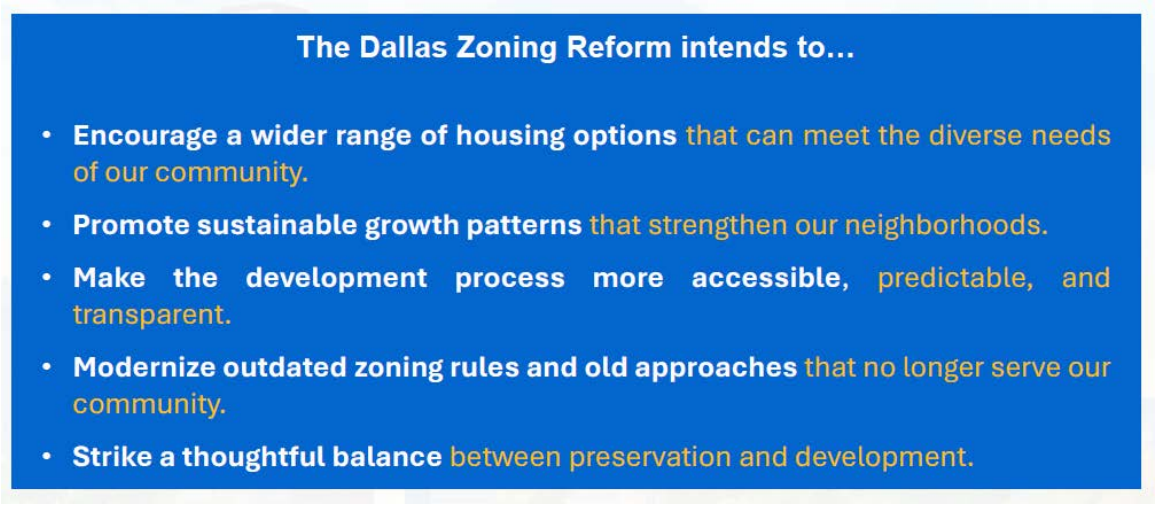
"Coming soon… January 1, 2027"

- **Sarah May,** Planning & Development Manager — Parking Reductions

  - *Brief History of Parking Requirements in Dallas*
  - *Legal Standards of Review for Decision–Making for Parking Reduction Special Exceptions:*
    a. *BOA's authority to reduce parking*
    b. *Maximum reductions allowed*
    c. *Factors to consider to grant*
  - *Notable Places*

- **Andreea Udrea,** Deputy Director — Dallas Zoning Reform





- **Kaitlin Bethay**, Board Attorney & Assistant City Attorney — City Attorney's Office
  1. CAO Team Introductions
  2. Standards for Special Exceptions & Variances
  3. City of Dallas v. Vanesco
  4. Appeals of Administrative Decisions & TCHDallas2, LLC v. Espinoza
  5. Compliance Cases
  6. Texas Open Meetings Act

- **ACTION ITEMS**

  - Review and Adoption of 2025-26 BOA Accomplishments
  - Review and Adoption of our 2026-27 BOA Goals and Objectives
  - Review and Adoption of BOA Recommendations to the City Council
  - Adoption of the 2025-2026 BOA Annual Report
  - Review and Adoption of the 2027 BOA Meeting Calendar

BOARD OF ADJUSTMENT ACTIONS:

- Review and Adoption of 2025-26 BOA Accomplishments

Maker:	Andrew Finney					
Second:	Michael Quint					
Results:	12-0					Moved to approve/adopt
		Ayes:	-		12	David A. Neumann, Jared Slade, Parker Graham, Kacy Rodgers II, Stuart Campbell, Roger Sashington, Michael Hopkovitz, Dr. Emmanuel Glover, Michael Dorn, Andrew Finney, Michael Quint, Linda Garner (V)
		Against:	-		0	

- Review and Adoption of our 2026-27 BOA Goals and Objectives

Maker:	Andrew Finney					
Second:	Stuart Campbell					
Results:	12-0					Moved to approve/adopt
		Ayes:	-		12	David A. Neumann, Jared Slade, Parker Graham, Kacy Rodgers II, Stuart Campbell, Roger Sashington, Michael Hopkovitz, Dr. Emmanuel Glover, Michael Dorn, Andrew Finney, Michael Quint, Linda Garner (V)
		Against:	-		0	

- Review and Adoption of BOA Recommendations to the City Council

Maker:	Andrew Finney					
Second:	Michael Quint					
Results:	12-0					Moved to approve/adopt
		Ayes:	-		12	David A. Neumann, Jared Slade, Parker Graham, Kacy Rodgers II, Stuart Campbell, Roger Sashington, Michael Hopkovitz, Dr. Emmanuel Glover, Michael Dorn, Andrew Finney, Michael Quint, Linda Garner (V)
		Against:	-		0	

- Adoption of the 2025-2026 BOA Annual Report

Maker:	Linda Garner					
Second:	Andrew Finney					
Results:	12-0					Moved to approve/adopt
		Ayes:	-		12	David A. Neumann, Jared Slade, Parker Graham, Kacy Rodgers II, Stuart Campbell, Roger Sashington, Michael Hopkovitz, Dr. Emmanuel Glover, Michael Dorn, Andrew Finney, Michael Quint, Linda Garner (V)
		Against:	-		0	

- Review and Adoption of the BOA 2027 Meeting Calendar

Maker:	Andrew Finney					
Second:	Linda Garner					
Results:	12-0					Moved to approve/adopt
		Ayes:	-		12	David A. Neumann, Jared Slade, Parker Graham, Kacy Rodgers II, Stuart Campbell, Roger Sashington, Michael Hopkovitz, Dr. Emmanuel Glover, Michael Dorn, Andrew Finney, Michael Quint, Linda Garner (V)
		Against:	-		0	

** Board Member Roger Sashington left at 3:00 p.m. but joined virtually for action items**
** Board Member Sarah Lamb left at 4:00 pm.**
** Board Member Amelia Perez left at 4:20 pm**

ADJOURNMENT

After all business of the Board of Adjustment had been considered, it was moved to adjourn the meeting at 4:35 p.m., and it was unanimously approved.

- **Maker**: Stuart Campbell
- **Second**: Dr. Emmanuel Glover

Required Signature: _____ Date _____
Mary Williams, Board Secretary
Planning & Development Department

Required Signature: _____ Date _____
Dr. Kameka Miller-Hoskins, Board Administrator
Planning & Development Department

Required Signature: _____ Date _____
David A. Neumann, Chairman
Board of Adjustment

City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 26-3579A **Item #:** 1.

AGENDA DATE: November 17, 2026

PANEL: A

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Planning and Development

BUILDING OFFICIAL'S REPORT

Application of Marcos Munoz for **(1)** a special exception for the handicapped to the single-family use regulations, **(2)** a special exception for the handicapped to the floor area for structures accessory to single family use regulations, and for **(3)** a special exception for the handicapped to the total floor area for structures accessory to single family use regulations at **7426 CONCORD AVENUE**. This property is more fully described as Block 7/2353, Lot 22, and is zoned R-7.5(A), which limits the number of dwelling units to one, prohibits an accessory structure to exceed 25 percent of the floor area of the main structure, and prohibits the total floor area of all accessory structures on a lot to exceed 50 percent of the floor area of the main building. The applicant proposes to construct and/or maintain an additional dwelling unit (not for rent), which will require **(1)** a special exception for the handicapped to the single-family use regulations, to construct and/or maintain a single-family residential accessory structure with 1,177 square feet of floor area (50.39 percent of the 2,336 square foot floor area of the main structure), which will require **(2)** a 593 square foot (25.39 percent) special exception for the handicapped to the floor area for structures accessory to single family use regulations, and to construct and/or maintain single-family residential accessory structures with 1,328 square feet of combined floor area (56.85 percent of the 2,336 square foot floor area of the main structure), which will require **(3)** a 160 square foot (6.85 percent) special exception for the handicapped to the total floor area for structures accessory to single family use regulations.

Location: **7426 CONCORD AVENUE**

Applicant: Marcos Munoz

Senior Planner: Bryant Thompson

Request(s): **(1)** A special exception for the handicapped to the single-family use regulations, **(2)** A special exception for the handicapped to the floor area for structures accessory to single-family use regulations, and **(3)** A special exception for the handicapped to the total floor area for structures accessory to single-family use regulations.

Staff Recommendation: No staff recommendation.

BOA-26-000020

FILE NUMBER: BOA-26-000020(BT)

BUILDING OFFICIAL'S REPORT: Application of Marcos Munoz for **(1)** a special exception for the handicapped to the single-family use regulations, **(2)** a special exception for the handicapped to the floor area for structures accessory to single family use regulations, and for **(3)** a special exception for the handicapped to the total floor area for structures accessory to single family use regulations at **7426 CONCORD AVENUE**. This property is more fully described as Block 7/2353, Lot 22, and is zoned R-7.5(A), which limits the number of dwelling units to one, prohibits an accessory structure to exceed 25 percent of the floor area of the main structure, and prohibits the total floor area of all accessory structures on a lot to exceed 50 percent of the floor area of the main building. The applicant proposes to construct and/or maintain an additional dwelling unit (not for rent), which will require **(1)** a special exception for the handicapped to the single-family use regulations, to construct and/or maintain a single-family residential accessory structure with 1,177 square feet of floor area (50.39 percent of the 2,336 square foot floor area of the main structure), which will require **(2)** a 593 square foot (25.39 percent) special exception for the handicapped to the floor area for structures accessory to single family use regulations, and to construct and/or maintain single-family residential accessory structures with 1,328 square feet of combined floor area (56.85 percent of the 2,336 square foot floor area of the main structure), which will require **(3)** a 160 square foot (6.85 percent) special exception for the handicapped to the total floor area for structures accessory to single family use regulations.

LOCATION: 7426 Concord Avenue

APPLICANT: Marcos Munoz

PROPERTY OWNER: Marcos Munoz

REQUEST:

(1) A special exception for the handicapped to the single-family regulations,
(2) A special exception for the handicapped to the floor area for structures accessory to single family use regulations, and
(3) A special exception for the handicapped to the total floor area for structures accessory to single family use regulations.

STANDARDS OF REVIEW FOR A SPECIAL EXCEPTIONS FOR THE HANDICAPPED:

Section 51A-1.107 of the Dallas Development Code states that the board of adjustment shall grant a special exception to any regulation in this chapter if, after a public hearing, the board finds that the exception is necessary to afford a handicapped person equal opportunity to use and enjoy a dwelling. The term "handicapped person" means a person with a "handicap," as that term is defined in the Federal Fair Housing Amendments Act of 1988, as amended. The board may impose reasonable conditions upon the granting of this special exception consistent with the purpose stated in this section. This section does not authorize the board to grant a change in the use of a building or structure.

STAFF RECOMMENDATION:

Special Exceptions (3):

No staff recommendation is made on these requests.

BACKGROUND INFORMATION:

Zoning:

Site:	R-7.5(A)
North:	R-7.5(A), IR & CS
East:	R-7.5(A)
South:	R-7.5(A)
West:	R-7.5(A), IR & PD-637

Land Use:

The subject site and surrounding properties to the east, south, and west developed with single-family uses. To the north there are a mixture of allowed uses in CS and single family uses.

BDA History:

No BDA history has been found within the last five years

GENERAL FACTS/STAFF ANALYSIS:

- The application of Marcos Munoz for the property located at 7426 Concord Avenue focuses on three requests relating to a special exception for the handicapped to the single-family use regulations, for a special exception for the handicapped to the floor area for structures accessory to single family regulations, and for a special exception for the handicapped to the total floor area for structures accessory to single family regulations.
- The first request relates to the additional dwelling unit (not for rent), which will require a special exception for the handicapped to the single-family zoning use regulations.
- The second request relates to the floor area for structures accessory to the single-family use regulations for the handicapped to enjoy a dwelling. The applicant is proposing to construct and maintain an accessory structure greater than 25 percent of the main floor area.
- The last request relates to the total floor area for structures accessory to the single-family use regulations for the handicapped to enjoy a dwelling. The applicant is proposing to construct and maintain more than one accessory structure with a combined total square footage greater than 50 percent of the main floor area.
- It is imperative to note that the subject site's main structure has not been constructed and is currently under review (Permit # Res-New-25-000632).

- Per staff site visit, it is imperative to note both accessory structures have been constructed.
- The subject site lot information:
    - Lot size: R-7.5(A) minimum lot size of 7,500 square feet
    - Lot size: 7,500 square feet
    - Lot coverage: 45 percent max allowed R-7.5(A) (3,375 square feet)
    - Lot coverage: 34.97 percent proposed (2,623 square feet)
    - Additional Dwelling Unit: 25 percent max allowed (584 square feet)
    - Additional Dwelling Unit: 50.39 percent proposed (1177 square feet)
    - Accessory structure: 25 percent max allowed (584 square feet)
    - Accessory structure: 6.46 percent proposed (151 square feet)
    - Total Accessory structure: 50 percent max allowed (1168 square feet)
    - Total Accessory structure: 56.85 percent proposed (1328 square feet)
- Planning and Development Residential Staff referral, 07/23/2026.
- The applicant has the burden of proof in establishing that granting a special exception is necessary to afford a handicapped person equal opportunity to use and enjoy a dwelling unit.
- Granting the special exception for the handicapped to the single-family use regulations, floor area and total floor area regulations with a condition that the applicant complies with the submitted site plan, would require the proposal to be constructed as shown on the submitted documents.
- 200' Radius Video: BOA-26-000020 at 7426 Concord Ave

Timeline:

September 2, 2026: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

September 8, 2026: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**.

September 24, 2026: The Planning and Development Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the **September 25, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **October 9, 2026**, deadline to submit additional evidence to be incorporated into the board's docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and

- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

September 29, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **October** public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

October 20, 2026: The Board of Adjustment Panel A, at its public hearing held on Tuesday, October 20, 2026, **HELD** this request under advisement until NOVEMBER 17, 2026.

October 29, 2026: The Planning and Development Senior Planner emailed the applicant the following information:

- the public hearing date and **1:00 pm, November 6, 2026**, deadline to submit additional evidence to be incorporated into the board's docket materials.

November 6, 2026: Applicant provided revised plans.

City of Dallas

Planning & Development Department

320 E Jefferson Blvd, Dallas TX 75203
(214) 948-4480

BOARD OF ADJUSTMENT REFERRAL FORM

Referred by: E.lachica Date: 7/23/2026

Department: Planning/Development Residential

Phone/Email: edmon.lachica@dallas.gov

Manager signature:

Consulted with:

■ Applicant

□ Representative

□ Owner

Name: Marcos Munoz

Phone/Email: erikmunoz18@yahoo.com/(469) 982-3804

Property Information

Address: 7426 CONCORD AVE Dallas, TX 75235

Lot: 22

City Block: 7/2353

Zoning Classification: R-7.5(a)

Issues that require Board action

List the City of Dallas Development Code(s) this project is non-compliant with:

Check all that apply: □ Variance □ Special Exception

□ Yard setback

□Lot Width

□Lot Depth

□Lot coverage

■Floor area for accessory structures for single-family uses

□Height

□Minimum width of sidewalk

□Off-street parking

□Off-street loading

□Landscape regulations

□ fence height and/or standards

□ Visibility triangle obstructions

□ Parking demand

■ Additional dwelling unit (not for rent) □Accessory dwelling unit (for rent)

□Carport

□Non-conforming use or structure

□Administrative Official Appeal

□Other:

Description: Exceeding 25% of the main structure,combined accessory strucutures exceeding 50% of the main structure and Accessory dwelling unit not allowed in r.7.5A zoning

Alternative resolutions discussed/offered:

Applicant chose not to demo structures. Current Res-New-25-000632 on hold.

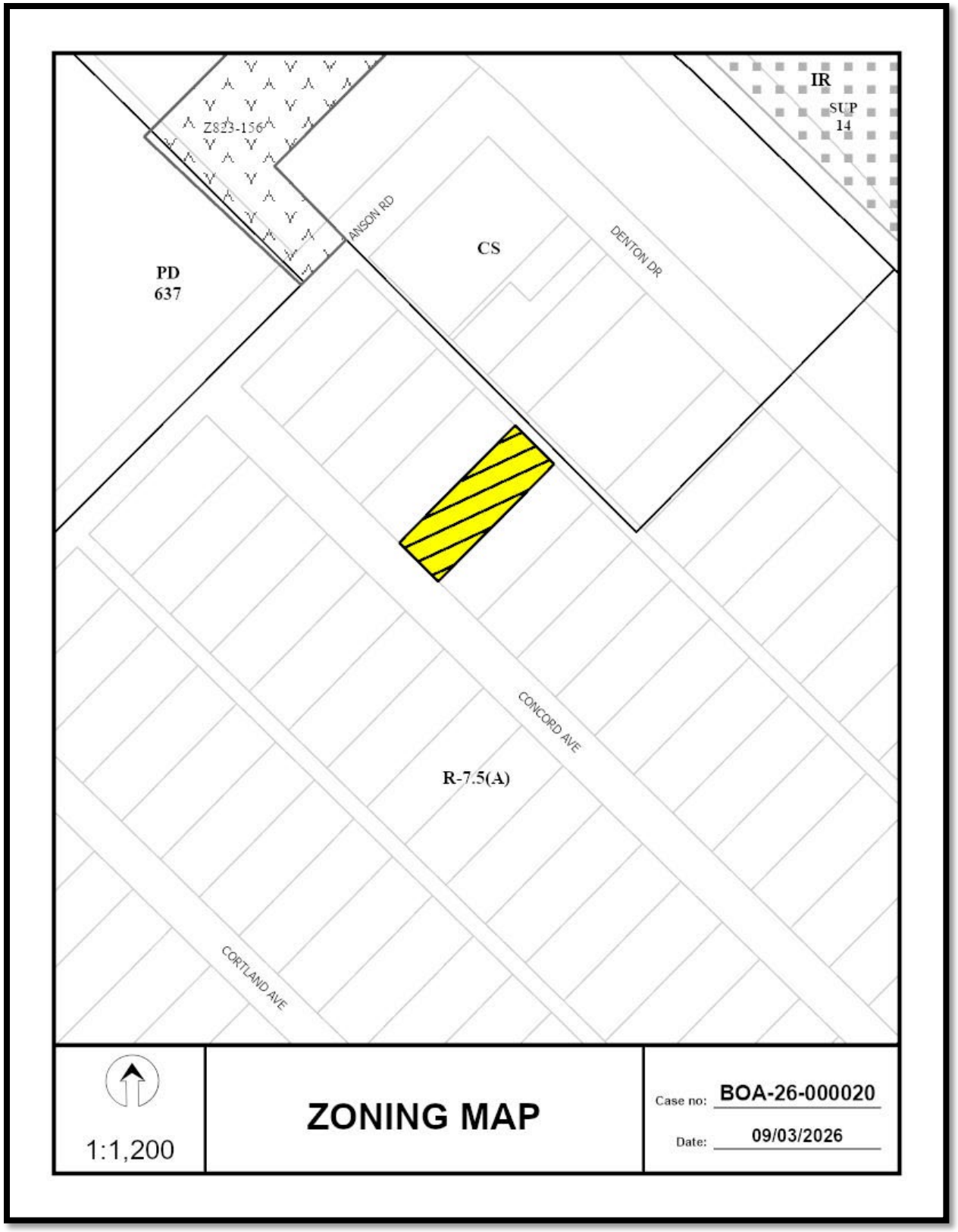


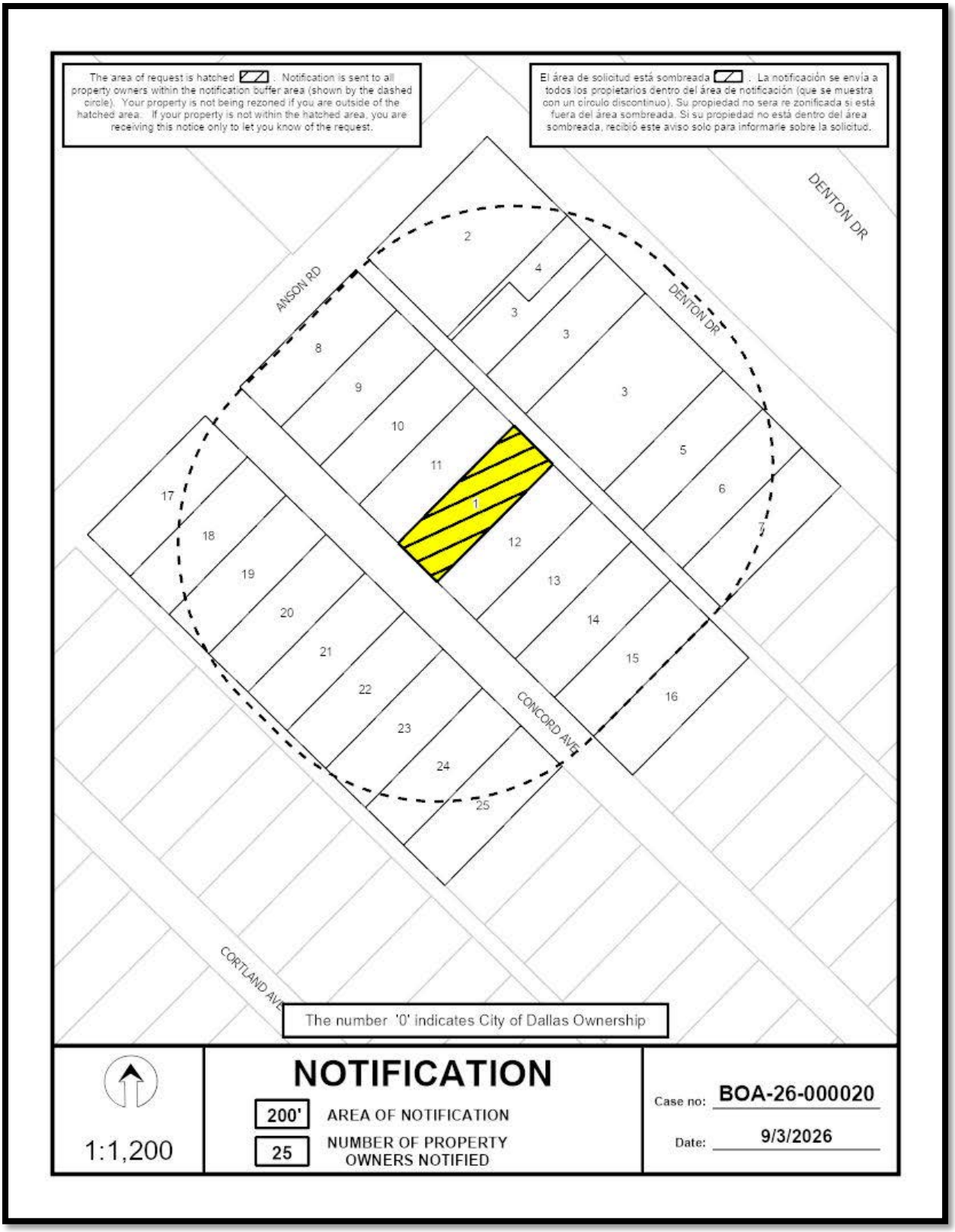
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AERIAL MAP

Case no: BOA-26-000020

Date: 09/03/2026


IR
SUP
14
Z823-156
ANSON RD
CS
DENTON DR
PD
637
CONCORD AVE
R-7.5(A)
CORTLAND AVE
1:1,200
ZONING MAP
Case no: BOA-26-000020
Date: 09/03/2026


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
DENTON DR
ANSON RD
DENTON DR
CONCORD AVE
CORTLAND AVE
The number '0' indicates City of Dallas Ownership
1:1,200
NOTIFICATION
200'
AREA OF NOTIFICATION
25
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: BOA-26-000020
Date: 9/3/2026

Notification List of Property Owners

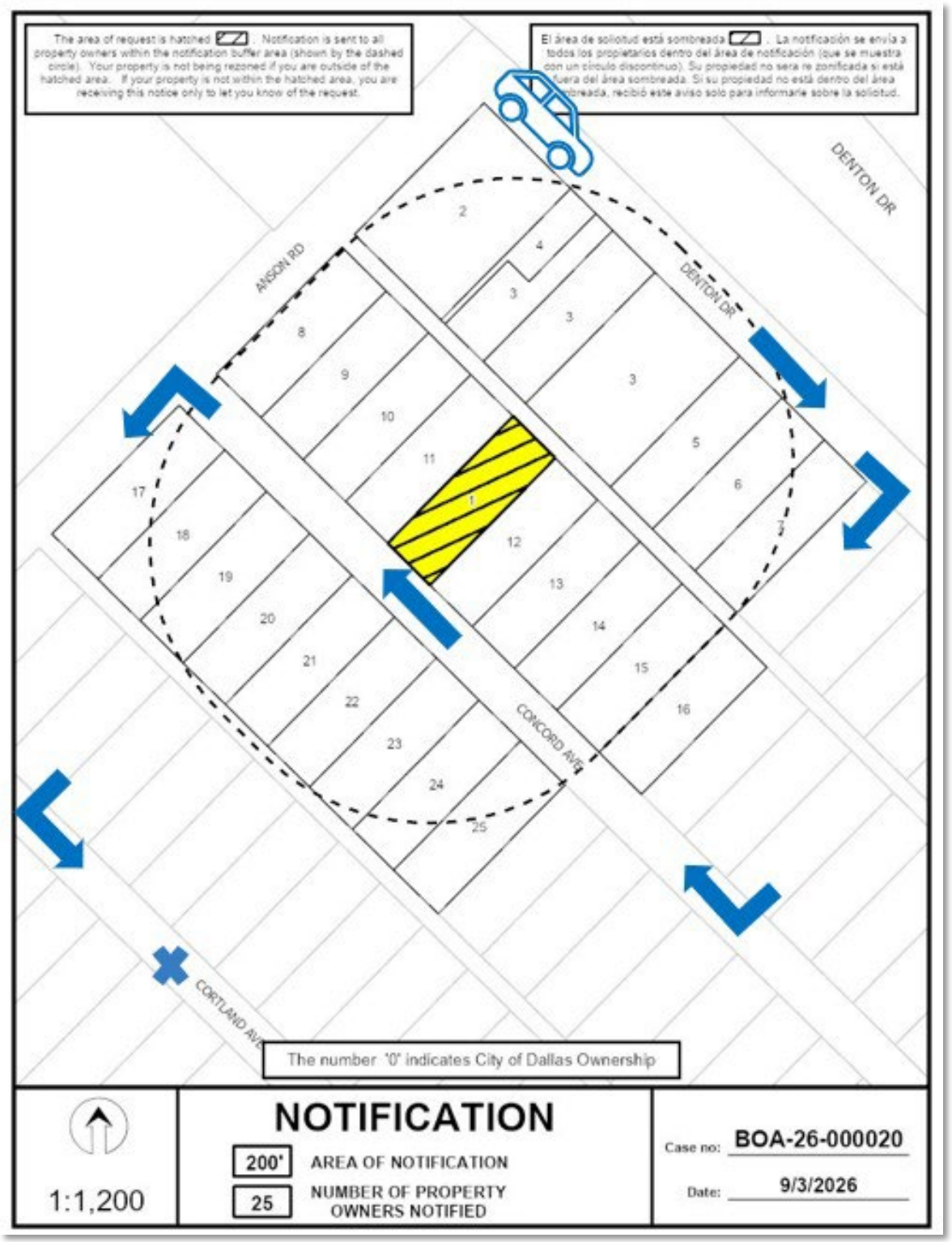
BOA-26-000020

25 Property Owners Notified

Label #	*Address*		*Owner*
1	7426	CONCORD AVE	MUNOZ MARCOS
2	7509	DENTON DR	MORRELL JAMES R
3	7505	DENTON DR	AVALOS ARTURO &
4	7505	DENTON DR	WESTBROOKSMITH JOINT VENTURE
5	7419	DENTON DR	OEM REAL ESTATE LLC
6	7415	DENTON DR	YBARRA ROSA MARIA
7	7411	DENTON DR	ALMAGUER FRAILEER & ANA KAREN
8	7514	CONCORD AVE	REYES VICENTE G
9	7510	CONCORD AVE	ROSTRO ODILON & MARIA R
10	7506	CONCORD AVE	ROSAS ISRAEL &
11	7502	CONCORD AVE	ROSAS ISRAEL EST OF
12	7422	CONCORD AVE	MARTINES RUBEN
13	7418	CONCORD AVE	ORTIZ VICENTE
14	7414	CONCORD AVE	PLASCENCIA JOSEFINA
15	7410	CONCORD AVE	COBOS DOMINGO & MARIA T
16	7406	CONCORD AVE	TEXAS ETHIO LLC
17	7515	CONCORD AVE	RUIZ JOSE
18	7511	CONCORD AVE	ZEPEDA JUAN M &
19	7505	CONCORD AVE	ZEPEDA ROBERTO &
20	7503	CONCORD AVE	ESPINOZA GUMERSINDO
21	7427	CONCORD AVE	RODRIGUEZ TERESA LIFE ESTATE
22	7423	CONCORD AVE	HURTADO CECILIA SOTO
23	7419	CONCORD AVE	VILLANUEVA GREGORIO &
24	7415	CONCORD AVE	Taxpayer at
25	7411	CONCORD AVE	GONZALEZ RODOLFO &

Route Directions:
Start on Denton Dr.
Right on Lovedale Ave.
Right on Concord Ave
Left on Anson Rd.
Left on Cortland Ave.
***Subject site at 1:17.**

200’ Radius Route Map



NOTICE OF PUBLIC HEARING

BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL A)

NOTICE IS HEREBY GIVEN that the **BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL A)** will hold a hearing as follows.

DATE: **TUESDAY, NOVEMBER 17, 2026**

BRIEFING: **10:00 a.m.** via **Videoconference and in 6ES COUNCIL BRIEFING** at Dallas City Hall, 1500 Marilla Street https://bit.ly/boa111726

HEARING: **1:00 p.m. Videoconference and in 6ES COUNCIL BRIEFING** at Dallas City Hall, 1500 Marilla Street https://bit.ly/boa111726

The purpose of the hearing is to consider the following appeal(s) now pending before the Board of Adjustment: **This case was held under advisement on October 20, 2026**

BOA-26-000020(BT) Application of Marcos Munoz for **(1)** a special exception for the handicapped to the single-family use regulations, **(2)** a special exception for the handicapped to the floor area for structures accessory to single family use regulations, and for **(3)** a special exception for the handicapped to the total floor area for structures accessory to single family use regulations at **7426 CONCORD AVENUE**. This property is more fully described as Block 7/2353, Lot 22, and is zoned R-7.5(A), which limits the number of dwelling units to one, prohibits an accessory structure to exceed 25 percent of the floor area of the main structure, and prohibits the total floor area of all accessory structures on a lot to exceed 50 percent of the floor area of the main building. The applicant proposes to construct and/or maintain an additional dwelling unit (not for rent), which will require **(1)** a special exception for the handicapped to the single-family use regulations, to construct and/or maintain a single-family residential accessory structure with 1,177 square feet of floor area (50.39 percent of the 2,336 square foot floor area of the main structure), which will require **(2)** a 593 square foot (25.39 percent) special exception for the handicapped to the floor area for structures accessory to single family use regulations, and to construct and/or maintain single-family residential accessory structures with 1,328 square feet of combined floor area (56.85 percent of the 2,336 square foot floor area of the main structure), which will require **(3)** a 160 square foot (6.85 percent) special exception for the handicapped to the total floor area for structures accessory to single family use regulations.

You have received this notice because you own property within 200 feet of the above property. You may be interested in attending the Board of Adjustment hearing to express your support for or opposition to the application. You may also contact the Board of Adjustment by email to BDAreply@dallas.gov. Letters will be accepted until 9:00 am the day of the hearing. If you are unable to attend the hearing. If you choose to respond, it is important that you let the Board know your reasons for being in favor of or in opposition to the application. The Board members are very interested in your opinion.

Note: Any materials (such as plans, elevations, etc.) included within this notice may be subject to change.

The Board of Adjustment hearing will be held by videoconference and at **6ES Council Briefing.** Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure **by joining the meeting virtually**, must register online at https://bit.ly/BDA-A-Register **by the 5 p.m. on Monday, November 16, 2026. All virtual speakers will be required to show their video in order to address the board. In Person speakers can register at the hearing.** Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; and bit.ly/cityofdallastv or YouTube.com/CityofDallasCityHall.

Speakers at the meeting are allowed a maximum of five (5) minutes to address the Board.

Additional information regarding the application may be obtained by calling Bryant Thompson, Senior Planner (214) 948-4502, or Mary Williams, Board Secretary at (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

Board of Adjustment
Planning and Development Department
1500 Marilla Street 5CN, Dallas TX 75201

PLEASE SEND REPLIES TO:
BDAreply@dallas.gov
Letters will be received until 9:00 am the day of the hearing.
PLEASE REGISTER AT:
https://bit.ly/BDA-A-Register

BOA-26-000020

Menu Reports Help

File Date: 03/23/2026

Application Status: Plan Review

Assigned To: Bryant Thompson

Description of Work: BOARD OF ADJUSTMENT CITY OF DALLAS, TEXAS FILE NUMBER: BOA-26-000020 BUILDING OFFICIAL'S REPORT: Application of Marcos Munoz for (1) a special exception for the handicapped to the single-family use regulations, (2) a special exception for the handicapped to the floor area for structures accessory to single family use regulations, and for (3) a special exception for the handicapped to the total floor area for structures accessory to single family use regulations at 7426 CONCORD AVENUE. This property is more fully described as Block 7/2353, Lot 22, and is zoned R-7.5(A), which limits the number of dwelling units to one, prohibits an accessory structure to exceed 25 percent of the floor area of the main structure, and prohibits the total floor area of all accessory structures on a lot to exceed 50 percent of the floor area of the main building. The applicant proposes to construct and/or maintain an additional dwelling unit (not for rent), which will require (1) a special exception for the handicapped to the single-family use regulations, to construct and/or maintain a single-family residential accessory structure with 1,177 square feet of floor area (50.39 percent of the 2,336 square foot floor area of the main structure), which will require (2) a 593 square foot (25.39 percent) special exception for the handicapped to the floor area for structures accessory to single family use regulations, and to construct and/or maintain single-family residential accessory structures with 1,328 square feet of combined floor area (56.85 percent of the 2,336 square foot floor area of the main structure), which will require (3) a 160 square foot (6.85 percent) special exception for the handicapped to the total floor area for structures accessory to single family use regulations. LOCATION: 7426 CONCORD AVENUE APPLICANT: Marcos Munoz REQUEST: (1) A special exception for the handicapped to the single-family use regulations. (2) A special exception for the handicapped to the floor area for structures accessory to single family use regulations. (3) A special exception for the handicapped to the total floor area for structures accessory to single family use regulations.

Application Detail: Detail

Application Name:

Application Type: Board of Adjustments

Documents:

File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
IMG_0716.HEIC	BLDG_BDA	Statement - Lien		application/octet-s...	Uploaded	03/21/2026
IMG_0718.HEIC	BLDG_BDA	Certificate - W...		application/octet-s...	Uploaded	03/21/2026
IMG_0714.HEIC	BLDG_BDA	Affidavit - Pro...		application/octet-s...	Uploaded	03/21/2026
IMG_0715.HEIC		Document		application/octet-s...	Uploaded	03/21/2026
IMG_0717.HEIC	BLDG_BDA	Certificate - Tax		application/octet-s...	Uploaded	03/21/2026
IMG_0720.HEIC	BLDG_BDA	Plat - Certifie...		application/octet-s...	Uploaded	03/21/2026
IMG_0767.jpeg	BLDG_BDA	Legal Descripti...		image/jpeg	Uploaded	03/23/2026
IMG_0767.jpeg	BLDG_BDA	Maps - Zoning L...		image/jpeg	Uploaded	03/23/2026
7426 CONCORD AVE_ PERM...	BLDG_BDA	Plans - Site Plan		application/pdf	Uploaded	03/23/2026
IMG_0767.jpeg		Document		image/jpeg	Uploaded	03/23/2026
IMG_0767.jpeg	BLDG_BDA	Maps - Block		image/jpeg	Uploaded	03/23/2026
IMG_0767.jpeg		Document		image/jpeg	Uploaded	03/23/2026
Manuel Munoz Medical r...	BLDG_BDA	Statement - Fee...	Medical records of ...	application/pdf	Uploaded	04/04/2026
UTSouthwestern.pdf	BLDG_BDA	Statement - Fee...	Medical records of ...	application/pdf	Uploaded	04/04/2026
BOA26000020z.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	09/03/2026
BOA-26-000020_labels.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	09/03/2026
BOA26000020n.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	09/03/2026
BOA-26-000020_report.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	09/03/2026
BOA26000020a.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	09/03/2026
BOA26000020mva.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	09/03/2026
BOA-26-000020_Submissi...	BLDG_BDA	Other Support D...		application/pdf	Uploaded	09/03/2026
BOA-26-000020_Panel A_...	BLDG_BDA	Letter - Outcome	Panel A_held under ...	application/pdf	Uploaded	10/22/2026

Show all

Address: 7426 CONCORD AVE, Dallas, TX 75235

Owner Name: MUNOZ MARCOS

Owner Address: 7426 CONCORD AVE, DALLAS, TEXAS 752353725

Parcel No: 00000212959000000

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
MUNOZ MARCOS		Applicant	Mailing, 7426 Concord ...	Active

Name	Organization Name	Contact Type	Contact Primary Address	Status
Marcos Munoz		Property Owner	Mailing, 7426 Concord ...	Active

Licensed Professionals Info:

Primary	Registration Number	License Type	Name	Business Name	Business License #

Total Fee Assessed: $1,325.00

Total Fee Invoiced: $1,325.00

Balance: $0.00

Custom Fields:

Property Details

Existing Zoning
R-7.5(A)

Lot Number
22

Lot Size (Acres)
0.1721763

Block Number
7/2353

Lot Size (Sq. Ft)
7500

How many streets abut the property?
1

Land Use
SFD w/ADU

Is the property platted?
Yes

Status of Project
Under Construction

Status of Property
Owner Occupied

Previous Board of Adjustment case filed on this property
No

Accommodation for someone with disabilities
Yes

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?
Yes

Referred by
residential

Internal Use Only

Source of Request
In Review - Residential

Fee Waiver Granted

Number of Parking Spaces
_

Lot Acreage
0.1721763

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	Equal opportunity for handicapped persons	Miscellaneous	adu	Allowing the existing rear structure during the reconstruction of the primary residence, due to family hardship involving special-needs child requiring consistent living conditions.	The rear garage/apartment structure was pre-existing improvement on property prior to the demolition of the primary residence. Demolition of main structure was halted by city due to the presence of this existing structure. The applicant is requesting a special exception to allow the structure to remain while the primary residence is reconstruction and after the fact. Additionally, the applicants family includes a child with special needs who requires stability and consistency in their living enviornment, creating a hardship if the structure must be removed	
Special Exception	Equal opportunity for handicapped persons	Miscellaneous	floor area			
Special Exception	Equal opportunity for handicapped persons	Miscellaneous	floor area (50%)			

Street Frontage Information

Street Frontage	Linear Feet (Sq. Ft) (Number)
Front	1

Case Information

Full Request	Brief Request	Zoning Requirements	Relevant History	BOA History	BOA History Details
The applicant proposes to construct and/or maintain an additional dwelling unit (not for rent), which will require (1) a special exception for the handicapped to the single-family use regulations	for (1) a special exception for the handicapped to the single-family use regulations	which limits the number of dwelling units to one	na	No	
to construct and/or maintain a single-family residential accessory structure with 1,177 square feet of floor area (50.39 percent of the 2,336 square foot floor area of the main structure), which will require (2) a 593 square foot (25.39 percent) special exception for the handicapped to the floor area for structures accessory to single family use regulations	(2) a special exception for the handicapped to the floor area for structures accessory to single family use regulations	, prohibits an accessory structure to exceed 25 percent of the floor area of the main structure	na	No	
and to construct and/or maintain single-family residential accessory structures with 1,328 square feet of combined floor area (56.85 percent of the 2,336 square foot floor area of the main structure), which will require (3) a 160 square foot (6.85 percent) special exception for the handicapped to the total floor area for structures accessory to single family use regulations.	and for (3) a special exception for the handicapped to the total floor area for structures accessory to single family use regulations	and prohibits the total floor area of all accessory structures on a lot to exceed 50 percent of the floor area of the main building	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
Uncontested	10/20/2026	13:00	6EN	A	David A. Neumann	Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Bryant Thompson	ADU	Held Under Advisement	10/20/2026
Uncontested	10/20/2026	13:00	6EN	A	David A. Neumann	Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Bryant Thompson	Floor Area (25%) of main	Held Under Advisement	10/20/2026
Uncontested	10/20/2026	13:00	6EN	A	David A. Neumann	Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Bryant Thompson	Floor Area (50%) of main	Held Under Advisement	10/20/2026

GIS Information

Parcel Number (Number)	Service	Layer	Attribute Value	Census Tract Number (Number)	Council District	School District	Escarpment	Floodplain
				91.41	2-Jesse Moreno			

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Intake	Diana Barkume	Intake Complete	08/28/2026	Diana Barkume
GIS AOR Review	Elham Elbadawi	Review Complete	09/03/2026	Elham Elbadawi
Case Assignment	Bryant Thompson	Case Manager...	09/16/2026	Kameka Miller-H...
Site Inspection		Site Inspect...	09/16/2026	Kameka Miller-H...
Plans Distribution		Accepted - P...	10/26/2026	Kameka Miller-H...
Subdivision Review		Not Required	10/26/2026	Kameka Miller-H...
Q Team Review		Not Required	10/26/2026	Kameka Miller-H...
Arborist Review		Not Required	10/26/2026	Kameka Miller-H...
Building Code Review		Not Required	10/26/2026	Kameka Miller-H...
Zoning Review		Not Required	10/26/2026	Kameka Miller-H...
Electrical Review		Not Required	10/26/2026	Kameka Miller-H...
Eng Water and Wastewat...		Not Required	10/26/2026	Kameka Miller-H...
Historic Preservation ...		Not Required	10/26/2026	Kameka Miller-H...
Eng Paving and Drainag...		Not Required	10/26/2026	Kameka Miller-H...
Eng Flood Plain Review		Not Required	10/26/2026	Kameka Miller-H...
Board of Adjustment Re...		Approved	10/26/2026	Kameka Miller-H...
Conservation Review		Not Required	10/26/2026	Kameka Miller-H...
Traffic Review		Not Required	10/26/2026	Kameka Miller-H...
GIS Review		Not Required	10/26/2026	Kameka Miller-H...
Residential Team Review		Not Required	10/26/2026	Kameka Miller-H...
Signs Review		Not Required	10/26/2026	Kameka Miller-H...
Plans Coordination		Review Complete	10/26/2026	Kameka Miller-H...
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	03/23/2026	Notice	

Name	Short Comments	Status	Apply Date	Severity	Action By
General Facts/Staff An...	This will display in t...	Applied	03/23/2026	Notice	
Land Use	This will display in t...	Applied	03/23/2026	Notice	
Staff Recommendation	Staff Recommendation	Applied	03/23/2026	Notice	
Standard of Review	This will display in t...	Applied	03/23/2026	Notice	
Timeline	This will display in t...	Applied	03/23/2026	Notice	
Zoning	This will display in t...	Applied	03/23/2026	Notice	

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments
Site Visit Inspection	09/30/2026		Scheduled	Scheduled via Script

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

City of Dallas

Planning & Development Department
320 E Jefferson Blvd, Dallas TX 75203
(214) 948-4480

BOARD OF ADJUSTMENT REFERRAL FORM

Referred by: E.lachica Date: 7/23/2026

Department: Planning/Development Residential

Phone/Email: edmon.lachica@dallas.gov

Manager signature:

Consulted with:

■ Applicant

□ Representative

□ Owner

Name: Marcos Munoz

Phone/Email: erikmunoz18@yahoo.com/(469) 982-3804

Property Information

Address: 7426 CONCORD AVE Dallas, TX 75235

Lot: 22

City Block: 7/2353

Zoning Classification: R-7.5(a)

Issues that require Board action

List the City of Dallas Development Code(s) this project is non-compliant with:

Check all that apply: □ Variance □ Special Exception

□ Yard setback

□Lot Width

□Lot Depth

□Lot coverage

■Floor area for accessory structures for single-family uses

□Height

□Minimum width of sidewalk

□Off-street parking

□Off-street loading

□Landscape regulations

□ fence height and/or standards

□ Visibility triangle obstructions

□ Parking demand

■ Additional dwelling unit (not for rent) □Accessory dwelling unit (for rent)

□Carport

□Non-conforming use or structure

□Administrative Official Appeal

□Other:

Description: Exceeding 25% of the main structure,combined accessory strucutures exceeding 50% of the main structure and Accessory dwelling unit not allowed in r.7.5A zoning

Alternative resolutions discussed/offered:

Applicant chose not to demo structures. Current Res-New-25-000632 on hold.

GENERAL PROJECT LEGEND

- 1 — KEYNOTE
- A — WINDOW TAG
- 001 — DOOR TAG
- 1 / A-204 — SECTION CUT TAG
- A / A-208 — ELEVATION TAG
- 1 / A-300 — DETAIL TAG
- DIM — DIMENSION TO FACE OF MATERIAL (FACE OF STUD UNO)
- EXISTING WALL
- NEW WALL (REFER TO SECTIONS FOR MATERIAL COMPOSITION)
- NEW WALL WITH MASONRY FACING (REFER TO SECTION FOR ADDITIONAL MATERIAL COMPOSITION)
- DEMOLISHED WALL

PROJECT LOCATION & ZONING INFORMATION

7426 CONCORD AVE
DALLAS, TX
Subdivision: LOVEDALE 2
Block: 7/2353 Lot :22

ZONING REGULATIONS:

ZONED: R-7.5A
USE: SINGLE FAMILY RESIDENCE
ALLOWED COVERAGE: 45% MAX
FRONT SETBACK: 25 FT.
SIDE SETBACKS: 5 FT. FOR SINGLE FAMILY, 10 FT. OTHER STRUCTURES
REAR SETBACK: 5 FT. FOR SINGLE FAMILY, 15 FT. OTHER STRUCTURES
MAX ALLOWED HT: 30 FT.

MAIN STRUCTURE PROPOSED:
- FIRST FLOOR: 1,650 SQ-FT
- SECOND FLOOR: 681 SQ-FT

ACCESSORY STRUCTURE: EXISTING:
- FIRST FLOOR: 822 SQ-FT
- SECOND FLOOR: 355 SQ-FT

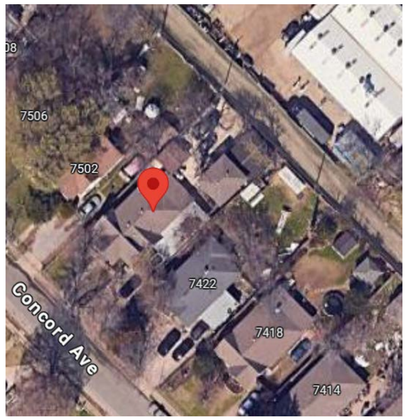
ALLOWABLE FLOOR AREA
- 25% MAXIMUM: 582.75 SQ-FT
- 50% MAXIMUM: 1,165 SQ-FT

PROPOSED FLOOR AREA COVERAGE:
- 50.5% (25% MAXIMUM PERMITTED- ADDITIONAL DWELLING UNIT- NOT FOR RENT)
- 57% (50% MAXIMUM PERMITTED ACCESSORY STRUCTURE IN TOTAL)

SPECIAL EXCEPTION REQUEST:
- REQUEST A 25.5% SPECIAL EXCEPTION TO THE FLOOR AREA REGULATION
- REQUEST A 7% SPECIAL EXCEPTION TO THE FLOOR AREA REGULATION

ADDITIONAL DWELLING UNIT: 25% MAX ALLOWED, (584 SQ-FT)
ADDITIONAL DWELING UNIT: 50.39 % PROPOSED, (1,177 SQ-FT)
ACCESSORY STRUCTURE: 25% MAX ALLOWED (584 SQ-FT)
TOTAL ACCESSORY STRUCTURE: 50% MAX ALLOWED (1,168 SQ-FT)
TOTAL ACCESSORY STRUCTURE: 56.85% PROPOSED (1,328 SQ-FT)

LOCATION MAP



SCHEDULE

DOOR & WINDOW SCHEDULE

SYMBOL	SIZE	LIBRARY NAME	MATERIAL	GLAZING
01	4'-0" X 8'-0"	EXTERIOR DOOR/ ENTRY	WOOD	N/A
02	2'-8" X 6'-8"	INTERIOR DOOR	WOOD	N/A
03	2'-6" X 6'-8"	INTERIOR DOOR	WOOD	N/A
04	2'-0" X 6'-8"	INTERIOR DOOR	WOOD	N/A
05	4'-0" X 6'-8"	DOUBLE (2068)INTERIOR DOOR	WOOD	N/A
A1	4'-0" X 7'-0"	WINDOW/FIXED GLASS @ 8'-0"HH	ALUMINUM	LOW - E
A2	5'-0" X 6'-0"	TWIN WINDOW/FIXED GLASS @ 8'-0"HH	ALUMINUM	LOW - E
A3	3'-0" X 5'-0"	WINDOW/SINGLE HUNG @ 7'-0"HH	ALUMINUM	LOW - E
A4	4'-0" X 7'-0"	WINDOW/FIXED GLASS @ 7'-0"HH	ALUMINUM	LOW - E
A5	3'-0" X 3'-0"	WINDOW/ TEMPERED FIXED GLASS @ 7'-0"HH	ALUMINUM	LOW - E
A6	1'-0" X 2'-0"	WINDOW/ TEMPERED FIXED GLASS @ 7'-0"HH	ALUMINUM	LOW - E

SURVEY

DALLAS ENERGY CODE & GREEN BUILDING ORDINANCE NOTES

THIS HOUSE IS TO MEET ALL REQUIREMENTS OF THE CITY OF DALLAS GREEN ORDINANCE, PHASE II. ALL PROCESSES, INSTALLATION, FIXTURES, DEVICES, TESTING, AND DOCUMENTATION SHALL CONFORM WITH THE CITY OF DALLAS GREEN ORDINANCE PHASE II REQUIREMENTS AS LISTED.

1. NOT LESS THAN 70% OF THE NON-ROOF AREA OF THE SITE TO BE COVERED WITH VEGETATIVE LANDSCAPE OR PERMEABLE PAVEMENT. TOTAL NON-ROOF AREA OF THE SITE IS 2,373 SQUARE FEET. TOTAL AREA OF NON-PERMEABLE COVER IS 750 SQUARE FEET, FOR A TOTAL OF 13% OF THE TOTAL NON-ROOF AREA OF THE SITE.

2. MAXIMUM LAMP WATTAGE FOR INCANDESCENT BULBS IS 100 WATTS. MAXIMUM LAMP WATTAGE FOR COMPACT FLUORESCENT BULBS IS 32 WATTS. INSTALL RADIANT BARRIERS PER MANUFACTURER'S

3. SPECIFICATIONS AT ALL NEW ROOF CONDITIONS.

4. FOR ADDITIONS TO EXISTING HOUSES THE CONTRACTOR AND THE OWNER SHALL REVIEW THE FOLLOWING REQUIREMENTS AND SELECT (2) OF THE OPTIONS FOR PROJECT COMPLIANCE. FOR NEW CONSTRUCTION ALL OF THE OPTIONS ARE REQUIRED:

OPTION 1: THE AVERAGE FLOW RATE FOR ALL LAVATORY FAUCETS MUST BE LESS THAN OR EQUAL TO 2.0 GALLONS PER MINUTE.

OPTION 2: THE AVERAGE FLOW RATE FOR ALL SHOWER HEADS MUST BE LESS THAN OR EQUAL TO 2.0 GALLONS PER MINUTE.

OPTION 3: THE AVERAGE FLOW RATE FOR ALL TOILETS MUST BE: A) LESS THAN OR EQUAL TO 1.3 GALLONS PER FLUSH OR
B) BE DUAL FLUSH AND MEET THE REQS OF ASME A112.19.14 OR
C) MEET THE U.S. EPA WATER SENSE SPECIFICATION AND BE CERTIFIED AND LABELED CORRECTLY.

5. ALL PROJECTS MEET THE ENERGY STAR FOR HOMES TO ACHIEVE A HERS RATING OF 75 OR ACHIEVE ENERGY EFFICIENCY 15% ABOVE THE REQS OF THE DALLAS ENERGY CONSERVATION CODE USING THE IC3 CALCULATOR.

6. ALL ROOFS WITH A SLOPE OF 2-IN-12 OR GREATER SHALL INSTALL AN ENERGY STAR QUALIFIED ROOF.

7. FOR ALL CONDITIONED SPACES ABOVE THE GARAGE: ALL PENETRATIONS MUST BE SEALED; ALL FLOOR AND CEILING JOIST BAYS MUST BE SEALED; THE WALLS AND CEILINGS OF CONDITIONED SPACES ABOVE A GARAGE MUST BE PAINTED.

8. FOR CONDITIONED SPACES NEXT TO A GARAGE: ALL PENETRATIONS MUST BE SEALED; ALL DOORS MUST BE WEATHER STRIPPED; ALL CRACKS AT THE BASE OF THE WALL MUST BE SEALED.

9. HVAC AIR FILTERS MUST BE INSTALLED WITH A MINIMUM MERV 8. THE AIR HANDLERS MUST BE ABLE TO MAINTAIN ADEQUATE AIR PRESSURE AND FLOW. THE AIR FILTER HOUSINGS MUST BE AIRTIGHT TO PREVENT BYPASS OR LEAKAGE.

10. NEW CONSTRUCTION MUST UTILIZE ENERGY STAR LABELED DISHWASHERS THAT USE 6.0 GALLONS OR LESS PER CYCLE.

11. NEW CONSTRUCTION SHALL UTILIZE ENERGY STAR LABELED CLOTHES WASHERS WITHA MODIFIED ENERGY > 2.0 AND WATER FACTOR < 5.5.

12. NEW CONSTRUCTION MUST UTILIZE DRIP IRRIGATION EMITTERS FOR ALL BEDDING AREAS OF THE LANDSCAPE PLAN.

13. THERE ARE ADDITIONAL REQUIREMENTS AND OPTIONS REFER TO THE DALLAS GREEN BUILDING ORDINANCE/GREEN BUILDING CODE FOR MORE INFORMATION.

GENERAL PROJECT NOTES

1. THE CONTRACTOR SHALL VISIT THE PROJECT SITE, INVESTIGATE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO BIDDING THE PROJECT. ADDITIONAL COSTS WILL NOT BE AWARDED FOR EXISTING CONDITIONS WHICH ARE VISIBLE AND/OR CAN BE REASONABLY ANTICIPATED.

2. THE GC IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, SITE GRADES, ETC. PRIOR TO CONSTRUCTION. NOTIFY THE ARCHITECT ON ANY DISCREPANCIES THAT COULD AFFECT THE DESIGN AND COMPLETION OF THE PROJECT. BUILDING LAYOUT SHALL BE VERIFIED BY A LICENSED SURVEYOR. ALL CONSTRUCTION SHALL COMPLY WITH ALL CITY AND

3. STATE CODES AND STANDARDS.

4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL UTILITY COMPANIES AND PERFORMING ALL WORK REQUIRED BY THEM.

5. THE CONTRACTOR IS RESPONSIBLE FOR INSURING THE PROPER COMPACTION OF ALL UTILITY COMPANY TRENCHES.

6. DIMENSIONS ARE PROVIDED FOR THE LOCATION OF PROJECT ELEMENTS. DRAWINGS SHALL NOT BE SCALED.

7. AS REQUIRED BY THE IRC/DALLAS BUILDING CODE THE CONTRACTOR SHALL PERMANENTLY IDENTIFY ANY WALL OR ASSEMBLY REQUIRED TO HAVE PROTECTED OPENINGS. THIS INCLUDES ALL FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS AND SMOKE BARRIERS. IDENTIFICATION SHALL BE ACHIEVED BY SIGN OR STENCILING AT SIZES AND LOCATIONS REQUIRED BY CODE.

8. ALL PENETRATIONS AT GYPSUM BOARD PARTITION WALLS ARE TO BE THOROUGHLY SEALED IN A MANNER APPROPRIATE TO THE WALL TYPE THAT IS BEING PENETRATED, I.E. WEATHER TIGHT, ACOUSTICAL, NON-RATED, AND FIRE RATED. EXPOSED GYPSUM BOARD IS TO BE SEALED, TAPED AND FLOATED FOR BEST QUALITY APPEARANCE.

9. PROVIDE ADEQUATE BLOCKING AS REQUIRED IN WALLS AND ROOF STRUCTURE TO SUPPORT ELECTRIC WATER COOLER, LAVATORIES, TOLIET FIXTURES AND ACCESSORIES, GRAB BARS, ELECTRICAL PANELS, ACCESS ROOF LADDER, HANDRAILS, ETC.

10. MOUNTING HEIGHTS: WHERE MOUNTING HEIGHTS ARE NOT INDICATED, INSTALL COMPONENTS AT MOUNTING HEIGHTS REQUIRED BY THE MOST RECENTS ISSUE OF THE TEXAS ACCESSIBILITY STANDARDS FOR ANY PARTICULAR APPLICATION INDICATED. REFER ANY QUESTIONABLE MOUNTING HEIGHT DECISIONS TO THE OWNER FOR FINAL DECISION.

11. CONTRACTOR IS TO REFER TO MEP DRAWINGS AND PROJECT MANUAL FOR ANY HINGED ACCESS PANELS NOT INDICATED IN THE ARCH. DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL ACCESS PANEL LOCATIONS WITH DRYWALL, TILE, E.I.F.S., AND PLASTER WORK.

12. PENETRATIONS INTO OR THROUGH VERITCAL OR HORIZONTAL FIRE RATED ASSEMBLIES SHALL BE PROTECTED BY A SYSTEM LISTED BY A RECOGNIZED TESTING AGENCY. PROVIDE A DETAIL AND LISTING NUMBER. PRIOR TO LAYING OUT AND FRAMING WALLS VERIFY THERE

13. IS SUFFICIENT SPACE FOR ALL PLUMBING FIXTURES, EQUIPMENT, APPLIANCES AND ELECTRICAL FIXTURES WITH THE MANUFACTURER'S CUT SHEETS. CONFIRM THERE SUFFICIENT SPACE FOR THE OPERATION OF ALL EQUIPMENT INCLUDING DOOR SWINGS AND THROW AS WELL AS REQUIRED CLEAR SPACE FOR VENTILATION, ETC.

14. WINDOWS WITH A SILL MORE THAN 6'-0" ABOVE THE ADJACENT EXTERIOR GRADE SHALL HAVE THEIR SILL SET AT A MINIMUM OF 2'-0" ABOVE THE FINISHED FLOOR OR HAVE HARDWARE MEETING SECTION R312 REQUIREMENTS.

15. THE GC SHALL VERIFY SIZE, LOCATION, AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT TO BE PROVIDED BY OWNER OR OTHERS WITH THE MANUFACTURER OR SUPPLIER BEFORE WORK IS STARTED.

16. ERRORS OR OMISSIONS IN SCHEDULES SUCH AS ROOM FINISH, DOOR, WINDOW, ETC. DO NOT RELIEVE THE GC FROM PERFORMING THE WORK AS SHOWN ON THE DRAWINGS OR CALLED FOR IN THE SPECIFICATIONS.

17. VERIFY ALL SIZE AND LOCATIONS FOR FOR ALL OPENINGS FOR MECHANICAL, ELECTRICAL AND PLUMBING WORK WITH THE TRADES INVOLVED. COORDINATE LOCATIONS NOT INDICATED ON DRAWINGS WITH DESIGN TEAM AND OWNER.

18. PRIOR TO CONSTRUCTING STAIRS AND OTHER ELEMENTS THE CONTRACTOR SHALL VERIFY THE BUILT FLOOR TO FLOOR CONDITION IN THE FIELD. CONTRACTOR SHALL CONFIRM WITH THE OWNER FINISHED FLOOR MATERIALS AND TAKE THEIR THICKNESS INTO ACCOUNT WHEN DETERMINING RISER AND TREAD DIMENSIONS. RISERS SHALL BE NO TALLER THAN 7.75" OR AS LIMITED BY CODE.

19. PRIOR TO ELECTRICAL AND PLUMBING ROUGH-IN, THE CONTRACTOR SHALL CONFIRM REQUIRED LOCATIONS FOR THESE SERVICES WITH CUTSHEETS FOR THE FIXTURES, APPLIANCES AND EQUIPMENT THAT WILL BE INSTALLED.

3454 DESIGNS
Design And Remodeling
Residential & Commercial
DALLAS, TEXAS

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PROJECT NAME:
MUNOZ RESIDENCE

LOCATION:
7426 CONCORD AVE
DALLAS, TX 75235

REVISIONS

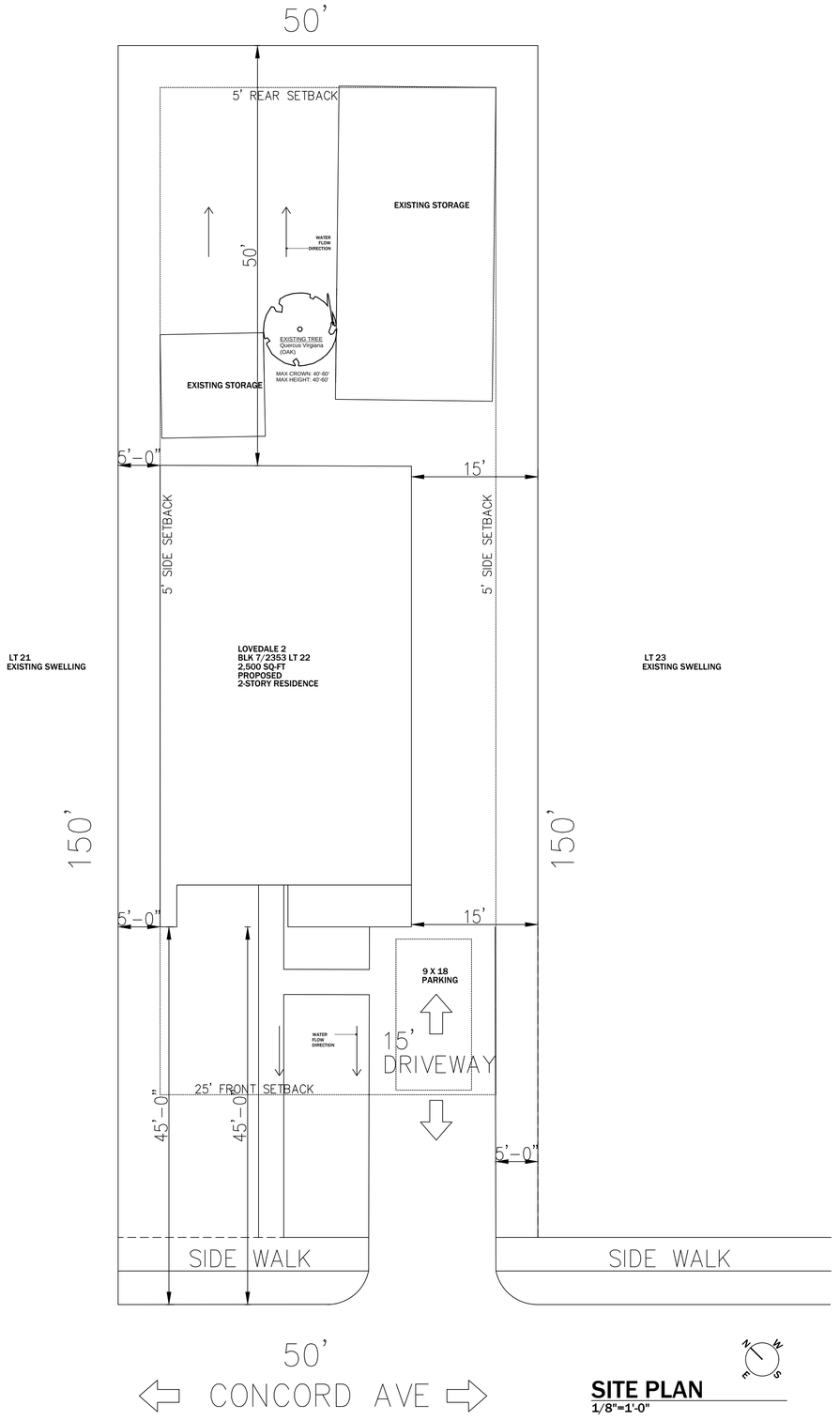
No.	Description	Date

OWNER
MARCOS MUNOZ

DATE:03/13/2025

SCALE:

SHEET NO.:
A1.00



SITE PLAN
1/8"=1'-0"

MAIN STRUCTURE PROPOSED:
- FIRST FLOOR: 1,650 SQ-FT
- SECOND FLOOR: 681 SQ-FT

ACCESSORY STRUCTURE: EXISTING:
- FIRST FLOOR: 822 SQ-FT
- SECOND FLOOR: 355 SQ-FT

ALLOWABLE FLOOR AREA
- 25% MAXIMUM: 582.75 SQ-FT
- 50% MAXIMUM: 1,165 SQ-FT

PROPOSED FLOOR AREA COVERAGE:
- 50.5% (25% MAXIMUM PERMITTED- ADDITIONAL DWELLING UNIT- NOT FOR RENT)
- 57% (50% MAXIMUM PERMITTED ACCESSORY STRUCTURE IN TOTAL)

SPECIAL EXCEPTION REQUEST:
- REQUEST A 25.5% SPECIAL EXCEPTION TO THE FLOOR AREA REGULATION
- REQUEST A 7% SPECIAL EXCEPTION TO THE FLOOR AREA REGULATION

ADDITIONAL DWELLING UNIT: 25% MAX ALLOWED, (584 SQ-FT)
ADDITIONAL DWELING UNIT: 50.39 % PROPOSED, (1,177 SQ-FT)
ACCESSORY STRUCTURE: 25% MAX ALLOWED (584 SQ-FT)
TOTAL ACCESSORY STRUCTURE: 50% MAX ALLOWED (1,168 SQ-FT)
TOTAL ACCESSORY STRUCTURE: 56.85% PROPOSED (1,328 SQ-FT)

3454 DESIGNS

Design And Remodeling
Residential & Commercial

DALLAS, TEXAS

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REVISIONS

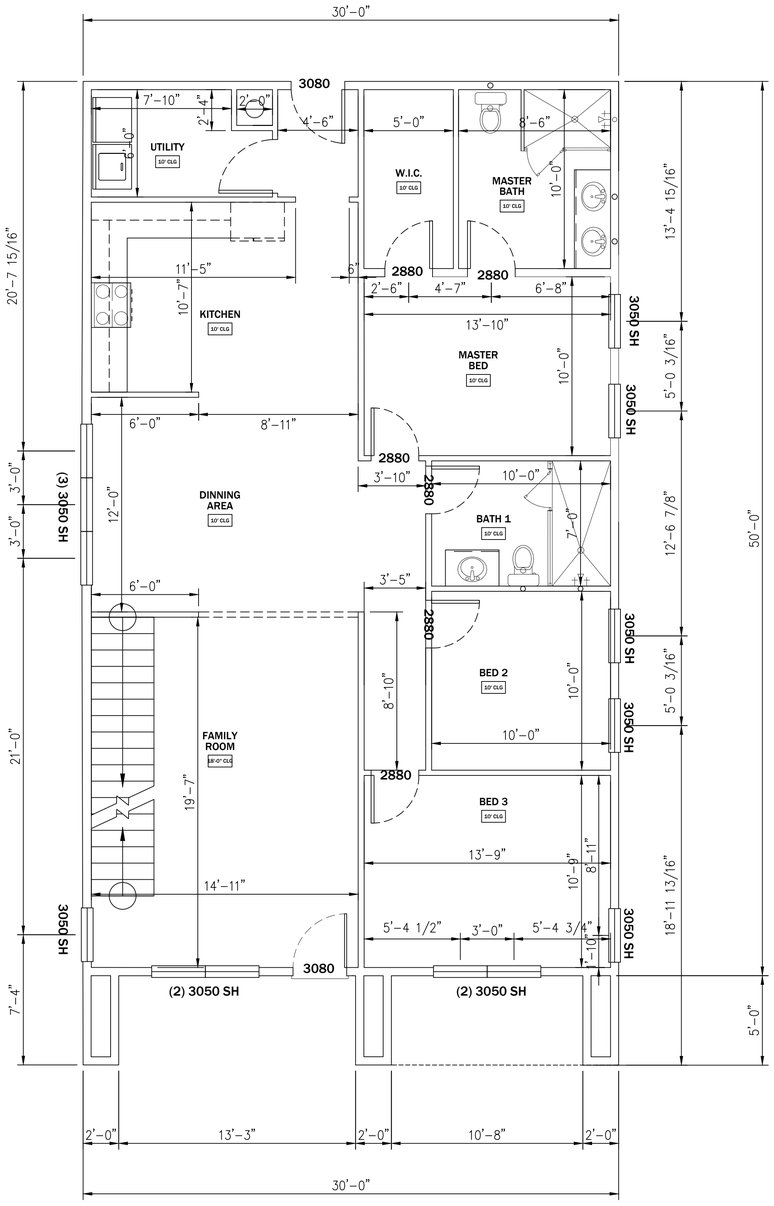
No.	Description	Date

OWNER
MARCOS MUNOZ

DATE: 03/13/2025

SCALE:

SHEET NO.:
SITE



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1ST FLOOR PLAN

SCALE 1/4"=1'-0"

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DALLAS, TEXAS

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LOCATION:
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REVISIONS

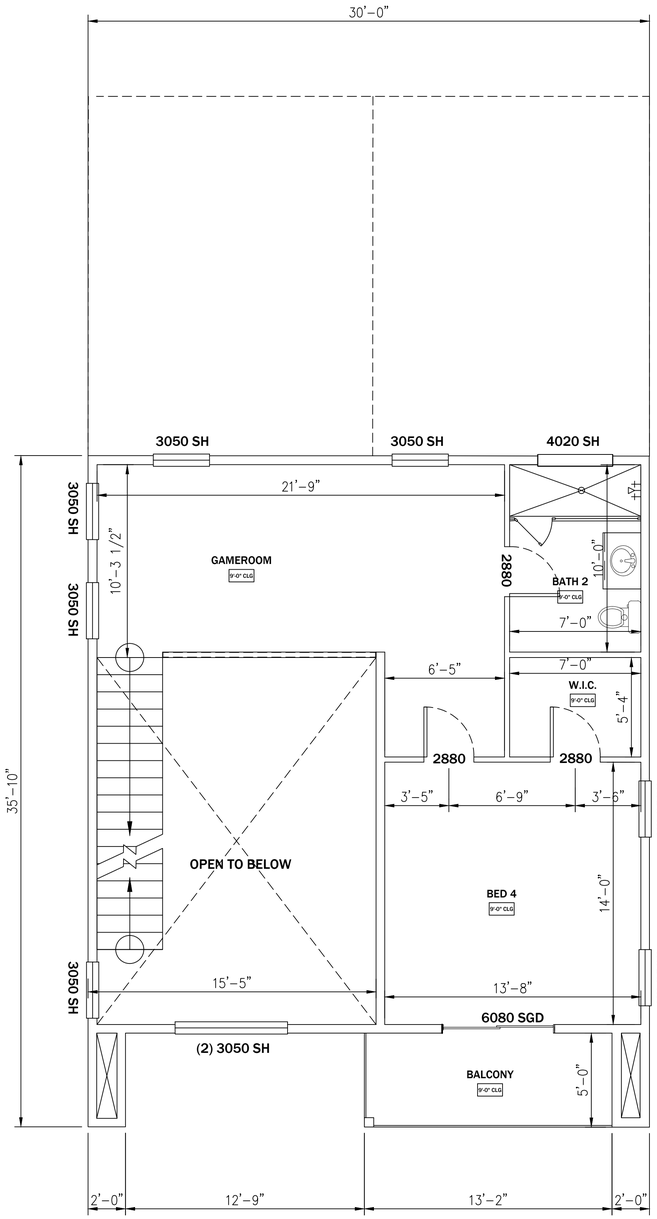
No.	Description	Date

OWNER
MARCOS MUNOZ

DATE:03/13/2025

SCALE:

SHEET NO.:



MAIN STRUCTURE PROPOSED:
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- SECOND FLOOR: 681 SQ-FT

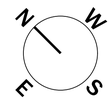
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2ND FLOOR PLAN

SCALE 1/4"=1'-0"

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Design And Remodeling
Residential & Commercial

DALLAS, TEXAS

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PROJECT NAME:

MUNOZ RESIDENCE

LOCATION:
7426 CONCORD AVE
DALLAS, TX 75235

REVISIONS

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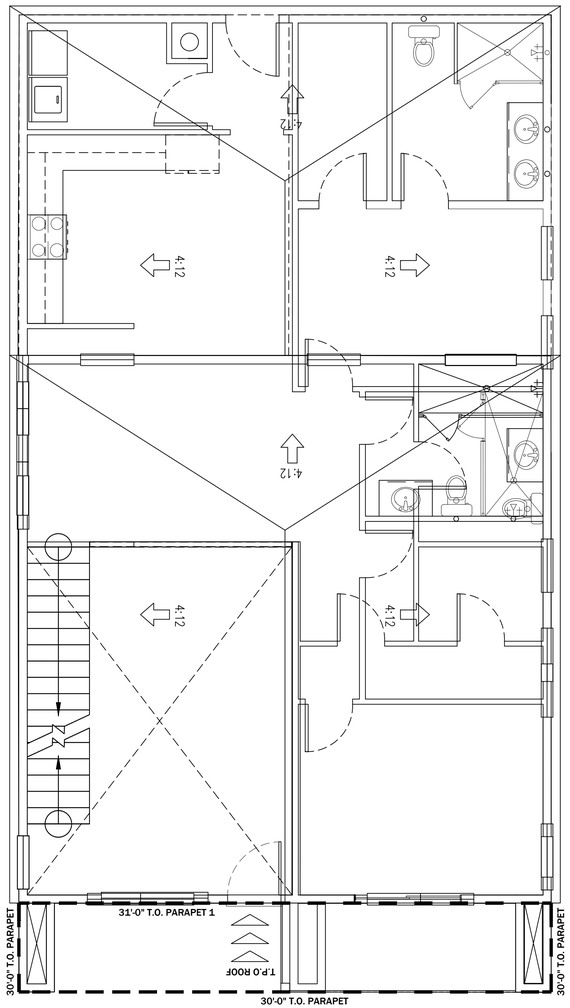
OWNER
MARCOS MUNOZ

DATE: 03/13/2025

SCALE:

SHEET NO.:

A2



MAIN STRUCTURE PROPOSED:
- FIRST FLOOR: 1,650 SQ-FT
- SECOND FLOOR: 681 SQ-FT

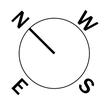
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TOTAL ACCESSORY STRUCTURE: 50% MAX ALLOWED (1,168 SQ-FT)
TOTAL ACCESSORY STRUCTURE: 56.85% PROPOSED (1,328 SQ-FT)



ROOF PLAN

SCALE 1/4"=1'-0"

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Design And Remodeling
Residential & Commercial

DALLAS, TEXAS

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PROJECT NAME:

MUNOZ RESIDENCE

LOCATION:
7426 CONCORD AVE
DALLAS, TX 75235

REVISIONS

No.	Description	Date

OWNER
MARCOS MUNOZ

DATE:03/13/2025

SCALE:

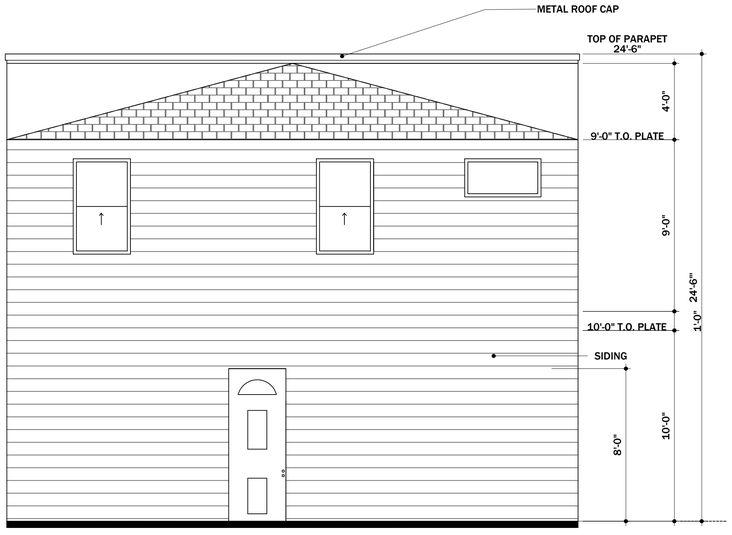
SHEET NO.:

A3



FRONT ELEVATION

SCALE 1/4"=1'-0"



REAR ELEVATION

SCALE 1/4"=1'-0"

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3454 DESIGNS

Design And Remodeling

Residential & Commercial

DALLAS, TEXAS

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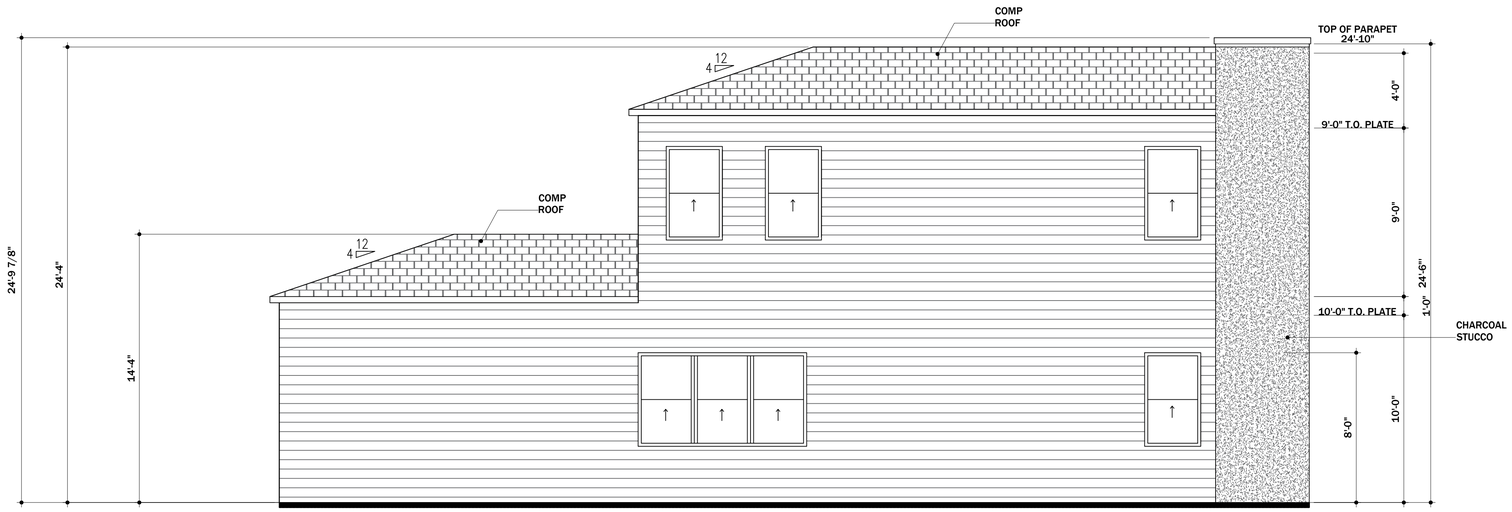
OWNER
MARCOS MUNOZ

DATE: 03/13/2025

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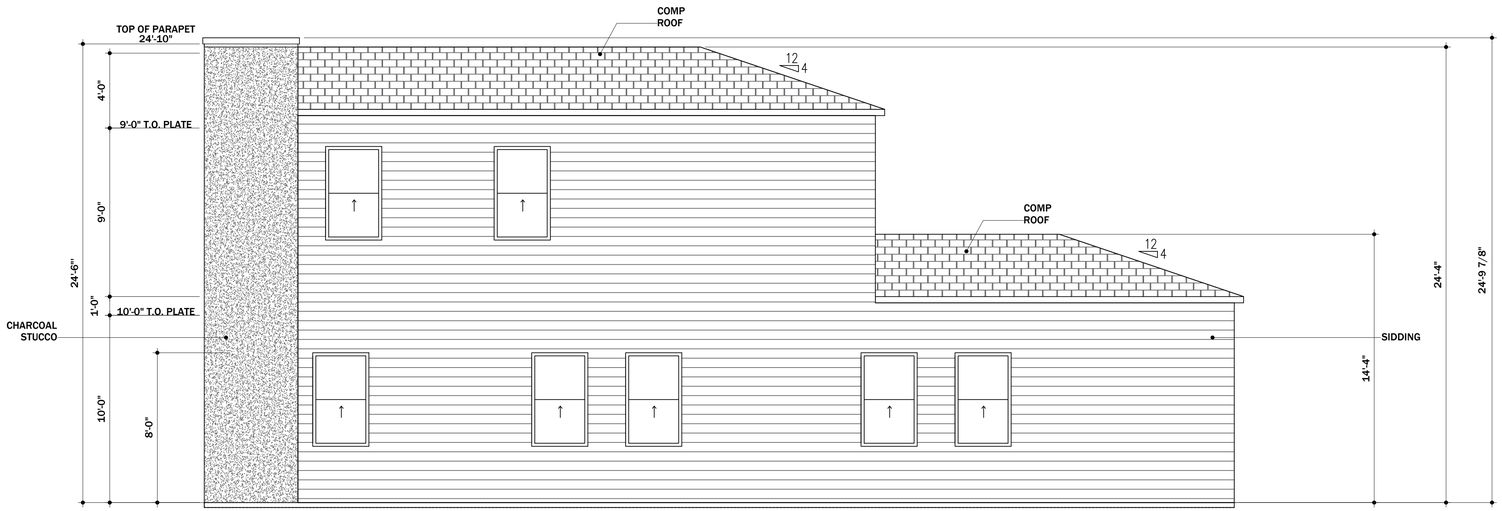
SHEET NO.:

A4



LEFT ELEVATION

SCALE 1/4"=1'-0"



RIGHT ELEVATION

SCALE 1/4"=1'-0"

MAIN STRUCTURE PROPOSED:
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3454 DESIGNS
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MUNOZ RESIDENCE

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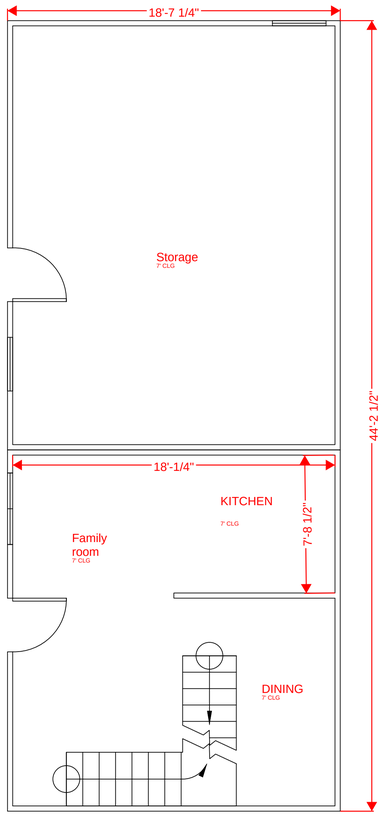
No.	Description	Date

OWNER
MARCOS MUNOZ

DATE:03/13/2025

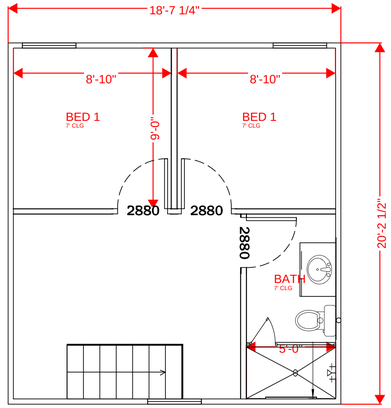
SCALE:

SHEET NO.:
A5



EXISTING DETACHED DWELING 1ST FLOOR PLAN

SCALE 1/4"=1'-0"



EXISTING DETACHED DWELING 2ND FLOOR PLAN

SCALE 1/4"=1'-0"

MAIN STRUCTURE PROPOSED:
- FIRST FLOOR: 1,650 SQ-FT
- SECOND FLOOR: 681 SQ-FT

ACCESSORY STRUCTURE: EXISTING:
- FIRST FLOOR: 822 SQ-FT
- SECOND FLOOR: 355 SQ-FT

ALLOWABLE FLOOR AREA
- 25% MAXIMUM: 582.75 SQ-FT
- 50% MAXIMUM: 1,165 SQ-FT

PROPOSED FLOOR AREA COVERAGE:
- 50.5% (25% MAXIMUM PERMITTED- ADDITIONAL DWELLING UNIT- NOT FOR RENT)
- 57% (50% MAXIMUM PERMITTED ACCESSORY STRUCTURE IN TOTAL)

SPECIAL EXCEPTION REQUEST:
- REQUEST A 25.5% SPECIAL EXCEPTION TO THE FLOOR AREA REGULATION
- REQUEST A 7% SPECIAL EXCEPTION TO THE FLOOR AREA REGULATION

ADDITIONAL DWELLING UNIT: 25% MAX ALLOWED, (584 SQ-FT)
ADDITIONAL DWELING UNIT: 50.39 % PROPOSED, (1,177 SQ-FT)
ACCESSORY STRUCTURE: 25% MAX ALLOWED (584 SQ-FT)
TOTAL ACCESSORY STRUCTURE: 50% MAX ALLOWED (1,168 SQ-FT)
TOTAL ACCESSORY STRUCTURE: 56.85% PROPOSED (1,328 SQ-FT)

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Residential & Commercial

DALLAS, TEXAS

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MUNOZ RESIDENCE

LOCATION:
7426 CONCORD AVE
DALLAS, TX 75235

REVISIONS

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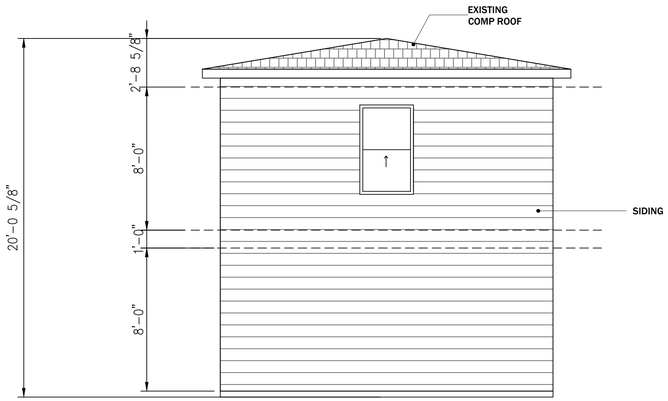
OWNER
MARCOS MUNOZ

DATE: 03/13/2025

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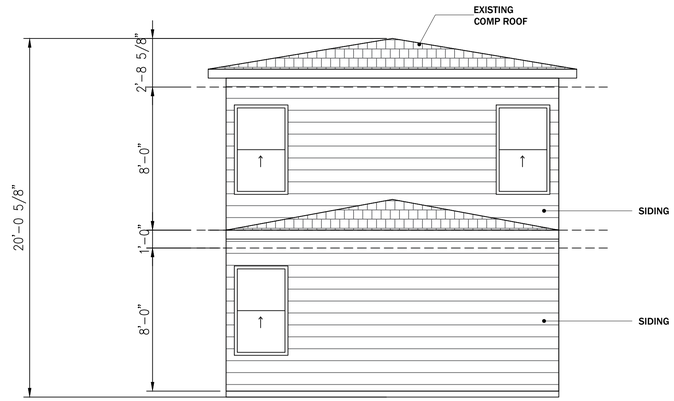
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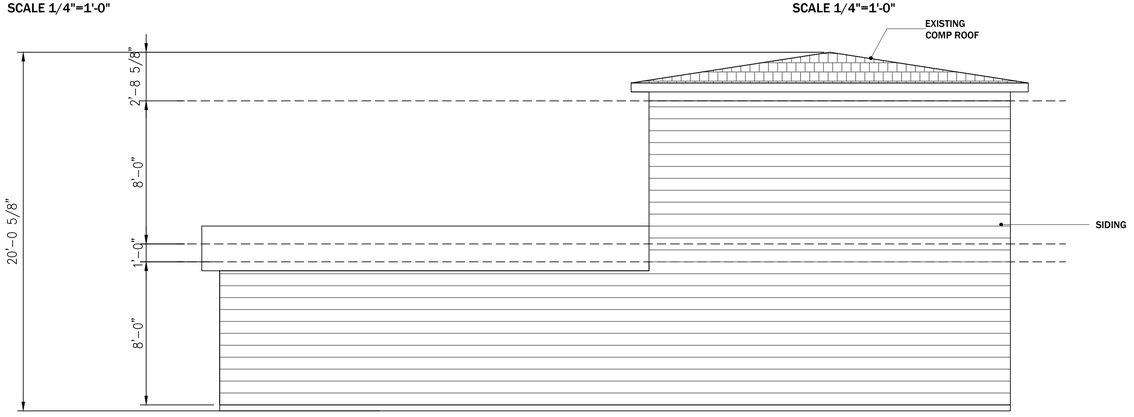
EXISTING DETACHED DWELING FRONT ELEVATION

SCALE 1/4"=1'-0"



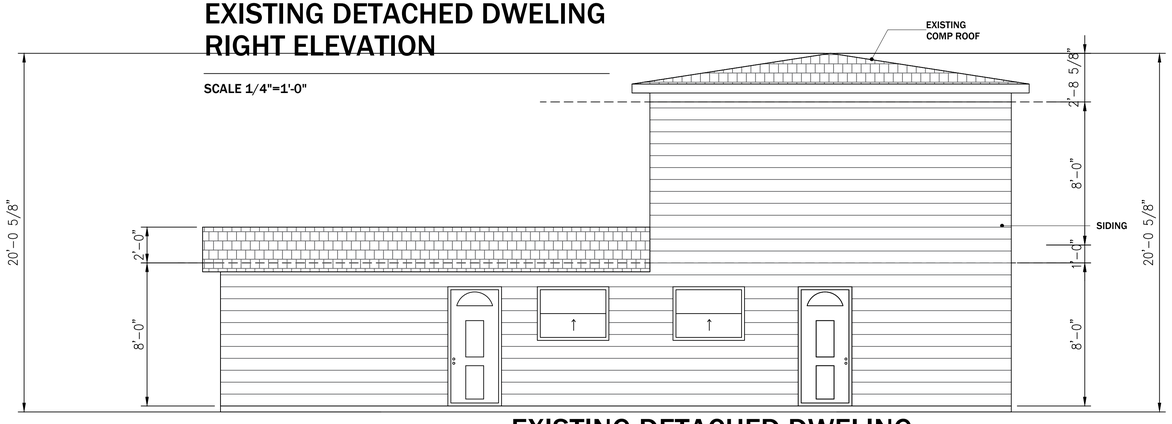
EXISTING DETACHED DWELING REAR ELEVATION

SCALE 1/4"=1'-0"



EXISTING DETACHED DWELING RIGHT ELEVATION

SCALE 1/4"=1'-0"



EXISTING DETACHED DWELING LEFT ELEVATION

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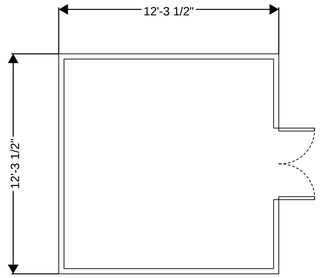
OWNER
MARCOS MUNOZ

DATE:03/13/2025

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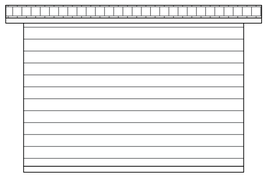
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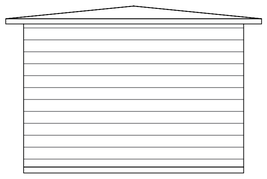
EXISTING DETACHED STORAGE FLOOR PLAN

SCALE 1/4"=1'-0"



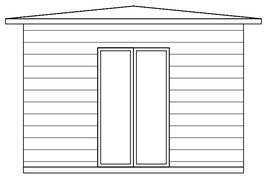
EXISTING DETACHED STORAGE LEFT / RIGHT ELEVATION

SCALE 1/4"=1'-0"



EXISTING DETACHED STORAGE REAR ELEVATION

SCALE 1/4"=1'-0"



EXISTING DETACHED STORAGE FRONT ELEVATION

SCALE 1/4"=1'-0"

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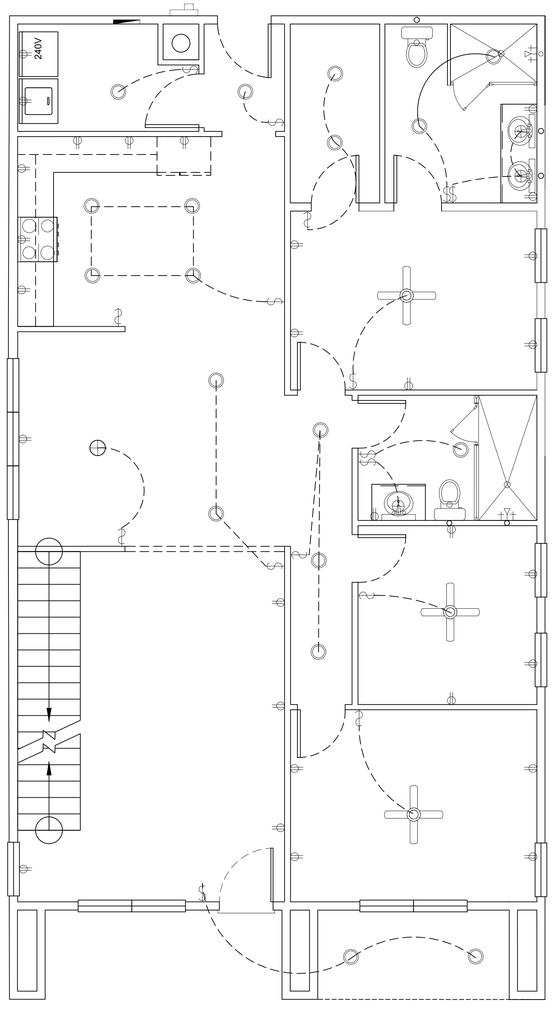
OWNER
MARCOS MUNOZ

DATE:03/13/2025

SCALE:

SHEET NO.:

A8



1ST FLOOR PLAN

SCALE 1/4"=1'-0"

ELECTRICAL SYMBOL LEGEND

- ELECTRICAL PANEL
- ELECTRICAL METER
- LED FIXTURE SURFACE MOUNTED
- RECESSED LIGTH FIXTURE 5' O 6' (WET=SUITABLE FOR WET LOCATION, AK=ANGLE KIT, IC=INSUL CONTACT, DAMP=SUITABLE FOR DAMP LOCATION)
- WALL MOUNTED LIGTH FIXTURE . WALL MOUNTED FIXTURES SHOWN OFF CENTER FROM LAVATORIES ARE INTENDED TO BE WALL SCONCES. COORDINATE SCONCE HEIGHT AND LOCATION WITH OWNER FOR MIRROR TYPE AND LOCATION.
- CEILING SURFACE MOUNTED LIGHT FIXTURES
- PENDANT OR HANGING FIXTURE
- EXHAUST FAN (#=CFM, LT=WITH LIGHT, H=WITH HEATER)
- PADDLE CEILING FAN OR BOX FOR FUTURE CEILING FAN-VERIFY WITH OWNER (LK-WITH LIGHT KIT, EXT=FOR EXTERIOR LOCATION)
- SD CM HD — SMOKE ,CARBON MONOXIDE OR HEAT DETECTOR.HARDWIRE AND INTERCONNECT WITH SMOKE DETECTORS WHEN POSSIBLE.
- TV — RG6 QUAD CABLE/TELEVISION JACK
- TEL — CAT-6 DATA/PHONE JACK
- 120V GROUNDED DUPLEX RECEPTACLE
- 240V — 240 RECEPTABLE
- $ — DEVICE SWITCH (JS=JAMB SWITCH, AS=AIR SWITCH, 3=3-WAY)

ELECTRIAL LOCATION PLAN GENERAL NOTES

1. COORDINATE THE EXACT LOCATION AND HEIGHT FOR RECEPTACLES AND CABLE TV JACKS WITH HOMEOWNER PRIOR TO SETTING BOXES OR PULLING WIRE.
2. CONFIRM FUEL SOURCE FOR ALL APPLIANCES,INCLUDING BUT NOT LIMITED TO DOUBLE OVENS AND CLOTHES DRYER.
3. COORDINATE ALL FLOOR RECEPTACLES AND SWITCHED OUTLETS WITH OWNER PRIOR TO SETTING BOXES OR PULLING WIRE.
4. COORDINATE ANY OUTLETS UNDER ROOF EAVES FOR CHRISTMAS LIGHTS WITH HOMEOWNER.
5. VERIFY ALL LOCATIONS FOR POWER AT APPLIANCES WITH CUT SHEETS FOR SPECIFIED APPLIANCES BEFORE VOLTAGE AND AMPERAGE REQUIREMENTS FOR ALL APPLIANCES PRIOR TO PULLING CABLE.
6. CONTRACTOR SHALL VERIFY ALL LOCATIONS FOR DEVICES (INCLUDING SWITCHES, POWER AND LIGHTING) WITH HOME OWNER ON A WALK THROUGH PRIOR TO SETTING BOXES.

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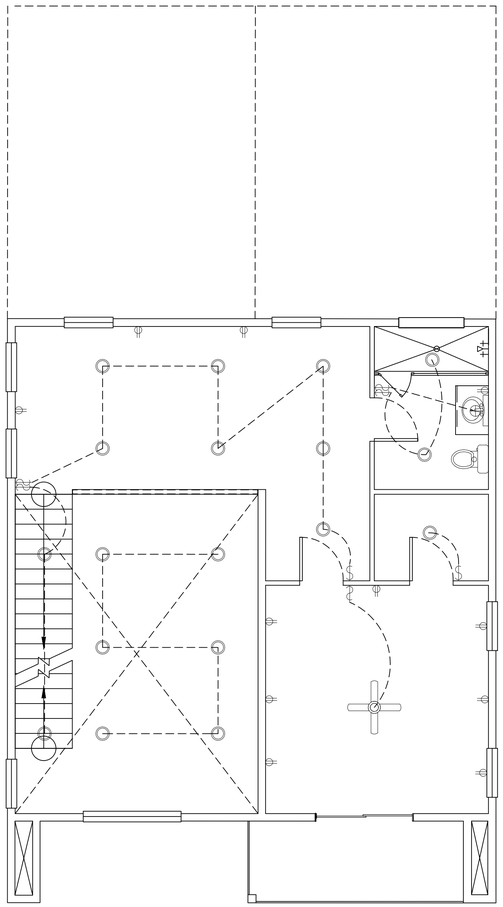
OWNER
MARCOS MUNOZ

DATE:03/13/2025

SCALE:

SHEET NO.:

ELEC1.01



2ND FLOOR PLAN

SCALE 1/4"=1'-0"

ELECTRICAL SYMBOL LEGEND

- ELECTRICAL PANEL
- ELECTRICAL METER
- LED FIXTURE SURFACE MOUNTED
- RECESSED LIGTH FIXTURE 5' O 6' (WET=SUITABLE FOR WET LOCATION, AK=ANGLE KIT, IC=INSUL CONTACT, DAMP=SUITABLE FOR DAMP LOCATION)
- WALL MOUNTED LIGTH FIXTURE . WALL MOUNTED FIXTURES SHOWN OFF CENTER FROM LAVATORIES ARE INTENDED TO BE WALL SCONCES. COORDINATE SCONCE HEIGHT AND LOCATION WITH OWNER FOR MIRROR TYPE AND LOCATION.
- CEILING SURFACE MOUNTED LIGHT FIXTURES
- PENDANT OR HANGING FIXTURE
- EXHAUST FAN (#=CFM, LT=WITH LIGHT, H=WITH HEATER)
- PADDLE CEILING FAN OR BOX FOR FUTURE CEILING FAN-VERIFY WITH OWNER (LK-WITH LIGHT KIT, EXT=FOR EXTERIOR LOCATION)
- SD CM HD — SMOKE ,CARBON MONOXIDE OR HEAT DETECTOR.HARDWIRE AND INTERCONNECT WITH SMOKE DETECTORS WHEN POSSIBLE.
- TV — RG6 QUAD CABLE/TELEVISION JACK
- TP — CAT-6 DATA/PHONE JACK
- 120V GROUNDED DUPLEX RECEPTACLE
- 240V — 240 RECEPTABLE
- DEVICE SWITCH (JS=JAMB SWITCH, AS=AIR SWITCH, 3=3-WAY)

ELECTRIAL LOCATION PLAN GENERAL NOTES

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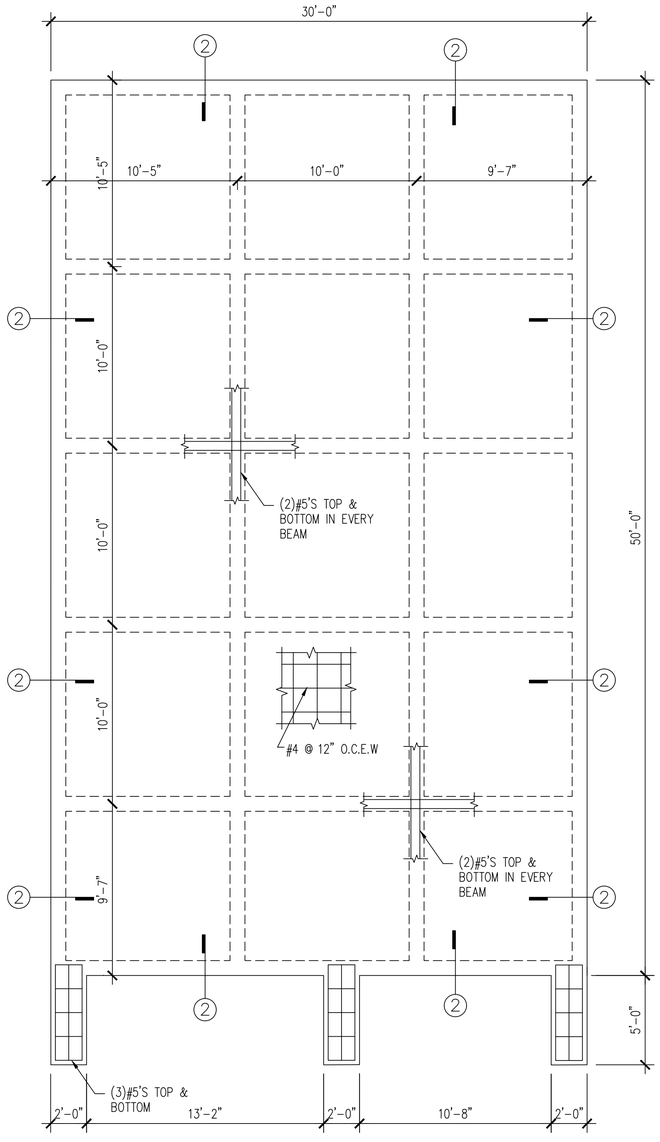
OWNER
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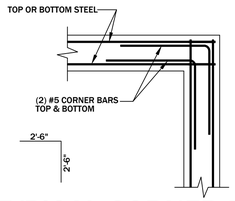
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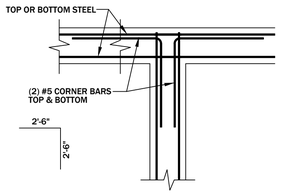


FOUNDATION PLAN

TOTAL SQUARE FOOTAGE OF SLAB = 1,530 SQ. FT.



TYPICAL CORNER BAR DTL



TYPICAL INTERSECTION BAR DTL

DESIGN:

1. 4" THICK, 3000 PSI, CONCRETE SLAB.
2. ALL PERIMETER & INTERIOR BEAMS SHALL BE: 10"W. X 28" D. WITH (2) #5'S TOP & BOTTOM.
3. REINFORCE SLAB WITH # 4 's@ 12" O.C.E.W.

NOTES:

1. EXTERIOR BEAMS SHALL BE 12" MIN INTO UNDISTURBED COMPACTED SOIL.
2. PLANS CAN BE REVISED ON LOT AT BUILDER'S DISCRETION.
3. PLANS ARE FOR BEAM PLACEMENT ONLY. VERIFIED SET FORMS AND LOCATE DROPS IN SLABS PER ARCHITECTURAL FLOOR PLANS.
4. BUILDER TO VERIFY ALL DROPS IN SLAB PRIOR TO POURING CONCRETE ANY DROPS THAT EXCEED 12" DEEP THAT WERE NOT ON THE ORIGINAL PLAN. THE DESIGNER MUST BE NOTIFIED AND THE PLAN MUST BE REVISED.
5. THE DESIGN OF THE FOUNDATION IS BASED ON US GEOLOGICAL MAPS AND IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION OF POST-TENSION SLABS-ON-GRADE. PER AGREEMENT WITH CLIENT, A SITE-SPECIFIC REPORT IS NOT BEING USED.

GENERAL NOTES:

1. CONCRETE

1. CONCRETE WORK SHALL BE EXECUTED IN STRICT ACCORDANCE WITH THE LATEST AMERICAN CONCRETE INSTITUTE BUILDING CODE A.C.I. 318.

2. CONCRETE SPECIFICATIONS SHALL BE AS FOLLOWS:

   A) LOCATIONS = ALL
   B) 28 DAY STRENGTH = 3000 P.S.I.
   C) AGGREGATE = HARD ROCK
   D) SLUMP TEST = 3" TO 5"

3. JOB SITE CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE FABRICATION OF MATERIALS.

4. ALL CONCRETE EXPOSED TO THE WEATHER SHALL HAVE A 5% TO 6% AIR ENTRAINMENT.

5. CONSTRUCTION JOINTS, WHEN NECESSARY, SHALL OCCUR NEAR THE MIDDLE OF THE SPAN UNLESS A BEAM INTERSECTS AT THIS POINT, IN WHICH CASE THE JOINT SHALL BE OFFSET A DISTANCE EQUAL TO TWICE THE WIDTH OF THE BEAM. THE ENGINEER SHALL APPROVE PROVISIONS FOR TRANSFER OF SHEAR AND OTHER FORCES THROUGH THE JOINT. NT101A

2. REINFORCEMENT

1. ALL REINFORCEMENT SHALL CONFORM TO ASTM A-615 GRADE 60.

2. REINFORCING STEEL SHALL BE DESIGNED, DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH THE LATEST A.C.I. "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" (A.C.I.-315) AND THE CRISI "RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS", LATEST EDITION.

3. SPLICES IN REINFORCMENT SHALL OCCUR AT POINTS OF MINIMUM STRESS AND LAP 30 BAR DIAMETERS MINIMUM UNLESS NOTED OTHERWISE.

4. MINIMUM CONCRETE COVER FOR REINFORCEMENT SHALL BE AS FOLLOWS:

   GRADE BEAMS ...3" FROM BOTTOM
   ...2" FROM TOP AND SIDES

   SLABS ON GRADE ...1-1/2" FROM TOP

5. PROVIDE CORNER BARS AT ALL CORNERS AND INTERSECTIONS SAME SIZE AND SPACING AS LARGER REINFORCEMENT.

6. SUBMIT SHOP DRAWINGS TO ENGINEER FOR APPROVAL PRIOR TO FABRICATION OF MATERIALS. NT108A

3. FOUNDATION

1. THIS FOUNDATION HAS BEEN DESIGNED BASED ON THE INFORMATION BASED ON U.S. GEOLOGICAL MAPS.

4. SAND

1. A FOUR INCH (4") LAYER OF SAND SHALL BE PLACED UNDER ALL SLABS.

2. 10 MIL. POLY REQUIRED PER 2021 IRC OTHERWISE 6 MIL POLY REQUIRED. INSTALL POLY WITH 6" LAP JOINTS.

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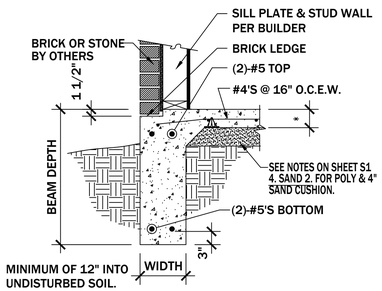
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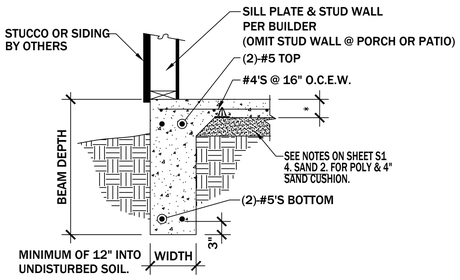
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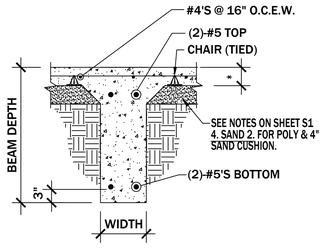
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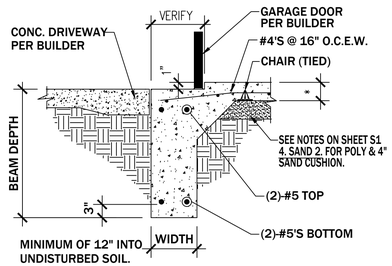
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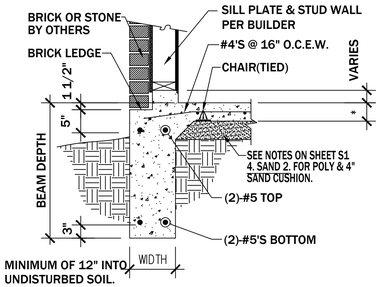
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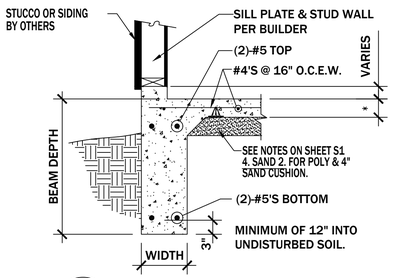
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NOT TO SCALE



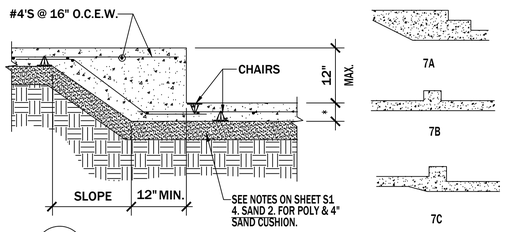
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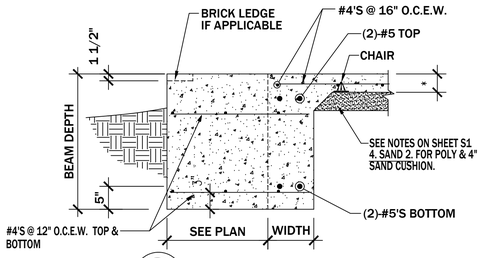
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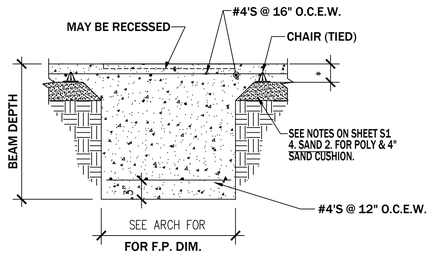
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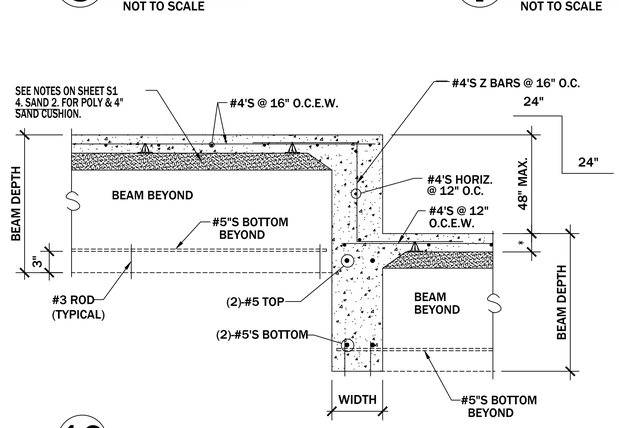
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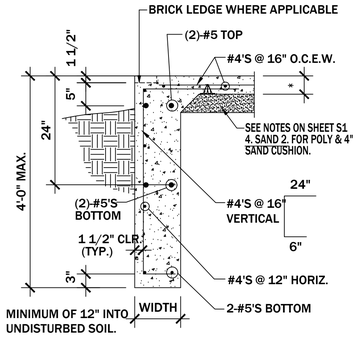
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NOT TO SCALE



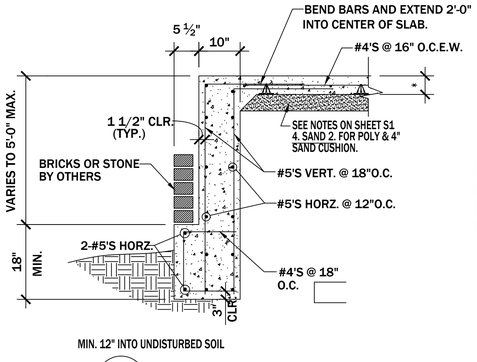
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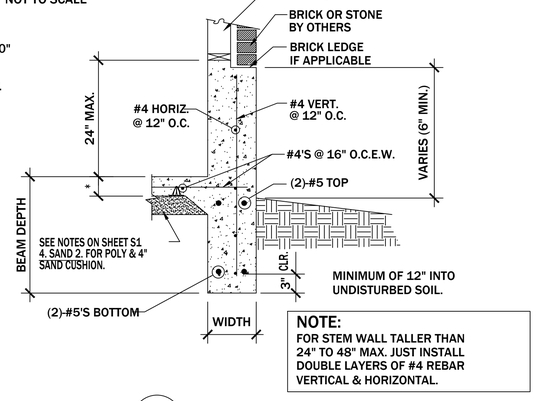
10 SECTION
NOT TO SCALE



11 SECTION
NOT TO SCALE



12 SECTION
NOT TO SCALE



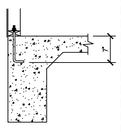
13 SECTION
NOT TO SCALE

NOTE:
FOR STEM WALL TALLER THAN 24" TO 48" MAX. JUST INSTALL DOUBLE LAYERS OF #4 REBAR VERTICAL & HORIZONTAL.

PLAN AND SECTION NOTES:

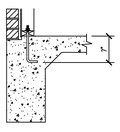
1) NOT ALL SECTIONS SHOWN WILL BE APPLICABLE TO EACH PROJECT.
2) FOR "D" & " W" DIMENSIONS, SEE NOTES ON PLAN SHEET.
3) ⚠ DENOTES STRAND SUPPORTED BY 2" CHAIR (4 FT. MINIMUM O.C.E.W.).
4) * DENOTES DIMENSION TO BE VERIFIED.
5) A 4" MINIMUM SAND LAYER UNDER SLAB & COVER WITH 4 OR 6 MIL POLY WITH LAPPED JOINTS.

MINIMUM 1/2" DIAMETER ANCHOR BOLTS ARE TO BE INSTALLED EVERY 6'–0" O.C. MAX., AND WITHIN 12" OF EACH CORNER EMBEDDED MIN. 7" INTO CONCRETE. ATTACHMENT IS REQUIRED WITHIN 4"–12" OF EACH BUTT JOINT IN THE BOTTOM PLATE OF ALL EXTERIOR WALLS NOT MORE THAN 12" OR 7 BOLT DIA. FROM EACH END OF EACH PLATE SECTION. REFER TO BRACED WALL PLAN FOR INTERIOR BRACED WALL ANCHORAGE TO SLAB.



ANCHOR BOLT DETAIL
(ONLY IF CODE REQUIRES ANCHOR BOLTS)

MINIMUM 1/2" DIAMETER ANCHOR BOLTS ARE TO BE INSTALLED EVERY 6'–0" O.C. MAX., AND WITHIN 12" OF EACH CORNER EMBEDDED MIN. 7" INTO CONCRETE. ATTACHMENT IS REQUIRED WITHIN 4"–12" OF EACH BUTT JOINT IN THE BOTTOM PLATE OF ALL EXTERIOR WALLS NOT MORE THAN 12" OR 7 BOLT DIA. FROM EACH END OF EACH PLATE SECTION. REFER TO BRACED WALL PLAN FOR INTERIOR BRACED WALL ANCHORAGE TO SLAB.



ANCHOR BOLT DETAIL
(ONLY IF CODE REQUIRES ANCHOR BOLTS)

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Residential & Commercial
DALLAS, TEXAS

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PROJECT NAME:
MUNOZ RESIDENCE

LOCATION:
7426 CONCORD AVE
DALLAS, TX 75235

REVISIONS

No.	Description	Date

OWNER
MARCOS MUNOZ

DATE: 03/13/2025

SCALE:

SHEET NO.:
S1.02

CEILING FRAMING NOTES:

: U.N.O. ALL CEILING JOIST TO BE 2x6 Y.P. @ 24" O.C. NO ATTIC STORAGE UNLESS NOTED.

: U.N.O. ALL BEAMS TO BE #2 GRADE MATERIAL.

: U.N.O. ALL EXTERIOR DECK FRAMING MATERIAL TO BE TREATED.

: FRAMER IS TO TRANSFER BEARING POINTS TO FOUNDATION. U.N.O. ALL INTERIOR WALLS OF TWO STORY PLANS TO BE LOAD BEARING.

: FRAMING CONTRACTOR TO COMPARE ANY FRAMING PLANS FROM STRUCTURAL ENGINEER OR TRUSS MANUFACTURER TO THIS LAYOUT. ANY DISCREPANCY TO BE REPORTED TO THE BUILDER IMMEDIATELY.

: SUB-CONTRACTORS SHALL NOT CUT OR OTHERWISE ALTER ANY PRE-FABRICATED OR ENGINEERED FRAMING MEMBER WITHOUT APPROVAL OF BUILDER.

: USE BLOCKING WHERE REQUIRED BY IRC.

: ALL CONNECTIONS TO BE PROPERLY HANGERED WHERE REQUIRED ACCORDING TO IRC.

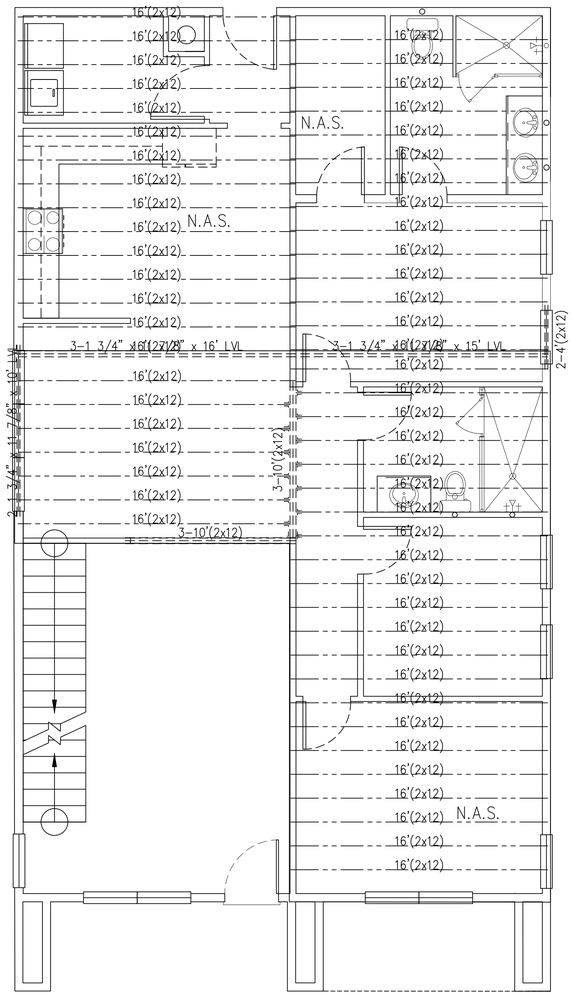
: BUILDER ACCEPTS FULL RESPONSIBILITY FOR CHECKING LAYOUT TO ASSURE CURRENT CONFORMITY TO LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THIS LAYOUT BY BUILDER OR HIS REPRESENTATIVES, BUILDER ACCEPTS FULL LIABILITY FOR AMENDED LAYOUT.

Loading Criteria: 40 lbs LL - 10 lbs DL / Deflection Criteria: L/480 LL - L/240 DL

Designed for COMP ROOF loading

Trusses are for layout purposes only

Trusses and profile design by truss manufacturer



1ST FLOOR FRAME PLAN

SCALE 1/4"=1'-0"

FRAMING COMPONENTS
DESCRIPTION
WALLS (NO PLUMBING PIPES INSIDE) 2X4 SILL PLATE 2 - 2X4 TOP PLATE 2X4 STUDS
WALLS (W/ PLUMBING PIPES INSIDE) 2X6 SILL PLATE 2 - 2X6 TOP PLATE 2X6 STUDS
*STUDS NOT TO EXCEED 16" O.C.
WALLS (W/ PLUMBING PIPES INSIDE) 7/16" OSB ON ALL EXTERIOR WALL SURFACE
NOTE: PROPOSED WOOD - DOUGLAS FIR #2'S

IRC 2021 TABLE R802.4(2)
40 PSF LIVE LOAD, 10 PSF DEAD

FLOOR JOIST					
		MAX SPAN			
SPACING	SPECIES AND GRADE	2X6	2X8	2X10	2X12
12"	DOUGLAS FIR # 2	10'-3"	13"-6"	16'-2"	19'-1"
16"	DOUGLAS FIR # 2	9'-4"	11'-10"	14'-0"	16-6"
19.2"	DOUGLAS FIR # 2	8'-6"	10'-10"	12-10"	15-1"
24"	DOUGLAS FIR # 2	7'-7"	9'-8"	11'-5"	13'-6"

NOTE:
MIN.2-2x6 HEADERS AT DOORS / WINDOWS U.N.O.

NOTE:
ALL LOAD BEARING HEADERS TO BE 2-2x12's, U.N.O.

NOTE:
FLOOR SYSTEM MUST BE INSTALLED & BRACED PER MANUFACTURERS SPECIFICATIONS

H:\Framing\Blocks\TJI Details\Structual_Framer_Pocket_Guide.gif

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DALLAS, TEXAS

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PROJECT NAME:

MUNOZ RESIDENCE

LOCATION:
7426 CONCORD AVE
DALLAS, TX 75235

REVISIONS

No.	Description	Date

OWNER
MARCOS MUNOZ

DATE: 03/13/2025

SCALE:

SHEET NO.:

S1.03

CEILING FRAMING NOTES:

: U.N.O. ALL CEILING JOIST TO BE 2x6 Y.P. @ 24" O.C. NO ATTIC STORAGE UNLESS NOTED.

: U.N.O. ALL BEAMS TO BE #2 GRADE MATERIAL.

: U.N.O. ALL EXTERIOR DECK FRAMING MATERIAL TO BE TREATED.

: FRAMER IS TO TRANSFER BEARING POINTS TO FOUNDATION. U.N.O. ALL INTERIOR WALLS OF TWO STORY PLANS TO BE LOAD BEARING.

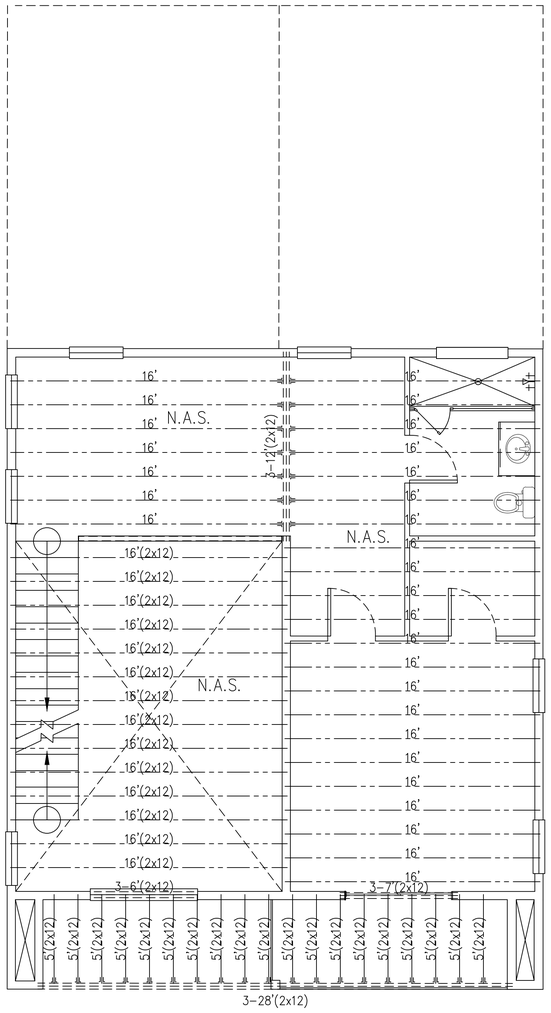
: FRAMING CONTRACTOR TO COMPARE ANY FRAMING PLANS FROM STRUCTURAL ENGINEER OR TRUSS MANUFACTURER TO THIS LAYOUT. ANY DISCREPANCY TO BE REPORTED TO THE BUILDER IMMEDIATELY.

: SUB-CONTRACTORS SHALL NOT CUT OR OTHERWISE ALTER ANY PRE-FABRICATED OR ENGINEERED FRAMING MEMBER WITHOUT APPROVAL OF BUILDER.

: USE BLOCKING WHERE REQUIRED BY IRC.

: ALL CONNECTIONS TO BE PROPERLY HANGERED WHERE REQUIRED ACCORDING TO IRC.

: BUILDER ACCEPTS FULL RESPONSIBILITY FOR CHECKING LAYOUT TO ASSURE CURRENT CONFORMITY TO LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THIS LAYOUT BY BUILDER OR HIS REPRESENTATIVES, BUILDER ACCEPTS FULL LIABILITY FOR AMENDED LAYOUT.



2ND FLOOR FRAME PLAN

SCALE 1/4"=1'-0"

NOTE:
MIN.2-2x6 HEADERS AT DOORS / WINDOWS U.N.O.

NOTE:
ALL LOAD BEARING HEADERS TO BE 2-2x12's, U.N.O.

NOTE:
FLOOR SYSTEM MUST BE INSTALLED & BRACED PER MANUFACTURERS SPECIFICATIONS

FRAMING COMPONENTS
DESCRIPTION
WALLS (NO PLUMBING PIPES INSIDE) 2X4 SILL PLATE 2 -2X4 TOP PLATE 2X4 STUDS
WALLS (W/ PLUMBING PIPES INSIDE) 2X6 SILL PLATE 2 -2X6 TOP PLATE 2X6 STUDS
*STUDS NOT TO EXCEED 16" O.C.
WALLS (W/ PLUMBING PIPES INSIDE) 7/16" OSB ON ALL EXTERIOR WALL SURFACE
NOTE: PROPOSED WOOD - DOUGLAS FIR #2'S

IRC 2021 TABLE R802.4(2)
20 PSF LIVE LOAD, 10 PSF DEAD

CEILING JOIST				
		MAX SPAN		
SPACING	SPECIES AND GRADE	2X6	2X8	2X10
12"	DOUGLAS FIR # 2	18'-8"	24'-7"	-
16"	DOUGLAS FIR # 2	16'-11"	21'-7"	25'-7"
19.2"	DOUGLAS FIR # 2	15'-7"	19'-8"	23'-5"
24"	DOUGLAS FIR # 2	13'-11"	13'-3"	20'-11"

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PROJECT NAME:
MUNOZ RESIDENCE

LOCATION:
7426 CONCORD AVE
DALLAS, TX 75235

REVISIONS

No.	Description	Date

OWNER
MARCOS MUNOZ

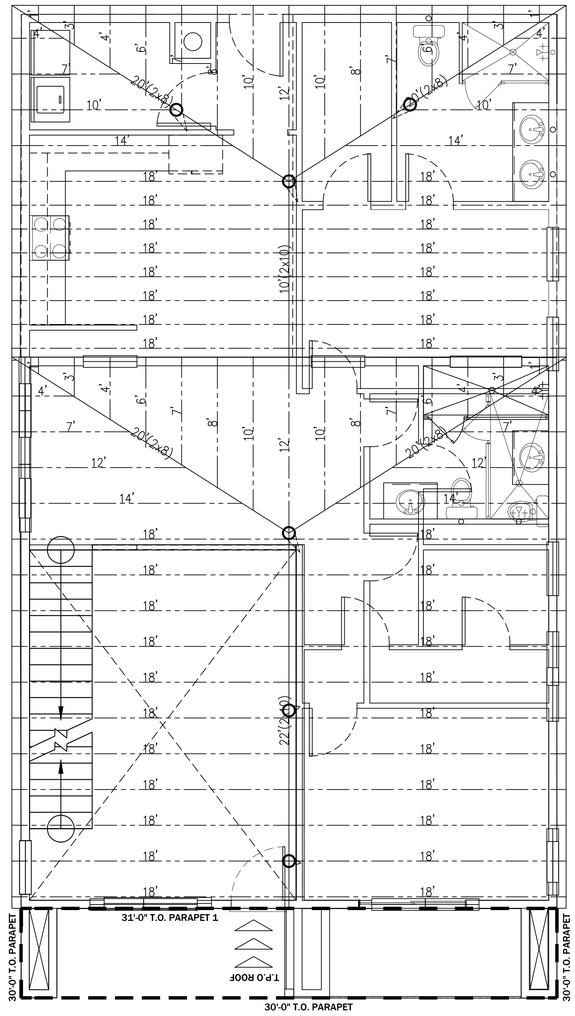
DATE: 03/13/2025

SCALE:

SHEET NO.:
S1.04

GENERAL ROOF NOTES:

- SLOPE DOWN IN DIRECTION OF ARROWS.
- VERIFY GUTTER & DOWNSPOUT LOCATIONS WITH OWNERAND/OR CONTRACTOR
- ROOFING MATERIAL SHALL BE MINIMUM 30 YEARS COMPOSITION SHINGLES
- PREFINISHED GAL. METAL FLASHING AND DRIP EDGE SHALL BE USED AT LL APPLICABLE LOCATIONS
- METAL VENTS STACKS SHALL BE PRE-FINISHED OR PAINTED TO MATCH ROOF.
- ROOF SLOPES SHALL BE NOTED ON ROOF PLAN
- PROPER ATTIC VENTILATION RERQUIRES THAT THE RATIO OF TOTAL NET FREE VENTALATING AREA TO THE AREA OF THE CEILING SHALL BE NO LESS THAN 1/300 PROVIDED THAT A VAPOR RETARDER HAVING A PERMEANCE NOT EXCITING ONE PERM IS INTALLED ON THE WARM SIDE OF THE CEILING OR AT LEAST 50% OF THE REQUIRED VENTIALTING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED (AT LEAST 3' ABOVE EAVE OR CORNICE VENTS.) VERIFY VENTILATION REQUIREMENTS WITH ROOF SYSTEM MANUFACTURER.



ROOF PLAN

SCALE 1/4"=1'-0"

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PROJECT NAME:

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OWNER
MARCOS MUNOZ

DATE:03/13/2025

SCALE:

SHEET NO.:

S1.06

#2 Y.P. HEADERS SCHEDULE (IRC 2021)
BUILDING WIDTH OF 24' OR LESS
(MEASURED PERPENDICULAR TO MAIN RIDGE OF HOUSE)

FOR EXTERIOR LOAD BEARING WALLS

	ROOF and CEILING	ROOF, CEILING and ONE CENTER BEARING FLOOR	ROOF, CEILING and ONE CLEAR SPAN FLOOR	ROOF, CEILING and TWO CENTER BEARING FLOORS
2–2x4	3'–1"	2'–6"	2'–3"	2'–1"
2–2x6	4'–7"	3'–9"	3'–4" *	3'–2" *
2–2x8	5'–9"	4'–10" *	4'–3" *	4'–0" *
2–2x10	6'–10" *	5'–8" *	5'–0" *	4'–9" *
2–2x12	8'–1" *	6'–8" *	5'–11" *	5'–7" *

FOR INTERIOR LOAD BEARING WALLS

	ONE STORY	TWO STORY	THREE STORY
2–2x4	3'–1"	2'–10"	1'–11"
2–2x6	4'–7"	4'–4"	2'–11" *
2–2x8	5'–9"	5'–5"	3'–8" *
2–2x10	6'–10" *	6'–6" *	4'–4" *
2–2x12	8'–1" *	7'–7" *	5'–2" *

FOR NON–LOADBEARING WALLS A SINGLE 2x4 HEADER MAY BE USED ON OPENINGS NOT EXCEEDING 8' IN WIDTH IF THE VERTICAL NAILING DISTANCE TO THE PARALLEL NAILING SURFACE DOES NOT EXCEED 24".

* DENOTES 2 JACK STUDS REQUIRED TO SUPPORT EACH END
** DENOTES 3 JACK STUDS REQUIRED TO SUPPORT EACH END

2021 I.R.C. R703.8.3.1 LINTEL SCHEDULE

SIZE OF STEEL ANGLE (inches)	NO STORY ABOVE	ONE STORY ABOVE	TWO STORY ABOVE	MIN. BEARING
3x3x1/4	6'–0"	4'–6"	3'–0"	4"
4 x 3 x 1/4	8'–0"	6'–0"	4'–6"	6"
5 x 3 1/2 x 5/16	10'–0"	8'–0"	6'–0"	6"
6 x 3 1/2 x 5/16	14'–0"	9'–6"	7'–0"	6"
2–6 x 3 1/2 x 5/16	20'–0"	12'–0"	9'–6"	9"

NOTE: 1. ALL LINTELS INDICATED ARE LONG LEG VERTICAL (LLV) AND SHOULD BE A36 STEEL U.N.O.

ALTERNATE LINTEL SCHEDULE

CLEAR SPAN (FEET)	4'–0"	6'–0"	8'–0"	10'–0"	12'–0"	14'–0"	16'–0"
STEEL ANGLE SIZE (INCH)	3 1/2x5x1/4	6x4x5/16		6x4x3/8	6x4x1/2	8x4x1/2 *	
MIN. BEARING (INCH)	3"	4"		6"		8"	9"

NOTE: 1. ALL LINTELS INDICATED ARE LONG LEG VERTICAL (LLV) AND SHOULD BE A36 STEEL U.N.O.
2. ALL LINTELS OVER 16'–0" SPAN NEED TO BE CALCULATED.
3. MAX MASONRY HEIGHT TO BE NO MORE THAN: 5'–0" for BRICK OR 3'–0" for STONE, OTHERWISE REFER TO APPROPRIATE LINTEL DETAIL PER PLAN.

*

ALTERNATE WOOD BEARING WALL STUD SIZE, HEIGHT AND SPACING

(IRC 2021) TABLE R602.3(6)

STUD HEIGHT	SUPPORTING	STUD SPACING [a]	ULTIMATE DESIGN WIND SPEED: 115 mph Maximum roof / floor span [c]		130 mph [b] Maximum roof / floor span [c]		140 mph [b] Maximum roof / floor span [c]	
			12 ft.	24 ft.	12 ft.	24 ft.	12 ft.	24 ft.
11 ft.	Roof Only	12 in.	2x4	2x4	2x4	2x4	2x4	2x4
		16 in.	2x4	2x4	2x4	2x6	2x4	2x6
		24 in.	2x6	2x6	2x6	2x6	2x6	2x6
	Roof and One Floor	12 in.	2x4	2x6	2x4	2x6	2x4	2x6
		16 in.	2x6	2x6	2x6	2x6	2x6	2x6
		24 in.	2x6	2x6	2x6	2x6	2x6	2x6
12 ft.	Roof Only	12 in.	2x4	2x4	2x4	2x6	2x4	2x6
		16 in.	2x4	2x6	2x6	2x6	2x6	2x6
		24 in.	2x6	2x6	2x6	2x6	2x6	2x6
	Roof and One Floor	12 in.	2x4	2x6	2x6	2x6	2x6	2x6
		16 in.	2x6	2x6	2x6	2x6	2x6	2x6
		24 in.	2x6	2x6	2x6	2x6	2x6	DR

a. WALL STUDS NOT EXCEEDING 16" ON CENTER SHALL BE SHEATHED WITH MINIMUM $\frac{1}{2}$ –INCH GYPSUM BOARD ON THE INTERIOR AND $\frac{3}{8}$ –INCH WOOD STRUCTURAL PANEL SHEATHING ON THE EXTERIOR. WOOD STRUCTURAL PANEL SHEATHING SHALL BE ATTACHED WITH 8d (2.5" x 0.131") NAILS NOT GREATER THAN 6 INCHES ON CENTER ALONG PANEL EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS, AND ALL PANEL JOINTS SHALL OCCUR OVER STUDS OR BLOCKING.
b. WHERE THE ULTIMATE DESIGN WIND SPEED EXCEEDS 115 MPH, STUDS SHALL BE ATTACHED TO TOP AND BOTTOM PLATES WITH CONNECTORS HAVING A MINIMUM 300–POUND LATERAL CAPACITY.
c. THE MAXIMUM SPAN IS APPLICABLE TO BOTH SINGLE– AND MULTIPLE–SPAN ROOF AND FLOOR CONDITIONS. THE ROOF ASSEMBLY SHALL NOT CONTAIN A HABITABLE ATTIC.

FLOOR SHEATHING:

APA RATED SHEATHING, SPANNING A MAXIMUM OF 24" O.C.. THE MATERIAL MAY BE EITHER PLYWOOD OR OSB. THE MINIMUM THICKNESS SHALL BE 3/4" AND THE EDGES SHALL BE "TONGUE AND GROOVE". THE SHEATHING SHALL BE ATTACHED TO THE FLOOR JOISTS WITH A MINIMUM OF 8d NAILS (OR EQUIVALENT) SPACED AT 6" O.C. AT EDGE AND AT 12" O.C. AT INTERMEDIATE SUPPORTS. THE SHEATHING SHALL BE APPLIED WITH THE LONG DIRECTION PERPENDICULAR TO THE FLOOR JOISTS, AND WITH EACH END NAILED TO A FLOOR JOIST OR SAME DEPTH BLOCKING. IT IS RECOMMENDED THAT, IN ADDITION TO THE NAILS, THE SHEATHING BE ATTACHED WITH 1 1/4" (MIN.) SCREWS AND WOOD GLUE.

ROOF SHEATHING / DECKING:

LUMBER SHEATHING USED AS ROOF DECKING SHALL BE APA RATED SHEATHING, SPANNING A MAXIMUM OF 24" O.C.. THE MATERIAL MAY BE EITHER PLYWOOD OR OSB, WITH A MINIMUM THICKNESS OF 7/16". THE SHEATHING SHALL BE ATTACHED TO THE RAFTERS WITH A MINIMUM OF 8d NAILS SPACED AT 6" O.C. AT THE EDGES AND AT 12" O.C. AT INTERMEDIATE SUPPORTS. THE SHEATHING SHALL BE APPLIED WITH THE LONG DIRECTION PERPENDICULAR TO THE RAFTERS, WITH EACH END NAILED TO THE RAFTER. THE EDGES MAY BE "TONGUE AND GROOVE" OR FLAT. IF FLAT, A METAL "CLIP" SHALL BE ADDED ALONG THE LONGITUDINAL EDGES BETWEEN EACH RAFTER.

NOTE:

THE TABULATED RAFTER SPANS ASSUME THAT CEILING JOISTS ARE LOCATED AT THE BOTTOM OF THE ATTIC SPACE OR THAT SOME OTHER METHOD OF RESISTING THE OUTWARD PUSH OF THE RAFTERS ON THE BEARING WALLS, IS PROVIDED AT THAT LOCATION. WHERE CEILING JOISTS OR RAFTER TIES ARE LOCATED HIGHER IN THE ATTIC SPACE, THE RAFTER SPANS SHALL BE MULTIPLIED BY THE ADJUSTMENT FACTORS AS FOLLOW:

H_c / H_R	Rafter Span Adjustment Factor
1/3	0.67
1/4	0.76
1/5	0.83
1/6	0.90
1/7.5 or less	1.00

WHERE:
Hc = HEIGHT OF CEILING JOISTS OR RAFTER TIES MEASURED VERTICALLY ABOVE THE TOP OF THE RAFTER SUPPORT WALLS.
Hr = HEIGHT OF ROOF RIDGE MEASURED VERTICALLY ABOVE THE TOP OF THE RAFTER SUPPORT WALLS.

ROOF BRACING SCHEDULE

	HEIGHT	REQUIREMENTS	SECTION
TYPICAL ROOF BRACING	1 – 10 FT.	2X4 "T" BRACING	2x4 2x4
	11 – 20 FT.	2X6/2X4 "T" BRACING	2x4 2x6
	21 – 30 FT.	2X8/2X6 "T" BRACING	2x6 2x8

NOTE:

ALL MULTIPLE PLY BEAMS SHALL INCLUDE 3 ROWS OF 16D NAILS @ 12"O.C., BEAMS WITH 3 to 4 LAYERS SHALL HAVE NAILING PATTERN ON BOTH SIDES.

WINDOW FALL PROTECTION:

2021 I.R.C. R312.2.1 WINDOW OPENING HEIGHT. IN DWELLING UNITS, WHERE THE BOTTOM OF THE CLEAR OPENING OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES ABOVE THE FINISH GRADE OR SURFACE BELOWON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING.

1. OPERABLE WINDOW OPENINGS WILL NOT ALLOW A 4–INCH–DIAMETER SPHERE TO PASS THROUGH WHERE THE OPENING ARE IN THEIR LARGEST OPENED POSITION. 2. OPERABLE WINDOWS ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES OR FALL PROTECTION DEVICES THAT COMPLY WITH ASTM F 2090.

BEARING WALLS / NON–BEARING WALLS

(IRC 2021)

STUD SIZE (MINIMUM)	LATERALLY UNSUPPORTED STUD HEIGHT (feet)	MAXIMUM SPACING WHERE SUPPORTING A ROOF–CEILING ASSEMBLY OR A HABITABLE ATTIC ASSEMBLY, ONLY (inches)	MAXIMUM SPACING WHERE SUPPORTING ONE FLOOR, PLUS A ROOF–CEILING ASSEMBLY OR A HABITABLE ATTIC ASSEMBLY (inches)	MAXIMUM SPACING WHERE SUPPORTING TWO FLOORS, PLUS A ROOF–CEILING ASSEMBLY OR A HABITABLE ATTIC ASSEMBLY (inches)	MAXIMUM SPACING WHERE SUPPORTING ONE FLOOR HEIGHT [a] (inches)	NON–BEARING WALLS: LATERALLY UNSUPPORTED STUD HEIGHT (feet)	NON–BEARING WALLS: MAXIMUM SPACING (inches)
							
2 x 3 [b]	–	–	–	–	–	10	16
2 x 4	10	24 [c]	16 [c]	–	24	14	24
3 x 4	10	24	24	16	24	14	24
2 x 5	10	24	24	–	24	16	24
2 x 6	10	24	24	16	24	20	24

a. LISTED HEIGHTS ARE DISTANCES BETWEEN POINTS OF LATERAL SUPPORT PLACED PERPENDICULAR TO THE PLANE OF THE WALL. BEARING WALLS SHALL BE SHEATHED ON NOT LESS THAN ONE SIDE OR BRIDGING SHALL BE INSTALLED NOT GREATER THAN 4 FEET APART MEASURED VERTICALLY FROM EITHER END OF THE STUD. INCREASES IN UNSUPPORTED HEIGHT ARE PERMITTED WHERE IN COMPLIANCE WITH EXCEPTION 2 OF SECTION R602.3.1 OR DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.
b. SHALL NOT BE USED IN EXTERIOR WALLS.
c. A HABITABLE ATTIC ASSEMBLY SUPPORTED BY 2X4 STUDS IS LIMITED TO A ROOF SPAN OF 32 FEET. WHERE THE ROOF SPAN EXCEEDS 32 FEET, THE WALL STUDS SHALL BE INCREASED TO 2x6 OR THE STUDS SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.

CEILING JOIST AND RAFTER CONNECTIONS:

THE FOLLOWING BRACING REQUIREMENTS MAY BE USED TO STRENGTHEN THE RIDGE RAFTERS AND. PROVIDE RESISTANCE TO RAFTER THRUST WHEN CEILING JOISTS ARE NOT PARALLEL TO THE RAFTERS, AS OUTLINED IN SECTION R802.5.2 OF THE 2021 INTERNATIONAL RESIDENTIAL CODE (IRC). RAFTERS MAY BE BRACED TO A WALL OR TO A STRUCTURAL BEAM.

BRACING FOR RIDGE RAFTERS:

SIZE OF RIDGE BEAM	MAX. SPAN BETWEEN BRACES
2x8	6'–8"
2x10	8'–5"
2x12	10'–4"
2–2x12	14'–3"
1 3/4x12 LVL	17'–9"

THE ABOVE REQUIREMENTS APPLY ONLY TO RIDGE RAFTERS, NOT HIP OR VALLEY RAFTERS. BRACING THE RIDGE RAFTER IN THIS MANNER ELIMINATES THE NEED FOR ADDITIONAL METAL OR WOOD RAFTER TIES.

✳ RIDGE MEMBERS FOR EXISTING STRUCTURES MAY BE STRENGTHENED BY ADDING ADDITIONAL BRACING TO REDUCE THE SPAN LENGTHS OR BY PLACING ADDITIONAL DOUBLE 2x12 MEMBERS DIRECTLY UNDER THE EXISTING RIDGE MEMBERS.

THE BRACING NOTES ABOVE, SATISFY ALL THE REQUIREMENTS OF SECTION IRC – R802.5.2 RAFTER TIES

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DALLAS, TEXAS

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PROJECT NAME:
MUNOZ RESIDENCE

LOCATION:
7426 CONCORD AVE
DALLAS, TX 75235

REVISIONS

No.	Description	Date

OWNER
MARCOS MUNOZ

DATE:03/13/2025

SCALE:

SHEET NO.:
S1.10

FLOOR JOISTS

Maximum clear span for FLOOR JOIST
30 LBS LIVE, 10 LBS DEAD, 360 DEFLECTION
(SLEEPING AREAS)

SIZE	Spacing In. O.C.	No. 1	No. 2	No. 3
2x6	12	11'-10"	11'-3"	9'-2"
	16	10'-9"	10'-3"	7'-11"
	19.2	10'-1"	9'-6"	7'-3"
	24	9'-4"	8'-6"	6'-5"
2x8	12	15'-7"	14'-11"	11'-6"
	16	14'-2"	13'-3"	10'-0"
	19.2	13'-4"	12'-1"	9'-1"
	24	12'-4"	10'-10"	8'-2"
2x10	12	19'-10"	18'-1"	14'-0"
	16	18'-0"	15'-8"	11'-1"
	19.2	16'-5"	14'-4"	11'-0"
	24	14'-8"	12'-10"	9'-10"
2x12	12	24'-2"	21'-4"	16'-6"
	16	21'-4"	18'-6"	14'-4"
	19.2	19'-6"	16'-10"	13'-1"
	24	17'-5"	15'-1"	11'-8"

Southern Pine (IRC 2021)

Maximum clear span for FLOOR JOIST
40 LBS LIVE, 10 LBS DEAD, 360 DEFLECTION
(LIVING AREAS)

SIZE	Spacing In. O.C.	No. 1	No. 2	No. 3
2x6	12	10'-9"	10'-3"	8'-2"
	16	9'-9"	9'-4"	7'-1"
	19.2	9'-2"	8'-6"	6'-5"
	24	8'-6"	7'-7"	5'-9"
2x8	12	14'-2"	13'-6"	10'-3"
	16	12'-10"	11'-10"	8'-11"
	19.2	12'-1"	10'-10"	8'-2"
	24	11'-3"	9'-8"	7'-3"
2x10	12	18'-0"	16'-2"	12'-6"
	16	16'-1"	14'-0"	10'-10"
	19.2	14'-8"	12'-10"	9'-10"
	24	13'-1"	11'-5"	8'-10"
2x12	12	21'-11"	19'-1"	14'-9"
	16	19'-1"	16'-6"	12'-10"
	19.2	17'-5"	15'-1"	11'-8"
	24	15'-7"	13'-6"	10'-5"

Southern Pine (IRC 2021)

FLOOR FRAMING NOTES:

: U.N.O. ALL FLOOR JOIST TO BE 2x12's #2 Y.P. @4" O.C. w/MIN. 3/4" PLYWOOD SUBFLOOR.

: ALL EXTERIOR OPENINGS TO BE LOAD BEARING.

: U.N.O. ALL BEAMS TO BE #2 GRADE MATERIAL.

: U.N.O. ALL EXTERIOR DECK FRAMING MATERIAL TO BE TREATED.

: SEE D.O.M.'s FOR ADDITIONAL FRAMING INFORMATION.

: BUILDER ACCEPTS FULL RESPONSIBILITY FOR CHECKING LAYOUT TO ASSURE CURRENT CONFORMITY TO LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THIS LAYOUT BY BUILDER OR HIS REPRESENTATIVES, BUILDER ACCEPTS FULL LIABILITY FOR AMENDED LAYOUT.

: FRAMING CONTRACTOR TO COMPARE ANY FRAMING PLANS FROM STRUCTURAL ENGINEER OR TRUSS MANUFACTURER TO THIS LAYOUT. ANY DISCREPANCY TO BE REPORTED TO THE BUILDER IMMEDIATELY.

: SUB-CONTRACTORS SHALL NOT CUT OR OTHERWISE ALTER ANY PRE-FABRICATED OR ENGINEERED FRAMING MEMBER WITHOUT APPROVAL OF BUILDER.

CEILING JOISTS

Maximum clear span for CEILING JOIST - w/ Gypsum Clg.
10 LBS LIVE, 5 LBS DEAD, 240 DEFLECTION
(NO ATTIC STORAGE)

SIZE	Spacing In. O.C.	No. 1	No. 2	No. 3
2x4	12	12'-5"	11'-10"	10'-1"
	16	11'-3"	10'-9"	8'-9"
	19.2	10'-7"	10'-2"	8'-0"
	24	9'-10"	9'-3"	7'-2"
2x6	12	19'-6"	18'-8"	14'-11"
	16	17'-8"	16'-11"	12'-11"
	19.2	16'-8"	15'-7"	11'-9"
	24	15'-6"	13'-11"	10'-6"
2x8	12	25'-8"	24'-7"	18'-9"
	16	23'-10"	21'-7"	16'-3"
	19.2	22'-0"	19'-8"	14'-10"
	24	20'-5"	17'-7"	13'-3"
2x10	12	* NOTE	* NOTE	22'-9"
	16	* NOTE	25'-7"	19'-9"
	19.2	* NOTE	23'-5"	18'-0"
	24	24'-0"	20'-11"	16'-1"

Southern Pine * NOTE: span exceeds 26' in length (IRC 2021)

2x12	12	26'-0"	26'-0"	26'-0"
	16	26'-0"	26'-0"	23'-4 1/2"
	19.2	26'-0"	26'-0"	21'-4"
	24	26'-0"	24'-6"	19'-1"

Southern Pine (AWC)

Maximum clear span for CEILING JOIST - w/ Gypsum Clg.
20 LBS LIVE, 10 LBS DEAD, 240 DEFLECTION
(ATTIC STORAGE)

SIZE	Spacing In. O.C.	No. 1	No. 2	No. 3
2x4	12	9'-10"	9'-3"	7'-2"
	16	8'-11"	8'-0"	6'-2"
	19.2	8'-5"	7'-4"	5'-8"
	24	7'-8"	6'-7"	5'-1"
2x6	12	15'-6"	13'-11"	10'-6"
	16	14'-0"	12'-0"	9'-2"
	19.2	12'-9"	11'-0"	8'-4"
	24	11'-5"	9'-10"	7'-5"
2x8	12	20'-5"	17'-7"	13'-3"
	16	17'-9"	15'-3"	11-6'
	19.2	16'-2"	13'-11"	10'-6"
	24	14'-6"	12'-6"	9'-5"
2x10	12	24'-0"	20'-11"	16'-1"
	16	20'-9"	18'-1"	14'-0"
	19.2	18'-11"	16'-6"	12'-9"
	24	16'-11"	14'-9"	11'-5"

Southern Pine (IRC 2021)

2x12	12	26'-0"	24'-7"	19'-1"
	16	24'-7"	21'-4"	16'-6"
	19.2	22'-4"	19'-4"	14'-2"
	24	20'-1"	17'-4"	13'-5"

Southern Pine (AWC)

CEILING FRAMING NOTES:

: U.N.O. ALL CEILING JOIST TO BE 2x6's #2 Y.P. @4" O.C. NO ATTIC STORAGE UNLESS NOTED.

: U.N.O. FRAMING UNDER HVAC TO COMPLY w/ATTIC STORAGE (L.A.S.) SPAN CHARTS.

: U.N.O. ALL BEAMS TO BE #2 GRADE MATERIAL.

: U.N.O. ALL EXTERIOR DECK FRAMING MATERIAL TO BE TREATED.

: SEE D.O.M.'s FOR ADDITIONAL FRAMING INFORMATION.

: FRAMER IS TO TRANSFER BEARING POINTS TO FOUNDATION. U.N.O. ALL INTERIOR WALLS OF ONE STORY PLANS TO BE LOAD BEARING.

: BUILDER ACCEPTS FULL RESPONSIBILITY FOR CHECKING LAYOUT TO ASSURE CURRENT CONFORMITY TO LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THIS LAYOUT BY BUILDER OR HIS REPRESENTATIVES, BUILDER ACCEPTS FULL LIABILITY FOR AMENDED LAYOUT.

: FRAMING CONTRACTOR TO COMPARE ANY FRAMING PLANS FROM STRUCTURAL ENGINEER OR TRUSS MANUFACTURER TO THIS LAYOUT. ANY DISCREPANCY TO BE REPORTED TO THE BUILDER IMMEDIATELY.

: SUB-CONTRACTORS SHALL NOT CUT OR OTHERWISE ALTER ANY PRE-FABRICATED OR ENGINEERED FRAMING MEMBER WITHOUT APPROVAL OF BUILDER.

: USE BLOCKING WHERE REQUIRED BY IRC.

: ALL CONNECTIONS TO BE PROPERLY HANGERED WHERE REQUIRED ACCORDING TO IRC.

: ALL CAT-WALKS TO BE 24" WIDE AND NO LONGER THAN 20 FEET WHEN MEASURED ALONG CENTERLINE OF CAT-WALK. WORKING AREAS TO BE 30" DEEP IN FRONT OF APPLIANCES, RUNNING THE LENGTH OF THE APPLIANCE.

ROOF RAFTERS

Maximum clear span for RAFTERS - Standard roof covering
20 LBS LIVE, 10 LBS DEAD, 240 DEFLECTION,
(CEILING NOT ATTACHED TO RAFTERS)

SIZE	Spacing In. O.C.	No. 1	No. 2	No. 3
2x6	12	15'-6"	14'-9"	11'-9"
	16	14'-1"	13'-5"	10'-2"
	19.2	13'-3"	12'-3"	9'-4"
	24	12'-3"	11'-0"	8'-4"
2x8	12	20'-5"	19'-6"	14'-10"
	16	18'-6"	17'-1"	12'-10"
	19.2	17'-5"	15'-7"	11'-9"
	24	16'-2"	13'-11"	10'-6"
2x10	12	* NOTE	23'-5"	18'-0"
	16	23'-2"	20'-3"	15'-7"
	19.2	21'-2"	18'-6"	14'-3"
	24	18'-11"	16'-6"	12'-9"
2x12	12	* NOTE	* NOTE	21'-4"
	16	* NOTE	23'-10"	18'-6"
	19.2	25'-2"	21'-9"	16'-10"
	24	22'-6"	19'-6"	15'-1"

Maximum clear span for RAFTERS - Standard roof covering
20 LBS LIVE, 20 LBS DEAD, 240 DEFLECTION,
(w/CEILING ATTACHED TO RAFTERS)

SIZE	Spacing In. O.C.	No. 1	No. 2	No. 3
2x6	12	15'-6"	13'-6"	10'-2"
	16	13'-7"	11'-8"	8'-10"
	19.2	12'-4"	10'-8"	8'-1"
	24	11'-1"	9'-6"	7'-3"
2x8	12	19'-10"	17'-1"	12'-10"
	16	17'-2"	14'-9"	11'-2"
	19.2	15'-8"	13'-6"	10'-2"
	24	14'-0"	12'-1"	9'-1"
2x10	12	23'-2"	20'-3"	15'-7"
	16	20'-1"	17'-6"	13'-6"
	19.2	18'-4"	16'-0"	12'-4"
	24	16'-5"	14'-4"	11'-0"
2x12	12	* NOTE	23'-10"	18'-6"
	16	23'-10"	20'-8"	16'-0"
	19.2	21'-9"	18'-10"	14'-7"
	24	19'-6"	16'-10"	13'-1"

Southern Pine * NOTE: span exceeds 26' in length (IRC 2021)

ROOF FRAMING NOTES:

: U.N.O. ALL RAFTERS TO BE 2x6's #2 Y.P.@16 O.C. HIPS & VALLEYS, AND 2x10 RIDGE RAFTERS.

: SEE D.O.M.'s FOR ADDITIONAL FRAMING INFORMATION.

: ALL EXTERIOR OPENINGS TO BE LOAD BEARING.

: PROVIDE COLLAR TIES AT 4'-0" O.C. ON ALL RIDGES.

: FRAMER IS TO TRANSFER BEARING POINTS TO FOUNDATION. U.N.O. ALL INTERIOR WALLS OF ONE STORY PLANS TO BE LOAD BEARING.

: BUILDER ACCEPTS FULL RESPONSIBILITY FOR CHECKING LAYOUT TO ASSURE CURRENT CONFORMITY TO LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THIS LAYOUT BY BUILDER OR HIS REPRESENTATIVES, BUILDER ACCEPTS FULL LIABILITY FOR AMENDED LAYOUT.

: FRAMING CONTRACTOR TO COMPARE ANY FRAMING PLANS FROM STRUCTURAL ENGINEER OR TRUSS MANUFACTURER TO THIS LAYOUT. ANY DISCREPANCY TO BE REPORTED TO THE BUILDER IMMEDIATELY.

: SUB-CONTRACTORS SHALL NOT CUT OR OTHERWISE ALTER ANY PRE-FABRICATED OR ENGINEERED FRAMING MEMBER WITHOUT APPROVAL OF BUILDER.

: PURLIN BRACING AS REQUIRED TO BE IN ACCORDANCE WITH IRC.

: NAIL ALL CONNECTIONS IN ACCORDANCE WITH IRC.

: PROVIDE 2x4 RAFTER TAILS AS NEEDED.

INDICATES A SPLICE

INDICATES A STRUT

ROOF RAFTERS w/TILE

Maximum clear span for RAFTERS - Standard roof covering
20 LBS LIVE, 20 LBS DEAD, 240 DEFLECTION

SIZE	Spacing In. O.C.	No. 1	No. 2	No. 3
2x6	12	15'-6"	13'-6"	10'-2"
	16	13'-7"	11'-8"	8'-10"
	19.2	12'-4"	10'-8"	8'-1"
	24	11'-1"	9'-6"	7'-3"
2x8	12	19'-10"	17'-1"	12'-10"
	16	17'-2"	14'-9"	11'-2"
	19.2	15'-8"	13'-6"	10'-2"
	24	14'-0"	12'-1"	9'-1"
2x10	12	23'-2"	20'-3"	15'-7"
	16	20'-1"	17'-6"	13'-6"
	19.2	18'-4"	16'-0"	12'-4"
	24	16'-5"	14'-4"	11'-0"
2x12	12	* NOTE	23'-10"	18'-6"
	16	23'-10"	20'-8"	16'-0"
	19.2	21'-9"	18'-10"	14'-7"
	24	19'-6"	16'-10"	13'-1"

Southern Pine * NOTE: span exceeds 26' in length (IRC 2021)

ROOF FRAMING NOTES:

: U.N.O. ALL RAFTERS TO BE 2x6's #2 Y.P.@16 O.C. HIPS & VALLEYS, AND 2x10 RIDGE RAFTERS.

: SEE D.O.M.'s FOR ADDITIONAL FRAMING INFORMATION.

: ALL EXTERIOR OPENINGS TO BE LOAD BEARING.

: PROVIDE COLLAR TIES AT 4'-0" O.C. ON ALL RIDGES.

: FRAMER IS TO TRANSFER BEARING POINTS TO FOUNDATION. U.N.O. ALL INTERIOR WALLS OF ONE STORY PLANS TO BE LOAD BEARING.

: BUILDER ACCEPTS FULL RESPONSIBILITY FOR CHECKING LAYOUT TO ASSURE CURRENT CONFORMITY TO LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THIS LAYOUT BY BUILDER OR HIS REPRESENTATIVES, BUILDER ACCEPTS FULL LIABILITY FOR AMENDED LAYOUT.

: FRAMING CONTRACTOR TO COMPARE ANY FRAMING PLANS FROM STRUCTURAL ENGINEER OR TRUSS MANUFACTURER TO THIS LAYOUT. ANY DISCREPANCY TO BE REPORTED TO THE BUILDER IMMEDIATELY.

: SUB-CONTRACTORS SHALL NOT CUT OR OTHERWISE ALTER ANY PRE-FABRICATED OR ENGINEERED FRAMING MEMBER WITHOUT APPROVAL OF BUILDER.

: PURLIN BRACING AS REQUIRED TO BE IN ACCORDANCE WITH IRC.

: NAIL ALL CONNECTIONS IN ACCORDANCE WITH IRC.

: PROVIDE 2x4 RAFTER TAILS AS NEEDED.

INDICATES A SPLICE

INDICATES A STRUT

NOTE:
IF MATERIAL CHANGE OCCURS, REFER TO IRC 2021 SPAN CHARTS.

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DALLAS, TEXAS

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These drawings represent the final design documents as agreed upon by the client. Per the terms of our agreement, 3454 Designs shall not be held liable for any issues, modifications, or consequences arising from the use, interpretation, or implementation of these plans once the client has reviewed and approved all design elements, and assumes full responsibility for their use in construction, permitting, or any related activities.

PROJECT NAME:
MUNOZ RESIDENCE

LOCATION:
7426 CONCORD AVE
DALLAS, TX 75235

REVISIONS

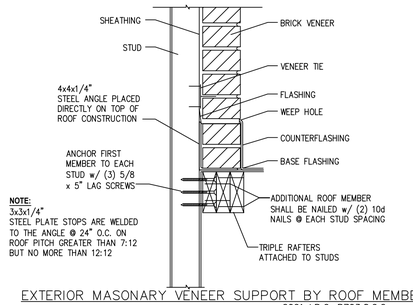
No.	Description	Date

OWNER
MARCOS MUNOZ

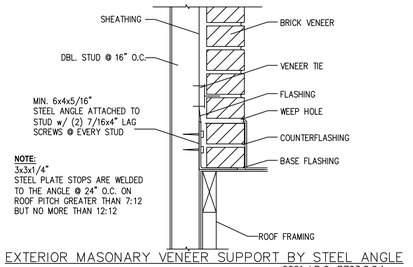
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SCALE:

SHEET NO.:
S1.11

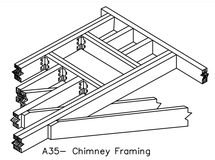


EXTERIOR MASONRY VENEER SUPPORT BY ROOF MEMBERS
2021 I.R.C. R703.8.2.2

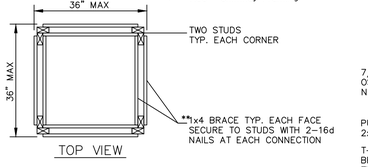


EXTERIOR MASONRY VENEER SUPPORT BY STEEL ANGLE
2021 I.R.C. R703.8.2.1

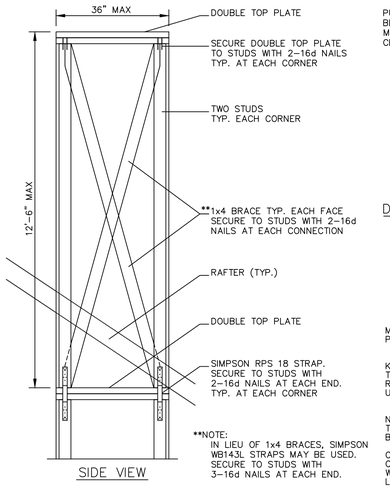
2021 TYP BRICK ON WOOD CONDITIONS



A35– Chimney Framing

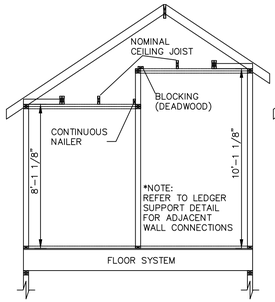


TOP VIEW

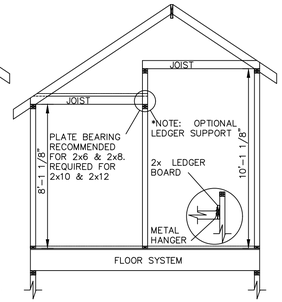


SIDE VIEW

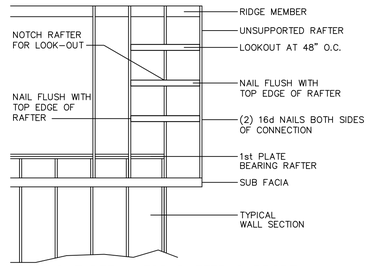
CHIMNEY WIND BRACING DETAIL



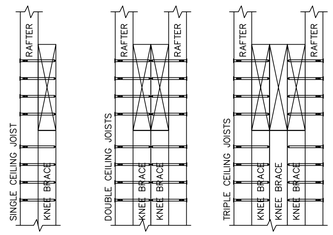
PARALLEL CEILING JOIST/WALL MULTIPLE CEILING HEIGHT



PONY WALL DETAIL
PLATE BEARING



LOOK–OUT DETAIL FOR RAFTER SUPPORT



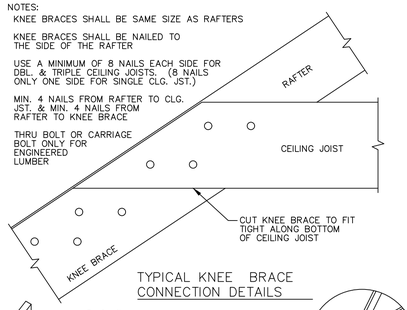
NOTES:
KNEE BRACES SHALL BE SAME SIZE AS RAFTERS

KNEE BRACES SHALL BE NAILED TO THE SIDE OF THE RAFTER

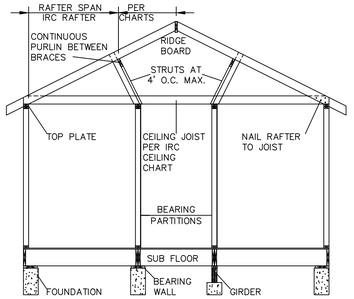
USE A MINIMUM OF 8 NAILS EACH SIDE FOR DBL. & TRIPLE CEILING JOISTS. (8 NAILS ONLY ONE SIDE FOR SINGLE CLG. JST.)

MIN. 4 NAILS FROM RAFTER TO CLG. JST. & MIN. 4 NAILS FROM RAFTER TO KNEE BRACE

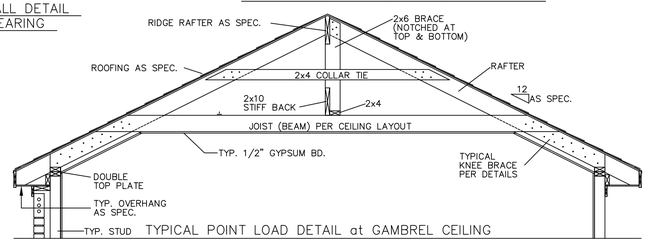
THRU BOLT OR CARRIAGE BOLT ONLY FOR ENGINEERED LUMBER



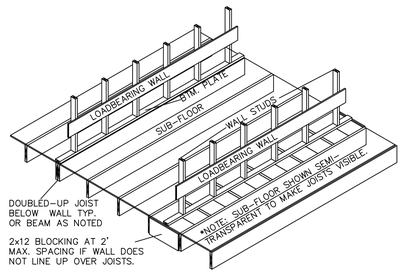
TYPICAL KNEE BRACE CONNECTION DETAILS



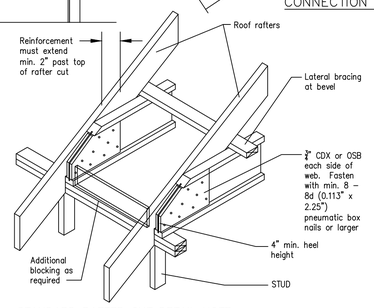
BRACED RAFTER CONSTRUCTION



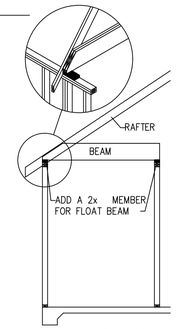
TYPICAL POINT LOAD DETAIL at GAMBREL CEILING



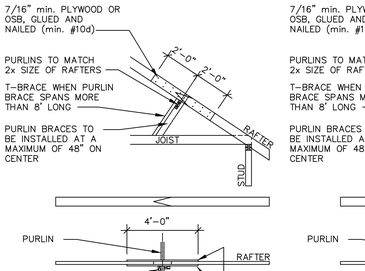
INTERIOR WALLS



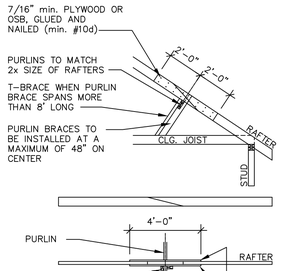
STANDARD RAFTER CUT DETAIL NOTE:
FOR SLOPES LESS THAN 6/12, CONTACT YOUR LOCAL TRUS JOIST REP



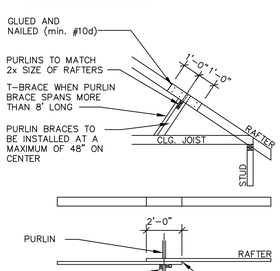
FLOAT BEAMS



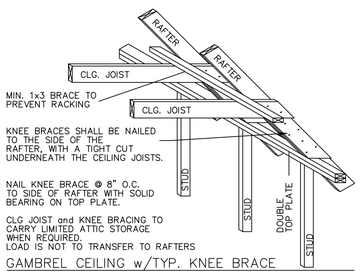
DOVE CUT



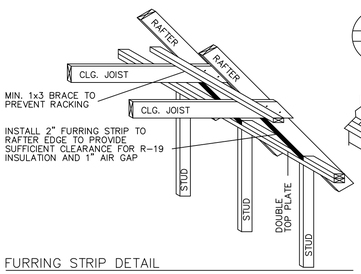
ANGLE CUT



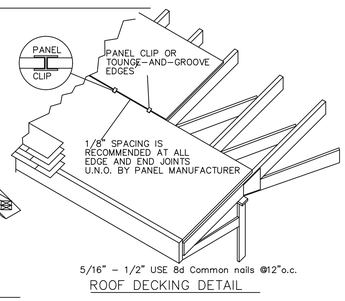
OVERLAP



GAMBREL CEILING w/TYP. KNEE BRACE

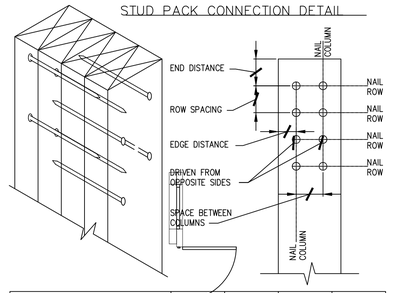


FURRING STRIP DETAIL



ROOF DECKING DETAIL

STUD PACK CONNECTION DETAIL



	(3)–2x4	(4)–2x4	(3)–2x6	(4)–2x6
# OF NAILS PER ROW	1	1	2	2
NAIL SIZE	30D	30D	50D	50D
END DISTANCE	3.5"	3.75"	3.5"	3.75"
EDGE DISTANCE	1.5"	1.5"	1.5"	1.5"
SPACE BETWEEN ROWS	8	9	8	9
SPACE BETWEEN COLUMNS	0.5"	0.5"	2.5"	2.5"

WHEN ONE NAIL PER ROW IS SPECIFIED, NAILS IN ADJACENT ROWS SHALL BE DRIVEN FROM OPPOSITE SIDES IN OPPOSITE COLUMNS

4 1/2" SIMPSON SDS SCREWS MAY REPLACE 30D NAILS & 6" SIMPSON SDS SCREWS MAY REPLACE 50D NAILS

SOLID TIMBER MEMBERS OF EQUAL OR GREATER SIZE MAY BE USED INSTEAD OF SPECIFIED STUD PACKS

3454 DESIGNS
Design And Remodeling
Residential & Commercial
DALLAS, TEXAS

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PROJECT NAME:
MUNOZ RESIDENCE

LOCATION:
7426 CONCORD AVE
DALLAS, TX 75235

REVISIONS

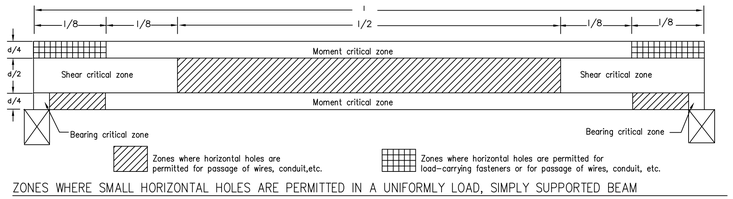
No.	Description	Date

OWNER
MARCOS MUNOZ

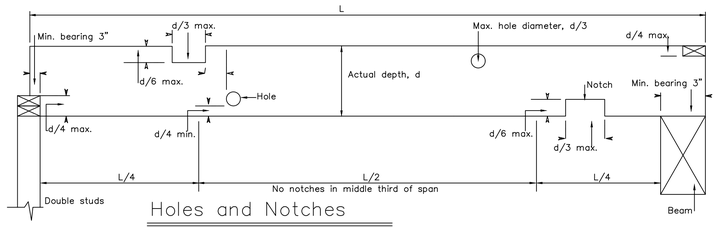
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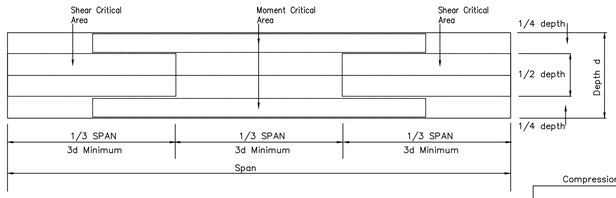
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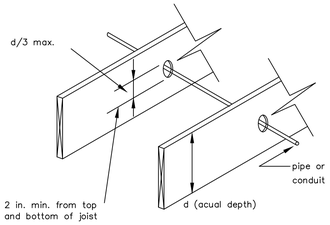
ZONES WHERE SMALL HORIZONTAL HOLES ARE PERMITTED IN A UNIFORMLY LOAD, SIMPLY SUPPORTED BEAM



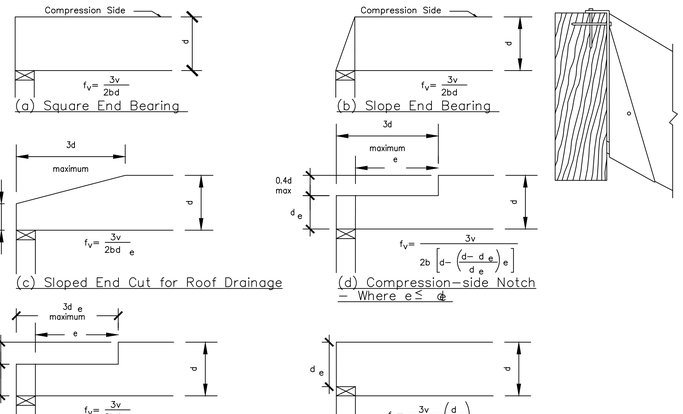
Holes and Notches



Critical Areas of a wood beam



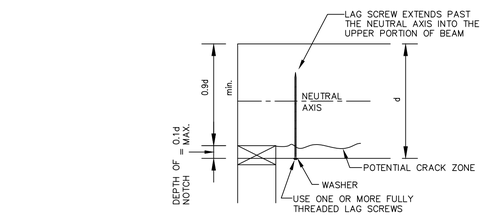
CUTTING, NOTCHING AND DRILLING

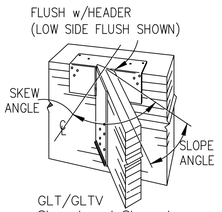


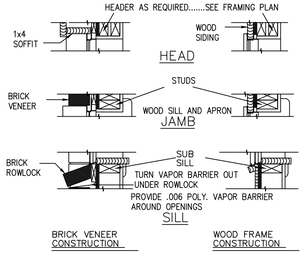
f_v = shear stress (psi) v = shear force at notch location (lb) b = width of beam

d = depth of beam d_e = effective depth as shown (in.) e = length not as shown (in.)

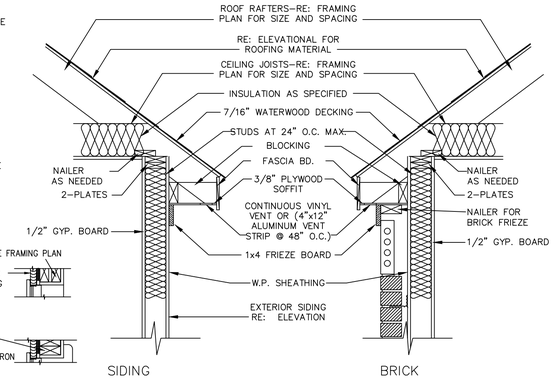
SHEAR DESIGN EQUATIONS FOR NOTCHED AND TAPERED BEAMS



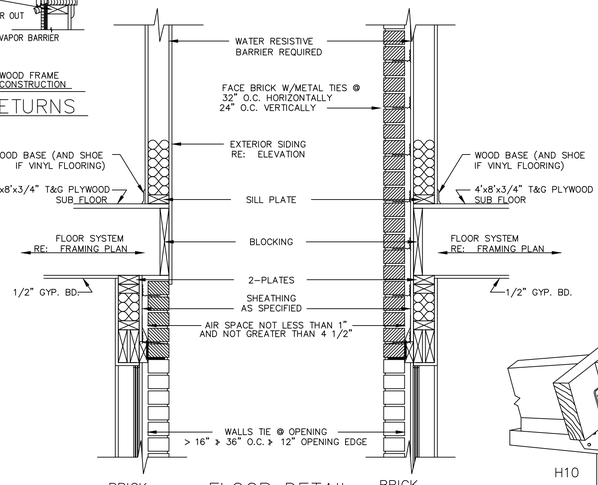




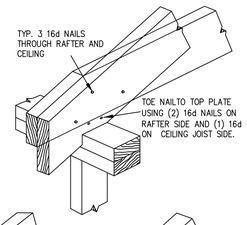
SHEETROCK RETURNS

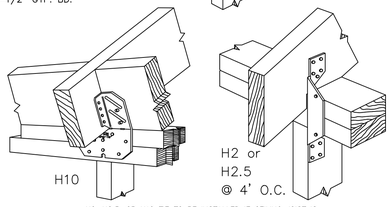


SOFFIT DETAIL

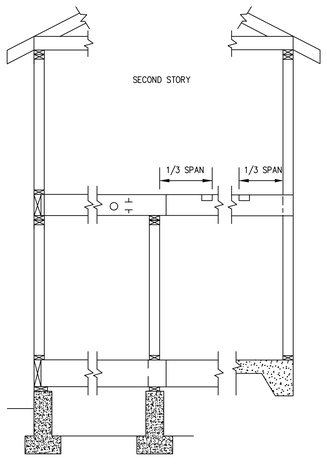


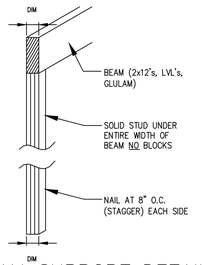
FLOOR DETAIL



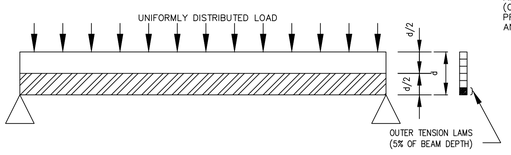


H2, H2.5, OR H10 TIE TO BE INSTALLED IF CEILING JOIST IS PERPENDICULAR TO RAFTER OR DOES NOT MATE WITH RAFTER AT TOP PLATE. TIES MAY BE INSTALLED TO EITHER EXTERIOR OR INTERIOR FACE



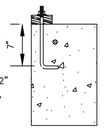


BEAM SUPPORT DETAIL



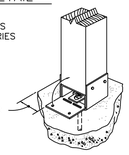
ANCHOR BOLT DETAIL

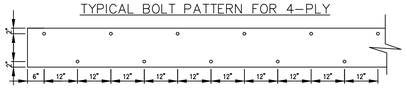
ANCHOR BOLTS ARE TO BE INSTALLED EVERY 6' O.C. MAX., AND WITHIN 12" OF EACH CORNER. EMBEDDED MIN. 7" INTO CONCRETE. ATTACHMENT IS REQUIRED WITHIN 4"–12" OF EACH BUTT JOINT IN THE PLATE. MINIMUM 1/2" DIAMETER.

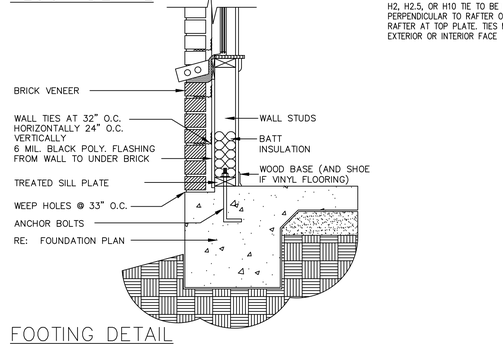


WOOD COLUMN BASE DETAIL

WHEN WOOD STRUCTURAL COLUMNS ARE USED, SIMPSON BASE AB SERIES (OR EQUIVALENT) TO BE USED TO PREVENT LATERAL DISPLACEMENT AND WOOD DECAY.







FOOTING DETAIL

3454 DESIGNS

Design And Remodeling

Residential & Commercial

DALLAS, TEXAS

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PROJECT NAME:

MUNOZ RESIDENCE

LOCATION:

7426 CONCORD AVE

DALLAS, TX 75235

REVISIONS

No.	Description	Date

OWNER

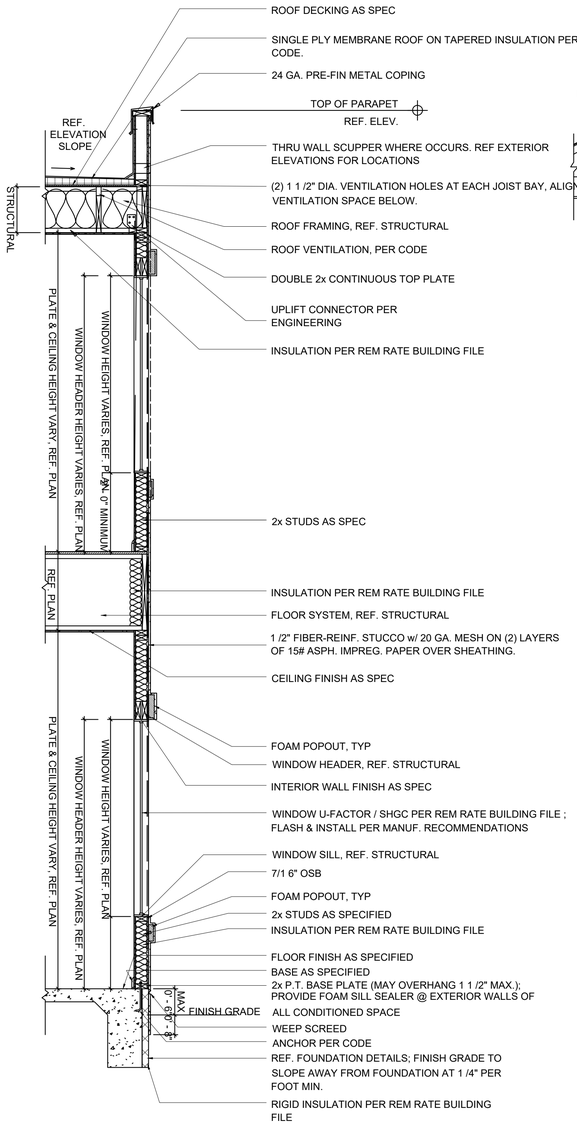
MARCOS MUNOZ

DATE:03/13/2025

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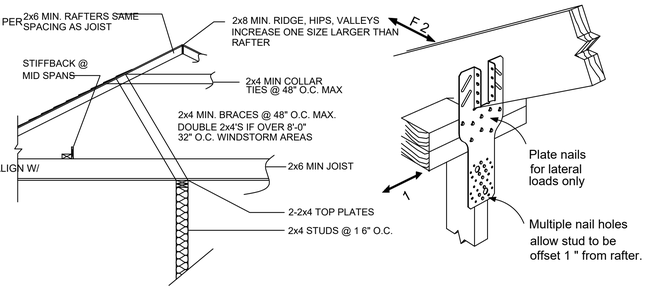
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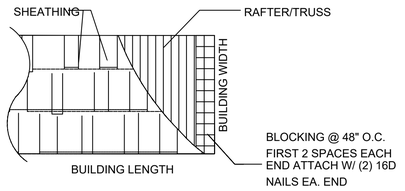
S1.13

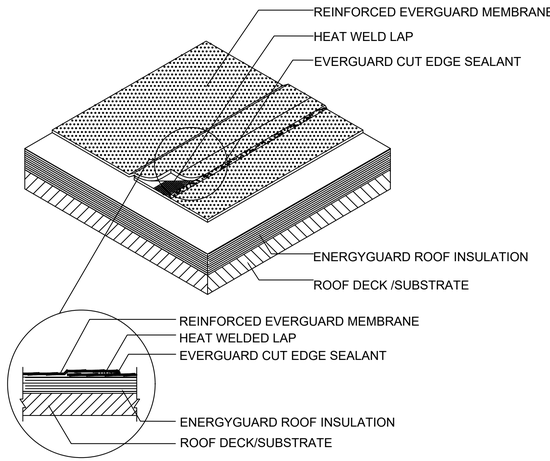


1 TYPICAL WALL SECTION

SCALE: NTS







NOTE:

1 . THIS DETAIL IS APPLIED TO TPO AND PVC ONLY.
2. EVERGUARD CUT EDGE SEALANT MUST BE USED ON ANY TPO AND PVC CUT EDGES WITH APPROPRIATE SEALANT.

2 ROOF FRAMING NOTES & DETAILS

SCALE: NTS

ROOF FRAMING NOTES

1 . DESIGN LOADS:
ROOF LIVE LOAD 20 PSF

2. ALL ROOFS SHALL BE FRAMED 2X6 #2 SYP RAFTERS SPACED @ 1 6" O.C. WITH A MAX SPAN OF 1 7"-1 1 ". ALL RAFTER SPLICES SHALL BE BRACED W/PLYWOOD GUSSETS BOTH SIDES.

3. PURLINS ARE TO BE SAME DEPTH AS RAFTERS THEY ARE SUPPORTING.

4. ALL HIPS, RIDGES AND VALLEYS TO BE AT LEAST ONE MILL SIZE LARGER THAN RAFTERS THEY ARE SUPPORTING.

5. PROVIDE COLLAR TIES AR 4'-0" O.C. ON ALL RIDGES.

6. ROOF SYSTEM SHALL BE COMPSITE SHINGLES OVER 30# ROOFING FELT OVER 1 /2" CDX PLYWOOD OR OSB STRUCTURAL PANELS. EXPOSURE I.

7. CONTRACTOR SHALL FIELD VERIFY ALL ARCHITECTURAL FEATURES AND IS RESPONSIBLE FOR FIT AND FINISH.

FRAMING GENERAL NOTES

1 . ALL LUMBER TO BE NO.2 SYP OR DOUGLAS FUR, 19% M.C. U.O.N.

2. USE BLOCKING WHERE REQUIRED BY 2021 IBC.

3. CONNECTIONS TO BE PROPERLY INSTALLED WHERE REQUIRED PER 2021 IBC.

4. NAILS IN CONTACT WITH TREATED WOOD ARE TO BE STAINLESS STEEL OR A MIN. G185 HDS HOT DIP GALVANIZED SUCH AS: SIMPSON (AMAX G185).

5. TRANSFER ALL LOAD BEARING POINTS TO FOUNDATION.

6. SILL PLATES FOR ALL EXTERIOR WALLS SHALL BE OF PRESSURE TREATED LUMBER, OR SHALL BE PROVIDED WITH AN APPROVED VAPOR BARRIER BENEATH THEM.

7. ALL STUD WALLS SHALL BE S.P.F. #2 OR BETTER, KD (19% M.C.) OR #2 SOUTHERN PINE (U.O.N.)

8. ALL EXT. AND LOAD BEARING STUD WALLS: STUD SPACING SHALL NOT EXCEED 1 6" O.C. FOR 2X4 STUDS AND 24"O.C. FOR 2X6 STUDS U.N.O.

9. EXT. JOINTS IN DOUBLE TOP PLATES SHALL BE OFFSET AT LEAST 48 INCHES AND SHALL BE NAILED WITH NOT LESS THAN EIGHT 16d FACE NAILS ON EACH SIDE OF THE JOINT. PLATES SHALL BE NOMINAL 2 INCHES IN DEPTH AND HAVE A WIDTH AT LEAST EQUAL TO THE WIDTH OF THE STUDS.

10. AT GABLE ENDS, AT LEAST EVERY OTHER GABLE STUD SHALL BE ATTACHED TO THE DOUBLED TOP PLATE AND THE RAFTER WITH A SIMPSON H2.5.

1 1 . BUILDER SHALL TAKE EXTRA CARE TO ENSURE THAT UPPER LEVEL LOAD BEARING WALLS AND POSTS, CAN TRANSFER THEIR LOADS TO THE SUPPORTS DIRECTLY BELOW THEM. INSTALL BLOCKING OR STUB COLUMNS BELOW FLOOR DECKING.

12. ALL ROOF FRAMING DETAILS AND CONNECTIONS SHALL BE IN ACCORDANCE WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE.

GENERAL FRAMING DETAILS

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DALLAS, TEXAS

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Due to variations in construction methods and diversity in construction materials, all dimensions and elevations are approximate and may vary per plan.Builder accepts full responsibility for checking all plan dimensions before ordering or building and any changes be made to these plans by Builder or his representative, Builder assumes full liability for amended plans and specifications.
These drawings represent the final design documents as agreed upon by the client. Per the terms of our agreement, 3454 Designs shall not be held liable for any issues, modifications, or consequences arising from the use, interpretation, or implementation of these plans once the client has reviewed and approved all design elements, and assumes full responsibility for their use in construction, permitting, or any related activities.

PROJECT NAME:
MUNOZ RESIDENCE

LOCATION:
7426 CONCORD AVE
DALLAS, TX 75235

REVISIONS

No.	Description	Date

OWNER
MARCOS MUNOZ

DATE: 03/13/2025

SCALE:

SHEET NO.:
S1.14

City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 26-3580A Item #: 2.

AGENDA DATE: November 17, 2026

PANEL: A

COUNCIL DISTRICT(S): 13

DEPARTMENT: Department of Planning and Development

BUILDING OFFICIAL'S REPORT

Application of Nicholas Lowe for (1) a special exception to the fence height regulations at 4701 MIRON DRIVE. This property is more fully described as Block A/5554, Lot 2, and is zoned R-1ac(A), which limits the height of a fence in the front yard to 4-feet. The applicant proposes to construct and/or maintain a 6-foot high fence within a required front-yard along Miron Drive, which will require (1) a 2-foot special exception to the fence height regulations.

Location: 4701 MIRON DRIVE
Applicant: Nicholas Lowe
Senior Planner: Bryant Thompson
Request(s): 1) A special exception to the fence height regulations.
Staff Recommendation: No staff recommendation.

BOA-26-000040

FILE NUMBER: BOA-26-000040(BT)

BUILDING OFFICIAL'S REPORT: Application of Nicholas Lowe for **(1)** a special exception to the fence height regulations at **4701 MIRON DRIVE**. This property is more fully described as Block A/5554, Lot 2, and is zoned R-1ac(A), which limits the height of a fence in the front yard to 4-feet. The applicant proposes to construct and/or maintain a 6-foot-high fence within a required front-yard along Miron Drive, which will require **(1)** a 2-foot special exception to the fence height regulations.

LOCATION: 4701 Miron Drive

APPLICANT: Nicholas Lowe

PROPERTY OWNER: Miron Property LLC

REQUEST:

(1) A special exception to the fence height regulations

STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO FENCE HEIGHT REGULATIONS:

Section 51A-4.602(a)(11) of the Dallas Development Code states that the board may grant a special exception to the fence regulations when in the opinion of the board, the special exception will not adversely affect neighboring property.

STAFF RECOMMENDATION:

Special Exceptions (1):

No staff recommendation is made on this request.

BACKGROUND INFORMATION:

Zoning:

Site:	R-1ac(A)
North:	R-1ac(A)
East:	R-1ac(A)
South:	R-1ac(A)
West:	R-1ac(A)

Land Use:

The subject site and surrounding properties are developed with single-family uses.

BDA History:

No BDA history has been found within the last five years.

GENERAL FACTS/STAFF ANALYSIS:

- The application of Nicholas Lowe for the property located at 4701 Miron Drive focuses on one request relating to the fence height regulations.
- The applicant proposes to construct and/or maintain a 6-foot-high fence within a required front-yard along Miron Drive, which will require a 2-foot special exception to the fence height regulations.
- It is imperative to note neighboring properties provide a mixture of open front yards, fencing at various heights, and vegetation.
- Per staff site visit, the fencing is proposed.
- The applicant has the burden of proof in establishing that the special exception to the fence standard regulations relating to height will not adversely affect the neighboring properties.
- Granting the special exception to the fence height with a condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.
- 200' Radius Video: BOA-26-000040 at 4701 Miron Dr

Timeline:

July 1, 2026: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

July 8, 2026: The Board of Adjustment Administrator postpone until September.

July 29, 2026: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**.

August 13, 2026: The Planning and Development Senior Project Coordinator on behalf of the Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the **1:00 pm, August 21, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **1:00 pm**, **September 3, 2026**, deadline to submit additional evidence to be incorporated into the board's docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

August 25, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **September** public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

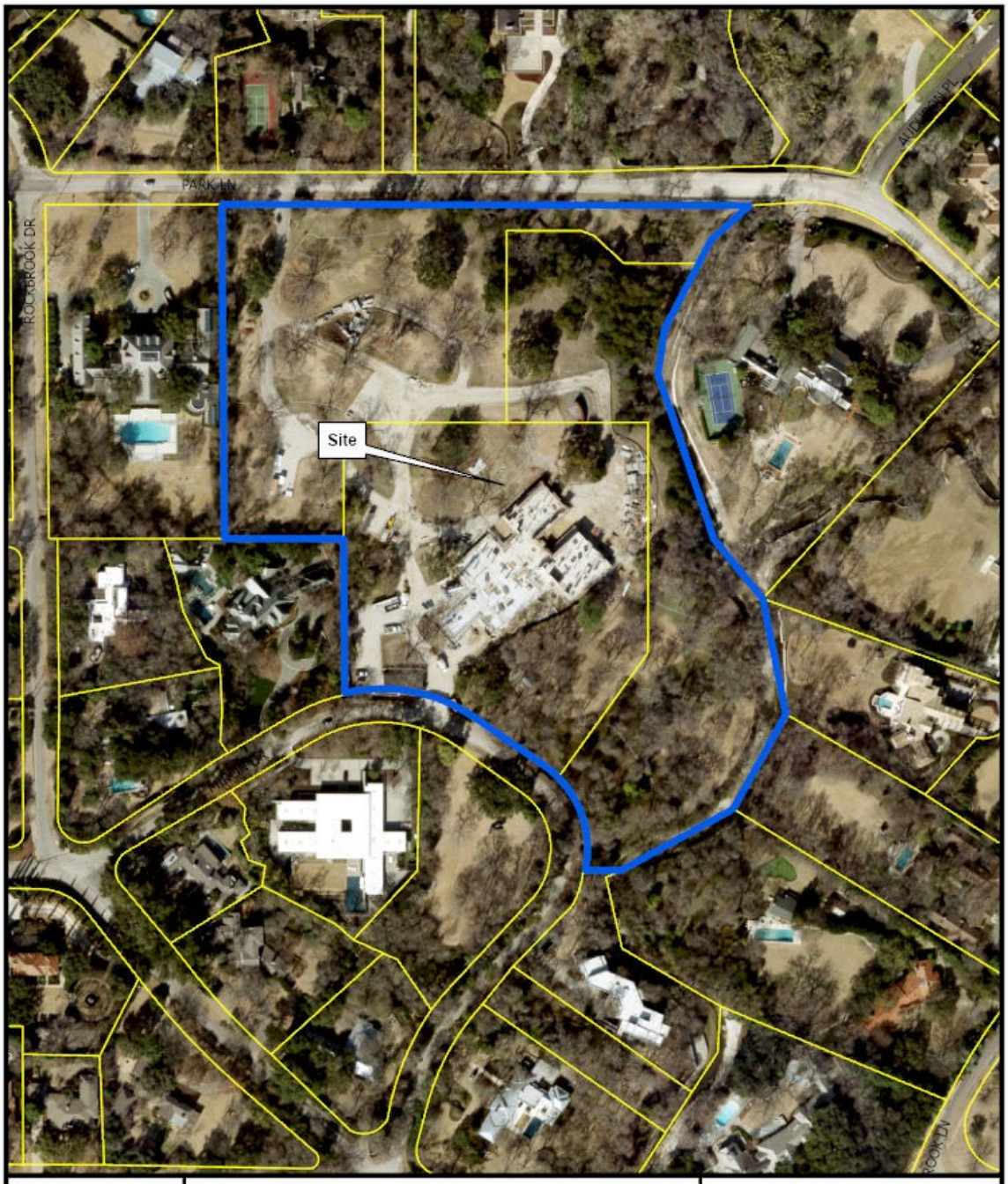
September 15, 2026: The Board of Adjustment Panel A, at its public hearing held on Tuesday, September 15, 2026, **HELD** this request under advisement until NOVEMBER 17, 2026.

October 16, 2026: The Planning and Development Senior Planner emailed the applicant the following information:

- the public hearing date and **1:00 pm, November 6, 2026**, deadline to submit additional evidence to be incorporated into the board's docket materials.

October 22, 2026: Applicant provided revised plans.

October 27, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **November** public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

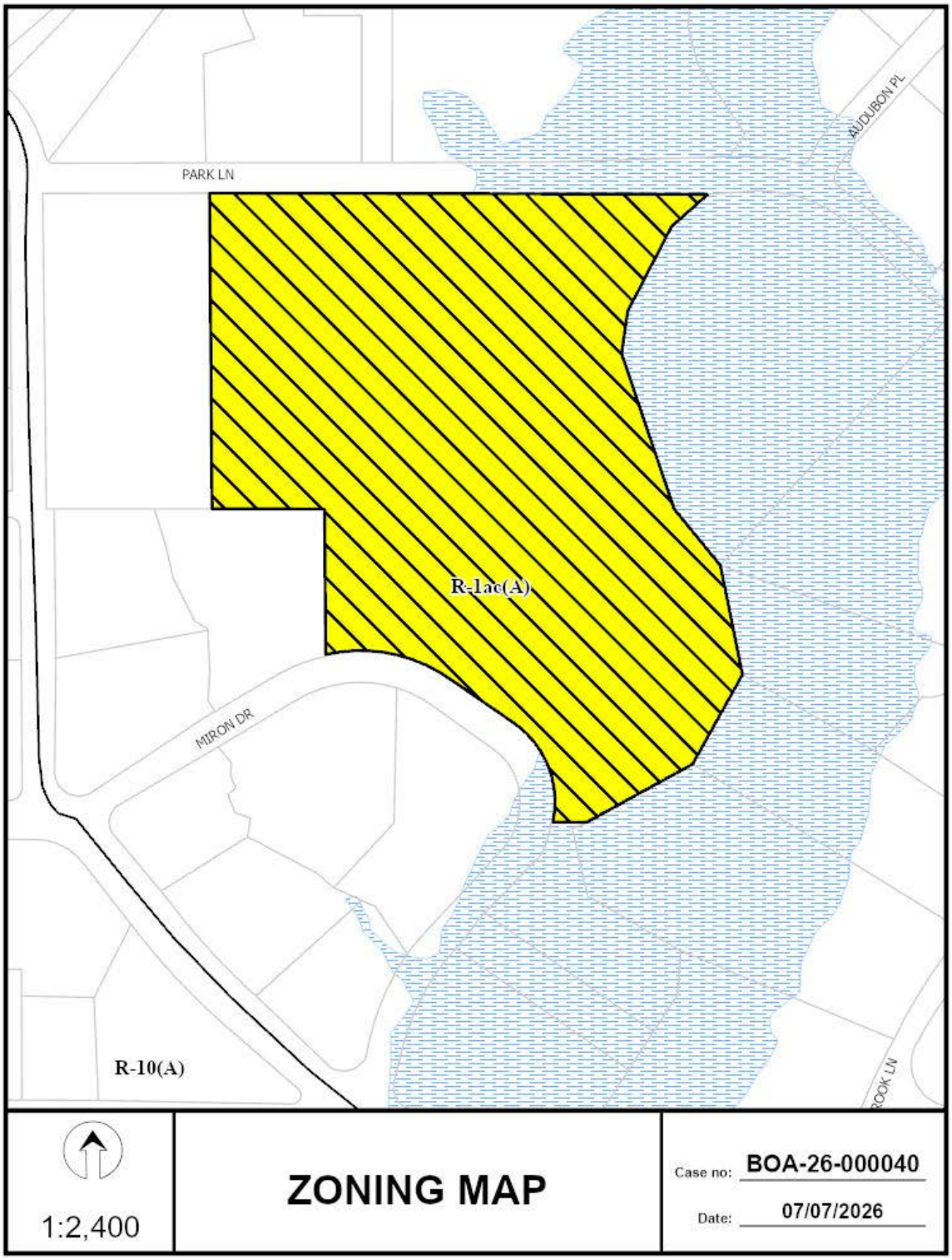


1:2,400

AERIAL MAP

Case no: BOA-26-000040

Date: 07/07/2026

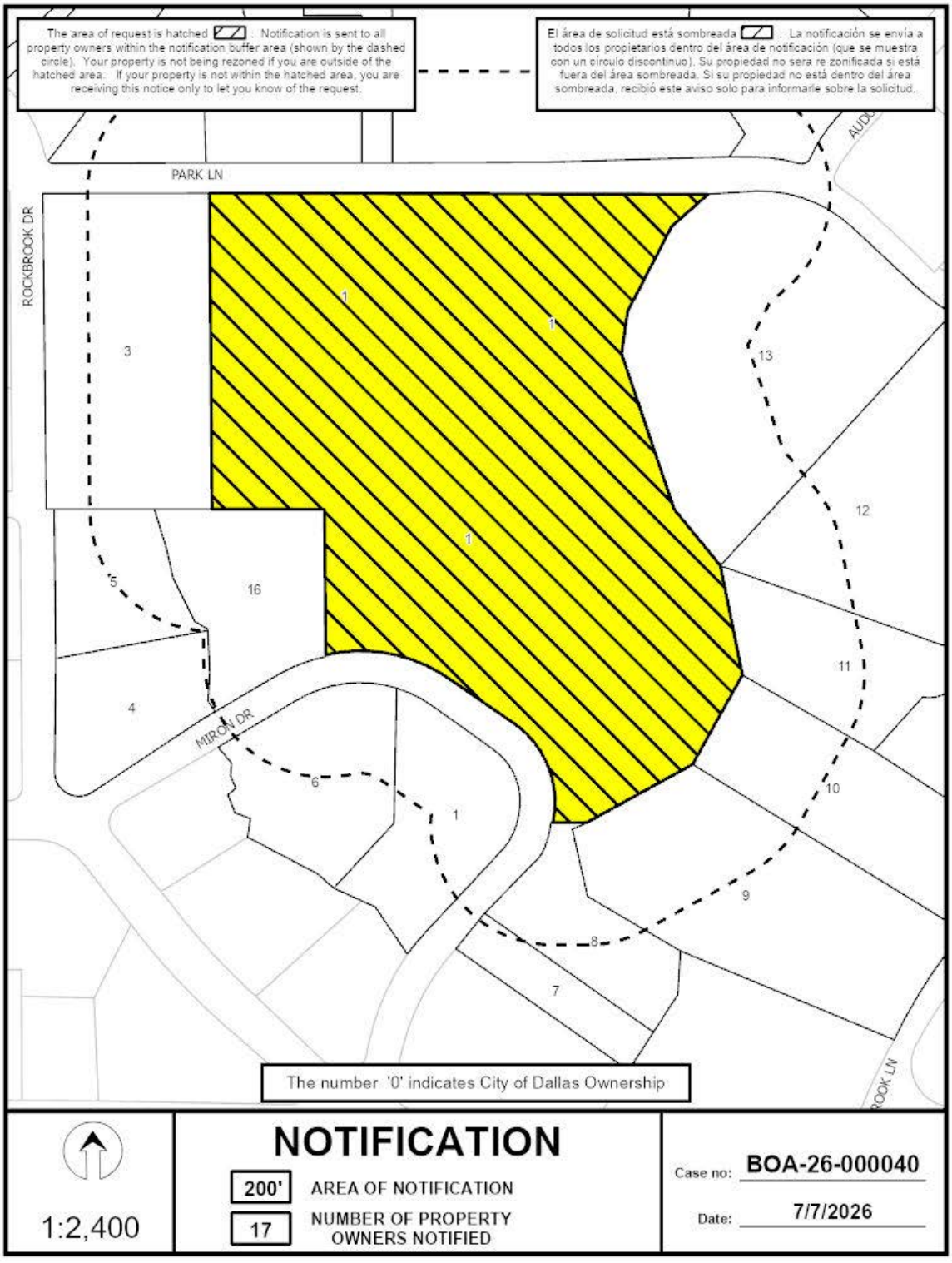


1:2,400

ZONING MAP

Case no: BOA-26-000040

Date: 07/07/2026


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
PARK LN
ROCKBROOK DR
MIRON DR
The number '0' indicates City of Dallas Ownership
1:2,400
NOTIFICATION
200'
AREA OF NOTIFICATION
17
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: BOA-26-000040
Date: 7/7/2026

Notification List of Property Owners

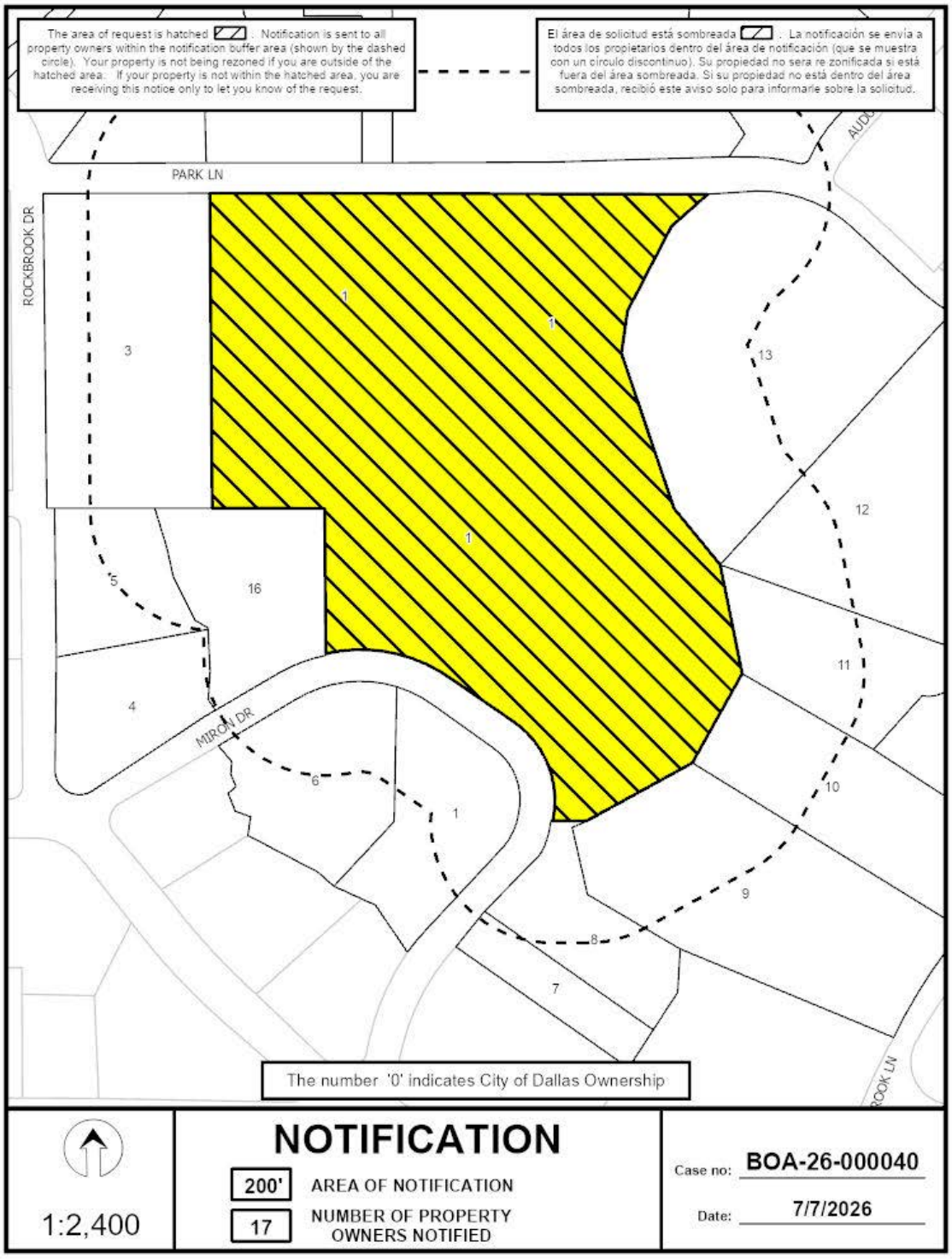
BOA-26-000040

17 Property Owners Notified

Label #	*Address*		*Owner*
1	4656	MIRON DR	MIRON PROPERTY LLC
2	4619	PARK LN	YOUNG MICHAEL & SHARON
3	4606	PARK LN	FOUR THOUSAND TRUST THE
4	9612	ROCKBROOK DR	WITTER LYSLE & ANAH HANSON
5	9624	ROCKBROOK DR	STUART BARKLEY &
6	4644	MIRON DR	GEHAN TIMOTHY REVOCABLE
7	4727	MIRON DR	VOSE CHARLES A III &
8	4717	MIRON DR	EASON KENNETH &
9	9323	SUNNY BROOK LN	STOOL GERALD H PRSNL RES TR &
10	9335	SUNNY BROOK LN	LYNCH HARRY H EST OF
11	9355	SUNNY BROOK LN	DESAI NATASHA S & ANTAL R
12	4906	PARK LN	SANDS JOHN CLAYTON &
13	4800	PARK LN	TURNEY CHARLES A & SHAREN JESTER
14	4645	PARK LN	FERRER JESSE F &
15	4707	PARK LN	DAL MO REVOCABLE TRUST
16	4627	MIRON DR	MILTENBERGER BAY W &
17	9715	AUDUBON PL	MANANA TRUST



200’ Radius Route Map



NOTICE OF PUBLIC HEARING

BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL A)

NOTICE IS HEREBY GIVEN that the **BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL A)** will hold a hearing as follows.

DATE: **TUESDAY, NOVEMBER 17, 2026**

BRIEFING: **10:00 a.m.** via **Videoconference and in 6ES COUNCIL BRIEFING** at Dallas City Hall, 1500 Marilla Street https://bit.ly/boa111726

HEARING: **1:00 p.m. Videoconference and in 6ES COUNCIL BRIEFING** at Dallas City Hall, 1500 Marilla Street https://bit.ly/boa111726

The purpose of the hearing is to consider the following appeal(s) now pending before the Board of Adjustment: **This case was held under advisement on September 15, 2026.**

BOA-26-000040(BT) Application of Nicholas Lowe for **(1)** a special exception to the fence height regulations at **4701 MIRON DRIVE**. This property is more fully described as Block A/5554, Lot 2, and is zoned R-1ac(A), which limits the height of a fence in the front yard to 4-feet. The applicant proposes to construct and/or maintain a 6-foot high fence within a required front-yard along Miron Drive, which will require **(1)** a 2-foot special exception to the fence height regulations.

You have received this notice because you own property within 200 feet of the above property. You may be interested in attending the Board of Adjustment hearing to express your support for or opposition to the application. You may also contact the Board of Adjustment by email to BDAreply@dallas.gov. Letters will be accepted until 9:00 am the day of the hearing. If you are unable to attend the hearing. If you choose to respond, it is important that you let the Board know your reasons for being in favor of or in opposition to the application. The Board members are very interested in your opinion.

Note: Any materials (such as plans, elevations, etc.) included within this notice may be subject to change.

The Board of Adjustment hearing will be held by videoconference and at **6ES Council Briefing.** Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure **by joining the meeting virtually**, must register online at https://bit.ly/BDA-A-Register **by the 5 p.m. on Monday, November 16, 2026. All virtual speakers will be required to show their video in order to address the board. In Person speakers can register at the hearing.** Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; and bit.ly/cityofdallastv or YouTube.com/CityofDallasCityHall

Speakers at the meeting are allowed a maximum of five (5) minutes to address the Board.

Additional information regarding the application may be obtained by calling Bryant Thompson, Senior Planner (214) 948-4502, or Mary Williams, Board Secretary at (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

Board of Adjustment
Planning and Development Department
1500 Marilla Street 5CN, Dallas TX 75201

PLEASE SEND REPLIES TO:
BDAreply@dallas.gov
Letters will be received until 9:00 am the day of the hearing.
PLEASE REGISTER AT:
https://bit.ly/BDA-A-Register

BOA-26-000040

A notice was added to this record on 2026-05-22.
Condition: Severity: Notice
Total conditions: 2 (Notice: 2)

View notice

Menu Reports Help

File Date: 05/22/2026

Application Status: Document Received

Assigned To: Bryant Thompson

Description of Work: BOARD OF ADJUSTMENT CITY OF DALLAS, TEXAS FILE NUMBER: BOA-26-000040 BUILDING OFFICIAL'S REPORT: Application of Nicholas Lowe for (1) a special exception to the fence height regulations at 4701 MIRON DRIVE. This property is more fully described as Block A/5554, Lot 2, and is zoned R-1ac(A), which limits the height of a fence in the front yard to 4-feet. The applicant proposes to construct and/or maintain a 6-foot-high fence within a required front-yard along Miron Drive, which will require (1) a 2-foot special exception to the fence height regulations. LOCATION: 4701 MIRON DRIVE APPLICANT: Nicholas Lowe REQUEST: (1) Special exception to the fence height regulations

Application Detail: Detail

Application Name:

Application Type: Board of Adjustments

Documents:

File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
4701 Miron - Property ...	BLDG_BDA	Certificate - Tax		application/pdf	Uploaded	05/22/2026
4701 Miron - Warranty ...	BLDG_BDA	Certificate - W...		application/pdf	Uploaded	05/22/2026
4701 Miron - Official ...	BLDG_BDA	Plat - Certifie...		application/pdf	Uploaded	05/22/2026
4701 Miron - Official ...	BLDG_BDA	Legal Descripti...		application/pdf	Uploaded	05/22/2026
4701 Miron - BOA Affid...	BLDG_BDA	Affidavit - Pro...		application/pdf	Uploaded	05/22/2026
4701 Miron - COD Lien ...	BLDG_BDA	Statement - Lien		application/pdf	Uploaded	05/22/2026
4701 Miron - Zoning Ma...	BLDG_BDA	Maps - Zoning L...		application/pdf	Uploaded	05/22/2026
4701 Miron - Block Map...	BLDG_BDA	Maps - Block		application/pdf	Uploaded	05/22/2026
Miron Property Authori...	BLDG_BDA	Other Support D...		application/pdf	Uploaded	06/25/2026
BOA-26-000040_report.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	07/07/2026
BOA26000040a.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	07/07/2026
BOA26000040mva.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	07/07/2026
BOA-26-000040_labels.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	07/07/2026
BOA26000040z.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	07/07/2026
BOA26000040n.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	07/07/2026
4701 Miron - Site Plan...	BLDG_BDA	Plans - Site Plan	Revised per email r...	application/pdf	Uploaded	07/08/2026
4701 Miron - Site Plan...	BLDG_BDA	Plans - Site Plan	Revised with additi...	application/pdf	Uploaded	07/14/2026
4701 Miron - Lot 2 Sit...	BLDG_BDA	Plans - Site Plan		application/pdf	Uploaded	08/13/2026
BOA-26-000040_Panel A_...	BLDG_BDA	Letter - Outcome	Held under adviseme...	application/pdf	Uploaded	09/16/2026
2026_10_23-NH_RESIDENC...	BLDG_BDA	Plans - Site Plan	Site Plan and eleva...	application/pdf	Uploaded	10/22/2026
2026_10_23-NH_RESIDENC...	BLDG_BDA	Plans - Site Plan	Site Plan and Eleva...	application/pdf	Uploaded	10/22/2026
2026_10_23-NH_RESIDENC...	BLDG_BDA	Plans - Site Plan	Site plan and eleva...	application/pdf	Uploaded	10/22/2026

Show all

Address: 4701 MIRON DR, Dallas, TX 75220

Owner Name: MIRON PROPERTY LLC

Owner Address: 8080 N CENTRAL EXPY STE 1100, DALLAS, TEXAS 752061807

Parcel No: 005554000A0020000

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Nicholas Lowe	Texas Land Care	Applicant	Mailing, 1922 Anson Rd...	Active
MIRON PROPERTY LLC	MIRON PROPERTY LLC	Property Owner	Mailing, 8080 N. Centr...	Active

Licensed Professionals Info: Primary | Registration Number | License Type | Name | Business Name | Business License #

Total Fee Assessed: $1,355.00

Total Fee Invoiced: $1,355.00

Balance: $0.00

Custom Fields:

Property Details

Existing Zoning R-1ac(A)	**Lot Number** 2	**Lot Size (Acres)** 4.87
Block Number A/5554	**Lot Size (Sq. Ft)** 211879	**How many streets abut the property?** 1
Land Use Residential	**Is the property platted?** Yes	**Status of Project** Under Construction
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?** Yes
Referred by Self		

Internal Use Only

Source of Request Self	**Fee Waiver Granted**	**Number of Parking Spaces**
Lot Acreage 4.87		

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	Fence standards	Single Family/Duplex Variance or Special Exception	fence height along Miron	fence/gate ranges from 6-8 ft tall	Special Exception will not adversely affect neighboring property.	

Street Frontage Information

Street Frontage	Linear Feet (Sq. Ft) (Number)
Front	521.69

Case Information

Full Request	Brief Request	Zoning Requirements	Relevant History	BOA History	BOA History Details
The applicant proposes to construct and/or maintain a 6-foot-high fence within a required front-yard along Miron Drive, which will require (1) a 2-foot special exception to the fence height regulations.	(1) a special exception to the fence height regulations	), which limits the height of a fence in the front yard to 4-feet.	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
Individual	09/15/2026	13:00	6EN	A	David A. Neumann	Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Bryant Thompson	fence along Miron Drive	Held Under Advisement	09/15/2026

GIS Information

Parcel Number (Number)	Service	Layer	Attribute Value	Census Tract Number (Number)	Council District	School District	Escarpment	Floodplain
				8.47	13-Gay Donnell Willis			

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Intake	Diana Barkume	Intake Complete	07/01/2026	Accela Administ...
GIS AOR Review	Elham Elbadawi	Review Complete	07/07/2026	Elham Elbadawi
Case Assignment	Bryant Thompson	Case Manager...	07/20/2026	Kameka Miller-H...
Site Inspection		Site Inspect...	07/20/2026	Kameka Miller-H...
Plans Distribution		Accepted - P...	07/20/2026	Kameka Miller-H...
Subdivision Review		Not Required	07/20/2026	Kameka Miller-H...
Q Team Review		Not Required	07/20/2026	Kameka Miller-H...
Arborist Review		Not Required	07/20/2026	Kameka Miller-H...
Building Code Review		Not Required	07/20/2026	Kameka Miller-H...
Zoning Review		Not Required	07/20/2026	Kameka Miller-H...
Electrical Review		Not Required	07/20/2026	Kameka Miller-H...
Eng Water and Wastewat...		Not Required	07/20/2026	Kameka Miller-H...
Historic Preservation ...		Not Required	07/20/2026	Kameka Miller-H...
Eng Paving and Drainag...		Not Required	07/20/2026	Kameka Miller-H...
Eng Flood Plain Review		Not Required	07/20/2026	Kameka Miller-H...
Board of Adjustment Re...		Approved	07/20/2026	Kameka Miller-H...
Conservation Review		Not Required	07/20/2026	Kameka Miller-H...
Traffic Review		Not Required	07/20/2026	Kameka Miller-H...
GIS Review		Not Required	07/20/2026	Kameka Miller-H...
Residential Team Review		Not Required	07/20/2026	Kameka Miller-H...
Signs Review		Not Required	07/20/2026	Kameka Miller-H...
Plans Coordination		Review Complete	07/20/2026	Kameka Miller-H...
Board of Adjustment He...		Held Under A...	09/15/2026	Mary Williams
Two-Year Waiver Period				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By
BOA History	This will display in t...	Applied	05/22/2026	Notice	
Flood Zone	Flood Zone	Applied	05/22/2026	Notice	Accela Administ...
Flood Zone	Flood Zone	Applied	05/22/2026	Notice	Accela Administ...
General Facts/Staff An...	This will display in t...	Applied	05/22/2026	Notice	
Land Use	This will display in t...	Applied	05/22/2026	Notice	
Staff Recommendation	Staff Recommendation	Applied	05/22/2026	Notice	
Standard of Review	This will display in t...	Applied	05/22/2026	Notice	
Timeline	This will display in t...	Applied	05/22/2026	Notice	
Zoning	This will display in t...	Applied	05/22/2026	Notice	

Application Comments:

View ID	Comment	Date

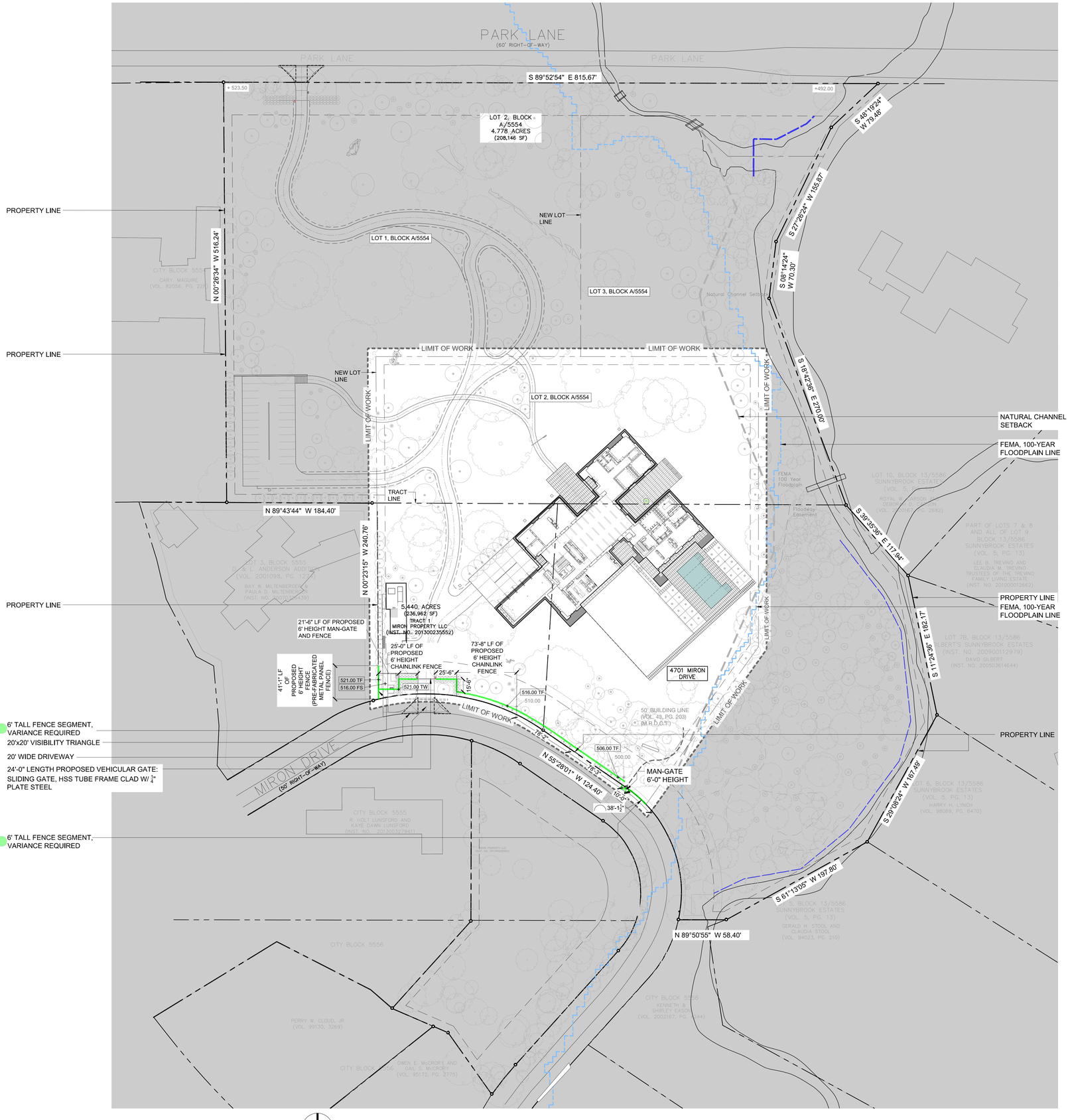
Initiated by Product: ACA

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments
Site Visit Inspection	08/03/2026		Scheduled	Scheduled via Script
Progress Check	06/26/2026		Scheduled	Scheduled via Script

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments



A PLAN: SITE FENCE LAYOUT | 1" = 50' - 0" 0 25 50 100

NOTE:
FENCE AND GATE MATERIAL SPECIFICATIONS -

1. CHAINLINK PERIMETER FENCE (SEE SAMPLE PHOTO BELOW):
BLACK, VINYL COATED, 2" OPENING SIZE, 9 GAUGE THICKNESS; HEIGHT VARIES AS NOTED.

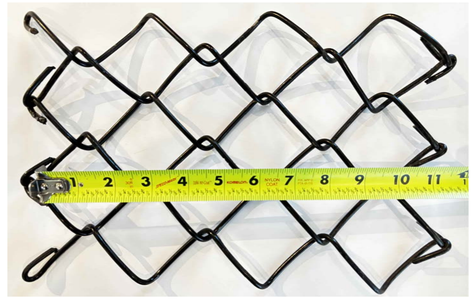
2. VEHICULAR GATE AT MIRON DRIVE ENTRY:
STEEL PLATE CLAD GATE, 3" HSS FRAME CLAD W/ 1/4" THICK PLATE STEEL
TOTAL GATE LENGTH: 24'-0" (2 GATES OF 12' LENGTH), MAX. HEIGHT: 6'-0"

GRADING & DRAINAGE LEGEND:

+ 0.00	EXISTING GRADE
+ 0.00	PROPOSED SPOT GRADE
FS	TOP OF FINISH SURFACE
TF	TOP OF FENCE LEVEL
TW	TOP OF WALL
FG	FINISH GRADE (TOP OF SOIL)



C IMAGE: PRE-FABRICATED METAL PANEL FENCE REFERENCE



B IMAGE: CHAINLINK FENCE SAMPLE

HOCKER
154 Glass Street Suite 112
Dallas, TX 75207
p 214.915.0910

Design Architect
Thomas Phifer and Partners
180 Varick Street
New York, NY 10014
p 212.337.0334

Architect of Record
Bodron / Fruit
4040 N Central Expressway Ste 1
Dallas, TX 75204
p 214.826.5200
214.826.8500

General Contractor
Sebastian Construction Group
3100 Monticello Ave, Suite 750
Dallas, TX 75205
p 214.528.4130

Civil Consultant
Westwood Professional Services
15950 Dallas Parkway, Suite 210
Dallas, TX 75248
p 833.523.2526

Nasher-Haemisegger House
Private Residence
4701 Miron Drive, Dallas, TX 75220

Issue/Revisions:

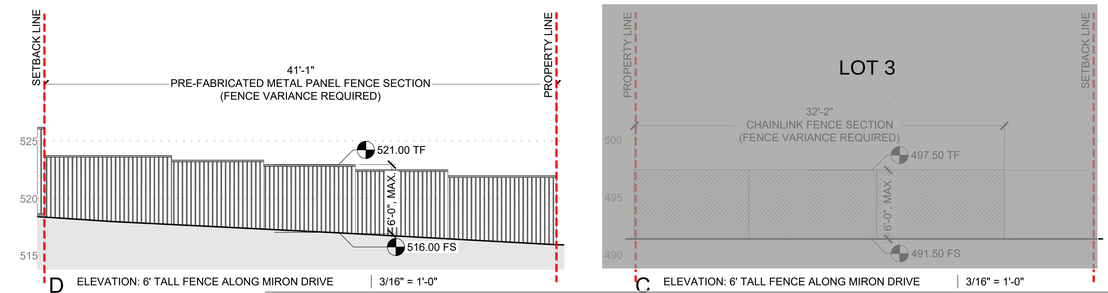
02 95% CD Package 05.01.2026

REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS
2693

THIS DRAWING(S) AND INFORMATION ARE THE PROPERTY OF HOCKER DESIGN GROUP. THE DRAWING(S) OR INFORMATION DEPICTED SHALL NOT BE REPRODUCED OR USED WITHOUT WRITTEN PERMISSION OF HOCKER DESIGN GROUP.

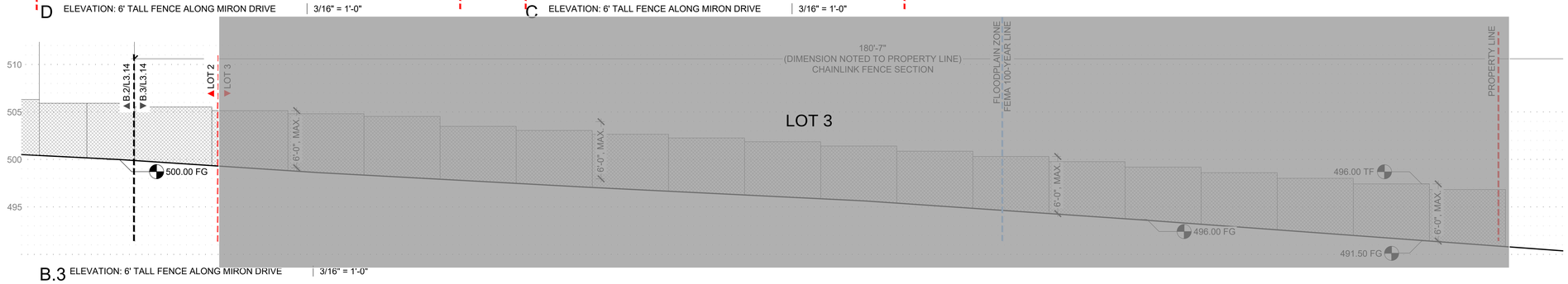
Hardscape Details

L3.12B

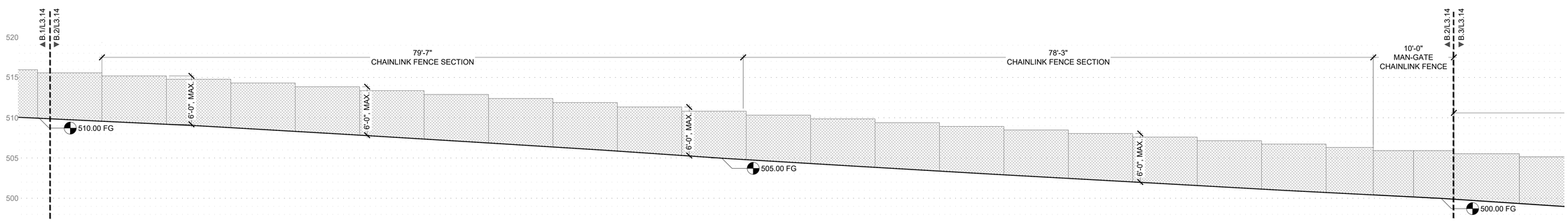


D ELEVATION: 6' TALL FENCE ALONG MIRON DRIVE | 3/16" = 1'-0"

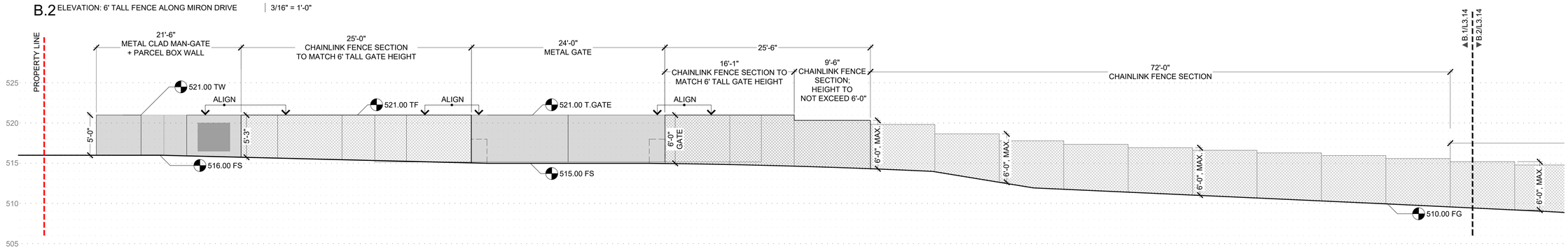
C ELEVATION: 6' TALL FENCE ALONG MIRON DRIVE | 3/16" = 1'-0"



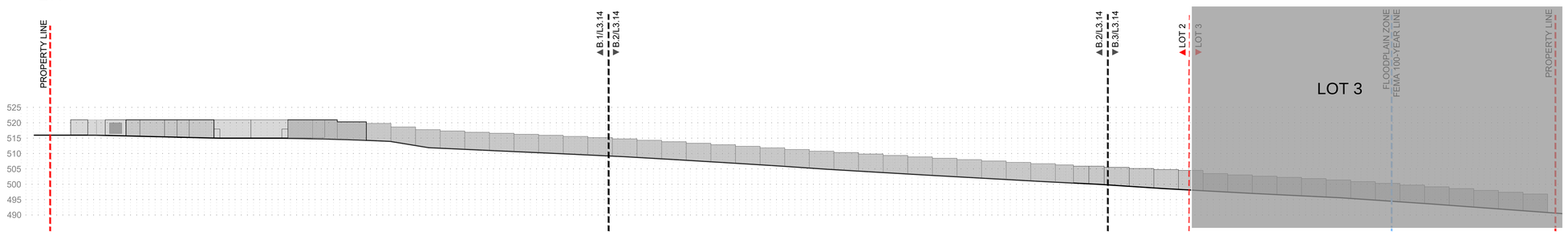
B.3 ELEVATION: 6' TALL FENCE ALONG MIRON DRIVE | 3/16" = 1'-0"



B.2 ELEVATION: 6' TALL FENCE ALONG MIRON DRIVE | 3/16" = 1'-0"



B.1 ELEVATION: 6' TALL FENCE ALONG MIRON DRIVE | 3/16" = 1'-0"



A ELEVATION: 6' TALL FENCE ALONG MIRON DRIVE | 1/16" = 1'-0"

GRADING & DRAINAGE LEGEND:

FS	TOP OF FINISH SURFACE
TW	TOP OF WALL LEVEL
TF	TOP OF FENCE LEVEL
FG	FINISH GRADE (TOP OF SOIL)

NOTE:

FENCE AND GATE MATERIAL SPECIFICATIONS -

1. CHAINLINK PERIMETER FENCE (SEE SAMPLE PHOTO BELOW):
BLACK, VINYL COATED, 2" OPENING SIZE, 9 GAUGE THICKNESS; HEIGHT VARIES AS NOTED ON PLAN AND ELEVATIONS

2. VEHICULAR GATE AT MIRON DRIVE ENTRY:
STEEL PLATE CLAD GATE, 3" HSS FRAME CLAD W/ 1/4" THICK PLATE STEEL
TOTAL GATE LENGTH: 24'-0" (2 GATE PANELS OF 12' LENGTH EACH), MAX. HEIGHT: 6'-0"

3. MAN-GATE AND PARCEL BOX WALL:
2" HSS TUBE FRAME CLAD W/ 1/4" PLATE STEEL

HOCKER
154 Glass Street Suite 112
Dallas, TX 75207
p 214.915.0910

Design Architect
Thomas Phifer and Partners
180 Varick Street
New York, NY 10014
p 212.337.0334

Architect of Record
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p 214.528.4130

Civil Consultant
Westwood Professional Services
15950 Dallas Parkway, Suite 210
Dallas, TX 75248
p 833.523.2526

Nasher-Haemisegger House
Private Residence
4701 Miron Drive, Dallas, TX 75220

Issue/Revisions:

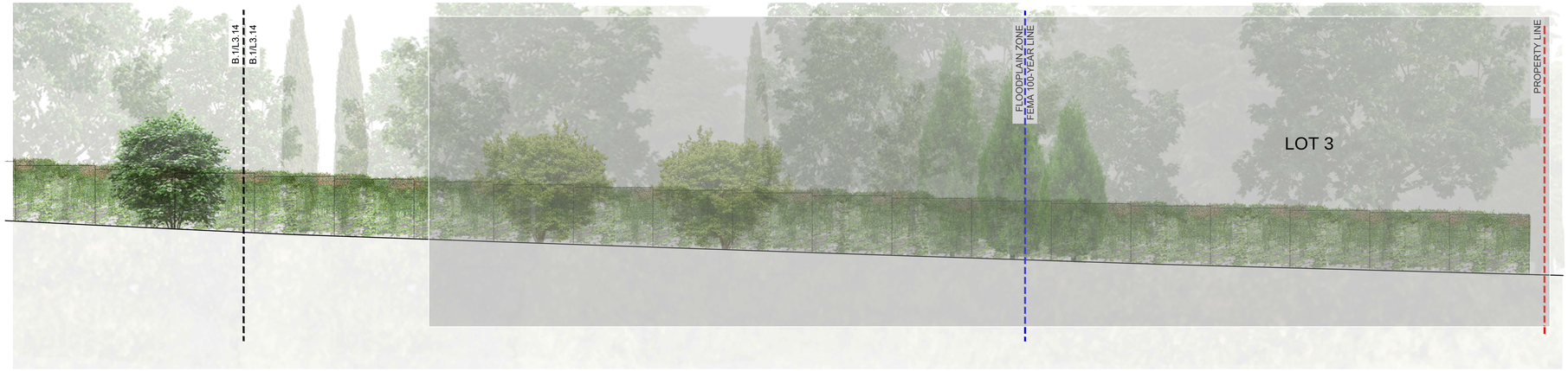
01	Pricing Set	10.22.2025
02	95% CD Package	05.01.2026

REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS
2693

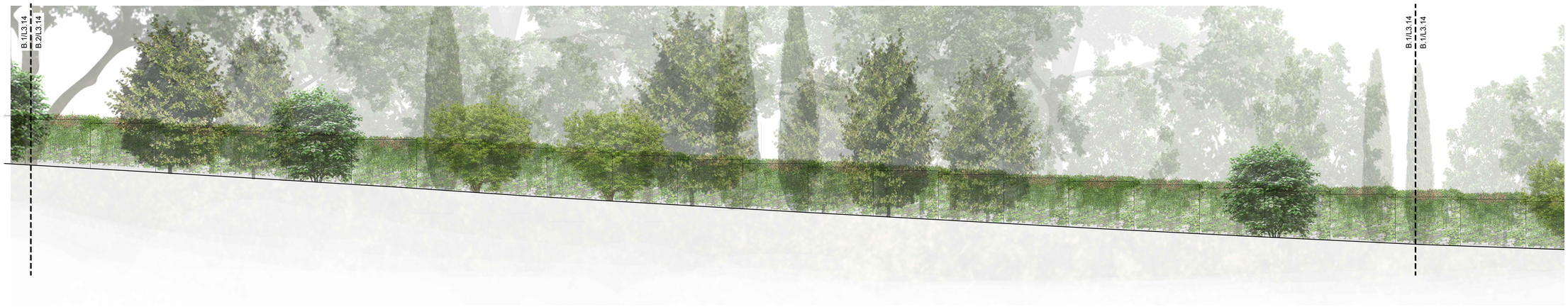
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Hardscape Details

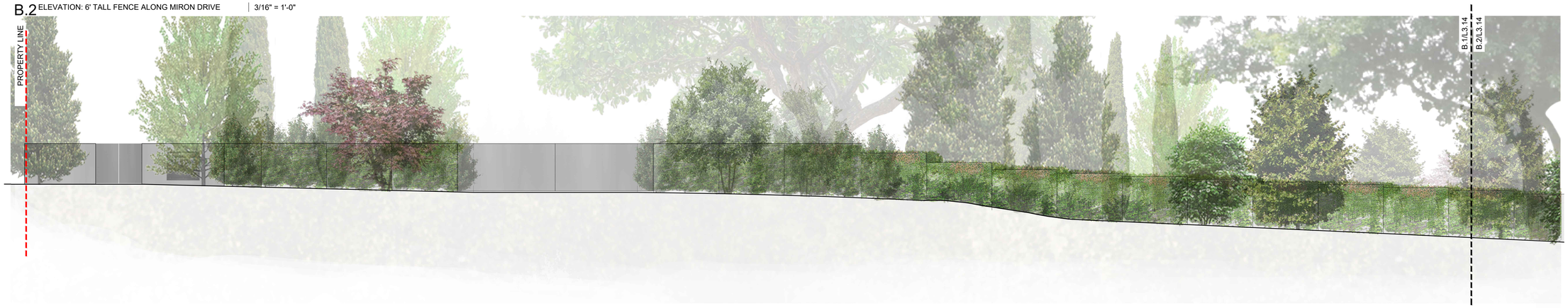
L3.14



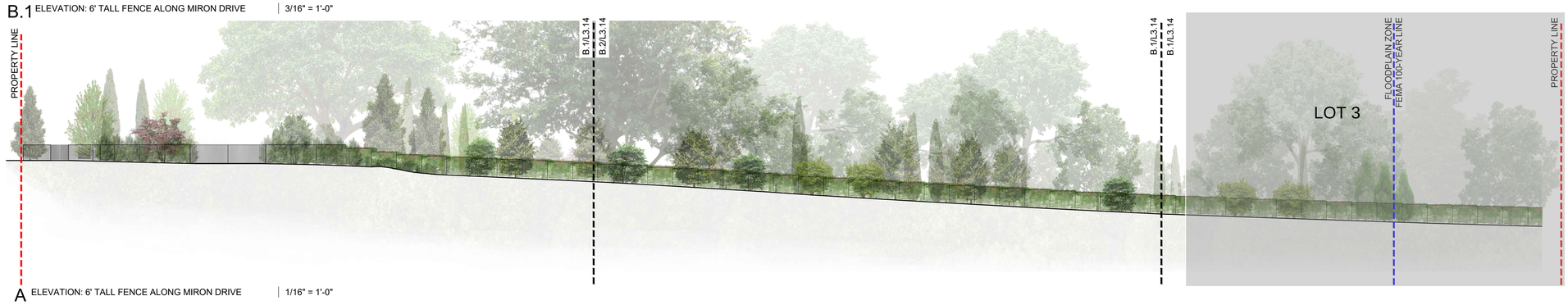
B.3 ELEVATION: 6' TALL FENCE ALONG MIRON DRIVE | 3/16" = 1'-0"



B.2 ELEVATION: 6' TALL FENCE ALONG MIRON DRIVE | 3/16" = 1'-0"



B.1 ELEVATION: 6' TALL FENCE ALONG MIRON DRIVE | 3/16" = 1'-0"



A ELEVATION: 6' TALL FENCE ALONG MIRON DRIVE | 1/16" = 1'-0"

HOCKER

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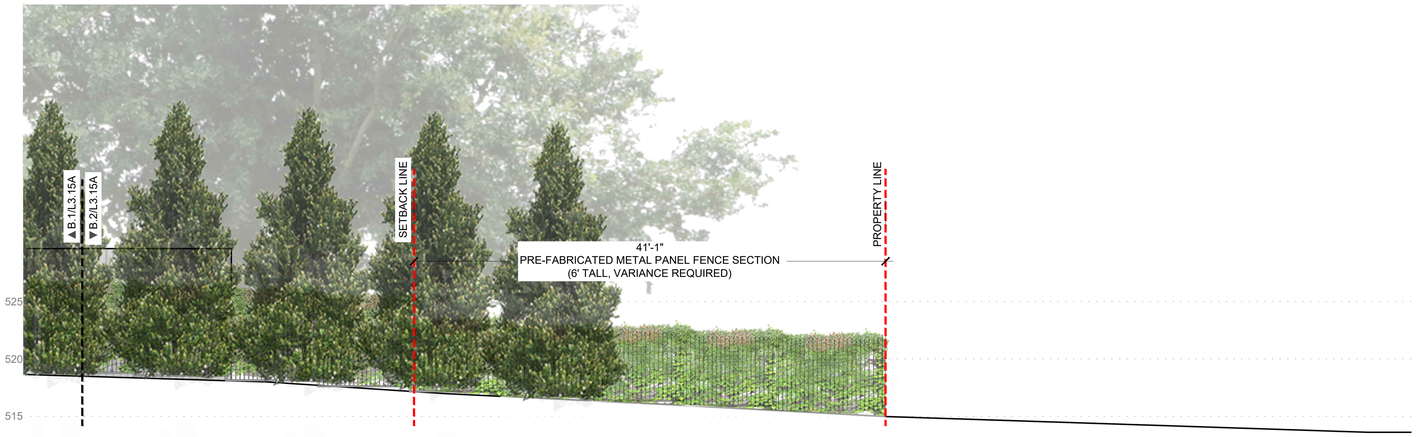
01	Pricing Set	10.22.2025
02	95% CD Package	05.01.2026

REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS
2693

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Hardscape Details
-Graphics

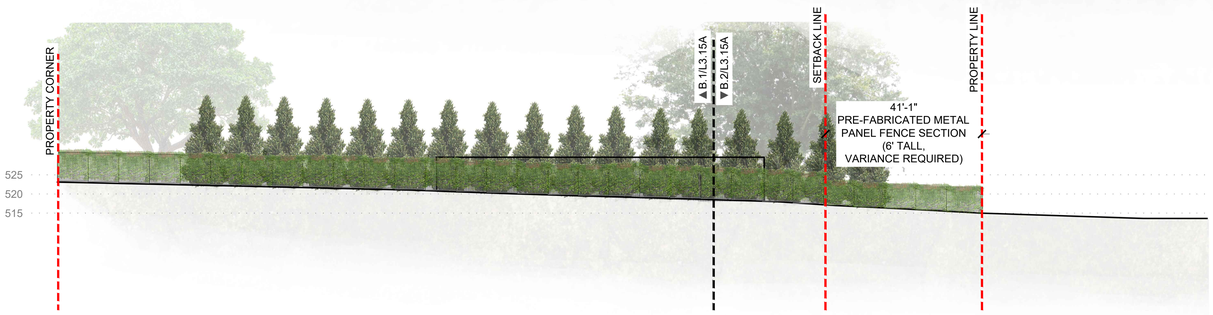
L3.14A



B.2 ELEVATION: 4627 MIRON DRIVE - SHARED NEIGHBOUR FRONTAGE | 3/16" = 1'-0"



B.1 ELEVATION: 4627 MIRON DRIVE - SHARED NEIGHBOUR FRONTAGE | 3/16" = 1'-0"



A ELEVATION: 4627 MIRON DRIVE - SHARED NEIGHBOUR FRONTAGE | 1/16" = 1'-0"

HOCKER

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Issue/Revisions:

01	Pricing Set	10.22.2025
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Hardscape Details - Graphics

L3.15A

File #: 26-3287A Item #: 3.

AGENDA DATE: November 17, 2026

PANEL: A

COUNCIL DISTRICT(S): 13

DEPARTMENT: Department of Planning and Development

BUILDING OFFICIAL'S REPORT

Application of Santos Martinez for (1) a variance to the front yard setback regulations, (2) a variance to the side yard setback regulations, (3) a special exception to the fence height regulations, (4) a special exception to the fence opacity regulations, and (5) a special exception to the visibility triangle regulations at the driveway approach at 5336 ROCK CLIFF PLACE. This property is more fully described as Block 6/5579, Lot 3B, and is zoned R-1ac(A), which requires a front yard setback of 40-foot, requires a side yard setback of 10 feet, limits the height of a fence in the front yard to 4 feet, requires a fence panel with a surface area that is less than 50 percent open to be located at least 5 feet from the front lot line, and requires a 20-foot visibility triangle at the driveway or alley edge and the street curb line. The applicant proposes to construct and/or maintain an emergency generator as a single-family residential accessory structure and provide a 1-foot front yard setback, which will require (1) a 39-foot variance to the front yard setback regulations, to construct and/or maintain an emergency generator as a single-family residential accessory structure and provide a 1-foot side yard setback, which will require (2) a 9-foot variance to the side yard setback regulations, to construct and/or maintain a 6-foot 10 and 1/4-inch-high fence in a required front yard, which will require (3) a 2-foot 10 and 1/4-inch special exception to the fence height regulations, to construct and/or maintain a fence in a required front yard with a fence panel having less than 50 percent open surface area located less than 5 feet from the front lot line, which will require (4) a special exception to the fence opacity regulations, and to construct and/or maintain a single-family residential fence structure within a required visibility obstruction triangle at the driveway approach along Rock Cliff Place, which will require (5) a special exception to the visibility obstruction regulations at the driveway approach.

Location: 5336 ROCK CLIFF PLACE

Applicant: Santos Martinez

Senior Planner: Jamie Miller

Request(s): (1) A variance to the front yard setback regulations, (2) A variance to the side yard setback regulations, (3) A special exception to the fence height regulations, (4) A special exception to the fence opacity regulations, (5) A special exception to the visibility obstruction regulation at the driveway approach.

Staff Recommendation: (1) Denial, (2) Denial, (3) No Staff recommendation, (4) No Staff recommendation, (5) No Staff recommendation.

BOA-26-000071

FILE NUMBER: BOA-26-000071(JM)

BUILDING OFFICIAL'S REPORT: Application of Santos Martinez for **(1)** a variance to the front yard setback regulations, **(2)** a variance to the side yard setback regulations, **(3)** a special exception to the fence height regulations, **(4)** a special exception to the fence opacity regulations, and **(5)** a special exception to the visibility triangle regulations at the driveway approach at **5336 ROCK CLIFF PLACE**. This property is more fully described as Block 6/5579, Lot 3B, and is zoned R-1ac(A), which requires a front yard setback of 40-foot, requires a side yard setback of 10 feet, limits the height of a fence in the front yard to 4 feet, requires a fence panel with a surface area that is less than 50 percent open to be located at least 5 feet from the front lot line, and requires a 20-foot visibility triangle at the driveway or alley edge and the street curb line. The applicant proposes to construct and/or maintain an emergency generator as a single-family residential accessory structure and provide a 1-foot front yard setback, which will require **(1)** a 39-foot variance to the front yard setback regulations, to construct and/or maintain an emergency generator as a single-family residential accessory structure and provide a 1-foot side yard setback, which will require **(2)** a 9-foot variance to the side yard setback regulations, to construct and/or maintain a 6-foot 10 and 1/4-inch-high fence in a required front yard, which will require **(3)** a 2-foot 10 and 1/4-inch special exception to the fence height regulations, to construct and/or maintain a fence in a required front yard with a fence panel having less than 50 percent open surface area located less than 5 feet from the front lot line, which will require **(4)** a special exception to the fence opacity regulations, and to construct and/or maintain a single-family residential fence structure within a required visibility obstruction triangle at the driveway approach along Rock Cliff Place, which will require **(5)** a special exception to the visibility obstruction regulations at the driveway approach.

LOCATION: 5336 Rock Cliff Place

APPLICANT: Santos Martinez

PROPERTY OWNER: Dennis Shanahan

REQUEST:

(1) A variance to the front yard setback regulations.
(2) A variance to the side yard setback regulations.
(3) A special exception to the fence height regulations.
(4) A special exception to the fence opacity regulations.
(5) A special exception to the visibility obstruction regulations at the driveway approach.

STANDARDS OF REVIEW FOR A VARIANCE:

Section 51A-3.102(d)(10) of the Dallas Development Code specifies that the board has the power to grant variances from the **front-yard**, **side-yard**, rear-yard, lot-width, lot-depth, lot-coverage, floor area for structures accessory to single-family uses, height for structures accessory to single-family uses, minimum sidewalks, off-street parking or off-street loading, or landscape regulations provided that the variance is:

(A) not contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.

(B) necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and

(C) not granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

SECTION 51A-3.102(d)(10)(B):

Dallas Development Code § 51A-3.102(d)(10)(B), allows for the board to use their discretion and consider the following as grounds to determine whether the portion of the variance standard of compliance with the ordinance as applied to a structure would result in unnecessary hardship:

(i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.

(ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.

(iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.

(iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or

(v) the municipality considers the structure to be a nonconforming structure.

STAFF RECOMMENDATION:

Variance to the front yard setback regulations:

Denial

Rationale: Based upon evidence presented and provided by the applicant, staff concluded that the site is:

A. Contrary to the public interest. A 39-foot variance removes 97.5 percent of the required 40-foot front yard and places a mechanical accessory structure 1 foot from the front property line, next to the driveway approach at the end of the cul-de-sac. That runs counter to the open front yard character the R-1ac(A) district is meant to preserve, so the spirit of the ordinance would not be observed.

B. Not necessary to permit development of a parcel restrictive in area, shape, or slope. The subject site has a lot size of approximately 73,400 square feet, well above the R-1ac(A) minimum of 43,560 square feet. It already accommodates a single-family residence and accessory amenities within the buildable area. The applicant provided no analysis of

alternative generator locations that meet the 10-foot side yard setback, and no evidence that service access requires the proposed location. Therefore, the site can be developed in a manner commensurate with the development on other parcels of land in the same zoning district. No evidence was provided that any of the factors in Section 51A-3.102(d)(B) apply

C. A self-created and personal hardship. The need for the variance results from the owner's site layout and choice of generator placement, not from a condition of the land. Granting the variance would give the owner a privilege not permitted to other parcels in the R-1ac(A) district.

Variance to the side yard setback regulations:

Denial

Rationale: Based upon evidence presented and provided by the applicant, staff concluded that the site is:

A. Contrary to the public interest. A 9-foot variance removes 90 percent of the required 10-foot side yard and places an emergency generator 1 foot from the side property line. That exposes the abutting property to noise and exhaust from the generator's operation and routine test cycles, which the side yard setback is intended to buffer.

B. Not necessary to permit development of a parcel restrictive in area, shape, or slope. The subject site has a lot size of approximately 73,400 square feet, well above the R-1ac(A) minimum of 43,560 square feet. It already accommodates a single-family residence and accessory amenities within the buildable area. The applicant provided no analysis of alternative generator locations that meet the 10-foot side yard setback, and no evidence that service access requires the proposed location. Therefore, the site can be developed in a manner commensurate with the development on other parcels of land in the same zoning district. No evidence was provided that any of the factors in Section 51A-3.102(d)(B) apply

C. A self-created and personal hardship. The need for the variance results from the owner's site layout and choice of generator placement, not from a condition of the land. Granting the variance would give the owner a privilege not permitted to other parcels in the R-1ac(A) district.

STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO FENCE HEIGHT REGULATIONS:

Section 51A-4.602(a)(11) of the Dallas Development Code states that the board may grant a special exception to the fence regulations when, in the opinion of the board, **the special exception will not adversely affect neighboring property**.

STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO VISUAL OBSTRUCTION REGULATIONS:

Section 51A-4.602(d)(3) of the Dallas Development Code states that the board may grant a special exception to the visual obstruction regulations when in the opinion of the board, **the special exception will not constitute a traffic hazard.**

STAFF RECOMMENDATION:

Special Exceptions (3):

No staff recommendation is made on these requests.

BACKGROUND INFORMATION:

Zoning:

Site:	R-1ac(A)
North:	R-1ac(A)
East:	R-16(A)
South:	R-1ac(A)
West:	R-1ac(A)

Land Use:

The subject site is developed with a single-family residence with surrounding properties sharing the same type of development.

BDA History:

No BDA history has been found within the last five years.

GENERAL FACTS/STAFF ANALYSIS:

- The application of Santos Martinez for the property located at 5336 Rock Cliff Place focuses on five requests relating to the front yard setback, side yard setback, fence height regulations, fence opacity regulations, and visual obstruction regulations.
- The applicant proposes to construct and/or maintain an emergency generator as a single-family residential accessory structure and provide a 1-foot front yard setback, which will require a 39-foot variance to the front yard setback regulations.
- The applicant proposes to construct and/or maintain an emergency generator as a single-family residential accessory structure and provide a 1-foot side yard setback, which will require a 9-foot variance to the side yard setback regulations.
- The applicant proposes to construct and/or maintain a 6-foot 10 and 1/4-inch-high fence in a required front yard, which will require a 2-foot 10 and 1/4-inch special exception to the fence height regulations.
- The applicant proposes to construct and/or maintain a fence in a required front yard with a fence panel having less than 50 percent open surface area located less than 5 feet from the front lot line, which will require a special exception to the fence opacity regulations,

- The applicant proposes to construct and/or maintain a single-family residential fence structure within a required visibility obstruction triangle at the driveway approach along Rock Cliff Place, which will require a special exception to the visibility obstruction regulations at the driveway approach.
- The subject site's front yard setback along Rock Cliff Place is 40 feet.
- The subject site's side yard setback is 10 feet.
- The applicant has the burden of proof in establishing the following:

  1) That granting the variance to the front yard and side-yard setback regulations will not be contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.

  2) The variance is necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and

  3) The variance would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

- **SECTION 51A-3.102(d)(10)(B):**

  Dallas Development Code § 51A-3.102(d)(10)(B), allows for the board to use their discretion and consider the following as grounds to determine whether the portion of the variance standard of compliance with the ordinance as applied to a structure would result in unnecessary hardship:

  (i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.

  (ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.

  (iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.

  (iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or

  (v) the municipality considers the structure to be a nonconforming structure.

- Granting the variance to the front yard and side-yard setback regulations with a condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.

- The applicant has the burden of proof in establishing the special exception to the fence height regulations will not adversely affect neighboring properties.
- Granting the special exceptions to the fence height regulations, with the condition that the applicant complies with the with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.
- 200' Radius Video: BOA-26-000071 5336 Rock Cliff Pl

Timeline:

August 28, 2026: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

September 8, 2026: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **B**.

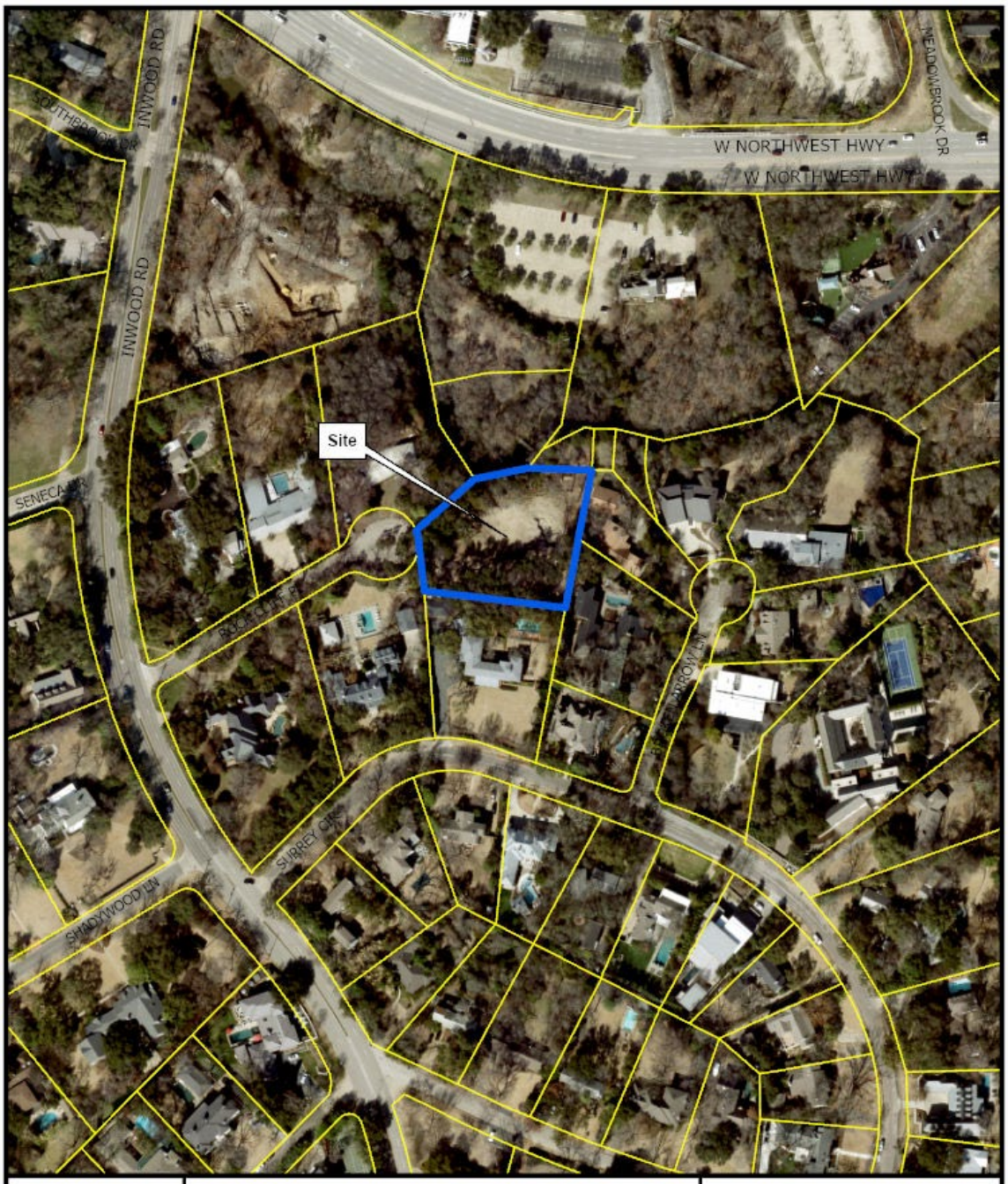
September 18, 2026: The Planning and Development Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the **September 25, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **October 7, 2026**, deadline to submit additional evidence to be incorporated into the board's docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

September 23, 2026: The Planning and Development Senior Project Coordinator emailed the applicant the revised assignment of the case to Board of Adjustment Panel **A.**

September 29, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **October** public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborist, Zoning Senior Planner, and Transportation Engineer.

October 7, 2026: The applicant emailed staff requesting the case be held until November.

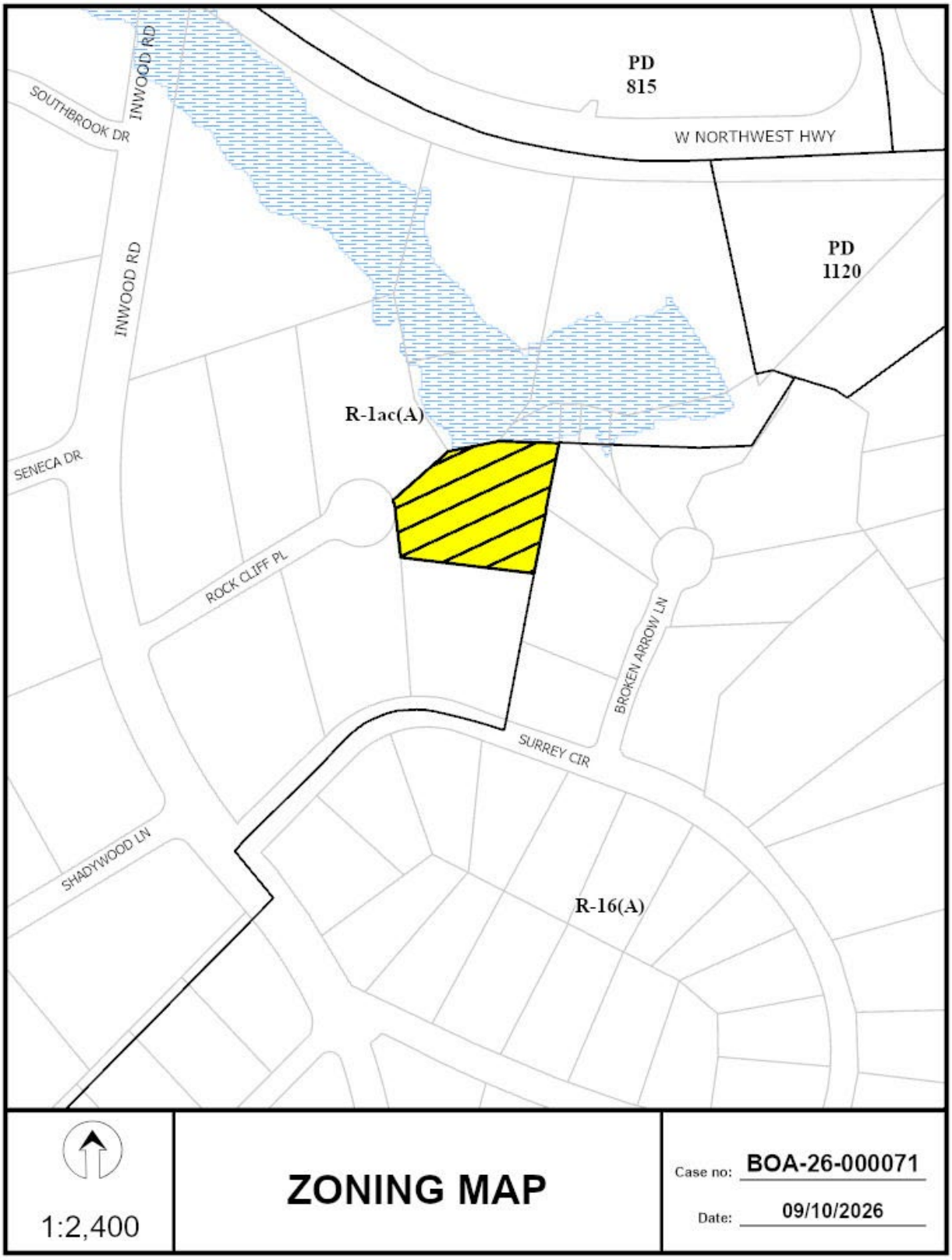


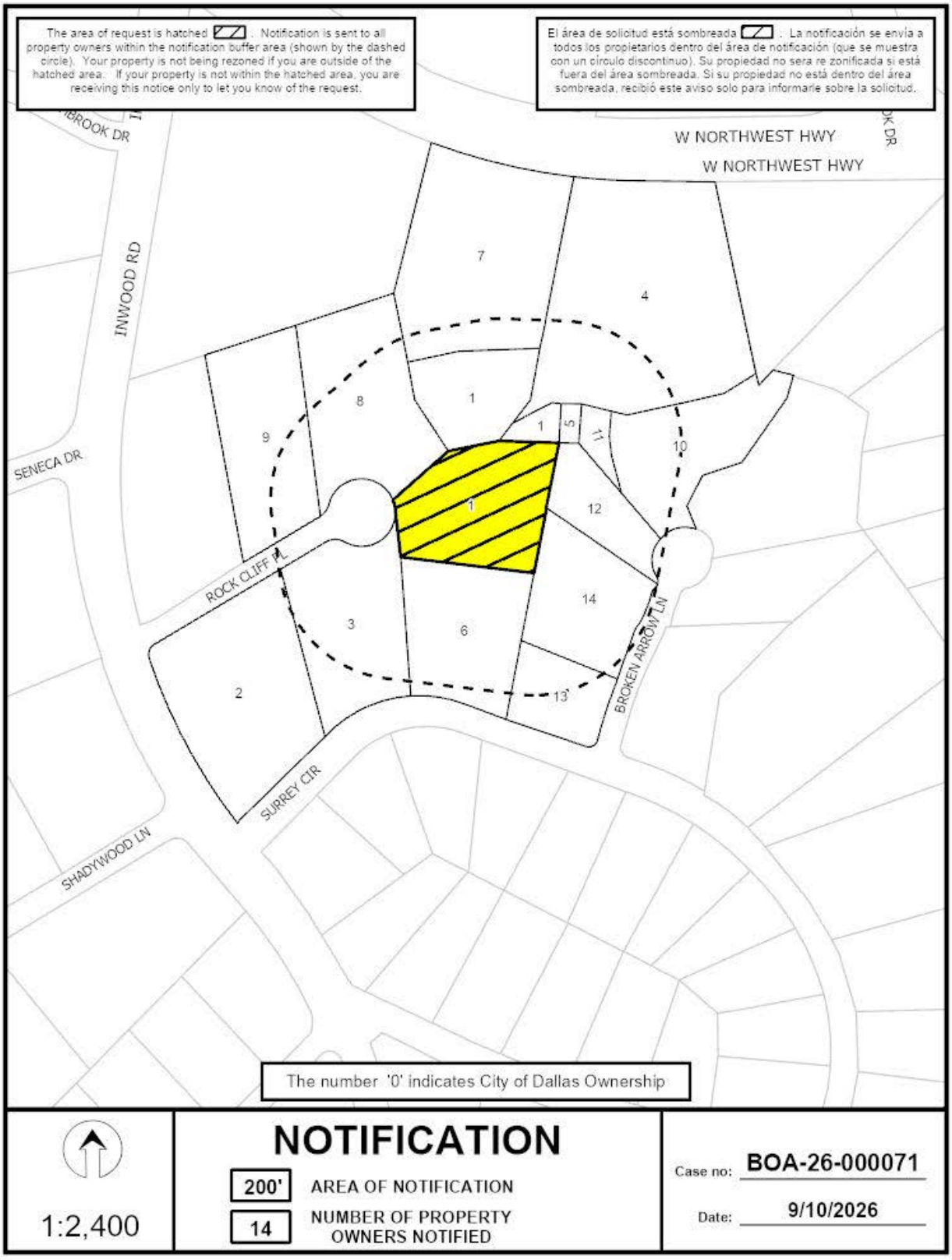
1:2,400

AERIAL MAP

Case no: BOA-26-000071

Date: 09/10/2026


PD
815
W NORTHWEST HWY
PD
1120
INWOOD RD
SOUTHBROOK DR
INWOOD RD
R-1ac(A)
SENECA DR
ROCK CLIFF PL
BROKEN ARROW LN
SURREY CIR
SHADYWOOD LN
R-16(A)
1:2,400
ZONING MAP
Case no: BOA-26-000071
Date: 09/10/2026


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
W NORTHWEST HWY
W NORTHWEST HWY
INWOOD RD
SENECA DR
ROCK CLIFF PL
SURREY CIR
SHADYWOOD LN
BROKEN ARROW LN
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
14
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: BOA-26-000071
Date: 9/10/2026

Notification List of Property Owners

BOA-26-000071

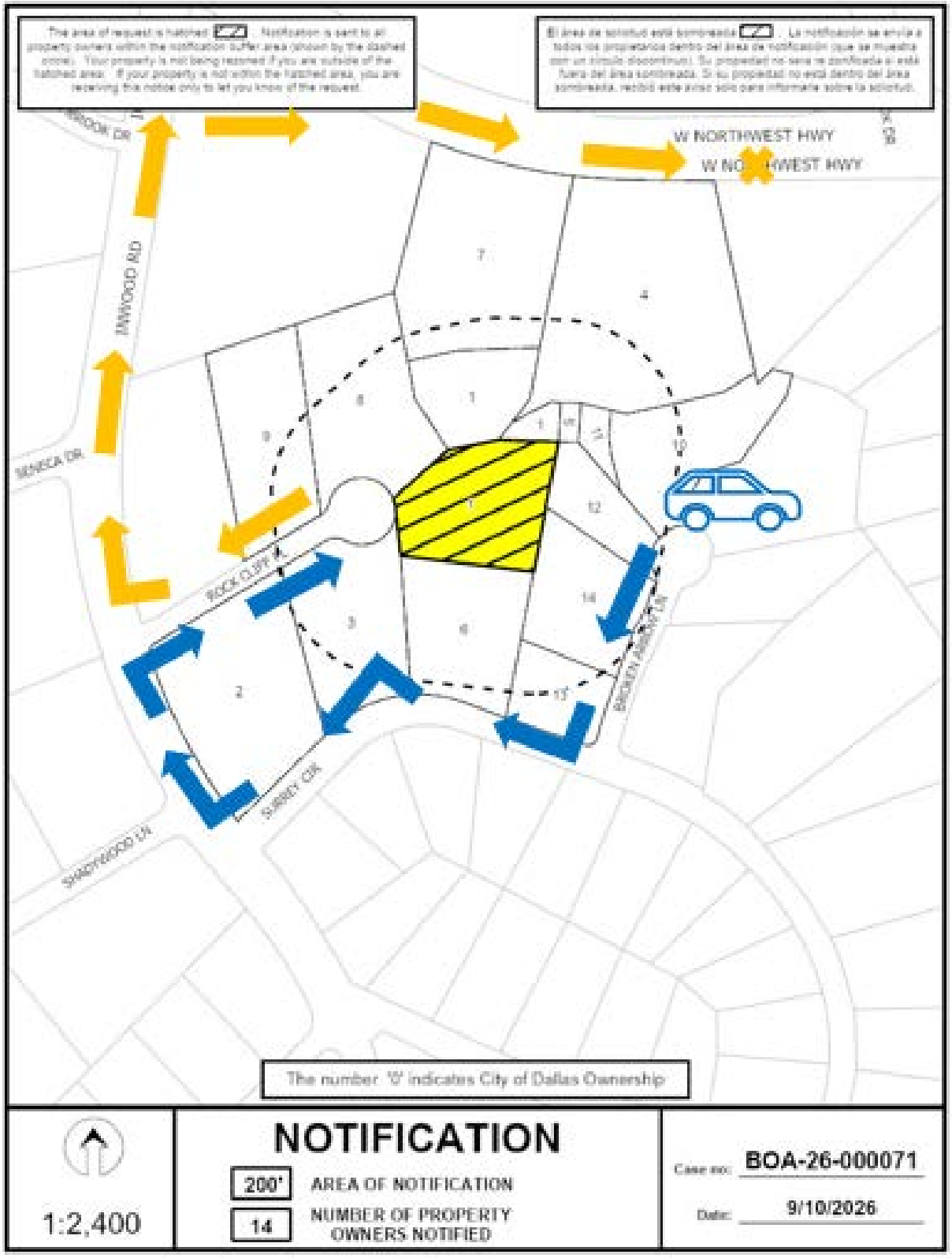
14 Property Owners Notified

Label #	*Address*		*Owner*
1	9004	W NORTHWEST HWY	SHANAHAN DENNIS J
2	5310	ROCK CLIFF PL	SHA ROCK CLIFF LLC
3	5323	SURREY CIR	MASSEY ROBERT T & EMILY P
4	5324	W NORTHWEST HWY	LOVERS LANE UNITED METHODIST CHURCH
5	9004	W NORTHWEST HWY	AINSCOW DONALS G &
6	5339	SURREY CIR	TAYLOR CATHERINE 2016
7	5324	W NORTHWEST HWY	LOVERS LN UNITED METH CH
8	5335	ROCK CLIFF PL	SALE STREET CAPITAL LLC
9	5323	ROCK CLIFF PL	DILEO TRACY KILLAM REVOCABLE
10	9035	BROKEN ARROW LN	JONESROHRER LIVING TRUST THE
11	9035	BROKEN ARROW LN	AINSCOW DONALD G
12	9029	BROKEN ARROW LN	AINSCOW DONALD G &
13	5347	SURREY CIR	ZISK JEFFREY B & LOYD H
14	9019	BROKEN ARROW LN	MCCLURE JAMES & MADELINE

Route Directions:

Start on Broken Arrow Ln.
Right on Surrey Cir.
Right on Inwood Rd.
Around Rock Cliff Pl cul-de-sac
Right on Inwood Rd.
Right on W Northwest Hwy.

200’ Radius Route Map



NOTICE OF PUBLIC HEARING

BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL A)

NOTICE IS HEREBY GIVEN that the **BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL A)** will hold a hearing as follows.

DATE: **TUESDAY, NOVEMBER 17, 2026**

BRIEFING: **10:00 a.m.** via **Videoconference and in 6ES COUNCIL BRIEFING** at Dallas City Hall, 1500 Marilla Street https://bit.ly/boa111726

HEARING: **1:00 p.m. Videoconference and in 6ES COUNCIL BRIEFING** at Dallas City Hall, 1500 Marilla Street https://bit.ly/boa111726

The purpose of the hearing is to consider the following appeal(s) now pending before the Board of Adjustment:

BOA-26-000071(BT) Application of Santos Martinez for **(1)** a variance to the front yard setback regulations, **(2)** a variance to the side yard setback regulations, **(3)** a special exception to the fence height regulations, **(4)** a special exception to the fence opacity regulations, and **(5)** a special exception to the visibility triangle regulations at the driveway approach at **5336 ROCK CLIFF PLACE**. This property is more fully described as Block 6/5579, Lot 3B, and is zoned R-1ac(A), which requires a front yard setback of 40-foot, requires a side yard setback of 10 feet, limits the height of a fence in the front yard to 4 feet, requires a fence panel with a surface area that is less than 50 percent open to be located at least 5 feet from the front lot line, and requires a 20-foot visibility triangle at the driveway or alley edge and the street curb line. The applicant proposes to construct and/or maintain an emergency generator as a single-family residential accessory structure and provide a 1-foot front yard setback, which will require **(1)** a 39-foot variance to the front yard setback regulations, to construct and/or maintain an emergency generator as a single-family residential accessory structure and provide a 1-foot side yard setback, which will require **(2)** a 9-foot variance to the side yard setback regulations, to construct and/or maintain a 6-foot 10 and 1/4-inch-high fence in a required front yard, which will require **(3)** a 2-foot 10 and 1/4-inch special exception to the fence height regulations, to construct and/or maintain a fence in a required front yard with a fence panel having less than 50 percent open surface area located less than 5 feet from the front lot line, which will require **(4)** a special exception to the fence opacity regulations, and to construct and/or maintain a single-family residential fence structure within a required visibility obstruction triangle at the driveway approach along Rock Cliff Place, which will require **(5)** a special exception to the visibility obstruction regulations at the driveway approach.

You have received this notice because you own property within 200 feet of the above property. You may be interested in attending the Board of Adjustment hearing to express your support for or opposition to the application. You may also contact the Board of Adjustment by email to BDAreply@dallas.gov. Letters will be accepted until 9:00 am the day of the hearing. If you are unable to attend the hearing. If you choose to respond, it is important that you let the Board know your reasons for being in favor of or in opposition to the application. The Board members are very interested in your opinion.

Note: Any materials (such as plans, elevations, etc.) included within this notice may be subject to change.

The Board of Adjustment hearing will be held by videoconference and at **6ES Council Briefing.** Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure **by joining the meeting virtually**, must register online at https://bit.ly/BDA-A-Register **by the 5 p.m. on Monday, November 16, 2026. All virtual speakers will be required to show their video in order to address the board. In Person speakers can register at the hearing.** Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; and bit.ly/cityofdallastv or YouTube.com/CityofDallasCityHall

Speakers at the meeting are allowed a maximum of five (5) minutes to address the Board.

Additional information regarding the application may be obtained by calling Jamie Miller, Senior Planner (214) 948-4069, or Mary Williams, Board Secretary at (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

PLEASE SEND REPLIES TO:
BDAreply@dallas.gov
Letters will be received until 9:00 am the day of the hearing.
PLEASE REGISTER AT:
https://bit.ly/BDA-A-Register

Board of Adjustment
Planning and Development Department
1500 Marilla Street 5CN, Dallas TX 75201

BOA-26-000071

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

View notice

Menu Reports Help

File Date: 08/31/2026

Application Status: Plan Review

Assigned To: Jamie Miller

Description of Work: FILE NUMBER: BOA-26-000071 BUILDING OFFICIAL'S REPORT: Application of Santos Martinez for (1) a variance to the front yard setback regulations, (2) a variance to the side yard setback regulations, (3) a special exception to the fence height regulations, (4) a special exception to the fence opacity regulations, and (5) a special exception to the visibility triangle regulations at the driveway approach at 5336 ROCK CLIFF PLACE. This property is more fully described as Block 6/5579, Lot 3B, and is zoned R-1ac(A), which requires a front yard setback of 40-foot, requires a side yard setback of 10 feet, limits the height of a fence in the front yard to 4 feet, requires a fence panel with a surface area that is less than 50 percent open to be located at least 5 feet from the front lot line, and requires a 20-foot visibility triangle at the driveway or alley edge and the street curb line. The applicant proposes to construct and/or maintain an emergency generator as a single-family residential accessory structure and provide a 1-foot front yard setback, which will require (1) a 39-foot variance to the front yard setback regulations, to construct and/or maintain an emergency generator as a single-family residential accessory structure and provide a 1-foot side yard setback, which will require (2) a 9-foot variance to the side yard setback regulations, to construct and/or maintain a 6-foot 10 and 1/4-inch-high fence in a required front yard, which will require (3) a 2-foot 10 and 1/4-inch special exception to the fence height regulations, to construct and/or maintain a fence in a required front yard with a fence panel having less than 50 percent open surface area located less than 5 feet from the front lot line, which will require (4) a special exception to the fence opacity regulations, and to construct and/or maintain a single-family residential fence structure within a required visibility obstruction triangle at the driveway approach along Rock Cliff Place, which will require (5) a special exception to the visibility obstruction regulations at the driveway approach. LOCATION: 5336 ROCK CLIFF PLACE APPLICANT: Santos Martinez REQUEST: (1) A variance to the front yard setback regulations (2) A variance to the side yard setback regulations (3) A special exception to the fence height regulations (4) A special exception to the fence opacity regulations (5) A special exception to the visibility obstruction regulation at the driveway approach.

Application Detail: Detail

Application Name:

Application Type: Board of Adjustments

Documents:

File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
5336 Rock Cliff BDA au...	BLDG_BDA	Affidavit - Pro...		application/pdf	Uploaded	08/31/2026
5336 Rock Cliff tax ce...	BLDG_BDA	Certificate - Tax		application/pdf	Uploaded	08/31/2026
5336 Rock Cliff certif...	BLDG_BDA	Certificate - W...		application/pdf	Uploaded	08/31/2026
5336 Rock Cliff tax pl...	BLDG_BDA	Maps - Block		application/pdf	Uploaded	08/31/2026
5336 Rock Cliff BDA si...	BLDG_BDA	Plans - Site Plan		application/pdf	Uploaded	08/31/2026
5336 Rock Cliff lien s...	BLDG_BDA	Statement - Lien		application/pdf	Uploaded	08/31/2026
5336 Rock Cliff Pl leg...	BLDG_BDA	Legal Descripti...		application/pdf	Uploaded	08/31/2026
5336 Rock Cliff tax pl...	BLDG_BDA	Plat - Certifie...		application/pdf	Uploaded	08/31/2026
5336 Rock Cliff PL zon...	BLDG_BDA	Maps - Zoning L...		application/pdf	Uploaded	08/31/2026
5336 Rock Cliff certif...	BLDG_BDA	Plat - Certifie...	certified tax plat	application/pdf	Uploaded	09/09/2026
BOA26000071z.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	09/10/2026
BOA-26-000071_Submissi...	BLDG_BDA	Other Support D...		application/pdf	Uploaded	09/10/2026
BOA26000071n.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	09/10/2026
BOA26000071a.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	09/10/2026
BOA26000071mva.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	09/10/2026
BOA-26-000071_labels.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	09/10/2026
BOA-26-000071_report.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	09/10/2026
5336 Rock Cliff-Elevat...	BLDG_BDA	Plans - Elevation	Elevation	application/pdf	Uploaded	09/21/2026
5336 Rock Cliff-Applic...	BLDG_BDA	Affidavit - BDA...	Application	application/pdf	Uploaded	09/21/2026
5336 Rock Cliff.pdf	BLDG_BDA	Other Support D...	permit approval	application/pdf	Uploaded	09/21/2026
5336 Rock Cliff-Site P...	BLDG_BDA	Plans - Site Plan	Site plan	application/pdf	Uploaded	09/21/2026
5336 Rock Cliff BDA fe...	BLDG_BDA	Plans - Other	revised fence detai...	application/pdf	Uploaded	09/23/2026
5336 Rock Cliff staff ...	BLDG_BDA	Plans - Other	updated staff memo ...	application/pdf	Uploaded	09/23/2026

Show all

Address: 5336 ROCK CLIFF PL, Dallas, TX 75209

Owner Name:

Owner Address:

Parcel No: 00000420763000000

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
Dennis Shanahan	Dennis Shanahan...	Property Owner	Mailing, 757 Massachus...	Active

Licensed Professionals Info:

Primary	Registration Number	License Type	Name	Business Name	Business License #

Total Fee Assessed: $3,125.00

Total Fee Invoiced: $3,125.00

Balance: $0.00

Custom Fields:

Property Details

Existing Zoning	**Lot Number**	**Lot Size (Acres)**
R-1ac(A)	3B	1.68
Block Number	**Lot Size (Sq. Ft)**	**How many streets abut the property?**
6/5579	73180.8	1
Land Use	**Is the property platted?**	**Status of Project**
single family use	Yes	Proposed
Status of Property	**Previous Board of Adjustment case filed on this property**	**Accommodation for someone with disabilities**
Non-Owner Occupied	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	Yes
Referred by		
Self		

Internal Use Only

Source of Request	**Fee Waiver Granted**	**Number of Parking Spaces**
Self		_
Lot Acreage		
1.68		

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	Single Family/Duplex Variance or Special Exception	Accessory structure - generator	30' variance to the required front yard setback	The property is irregularly shaped and has over 40' of fall from south to the north of the property. The property crosses a creek. Over 14% of the property is within a required setback or 100 year floodplain	
Variance	Side-yard	Single Family/Duplex Variance or Special Exception	Accessory structure - generator	5' to the required side yard setback	The property is irregularly shaped and has over 40' of fall from south to north. There is a creek that runs across the property and over 14% of the property is within a required setback or 100 year floodplain	
Special Exception	Fence standards	Single Family/Duplex Variance or Special Exception		2' special exception to the height regulations for a fence in a required front yard	The property is at the end of a cul-de-sac. The adjacent lot maintains a fence greater than 4' as it is listed as a rear yard. Another 6' fence exists on the cul-de-sac.	
Special Exception	Fence standards	Single Family/Duplex Variance or Special Exception		special exception to maintain a solid fence within the required front yard	Existing solid fences greater than 4' are along the cul-de-sac. This property is at the end of the cul-de-sac and will have vehicular lights shining onto the property.	
Special Exception	Visual obstruction (20-foot visibility triangle)	Single Family/Duplex Variance or Special Exception		special exception to the visibility triangle obstruction	Due to the irregular shape of the property, a portion of the new gate will be within the visibility triangle. However, no pedestrian activity or vehicular traffic will be negatively impacted by this portion of the gate within this visibility triangle as the property is along a cul-de-sac	

Street Frontage Information

Street Frontage	Linear Feet (Sq. Ft) (Number)
Front	30

Case Information

Full Request	Brief Request	Zoning Requirements	Relevant History	BOA History	BOA History Details
The applicant proposes to construct and/or maintain an emergency generator as a single-family residential accessory structure and provide a 1-foot front yard setback, which will require (1) a 39-foot variance to the front yard setback regulations	(1) a variance to the front yard setback regulations	which requires a front yard setback of 40-foot	NA	No	
to construct and/or maintain an emergency generator as a single-family residential accessory structure and provide a 1-foot side yard setback, which will require (2) a 9-foot variance to the side yard setback regulations	(2) a variance to the side yard setback regulations,	requires a side yard setback of 10 feet	NA	No	
to construct and/or maintain a 6-foot 10 and 1/4-inch-high fence in a required front yard, which will require (3) a 2-foot 10 and 1/4-inch special exception to the fence height regulations	(3) a special exception to the fence height regulations	limits the height of a fence in the front yard to 4 feet	NA	No	
to construct a fence in a required front-yard with a fence panel having less than 50 percent open surface area located less than 5 feet from the front lot line, which will require (4) a special exception to the fence standards regulations	(4) a special exception to the fence opacity regulations, and	requires a fence panel with a surface area that is less than 50 percent open to be located at least 5 feet from the front lot line	NA	No	
and to construct and/or maintain a single-family residential fence structure within a required visibility obstruction triangle at the driveway approach along Rock Cliff Place, which will require (5) a special exception to the visibility obstruction regulations at the driveway approach.	(5) a special exception to the visibility triangle regulations at the driveway approach	and requires a 20-foot visibility triangle at the driveway or alley edge and the street curb line.	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			Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Kameka Miller-Hoskins	Variance to the front yard setback	Scheduled	
			6ES			Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Kameka Miller-Hoskins	Variance to the side yard setback	Scheduled	
			6ES			Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Kameka Miller-Hoskins	special exception to the fence height	Scheduled	
			6ES			Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Kameka Miller-Hoskins	special exception to the opacity	Scheduled	
			6ES			Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Jason Pool	special exception to the visibility triangle at the drive approach	Scheduled	

GIS Information

Parcel Number (Number)	Service	Layer	Attribute Value	Census Tract Number (Number)	Council District	School District	Escarpment	Floodplain
				4.70	13-Gay Donnell Willis			

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Intake	Diana Barkume	Intake Complete	09/01/2026	Accela Administ...
GIS AOR Review	Elham Elbadawi	Review Complete	09/10/2026	Elham Elbadawi
Case Assignment	Jamie Miller	Case Manager...	09/16/2026	Kameka Miller-H...
Site Inspection		Site Inspect...	09/16/2026	Kameka Miller-H...
Plans Distribution		Accepted - P...	09/22/2026	Kameka Miller-H...
Subdivision Review		Not Required	09/22/2026	Kameka Miller-H...
Q Team Review		Not Required	09/22/2026	Kameka Miller-H...
Arborist Review		Not Required	09/22/2026	Kameka Miller-H...
Building Code Review		Not Required	09/22/2026	Kameka Miller-H...
Zoning Review		Not Required	09/22/2026	Kameka Miller-H...
Electrical Review		Not Required	09/22/2026	Kameka Miller-H...
Eng Water and Wastewat...		Not Required	09/22/2026	Kameka Miller-H...
Historic Preservation ...		Not Required	09/22/2026	Kameka Miller-H...
Eng Paving and Drainag...		Not Required	09/22/2026	Kameka Miller-H...
Eng Flood Plain Review		Not Required	09/22/2026	Kameka Miller-H...
Board of Adjustment Re...		Approved	09/22/2026	Kameka Miller-H...
Conservation Review		Not Required	09/22/2026	Kameka Miller-H...
Traffic Review		Not Required	09/22/2026	Kameka Miller-H...
GIS Review		Not Required	09/22/2026	Kameka Miller-H...
Residential Team Review		Not Required	09/22/2026	Kameka Miller-H...
Signs Review		Not Required	09/22/2026	Kameka Miller-H...
Plans Coordination		Review Complete	09/22/2026	Kameka Miller-H...
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

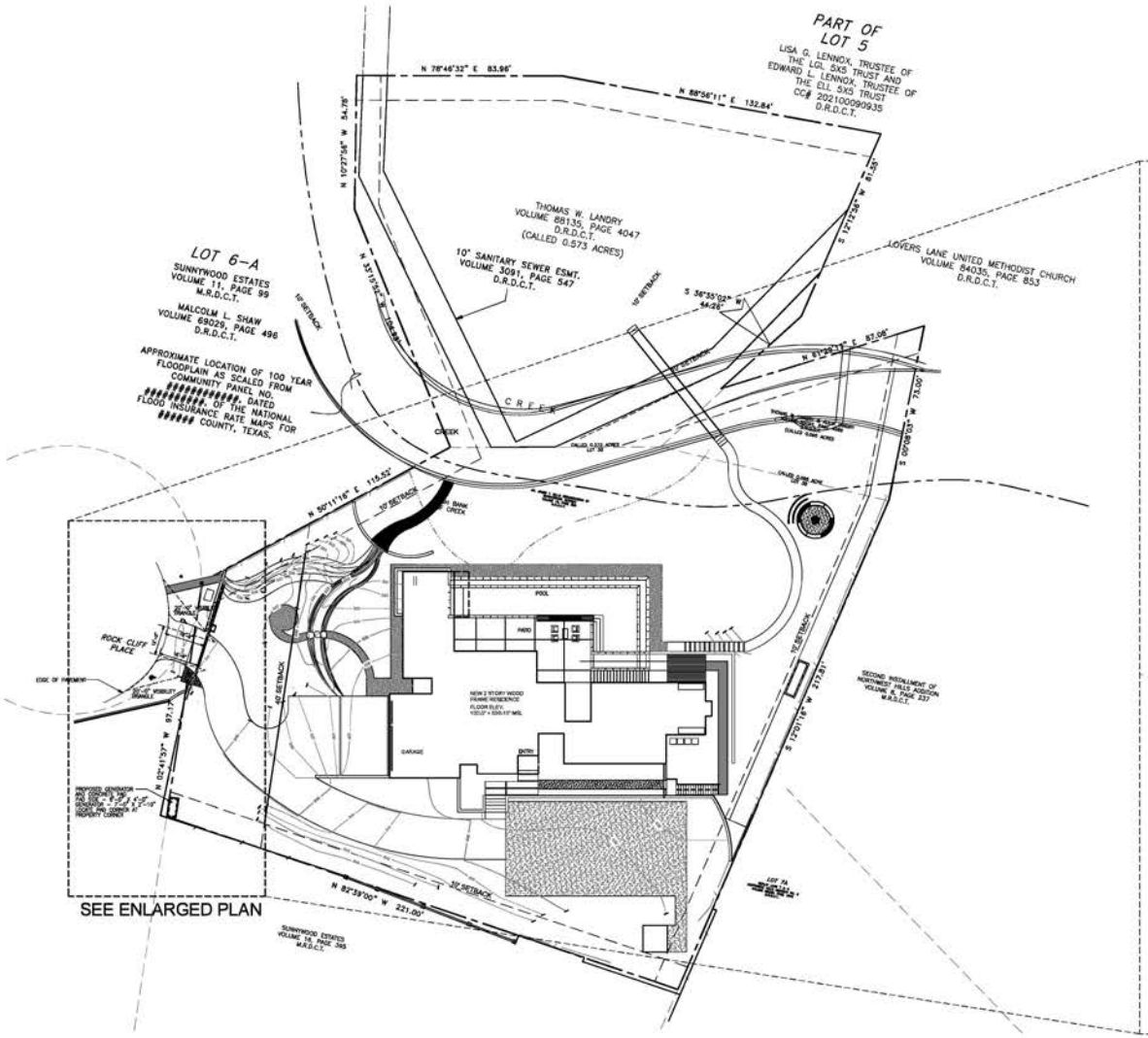
Initiated by Product: ACA

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments
Site Visit Inspection	09/30/2026		Scheduled	Scheduled via Script

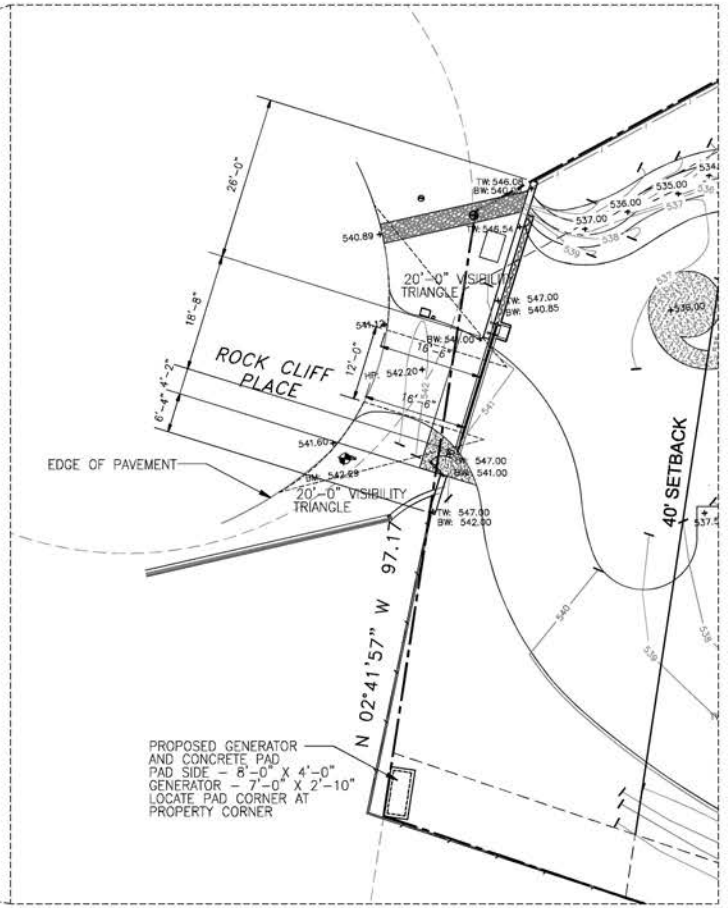
Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments



SITE OVERLAY PLAN

1" = 20'-0"



ENLARGED SITE PLAN

1/8" = 1'-0"

RG|D+B

PRELIMINARY NOT FOR CONSTRUCTION
17 MARCH 2026

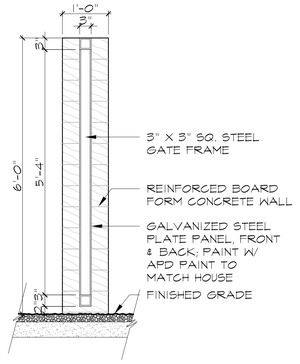
CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECTS OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE DRAWINGS

DENNIS & LING SHANAHAN RESIDENCE
5336 ROCK CLIFF PLACE
DALLAS, TX 75209

NO. DATE REVISIONS

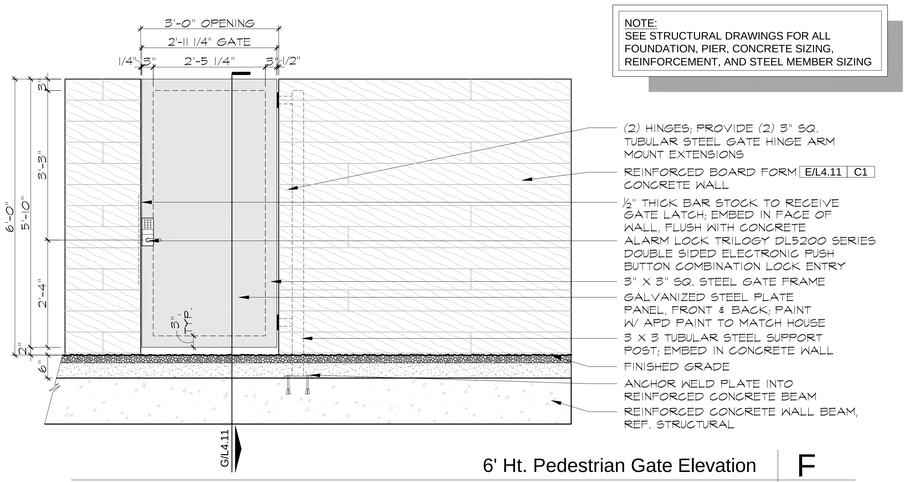
NO. DATE REVISIONS

SHEET NUMBER
A-100
SITE PLAN
DATE OF ORIGINAL ISSUE
11 NOVEMBER 2022
DATE OF THIS PRINTING



6' Ht. Pedestrian Gate Section **G**

Scale: 3/4"=1'-0"

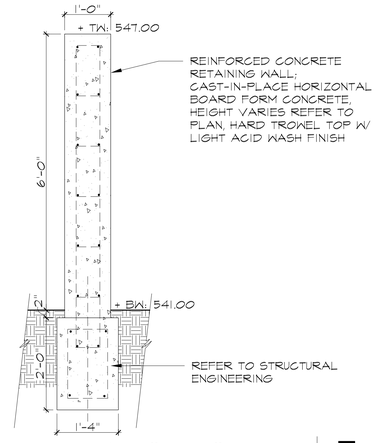


6' Ht. Pedestrian Gate Elevation **F**

Scale: 3/4"=1'-0"

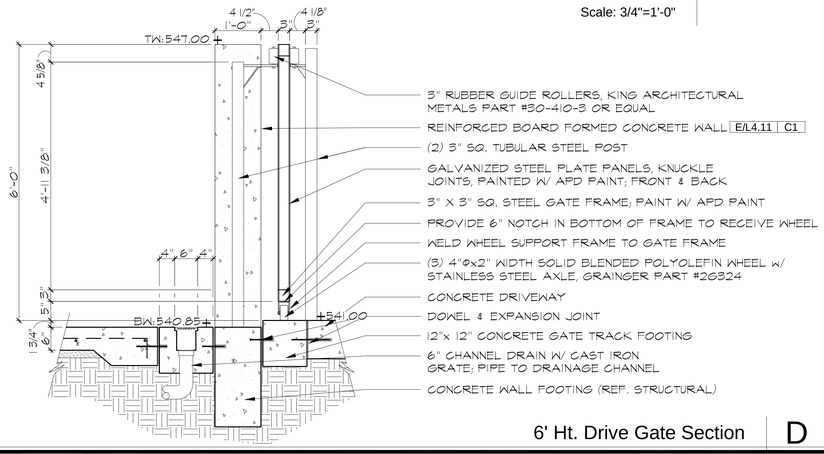
NOTE:
SEE STRUCTURAL DRAWINGS FOR ALL FOUNDATION, PIER, CONCRETE SIZING, REINFORCEMENT, AND STEEL MEMBER SIZING

NOTE:
CONTRACTOR TO VERIFY LOCATION AND STRUCTURAL INTEGRITY OF CONCRETE BEAMS, THEN CONFIRM VIABILITY OF THE BEAMS WITH STRUCTURAL ENGINEER BEFORE CONSTRUCTION COMMENCES.



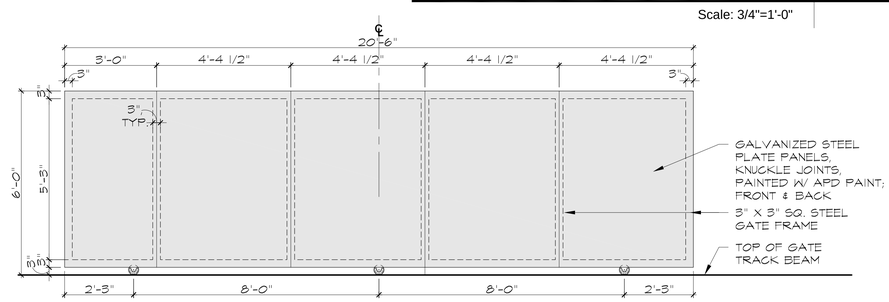
6' Ht. Concrete Free-Standing Wall At Entry **E**

Scale: 3/4"=1'-0"



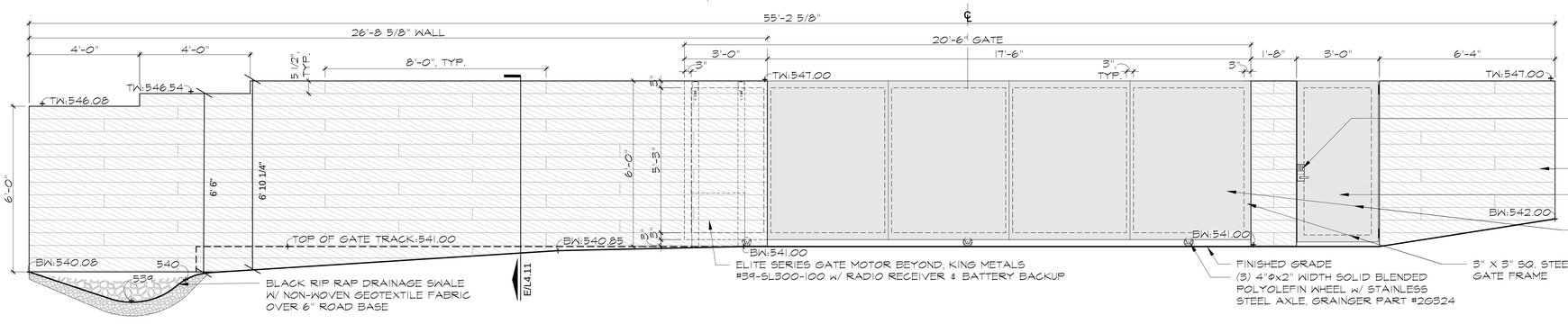
6' Ht. Drive Gate Section **D**

Scale: 3/4"=1'-0"



6' Ht. Drive Gate Elevation **C**

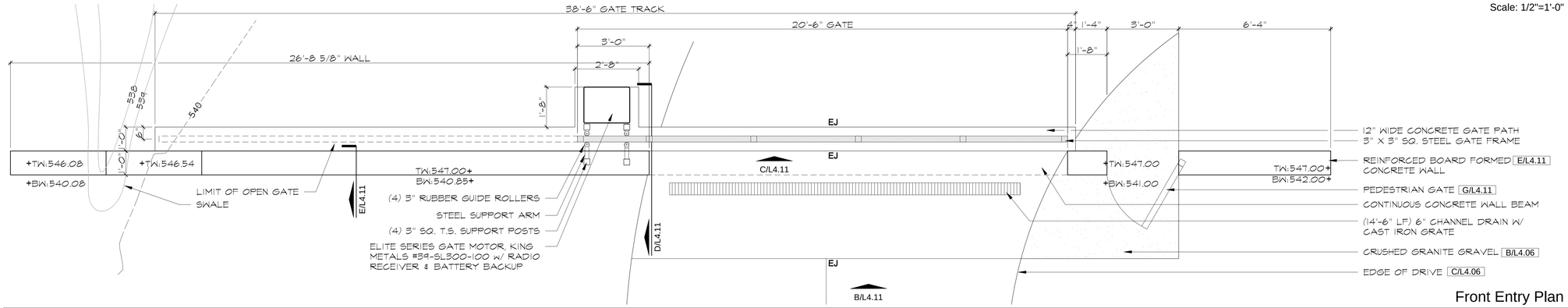
Scale: 1/2"=1'-0"



6' Ht. Front Entry Elevation **B**

Scale: 1/2"=1'-0"

BOARD FORM CONCRETE NOTE:
STANDARD COLOR, SANDBLAST FINISH;
YELLOW PINE; 1 x 6 WITH 8'-0" BOARD LENGTHS
PATTERN: ⅔ RUNNING BOND OFFSET - REFER TO DETAILS



Front Entry Plan **A**

Scale: 1/2"=1'-0"

2001 N. Lamar St.
Suite 100
Dallas, Texas 75202
214.871.0568 tel
214.871.1507 fax
mesadesigngroup.com

MESA

Project Name

Shanahan Residence

5336 Rock Cliff Place
Dallas, Texas 75209
Project No: 22266

Issue Title

Construction Documents

Issue Date: 03.12.2024

Seal

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Issue / Addenda / Revisions

	Date	Description
1	04/03/2024	SET REVISIONS
2	10/15/2024	SET REVISIONS
3	12/19/2024	SET REVISIONS
4	06/18/2025	SET REVISIONS
5	10/06/2025	SET REVISIONS
6	02/02/2026	DRIVE GATE DETAILS
7	05/08/2026	SET REVISIONS

Drawing Title

6' HT. DRIVE GATE DETAILS

Sheet No.

L4.11

La Sierra Planning Group
Comprehensive Land Use Consulting

September 22, 2026

Ms. Kameka Miller-Hoskins, PhD.
Board Administrator
City of Dallas, Board of Adjustment
1500 Marilla, 5CN
Dallas, TX 75201

Dear Ms. Miller-Hoskins, PhD,

The property owner is seeking to install a new fence, gate, and emergency generator at 5336 Rock Cliff. The new emergency generator is proposed within a required front and side yard setback. The proposed gate encroaches approximately 3 1/2' into the visibility triangle. There are no support structures for the gate that encroach into the visibility triangle. The property owner proposes a solid fence along the required front yard. The new fence and gate are six feet in height, with the exception of one area that is 6' 10 ¼" due to a storm drain clearance.

5336 Rock Cliff is at the end of a cul-de-sac. The front yard setback standards of this cul-de-sac are not uniform among the residential properties. The adjacent property to the west of this site is addressed 5323 Surrey Circle. It's frontage along Rock Cliff is used as a rear yard and its fence exceeds four feet in height. There is a six-foot fence in the required front yard of 5323 Rock Cliff. The properties at 5310 and 5315 Rock Cliff can access their lots from Inwood Road. The property owner seeks to construct a new six foot fence and gate, with one portion of the fence at 6' 10 ¼" due to a grade change that accommodates a storm drain clearance.

The property owner seeks a solid fence as it is at the end of the cul-de-sac. All vehicle headlights that enter onto Rock Cliff Place will shine directly into this property. The property owners request for a solid fence in the required front yard will not create an adverse effect on neighboring properties. The adjacent property maintains a solid fence along Rock Cliff Place.

The installation of an emergency generator is limited to an area within the required front and side yard. The property is split by a creek and does not have alley service. It has an unusual shape and substantial slope across the property. Emergency generators must have access to service vehicles, and the property has limited options for its location and service.

Exhibit A identifies the area encumbered by front, side, and rear setbacks. It also delineates the 100-year floodplain across the property. In total, over 15,935 square feet (or 21.7%) of the property is located within a required setback. The portion of the property within the 100-year floodplain total 31,109.8 square feet (or 42.5%). Additionally, there is a 10' sanitary sewer easement within the northern portions of the property. This accounts for 3114 square feet of area (4%) within the northern half of the property. Overall, 68% of the property is encumbered by setbacks, floodplain, or easements.

Exhibit B demonstrates the topography of the property. There is a 42' elevation drop from the southern property line to the creek. The site plan identifies the topography across the buildable area of the property. There is a cliff identified on the site plan that shows how it touches the northern edge of the

pool. There is an 18-foot drop from the top of this cliff to the center of the creek. It also shows the entire northern portion of the property within the 100-year floodplain.

The property slope, shape, required setbacks, floodplain, and easements limit the placement of this generator. They also impact the placement of a new fence and gate.

The proposed gate encroaches approximately 3 ½' into the visibility triangle of the drive approach. This encroachment only exists when the gate is closed. The placement of the property at the end of the cul-de-sac indicates that oncoming traffic will be from the south of the drive approach. Drivers will be able to identify oncoming vehicles and pedestrians before entering the driving path of Rock Cliff without any visibility obstructions.

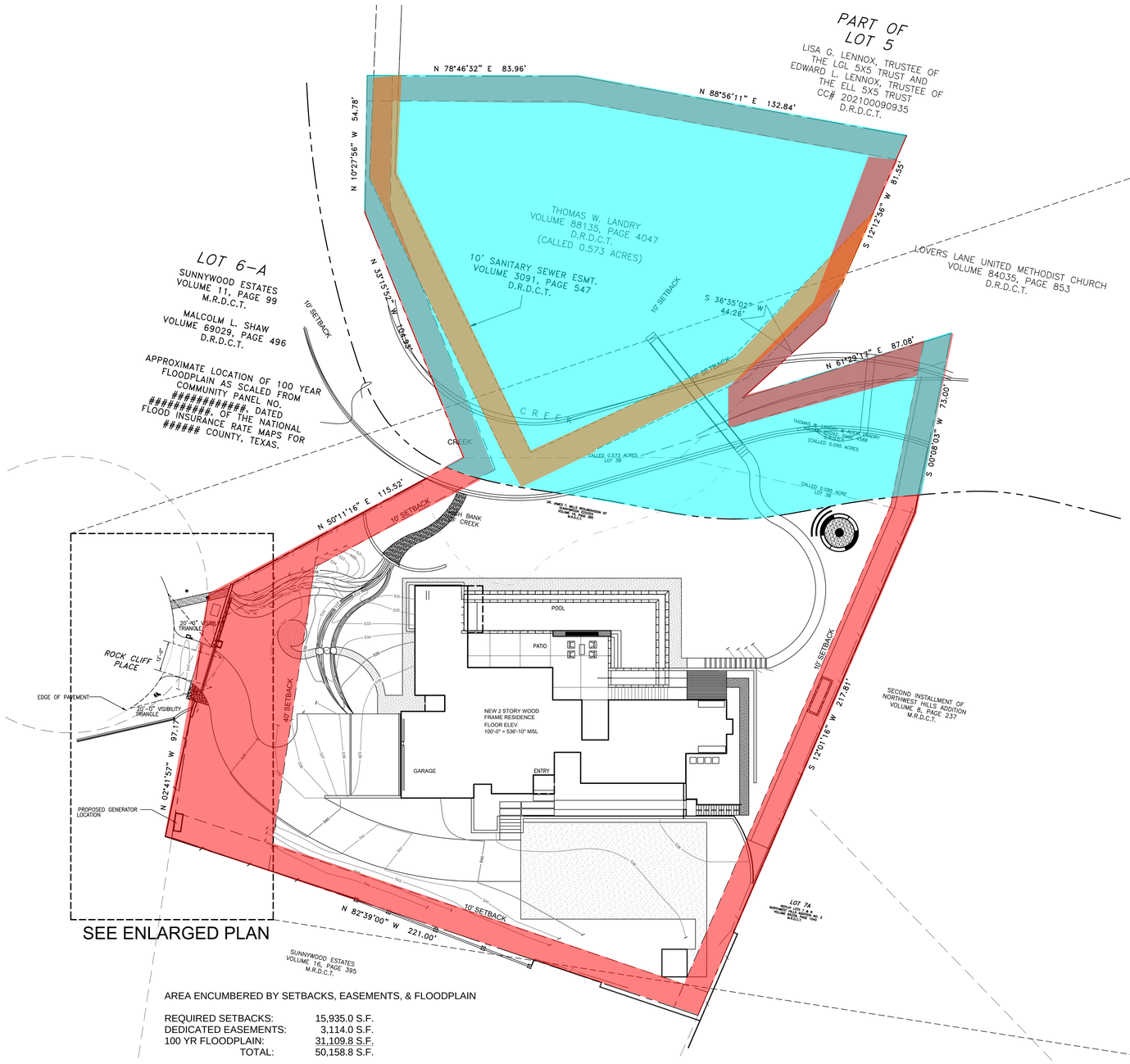
The fence and gate elevations (Exhibit C) demonstrate that a solid fence would not be contrary to the public interest or create an adverse effect on neighboring properties. The proposed fence holds a uniform level with the exception of one area due to a change in grade for a storm water clearance. Exhibits A and B demonstrate the property hardship that impacts the placement of an emergency generator due to the area encumbered by required setbacks and the topography of the property. The property shape and slope are such that a literal interpretation of the required setbacks creates unnecessary hardship for this owner. These are hardships that are not self-created and make it challenging to develop in a commensurate manner with the other single-family residences within this zoning district.

Please contact my office if you have any questions about these exhibits or need any further information.

Sincerely,

Santos T. Martinez
Authorized representative

EXHIBIT A



SEE ENLARGED PLAN

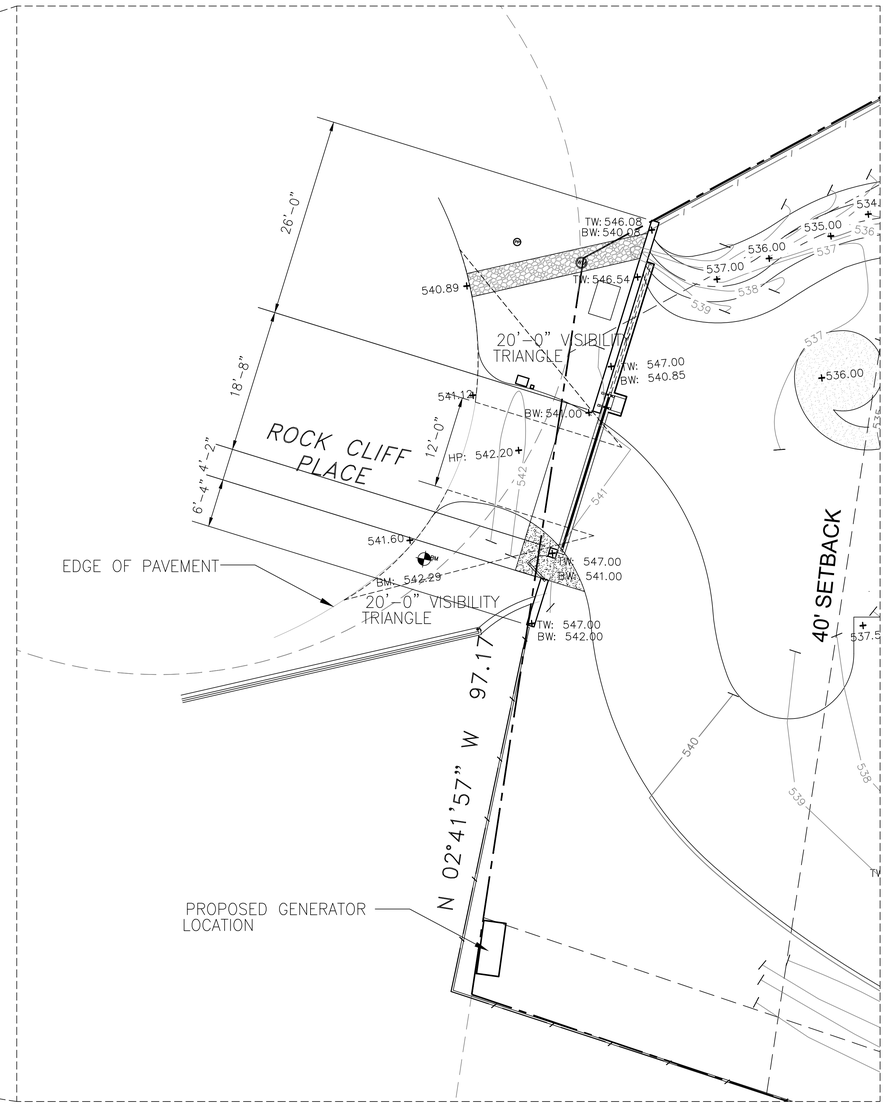
AREA ENCUMBERED BY SETBACKS, EASEMENTS, & FLOODPLAIN

REQUIRED SETBACKS:	15,935.0 S.F.
DEDICATED EASEMENTS:	3,114.0 S.F.
100 YR FLOODPLAIN:	31,109.8 S.F.
TOTAL:	50,158.8 S.F.
TOTAL SITE AREA:	73,180 S.F.
PERCENTAGE ENCUMBERED:	68%

TRUE NORTH

SITE OVERLAY PLAN

1" = 20'-0"



TRUE NORTH

ENLARGED SITE PLAN

1/8" = 1'-0"

RG|D+B

REGISTERED ARCHITECT
STATE OF TEXAS

PRELIMINARY
NOT FOR CONSTRUCTION
17 MARCH 2026

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECTS OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK DO NOT SCALE DRAWINGS

DENNIS & LING SHANAHAN RESIDENCE

5336 ROCK CLIFF PLACE
DALLAS, TX 75209

NO.	DATE	REVISIONS

NO.	DATE	REVISIONS

©

SHEET NUMBER
A-100
SITE PLAN
DATE OF ORIGINAL ISSUE
11 NOVEMBER 2022
DATE OF THIS PRINTING

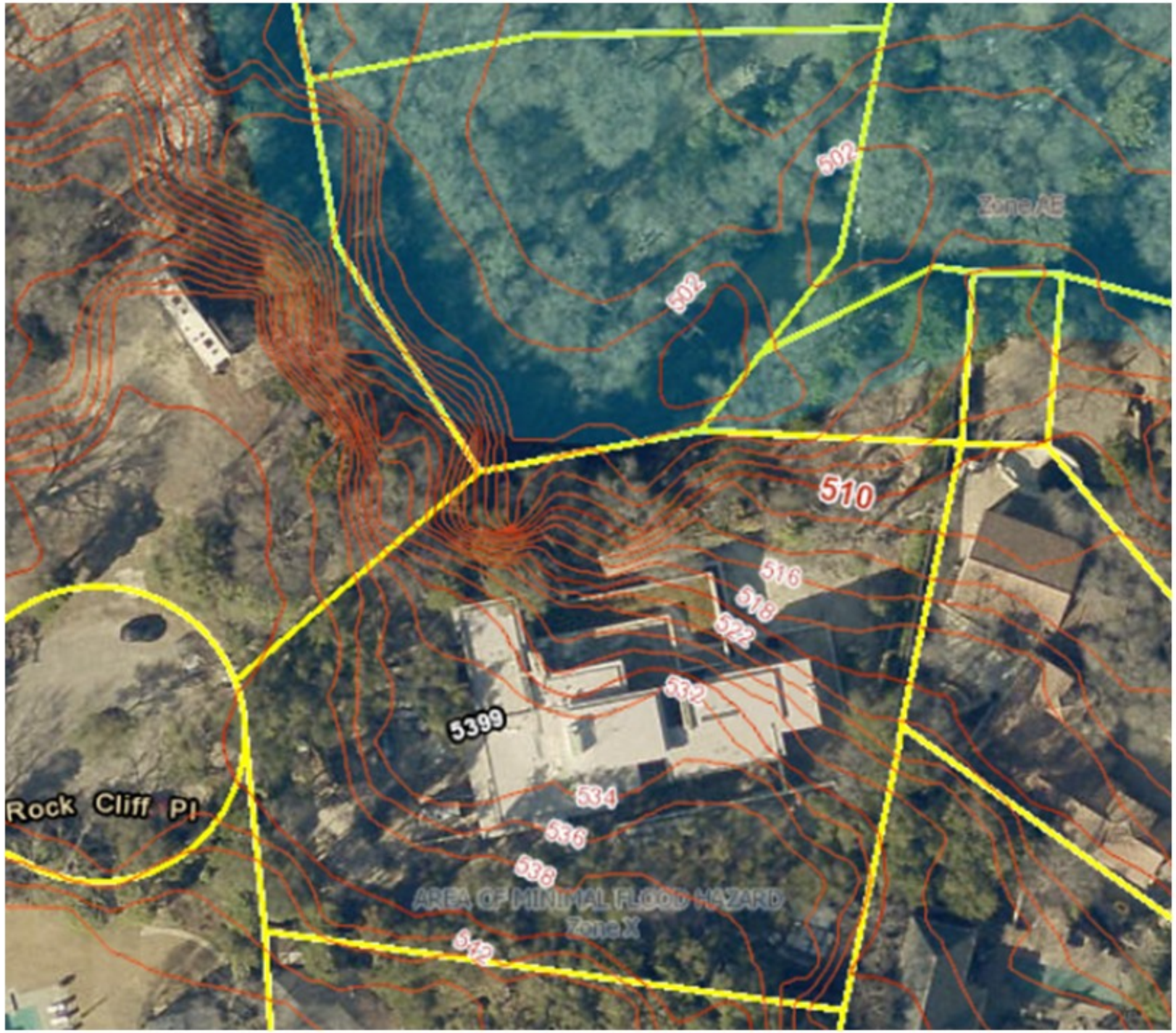
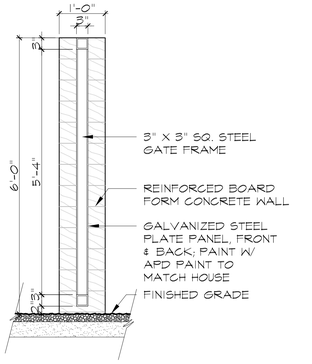

502
Zone AE
502
510
516
518
522
532
5399
534
536
538
AREA OF MINIMAL FLOOD HAZARD
Zone X
542
Rock Cliff Pl

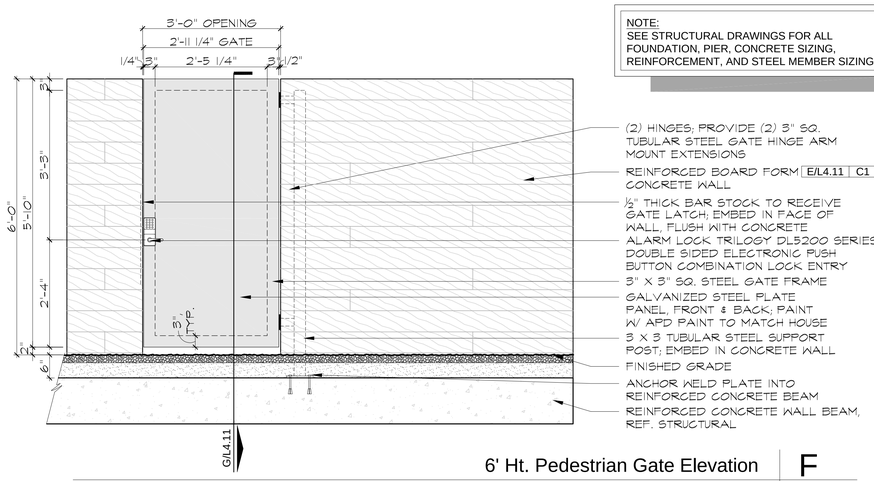
EXHIBIT B

EXHIBIT C



6' Ht. Pedestrian Gate Section | G

Scale: 3/4"=1'-0"

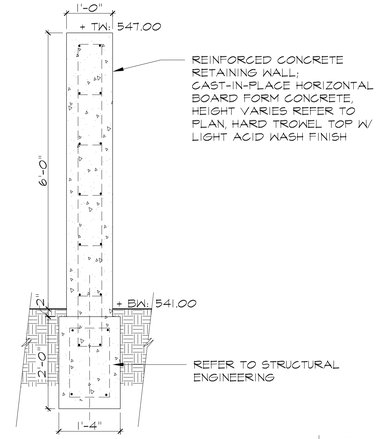


6' Ht. Pedestrian Gate Elevation | F

Scale: 3/4"=1'-0"

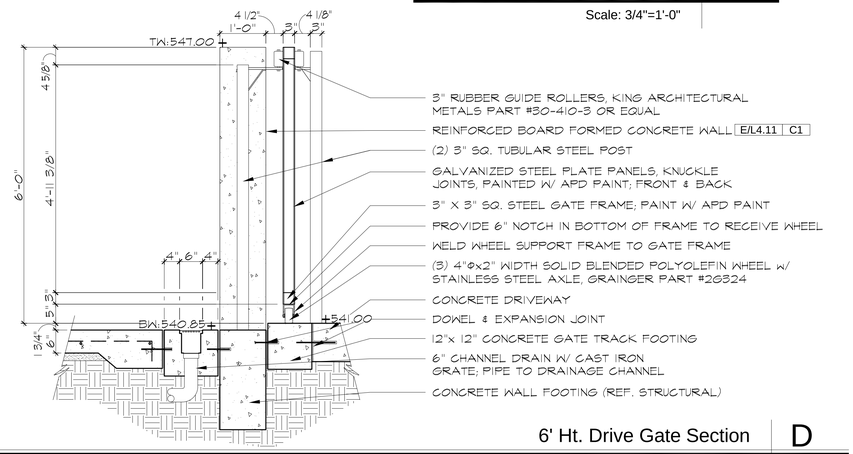
NOTE:
SEE STRUCTURAL DRAWINGS FOR ALL FOUNDATION, PIER, CONCRETE SIZING, REINFORCEMENT, AND STEEL MEMBER SIZING

NOTE:
CONTRACTOR TO VERIFY LOCATION AND STRUCTURAL INTEGRITY OF CONCRETE BEAMS, THEN CONFIRM VIABILITY OF THE BEAMS WITH STRUCTURAL ENGINEER BEFORE CONSTRUCTION COMMENCES.



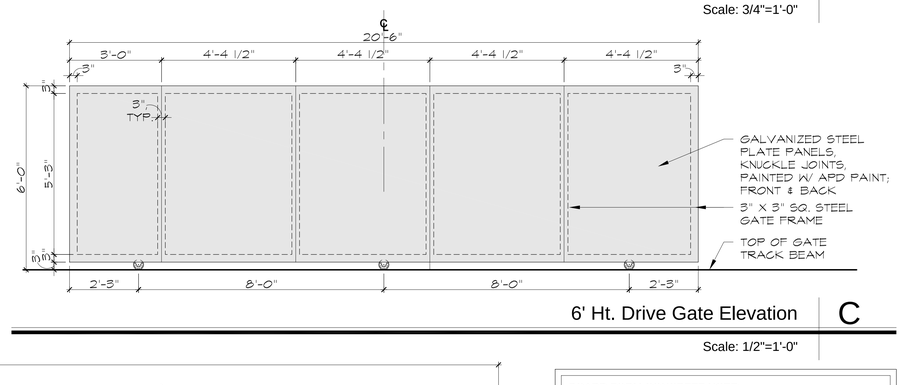
6' Ht. Concrete Free-Standing Wall At Entry | E

Scale: 3/4"=1'-0"



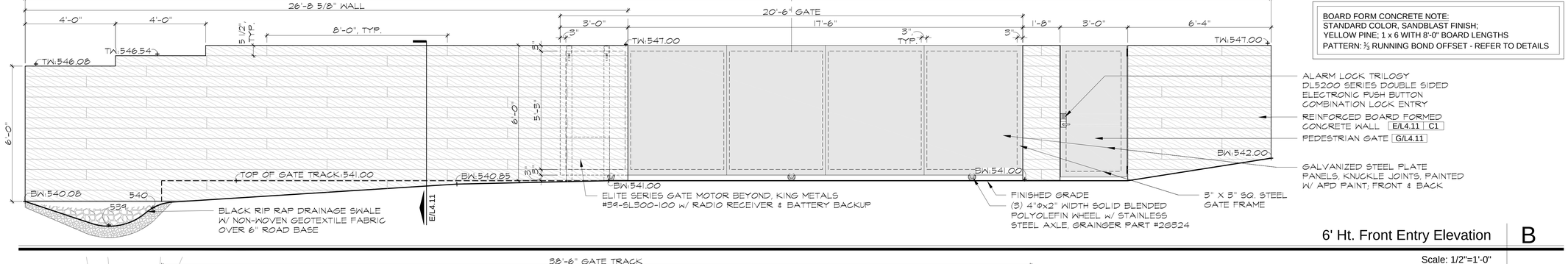
6' Ht. Drive Gate Section | D

Scale: 3/4"=1'-0"



6' Ht. Drive Gate Elevation | C

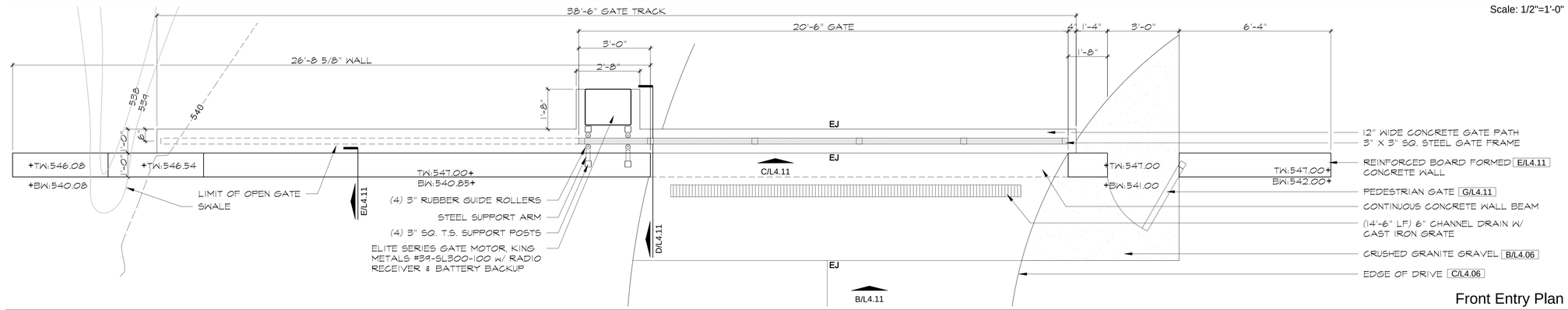
Scale: 1/2"=1'-0"



6' Ht. Front Entry Elevation | B

Scale: 1/2"=1'-0"

BOARD FORM CONCRETE NOTE:
STANDARD COLOR, SANDBLAST FINISH;
YELLOW PINE; 1 x 6 WITH 8'-0" BOARD LENGTHS
PATTERN: ⅓ RUNNING BOND OFFSET - REFER TO DETAILS



Front Entry Plan | A

Scale: 1/2"=1'-0"

2001 N. Lamar St.
Suite 100
Dallas, Texas 75202
214.871.0568 tel
214.871.1507 fax
mesadesigngroup.com

MESA

Project Name

Shanahan Residence

5336 Rock Cliff Place
Dallas, Texas 75209
Project No: 22266

Issue Title

Construction Documents
Issue Date: 03.12.2024

Seal

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Issue / Addenda / Revisions

	Date	Description
1	04/03/2024	SET REVISIONS
2	10/15/2024	SET REVISIONS
3	12/19/2024	SET REVISIONS
4	06/18/2025	SET REVISIONS
5	10/06/2025	SET REVISIONS
6	02/02/2026	DRIVE GATE DETAILS
7	05/04/2026	SET REVISIONS

Drawing Title

6' HT. DRIVE GATE DETAILS

Sheet No.

L4.11

La Sierra Planning Group
Comprehensive Land Use Consulting

September 21, 2026

Ms. Kameka Miller-Hoskins, PhD.
Board Administrator
City of Dallas, Board of Adjustment
1500 Marilla, 5CN
Dallas, TX 75201

Dear Ms. Miller-Hoskins, PhD,

The property owner is seeking to install a new fence, gate, and emergency generator at 5336 Rock Cliff. The new fence is proposed to be six feet in height (including the new gate). The new emergency generator is proposed within a required front and side yard setback. The proposed gate encroaches approximately 3 1/2' into the visibility triangle. There are no support structures for the gate that encroach into the visibility triangle. The property owner proposes a solid six-foot fence along the required front yard.

5336 Rock Cliff is at the end of a cul-de-sac. The front yard setback standards of this cul-de-sac are not uniform among the residential properties. The adjacent property to the west of this site is addressed 5323 Surrey Circle. It's frontage along Rock Cliff is used as a rear yard and its fence exceeds four feet in height. There is a six-foot fence in the required front yard of 5323 Rock Cliff. The properties at 5310 and 5315 Rock Cliff can access their lots from Inwood Road.

The property owner seeks a solid six-foot fence as it is at the end of the cul-de-sac. All vehicle headlights that enter onto Rock Cliff will shine directly into this property. The property owners request for a six-foot solid fence in the required front yard will not create an adverse effect on neighboring properties.

The installation of an emergency generator is limited to an area within the required front and side yard. The property is split by a creek and does not have alley service. It has an unusual shape and substantial slope across the property. Emergency generators must have access to service vehicles, and the property has limited options for its location and service.

Exhibit A identifies the area encumbered by front, side, and rear setbacks. It also delineates the 100-year floodplain across the property. In total, over 15,935 square feet (or 21.7%) of the property is located within a required setback. The portion of the property within the 100-year floodplain total 31,109.8 square feet (or 42.5%). Additionally, there is a 10' sanitary sewer easement within the northern portions of the property. This accounts for 3114 square feet of area (4%) within the northern half of the property. Overall, 68% of the property is encumbered by setbacks, floodplain, or easements.

Exhibit B demonstrates the topography of the property. There is a 42' elevation drop from the southern property line to the creek. The site plan identifies the topography across the buildable area of the property. There is a cliff identified on the site plan that shows how it touches the northern edge of the pool. There is an 18-foot drop from the top of this cliff to the center of the creek. It also shows the entire northern portion of the property within the 100-year floodplain.

La Sierra Planning Group
Comprehensive Land Use Consulting

The property slope, shape, required setbacks, floodplain, and easements limit the placement of this generator. They also impact the placement of a new fence and gate.

The proposed gate encroaches approximately 3 ½' into the visibility triangle of the drive approach. This encroachment only exists when the gate is closed. The placement of the property at the end of the cul-de-sac indicates that oncoming traffic will be from the south of the drive approach. Drivers will be able to identify oncoming vehicles and pedestrians before entering the driving path of Rock Cliff without any visibility obstructions.

The fence and gate elevations (Exhibit C) demonstrate that a six-foot solid fence would not be contrary to the public interest or create an adverse effect on neighboring properties. Exhibits A and B demonstrate the property hardship that impacts the placement of an emergency generator due to the area encumbered by required setbacks and the topography of the property. The property shape and slope are such that a literal interpretation of the required setbacks creates unnecessary hardship for this owner. These are hardships that are not self-created and make it challenging to develop in a commensurate manner with the other single-family residences within this zoning district.

Please contact my office if you have any questions about these exhibits or need any further information.

Sincerely,

Santos T. Martinez
Authorized representative

City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 26-3576A Item #: 4.

AGENDA DATE: November 17, 2026

PANEL: A

COUNCIL DISTRICT(S): 1

DEPARTMENT: Department of Planning and Development

BUILDING OFFICIAL'S REPORT

Application of Santos Martinez for (1) a variance to the front-yard setback regulations at 1403 EASTUS DRIVE. This property is more fully described as Block A/4788-1/2, Lot E, and is zoned R-7.5(A), which requires a front-yard setback of 25-feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 5-foot front yard setback along Shady Lane, which will require a (1) 20-foot variance to the front yard setback regulations.

Location: 1403 EASTUS DRIVE
Applicant: Santos Martinez
Senior Planner: Bryant Thompson
Request(s): (1) A variance to the front yard setback regulations.
Staff Recommendation: (1) Approval.

BOA-26-000074

FILE NUMBER: BOA-26-000074(BT)

BUILDING OFFICIAL'S REPORT: Application of Santos Martinez for **(1)** a variance to the front-yard setback regulations at **1403 EASTUS DRIVE**. This property is more fully described as Block A/4788-1/2, Lot E, and is zoned R-7.5(A), which requires a front-yard setback of 25-feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 5-foot front yard setback along Shady Lane, which will require **(1)** a 20-foot variance to the front yard setback regulations.

LOCATION: 1403 Eastus Drive

APPLICANT: Santos Martinez

PROPERTY OWNER: Santos Martinez

REQUEST:

(1) A request for a variance to the front yard setback regulations.

STANDARDS OF REVIEW FOR A VARIANCE:

Section 51A-3.102(d)(10) of the Dallas Development Code specifies that the board has the power to grant variances from the **front-yard**, side-yard, rear-yard, lot-width, lot-depth, lot-coverage, floor area for structures accessory to single-family uses, height for structures accessory to single-family uses, minimum sidewalks, off-street parking or off-street loading, or landscape regulations provided that the variance is:

(A) not contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.

(B) necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and

(C) not granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

SECTION 51A-3.102(d)(10)(B):

Dallas Development Code § 51A-3.102(d)(10)(B), allows for the board to use their discretion and consider the following as grounds to determine whether the portion of the variance standard of compliance with the ordinance as applied to a structure would result in unnecessary hardship:

(i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.

(ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.

(iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.

(iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or

(v) the municipality considers the structure to be a nonconforming structure.

STAFF RECOMMENDATION:

Variance to the front yard setback regulations:

Approval

Rationale: Based upon evidence presented and provided by the applicant, staff concluded that the site is:

A. Not contrary to the public interest when, owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.

B. Necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such a restrictive area but shape, or slope. The subject site is relatively flat, a corner lot with front-yard setbacks facing both Eastus Drive and Shady Lane, reducing the buildable area due to the continuity of the established setback along both street frontage. The subject site has a lot size of 8,243 square feet with a buildable area of 3,695 square feet (typical R-7.5(A) buildable are 4,800 square feet); therefore, it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and

C. Not granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

BACKGROUND INFORMATION:

Zoning:

Site:	R-7.5(A)
North:	R-7.5(A)
East:	R-7.5(A)
South:	R-7.5(A)
West:	R-7.5(A)

Land Use:

The subject site and surrounding properties are developed with single-family uses.

BDA History:

No BDA history was found within the last five years.

GENERAL FACTS/STAFF ANALYSIS:

- The application of Santos Martinez for the property located at 1403 Eastus Drive focuses on one request relating to the front-yard setback regulations.
- The applicant is proposing to construct and maintain a single-family residential structure and provide a 5-foot front-yard setback along Shady Lane, which will require a 20-foot variance to the front-yard setback regulations.
- The subject site and surrounding properties are all developed with single-family homes.
- It is imperative to note that the subject site is a corner lot, having a 25-foot front-yard setback along Eastus Drive and a 25-foot front-yard setback along Shady Lane.
- Per staff's review of the subject site, it has been confirmed that the single-family structure is proposed upon demolition of existing structure.
- Due to continuity of the blockface along Shady Drive, the subject site would be reduced significantly when compared with development upon other parcels of land in the same zoning district.
- The subject site lot information:
    - Lot size: R-7.5(A) minimum lot size of 7,500 square feet
    - Lot size: 8,274 square feet
    - Buildable area: R-7.5(A) typical 4,800 square feet
    - Buildable area without variance: 3,201 square feet
    - Buildable area with variance: 5,401 square feet
    - Lot coverage: 45 percent max allowed (3,375 square feet)
    - Lot coverage: 45 percent proposed (3,723.3 square feet)
- The applicant has the burden of proof in establishing the following:
    1) That granting the variance to the front-yard setback regulations will not be contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
    2) The variance is necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such restrictive area, shape, or slope, that it

cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and

3) The variance would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

- **SECTION 51A-3.102(d)(10)(B):**

  Dallas Development Code § 51A-3.102(d)(10)(B), allows for the board to use their discretion and consider the following as grounds to determine whether the portion of the variance standard of compliance with the ordinance as applied to a structure would result in unnecessary hardship:

  (i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.

  (ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.

  (iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.

  (iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or

  (v) the municipality considers the structure to be a nonconforming structure.

- Granting the variance to the front-yard setback regulations with a condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.
- 200' Radius Video: BOA-26-000074 at 1403 Eastus Dr

Timeline:

August 23, 2026: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

October 6, 2026: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**.

October 6, 2026: The Board of Adjustment Chief Planner assigned this case to Senior Planner.

October 16, 2026: The Planning and Development Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the **1:00 pm, October 23, 2026**, deadline to submit additional evidence for staff to factor into their

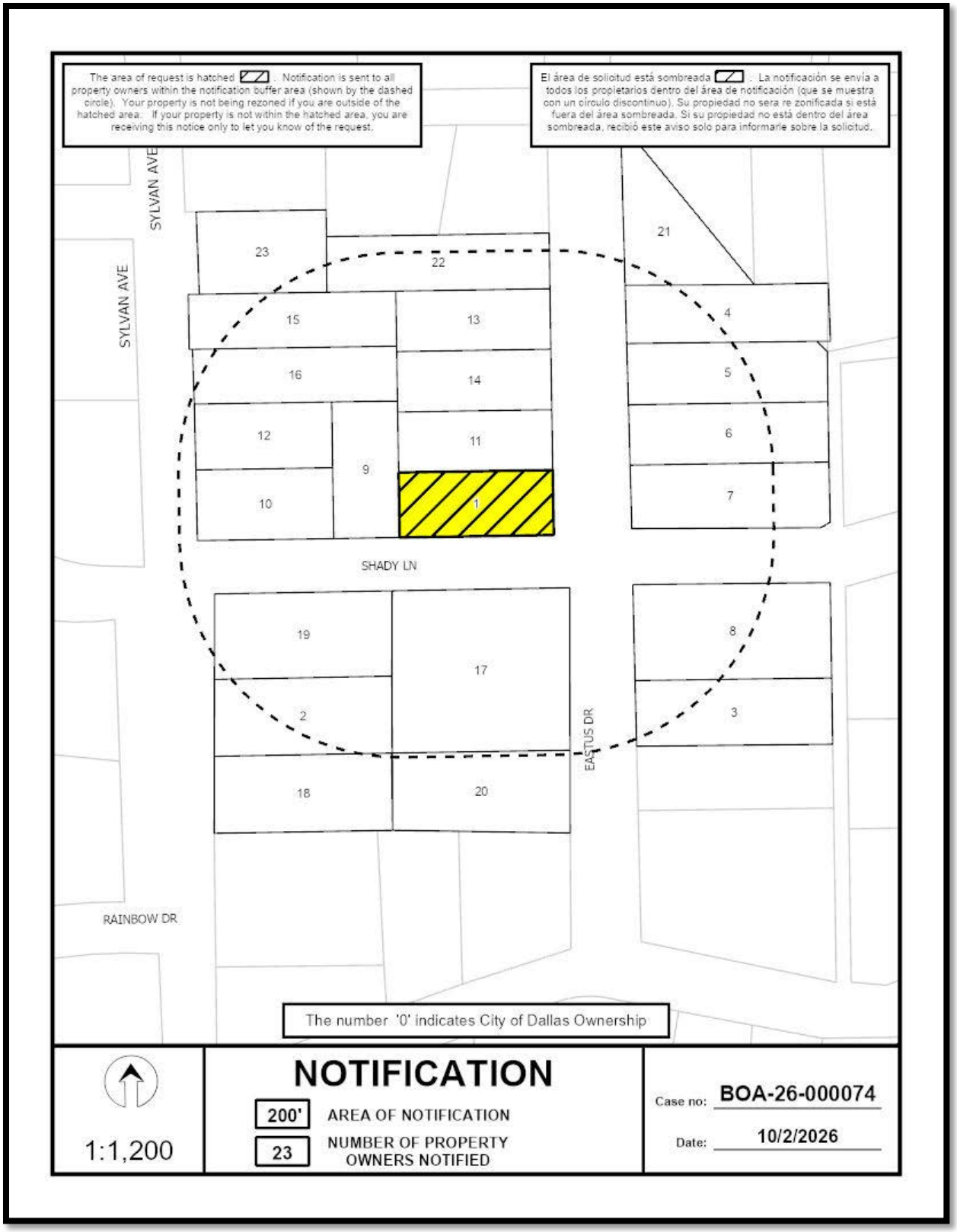
analysis; and **1:00 pm, November 6, 2026**, deadline to submit additional evidence to be incorporated into the board's docket materials.

- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

October 27, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **November** public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.


SYLVAN AVE
SYLVAN AVE
W GREENBRIER LN
Site
SHADY LN
RAINBOW DR
1:1,200
AERIAL MAP
Case no: BOA-26-000074
Date: 10/02/2026


W GREENBRIAR LN
SYLVAN AVE
SYLVAN AVE
SHADY LN
CD
13
R-7.5(A)
EASTUS DR
RAINBOW DR
1:1,200
ZONING MAP
Case no: BOA-26-000074
Date: 10/02/2026


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
SYLVAN AVE
SYLVAN AVE
SHADY LN
EASTUS DR
RAINBOW DR
23
22
21
15
13
4
16
14
5
12
11
6
9
10
1
7
19
17
8
2
3
18
20
The number '0' indicates City of Dallas Ownership
1:1,200
NOTIFICATION
200'
AREA OF NOTIFICATION
23
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: BOA-26-000074
Date: 10/2/2026

Notification List of Property Owners

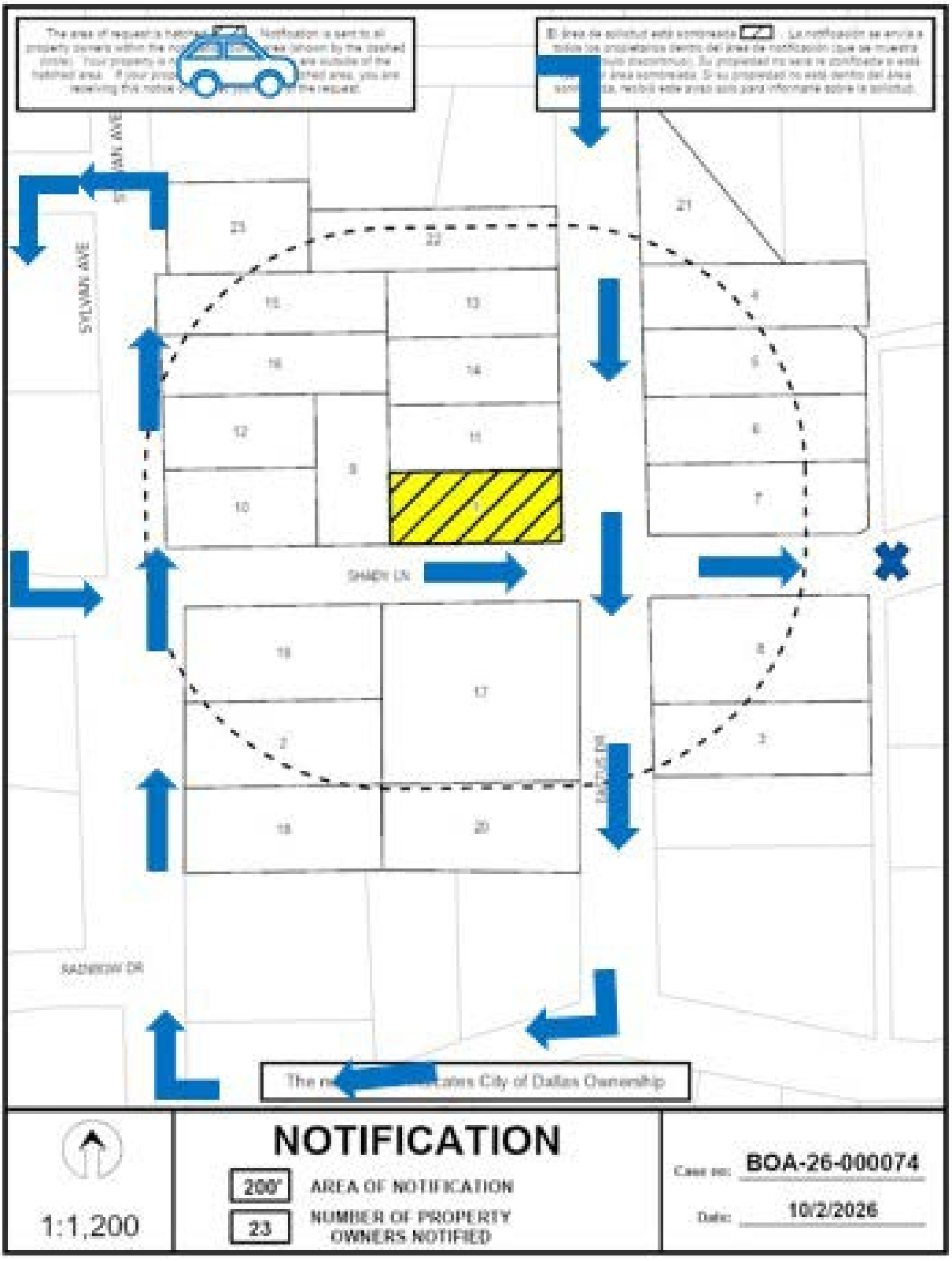
BOA-26-000074

23 Property Owners Notified

Label #	*Address*		*Owner*
1	1403	EASTUS DR	KINER JARMAR & BRIDGETTE
2	1412	SYLVAN AVE	CLEMENT EARL J II
3	1316	EASTUS DR	JOHNSON TERRY D
4	1414	EASTUS DR	SPENCER BLAKE &
5	1410	EASTUS DR	WALTER MARTHA M &
6	1406	EASTUS DR	SCHIER WILLIAM J &
7	1400	EASTUS DR	CRUTCHFIELD MACK W
8	1322	EASTUS DR	JOHNSON TERA ALYSE
9	743	SHADY LN	STRANGE WILLIAM BRYAN III
10	1424	SYLVAN AVE	WILLIAMS MATTHEW &
11	1407	EASTUS DR	CASAS YESENIA
12	1428	SYLVAN AVE	MILLINGTON MARTIN &
13	1415	EASTUS DR	DEMANDER GEOFFREY SHAW &
14	1411	EASTUS DR	PLUNKETT JAMES M
15	1436	SYLVAN AVE	CHAPPELL MARCUS & JUDY ANN
16	1432	SYLVAN AVE	NOEL EMANUEL B
17	1315	EASTUS DR	ALLMAN FREDERICK C &
18	1408	SYLVAN AVE	ISBELL BETTY
19	780	SHADY LN	SUN NORMAN &
20	1307	EASTUS DR	KELLY MARTHA
21	1418	EASTUS DR	GOEGEL ROBERT & CHRISTINE
22	1421	EASTUS DR	SPANN DAVID C & SUZANNE
23	1444	SYLVAN AVE	WILKINS DAVID M

Route Directions:
Start on W Greenbriar Ln.
Right on Eastus Dr.
Right on Rainbow Dr.
Right on Sylvan Ave.
Left on W Greenbriar Ln.
Left on Shady Ln.
***Subject Site at 0:41 and 3:24.**

200’ Radius Route Map



NOTICE OF PUBLIC HEARING

BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL A)

NOTICE IS HEREBY GIVEN that the **BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL A)** will hold a hearing as follows.

DATE: **TUESDAY, NOVEMBER 17, 2026**

BRIEFING: **10:00 a.m.** via **Videoconference and in 6ES COUNCIL BRIEFING** at Dallas City Hall, 1500 Marilla Street https://bit.ly/boa111726

HEARING: **1:00 p.m. Videoconference and in 6ES COUNCIL BRIEFING** at Dallas City Hall, 1500 Marilla Street https://bit.ly/boa111726

The purpose of the hearing is to consider the following appeal(s) now pending before the Board of Adjustment:

BOA-26-000074(BT) Application of Santos Martinez for **(1)** a variance to the front-yard setback regulations at **1403 EASTUS DRIVE**. This property is more fully described as Block A/4788-1/2, Lot E, and is zoned R-7.5(A), which requires a front-yard setback of 25-feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 5-foot front yard setback along Shady Lane, which will require a **(1)** 20-foot variance to the front yard setback regulations.

You have received this notice because you own property within 200 feet of the above property. You may be interested in attending the Board of Adjustment hearing to express your support for or opposition to the application. You may also contact the Board of Adjustment by email to BDAreply@dallas.gov. Letters will be accepted until 9:00 am the day of the hearing. If you are unable to attend the hearing. If you choose to respond, it is important that you let the Board know your reasons for being in favor of or in opposition to the application. The Board members are very interested in your opinion.

Note: Any materials (such as plans, elevations, etc.) included within this notice may be subject to change.

The Board of Adjustment hearing will be held by videoconference and at **6ES Council Briefing.** Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure **by joining the meeting virtually**, must register online at https://bit.ly/BDA-A-Register **by the 5 p.m. on Monday, November 16, 2026. All virtual speakers will be required to show their video in order to address the board. In Person speakers can register at the hearing.** Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; and bit.ly/cityofdallastv or YouTube.com/CityofDallasCityHall.

Speakers at the meeting are allowed a maximum of five (5) minutes to address the Board.

Additional information regarding the application may be obtained by calling Bryant Thompson, Senior Planner (214) 948-4502, or Mary Williams, Board Secretary at (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

Board of Adjustment
Planning and Development Department
1500 Marilla Street 5CN, Dallas TX 75201

PLEASE SEND REPLIES TO:
BDAreply@dallas.gov
Letters will be received until 9:00 am the day of the hearing.
PLEASE REGISTER AT:
https://bit.ly/BDA-A-Register

BOA-26-000074 - BOARD OF ADJUSTMENT

Menu Reports Help

File Date: 08/31/2026

Application Status: In Review

Assigned To: Bryant Thompson

Description of Work: BOARD OF ADJUSTMENT CITY OF DALLAS, TEXAS FILE NUMBER: BOA-26-000074 BUILDING OFFICIAL'S REPORT: Application of Santos Martinez for (1) a variance to the front-yard setback regulations at 1403 EASTUS DRIVE. This property is more fully described as Block A/4788-1/2, Lot E, and is zoned R-7.5(A), which requires a front-yard setback of 25-feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 5-foot front yard setback along Shady Lane, which will require a (1) 20-foot variance to the front yard setback regulations. LOCATION: 1403 EASTUS DRIVE APPLICANT: Santos Martinez REQUEST: (1) A variance to the front yard setback regulations.

Application Detail: Detail

Application Name: BOARD OF ADJUSTMENT

Application Type: Board of Adjustments

Documents:

File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
1403 Eastus BDA author...	BLDG_BDA	Affidavit - Pro...		application/pdf	Uploaded	08/31/2026
1403 Eastus tax certif...	BLDG_BDA	Certificate - Tax		application/pdf	Uploaded	08/31/2026
1403 Eastus certified ...	BLDG_BDA	Certificate - W...		application/pdf	Uploaded	08/31/2026
1403 Eastus legal desc...	BLDG_BDA	Legal Descripti...		application/pdf	Uploaded	08/31/2026
1403 Eastus tax plat.pdf	BLDG_BDA	Maps - Block		application/pdf	Uploaded	08/31/2026
1403 Eastus BDA site p...	BLDG_BDA	Plans - Site Plan		application/pdf	Uploaded	08/31/2026
1403 Eastus tax plat.pdf	BLDG_BDA	Plat - Certifie...		application/pdf	Uploaded	08/31/2026
1403 eastus lien state...	BLDG_BDA	Statement - Lien		application/pdf	Uploaded	08/31/2026
1403 Eastus zoning map...	BLDG_BDA	Maps - Zoning L...		application/pdf	Uploaded	08/31/2026
1403 Eastus certified ...	BLDG_BDA	Plat - Certifie...	certified county plat	application/pdf	Uploaded	09/09/2026
BOA26000074z.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	10/02/2026
BOA-26-000074_report.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	10/02/2026
BOA26000074mva.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	10/02/2026
BOA-26-000074_labels.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	10/02/2026
BOA26000074n.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	10/02/2026
BOA-26-000074_Submissi...	BLDG_BDA	Other Support D...		application/pdf	Uploaded	10/02/2026
BOA26000074a.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	10/02/2026

Show all

Address: 1403 EASTUS DR, Dallas, TX 75208

Owner Name: Jarmar Kiner and Bridgette Kiner

Owner Address: 1800 North Field Street 3408, DALLAS

Parcel No: 00000339781000000

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
Jarmar Kiner and Bridg...		Property Owner	Mailing, 1800 N. Field...	Active

Licensed Professionals Info:

Primary	Registration Number	License Type	Name	Business Name	Business License #

Total Fee Assessed: $735.00

Total Fee Invoiced: $735.00

Balance: $0.00

Custom Fields: **Property Details**

Existing Zoning	**Lot Number**	**Lot Size (Acres)**
R-7.5(A)	E	0.19
Block Number	**Lot Size (Sq. Ft)**	**How many streets abut the property?**

A/4788 1/2	8260	2
Land Use	**Is the property platted?**	**Status of Project**
single family use	Yes	Proposed
Status of Property	**Previous Board of Adjustment case filed on this property**	**Accommodation for someone with disabilities**
Non-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		
self		

Internal Use Only

Source of Request	**Fee Waiver Granted**	**Number of Parking Spaces**
Self		
Lot Acreage		
0.19		

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	Single Family/Duplex Variance or Special Exception		20' variance to required front yard setback	Property is a corner lot with 2 required front yards. Over 60% of the property is within a required setback due to 2 required front yards. These setbacks diminish the lot size from 8,000 s.f. to approximately 3,000 s.f.	

Street Frontage Information

Street Frontage	Linear Feet (Sq. Ft) (Number)
Front	59.1
Front	140

Case Information

Full Request	Brief Request	Zoning Requirements	Relevant History	BOA History	BOA History Details
The applicant proposes to construct and/or maintain a single-family residential structure and provide a 5-foot front yard setback along Shady Lane, which will require a (1) 20-foot variance to the front yard setback regulations.	variance to the front yard setback regulations.	which requires a front-yard setback of 25-feet.	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	Cheri Gambow	Kameka Miller-Hoskins	Kameka Miller-Hoskins	Cambria Jordan	Bryant Thompson	variance to the front yard setback regulations along Shady Lane.	Scheduled	

GIS Information

Parcel Number (Number)	Service	Layer	Attribute Value	Census Tract Number (Number)	Council District	School District	Escarpment	Floodplain
				43.50	1- Chad West			

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Intake		Intake Complete	09/28/2026	Accela Administ...
GIS AOR Review	Elham Elbadawi	Review Complete	10/02/2026	Elham Elbadawi
Case Assignment	Bryant Thompson	Case Manager...	10/26/2026	Kameka Miller-H...
Site Inspection		Site Inspect...	10/26/2026	Kameka Miller-H...
Plans Distribution			09/28/2026	
Subdivision Review				

Task	Assigned To	Status	Status Date	Action By
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	
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:

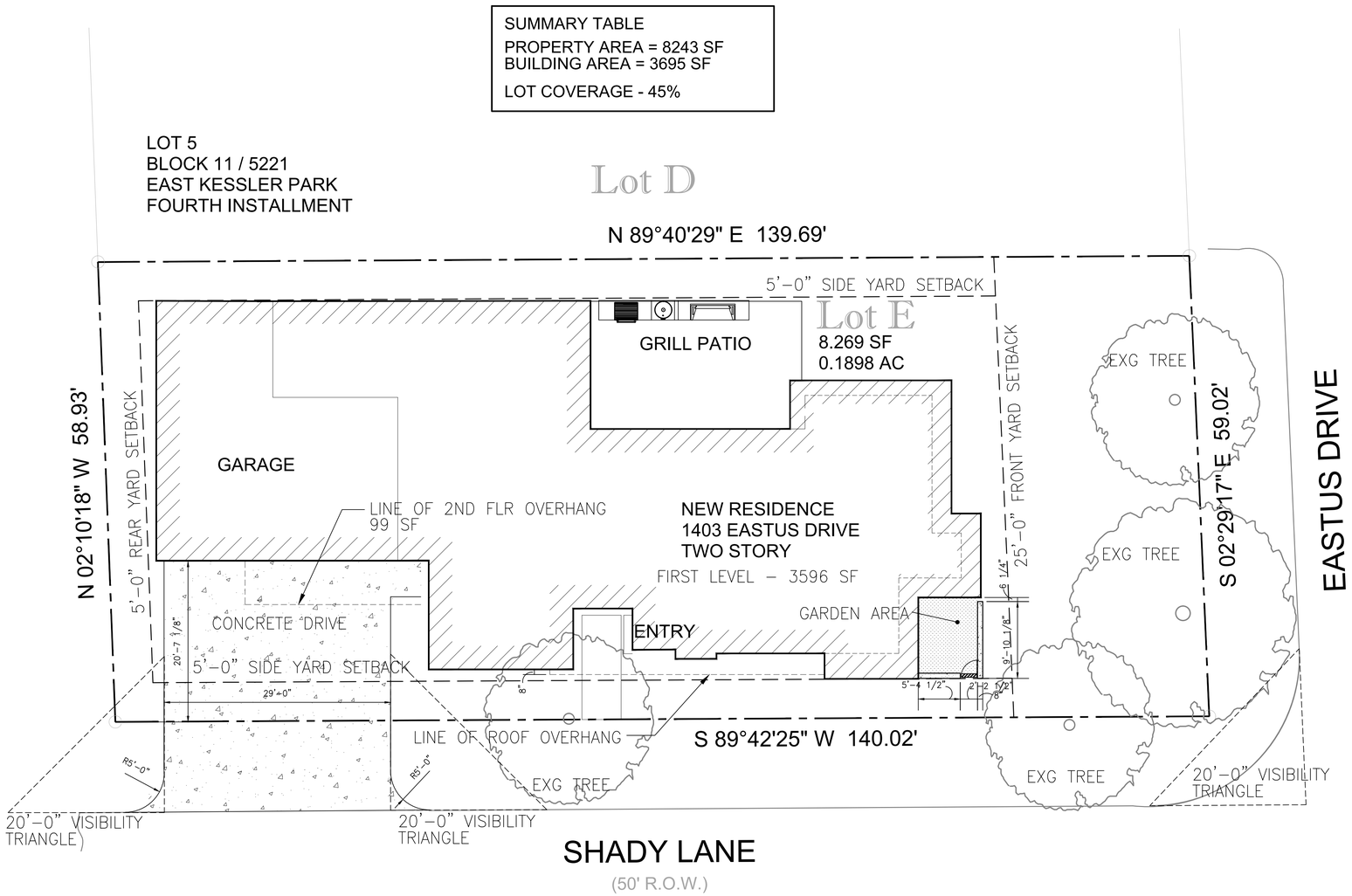
Inspection Type	Scheduled Date	Inspector	Status	Comments
Site Visit Inspection	11/09/2026		Scheduled	Scheduled via Script

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

SUMMARY TABLE
PROPERTY AREA = 8243 SF
BUILDING AREA = 3695 SF
LOT COVERAGE - 45%

LOT 5
BLOCK 11 / 5221
EAST KESSLER PARK
FOURTH INSTALLMENT



SITE PLAN
1" = 10'-0"
0 5' 10' 20'

PLAN NORTH
TRUE NORTH

RGD+B

KENNETH ALLEN HOLLIFIELD
REGISTERED ARCHITECT
STATE OF TEXAS
16207

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECTS OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK DO NOT SCALE DRAWINGS

JARMAR & BRIDGETTE KESSLER
NEW RESIDENCE

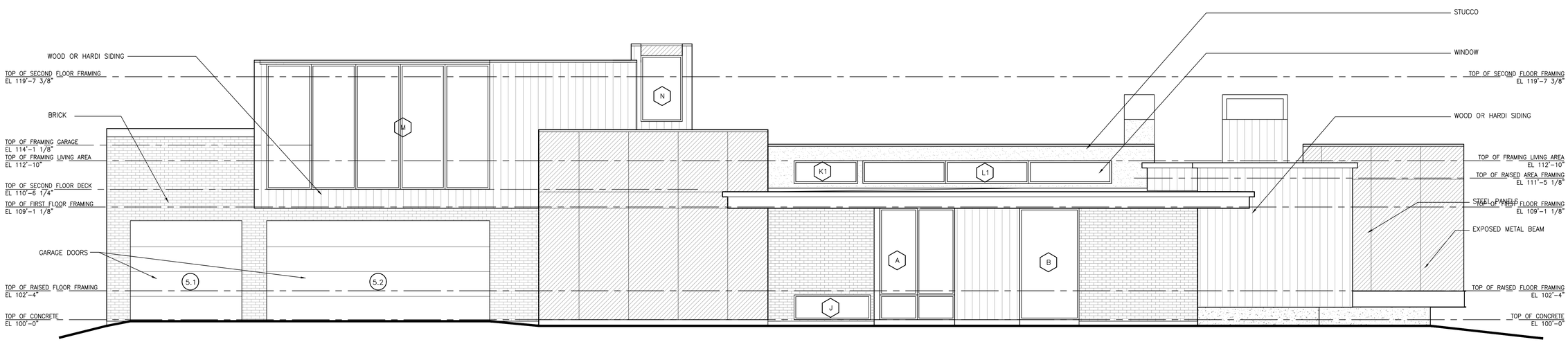
1403 EASTUS DRIVE
DALLAS, TX 75208

NO. DATE REVISIONS

©

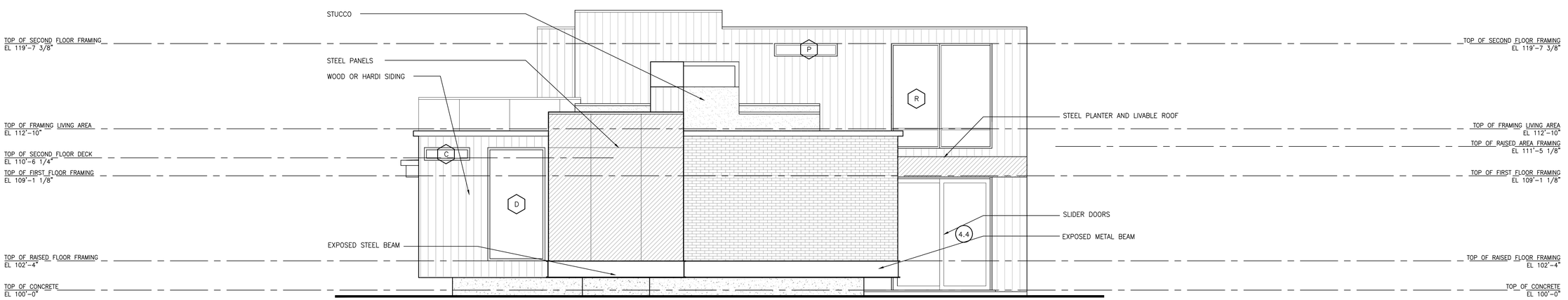
SHEET NUMBER
A-101
SITE PLAN
DATE OF ORIGINAL ISSUE

DATE OF THIS PRINTING
23 APRIL 2026



FRONT ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"

RG|D+B

REGISTERED ARCHITECT
KENNETH ALLEN HOLLIFIELD
16207
STATE OF TEXAS

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECTS OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK DO NOT SCALE DRAWINGS

JARMAR & BRIDGETTE KINER
NEW RESIDENCE
1403 EASTUS DRIVE
DALLAS, TX 75208

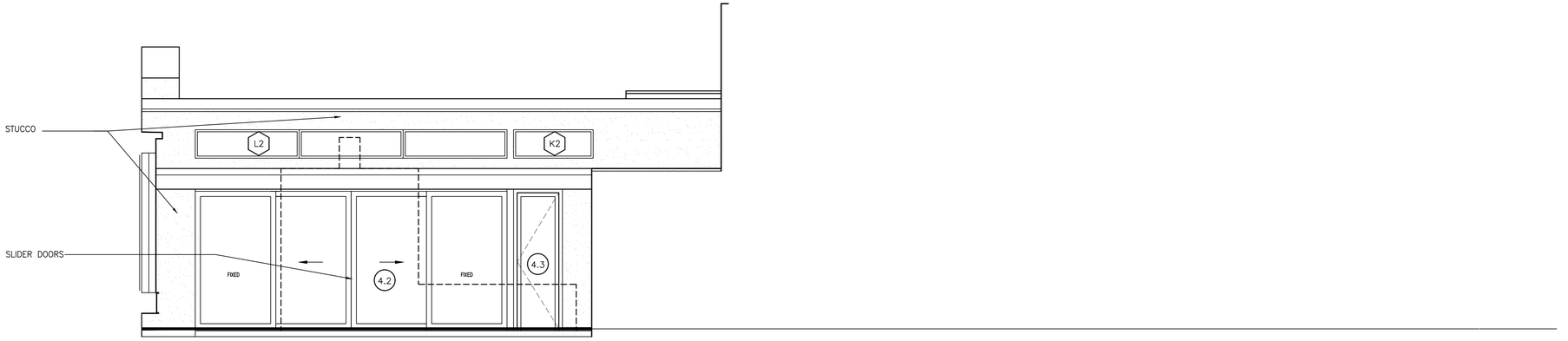
NO. DATE REVISIONS

©

SHEET NUMBER
A-201

EXT ELEV
DATE OF ORIGINAL ISSUE

DATE OF THIS PRINTING
23 APRIL 2026



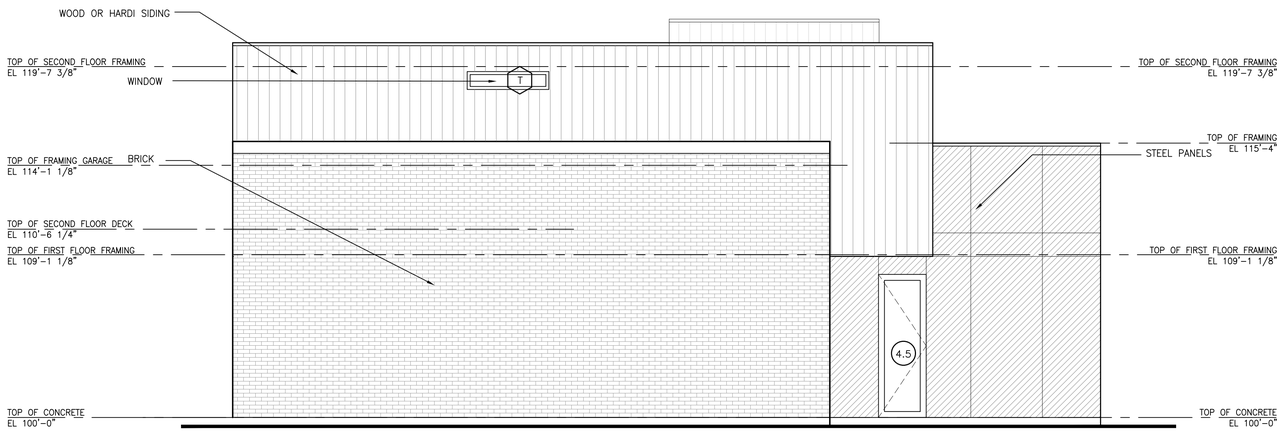
REAR ELEVATION - @ PATIO DOORS

1/4" = 1'-0"



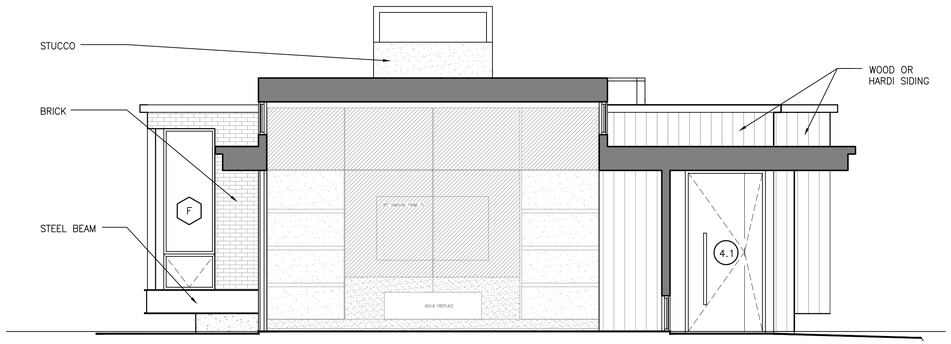
REAR ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"



LEFT ELEVATION / SECTION

1/4" = 1'-0"

RG|D+B

REGISTERED ARCHITECT
KENNETH ALLEN HOLLIFIELD
16207
STATE OF TEXAS

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECTS OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK DO NOT SCALE DRAWINGS

JARMAR & BRIDGETTE KINER
NEW RESIDENCE

1403 EASTUS DRIVE
DALLAS, TX 75208

NO. DATE REVISIONS

©

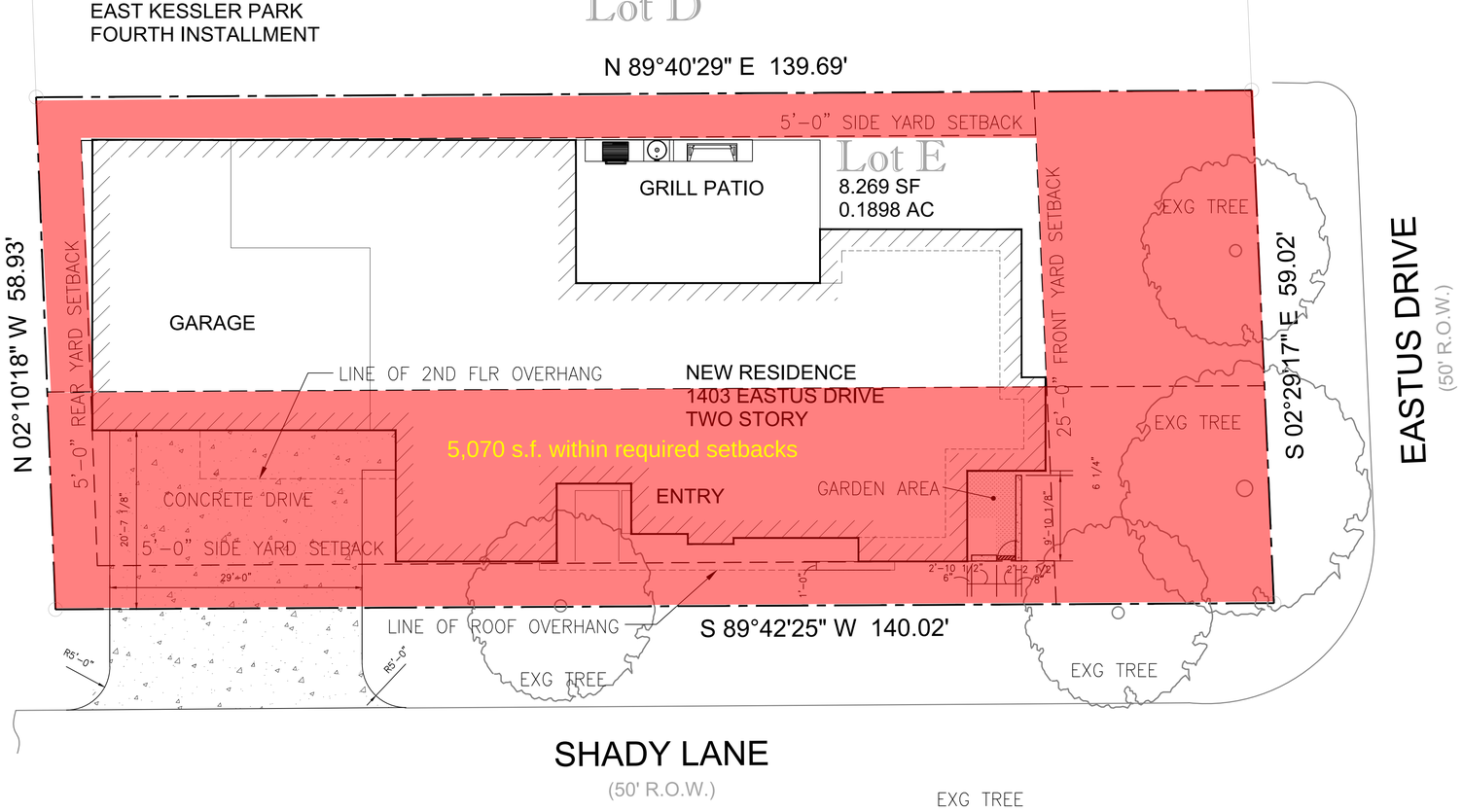
SHEET NUMBER
A-202

EXT ELEV
DATE OF ORIGINAL ISSUE

DATE OF THIS PRINTING
23 APRIL 2026

EXHIBIT A

LOT 5
BLOCK 11 / 5221
EAST KESSLER PARK
FOURTH INSTALLMENT



SITE PLAN

1" = 10'-0" 0 5' 10' 20'

PLAN NORTH TRUE NORTH

RGD+B

REGISTERED ARCHITECT
KENNETH ALLEN HOLLIFIELD
16207
STATE OF TEXAS

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECTS OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK DO NOT SCALE DRAWINGS

OWNER
JARMAR & BRIDGETTE KING
NEW RESIDENCE
1403 EASTUS DRIVE
DALLAS, TX 75208

NO. DATE REVISIONS

©

SHEET NUMBER
A-101
SITE PLAN
DATE OF ORIGINAL ISSUE

DATE OF THIS PRINTING
23 APRIL 2026

La Sierra Planning Group
Comprehensive Land Use Consulting

August 4, 2026

Ms. Kameka Miller-Hoskins, PhD.
Board Administrator
City of Dallas, Board of Adjustment
1500 Marilla, 5CN
Dallas, TX 75201

Dear Ms. Miller-Hoskins, PhD,

The property owner of 1403 Eastus seeks to construct a new single-family home. The property is located on a corner lot and zoned R-7.5(A).

The continuation of the block face provision of the zoning ordinance creates a second required front yard setback along Shady Lane. In addition to the required front yard setback of twenty-five (25) feet along Eastus and required side/rear yard setbacks of five (5) feet, the developable area for this property is greatly diminished. The total lot area is 8,260 square feet. However, 5,070 square feet of the property is encumbered by required setbacks. This represents sixty-one (61) percent of the lot within a required setback. Exhibit A demonstrates the remaining buildable area and the impact of these required setbacks on the property.

The property owner seeks to construct a single-family home that is commensurate to neighborhood. At least three homes have been constructed within the 1400 block of Eastus Drive that are two stories. The new single-family home can comply with the required front yard setback of Eastus Drive. The property owner seeks relief from the second required front yard setback along Shady Lane.

The properties shape and width hinder the owner's ability to construct a new single-family home that is commensurate to the neighborhood. The property hardship is created by the zoning ordinance and the development of 743 Shady Lane that creates a second front yard setback.

We respectfully request a variance to the required front yard setback of twenty feet to accommodate the construction of a new single-family home. The property's shape and width create a hardship to satisfy two required front yard setbacks.

Please contact my office if you have any questions about these exhibits or need any further information.

Sincerely,

Santos T. Martinez
Authorized representative

Agenda Information Sheet

File #: 26-3577A Item #: 5.

AGENDA DATE: November 17, 2026

PANEL: A

COUNCIL DISTRICT(S): 14

DEPARTMENT: Department of Planning and Development

BUILDING OFFICIAL'S REPORT

Application of Santos Martinez for (1) a variance to the minimum front-yard setback regulations 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 front-yard setback of 15-feet except cantilevered roof eaves and balconies may project up to five feet into the required front yard. The applicant proposes to construct and/or maintain a nonresidential structure along N. Henderson Avenue and provide an 8-foot 6-inch front yard, which will require a (1) 1-foot 6-inch variance to the minimum front-yard setback regulations.

Location: 2107 N HENDERSON AVENUE

Applicant: Santos Martinez

Senior Planner: Bryant Thompson

Request(s): (1) A variance to the front yard setback regulations.

Staff Recommendation: (1) Denial.

BOA-26-000075

FILE NUMBER: BOA-26-000075(BT)

BUILDING OFFICIAL'S REPORT: Application of Santos Martinez for **(1)** a variance to the front yard setback regulations 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 front-yard setback of 15-feet except cantilevered roof eaves and balconies may project up to five feet into the required front yard. The applicant proposes to construct and/or maintain a nonresidential structure along N. Henderson and provide an 8-foot 6-inch front yard setback, which will require **(1)** a 1-foot 6-inch variance to the minimum front-yard setback regulations.

LOCATION: 2107 N Henderson Avenue

APPLICANT: Santos Martinez

PROPERTY OWNER: A.J. Levin

REQUEST:

(1) A variance to the front yard setback regulations.

STANDARDS OF REVIEW FOR A VARIANCE:

Section 51A-3.102(d)(10) of the Dallas Development Code specifies that the board has the power to grant variances from the **front-yard**, side-yard, rear-yard, lot-width, lot-depth, lot-coverage, floor area for structures accessory to single-family uses, height for structures accessory to single-family uses, minimum sidewalks, off-street parking or off-street loading, or landscape regulations provided that the variance is:

(A) not contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.

(B) necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and

(C) not granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

SECTION 51A-3.102(d)(10)(B):

Dallas Development Code § 51A-3.102(d)(10)(B), allows for the board to use their discretion and consider the following as grounds to determine whether the portion of the variance standard of compliance with the ordinance as applied to a structure would result in unnecessary hardship:

(i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.

(ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.

(iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.

(iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or

(v) the municipality considers the structure to be a nonconforming structure.

STAFF RECOMMENDATION:

Variance to the front yard setback regulations:

Denial

Rationale: Based upon evidence presented and provided by the applicant, staff concluded that the site is:

A. Not contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.

B. Necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such a restrictive area but shape, or slope. The subject site is relatively flat, and rectangular in shape. Therefore, it can be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and

C. Not granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

BACKGROUND INFORMATION:

Zoning:

Site:	PD-462 (Subdistrict 5)
North:	PD-462 (Subdistrict 4A) & R-7.5(A)
East:	PD-462 (Subdistrict 4A) & R-7.5(A)
South:	PD-462 (Subdistrict 5) & MF-2(A)
West:	MF-2(A)

Land Use:

The subject site and surrounding properties are developed with various uses allowed within PD-462 and MF-2(A).

BDA History:

No BDA history was found within the last five years.

GENERAL FACTS/STAFF ANALYSIS:

- The application of Santos Martinez for the property located at 2107 Henderson Avenue focuses on one request relating to the front-yard setback regulations.
- The applicant is proposing to construct and maintain a non-residential structure and provide a 8-foot 6-inch front-yard setback along N Henderson Avenue, which will require a 1-foot 6-inch variance to the front-yard setback regulations.
- The subject site and surrounding properties are all developed with single-family homes, multi-family and various uses within PD-462.
- Surrounding properties are transitioning to a more modern and market integration area of mixed uses.
- Per staff site visit, some properties provided cantilevered roof eaves but could not confirm depth due to ongoing construction site.
- It is imperative to note that the subject site is a corner lot, having a 15-foot front-yard setback along N Henderson Avenue and a 15-foot front-yard setback along Fuqua Street.
- Per staff's review of the subject site, it has been confirmed that the nonresidential structure is proposed upon on a vacant lot.
- The subject site lot information:
    - Lot size: no minimum lot size
    - Lot size: 22,089.27 square feet
    - Cantilevered roof eaves projection into the required front yard: without variance: 5-feet 0-inches
    - Cantilevered roof eaves projection into the required front yard: with variance 1-feet 6-inches
- The applicant has the burden of proof in establishing the following:
    1) That granting the variance to the front-yard setback regulations will not be contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
    2) The variance is necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and

3) The variance would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

- **SECTION 51A-3.102(d)(10)(B):**

  Dallas Development Code § 51A-3.102(d)(10)(B), allows for the board to use their discretion and consider the following as grounds to determine whether the portion of the variance standard of compliance with the ordinance as applied to a structure would result in unnecessary hardship:

  (i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.

  (ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.

  (iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.

  (iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or

  (v) the municipality considers the structure to be a nonconforming structure.

- Granting the variance to the front-yard setback regulations with a condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.
- 200' Radius Video: BOA-26-000075 at 2107 N Henderson Ave

Timeline:

September 28, 2026: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

October 6, 2026: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**.

October 6, 2026: The Board of Adjustment Chief Planner assigned this case to Senior Planner.

October 16, 2026: The Planning and Development Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the **1:00 pm, October 23, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **1:00 pm, November 6, 2026**, deadline to submit additional evidence to be incorporated into the board's docket materials.

- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

October 27, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **November** public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

October 29, 2026: Applicant provided updated information related to the request.

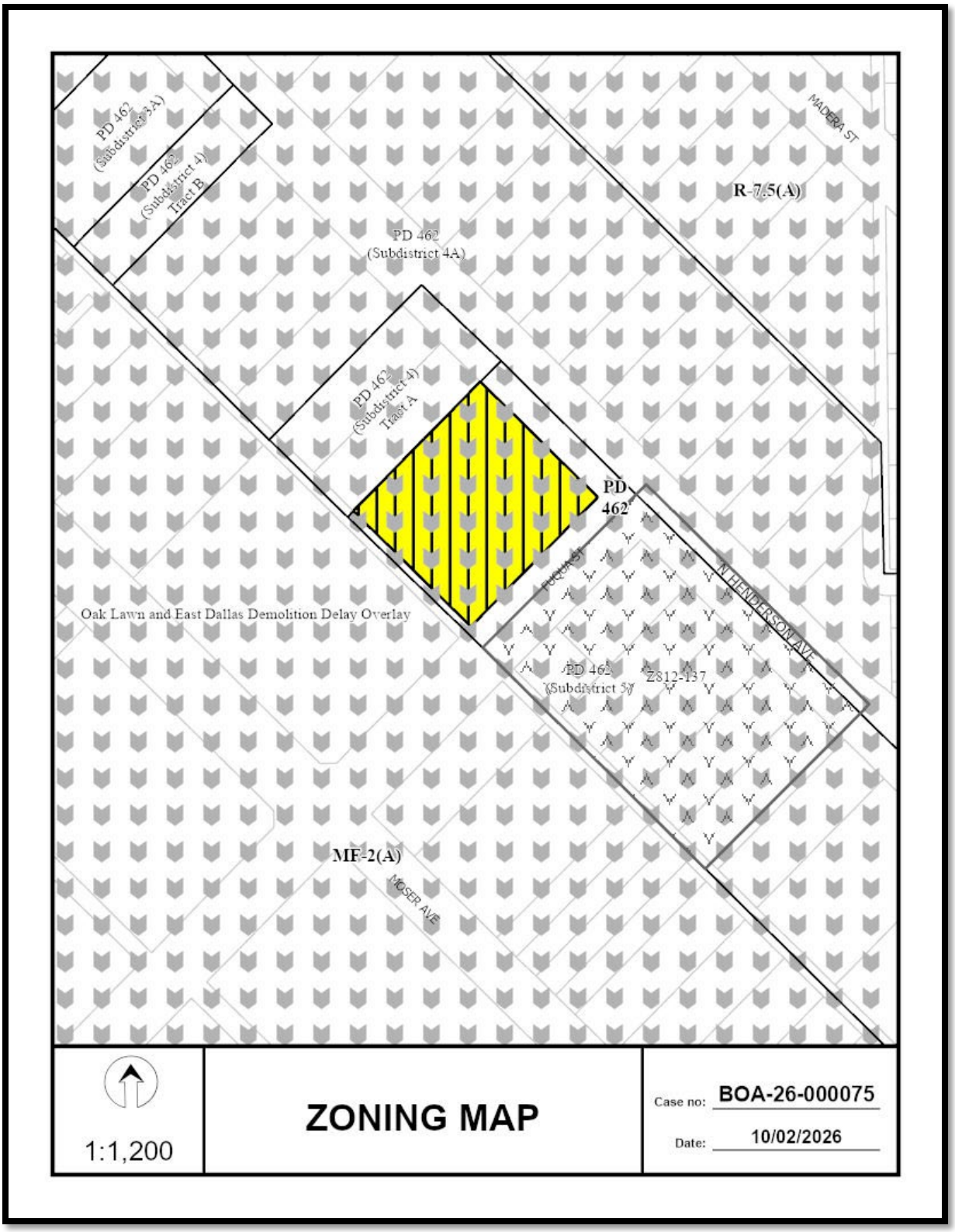


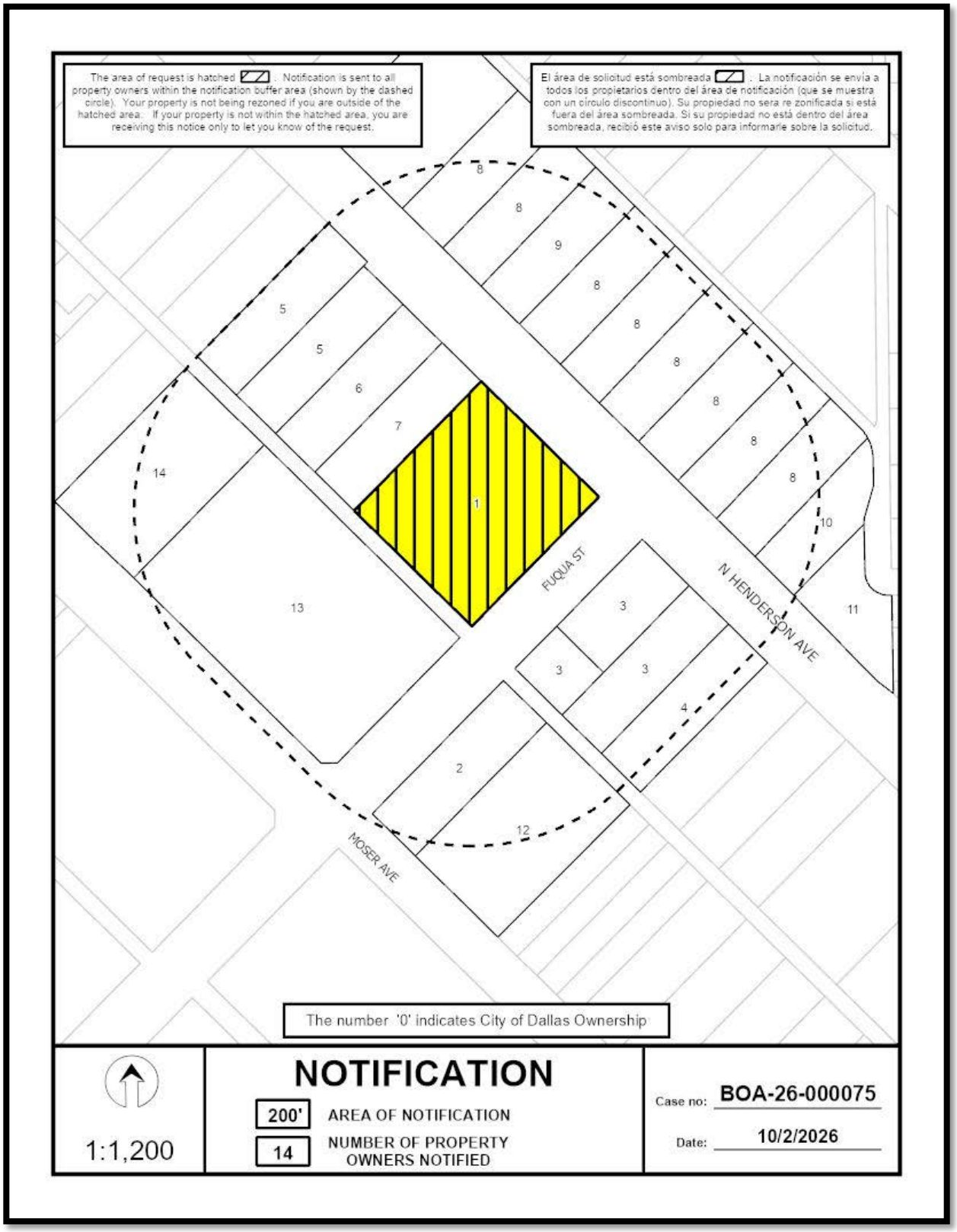
1:1,200

AERIAL MAP

Case no: BOA-26-000075

Date: 10/02/2026


PD 462
(Subdistrict 3A)
PD 462
(Subdistrict 4)
Tract B
PD 462
(Subdistrict 4A)
MADERA ST
R-7.5(A)
PD 462
(Subdistrict 4)
Tract A
PD
462
FOCUS ST
N HENDERSON AVE
Oak Lawn and East Dallas Demolition Delay Overlay
PD 462
(Subdistrict 3)
Z812-137
MF-2(A)
MOSER AVE
1:1,200
ZONING MAP
Case no: BOA-26-000075
Date: 10/02/2026


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
FUQUA ST
N HENDERSON AVE
MOSER AVE
The number '0' indicates City of Dallas Ownership
1:1,200
NOTIFICATION
200'
AREA OF NOTIFICATION
14
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: BOA-26-000075
Date: 10/2/2026

Notification List of Property Owners

BOA-26-000075

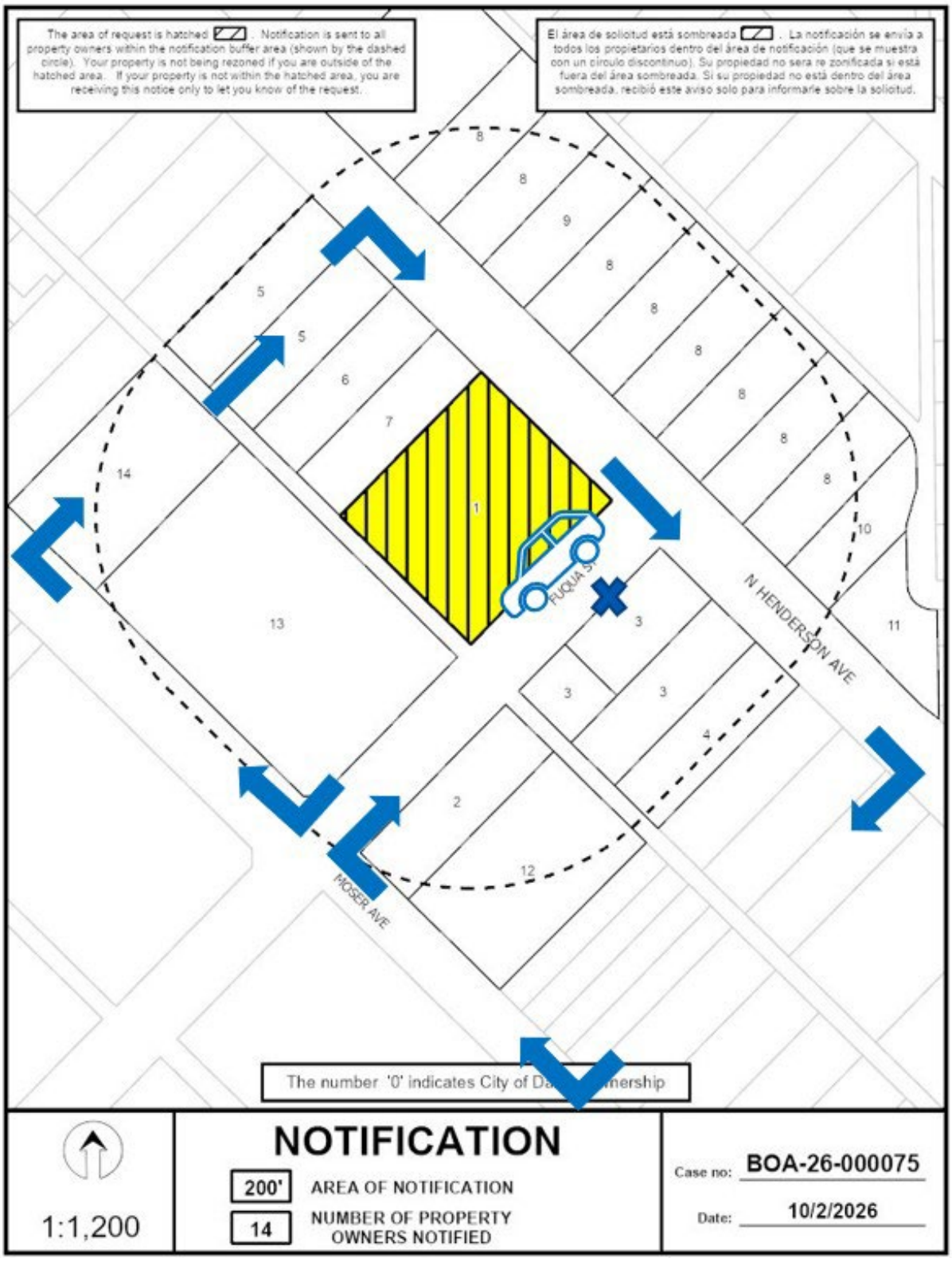
14 Property Owners Notified

Label #	*Address*		*Owner*
1	2107	N HENDERSON AVE	HENDERSON AVE DEV 2 OWNER LLC
2	5206	FUQUA ST	Taxpayer at
3	2023	N HENDERSON AVE	HENDERSON AVE DEV 2 OWNER LLC
4	2015	N HENDERSON AVE	Taxpayer at
5	2121	N HENDERSON AVE	HENDERSON AVE DEV 2 OWNER
6	2117	N HENDERSON AVE	2117 HENDERSON AVE OWNER LLC
7	2115	N HENDERSON AVE	2107 & 2115 HENDERSON AVE
8	2202	N HENDERSON AVE	HENDERSON AVE DEV 2
9	2114	N HENDERSON AVE	HENDERSON AVE DEV 2 OWNER LLC
10	2026	N HENDERSON AVE	HENDERSON AVE DEV 2 OWNER LLC
11	2008	N HENDERSON AVE	HENDERSON AVE DEV 2
12	2018	MOSER AVE	Taxpayer at
13	2110	MOSER AVE	21002103 MOSER AVENUE LP
14	2202	MOSER AVE	AHC COLLECTION I LP

Route Directions:

Start on Fuqua St.
Right on Moser Ave.
Right on Capitol Ave.
Right on N Henderson Ave.
Right on Monarch St.
Right on Moser Ave.
Right on Fuqua St.
***Subject Site at 0:00 and 2:06.**

200’ Radius Route Map



NOTICE OF PUBLIC HEARING

BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL A)

NOTICE IS HEREBY GIVEN that the **BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL A)** will hold a hearing as follows.

DATE: **TUESDAY, NOVEMBER 17, 2026**

BRIEFING: **10:00 a.m.** via **Videoconference and in 6ES COUNCIL BRIEFING** at Dallas City Hall, 1500 Marilla Street https://bit.ly/boa111726

HEARING: **1:00 p.m. Videoconference and in 6ES COUNCIL BRIEFING** at Dallas City Hall, 1500 Marilla Street https://bit.ly/boa111726

The purpose of the hearing is to consider the following appeal(s) now pending before the Board of Adjustment:

BOA-26-000075(BT) Application of Santos Martinez for **(1)** a variance to the minimum front-yard setback regulations 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 front-yard setback of 15-feet except cantilevered roof eaves and balconies may project up to five feet into the required front yard. The applicant proposes to construct and/or maintain a nonresidential structure along N. Henderson Avenue and provide an 8-foot 6-inch front yard, which will require a **(1)** 1-foot 6-inch variance to the minimum front-yard setback regulations.

You have received this notice because you own property within 200 feet of the above property. You may be interested in attending the Board of Adjustment hearing to express your support for or opposition to the application. You may also contact the Board of Adjustment by email to BDAreply@dallas.gov. Letters will be accepted until 9:00 am the day of the hearing. If you are unable to attend the hearing. If you choose to respond, it is important that you let the Board know your reasons for being in favor of or in opposition to the application. The Board members are very interested in your opinion.

Note: Any materials (such as plans, elevations, etc.) included within this notice may be subject to change.

The Board of Adjustment hearing will be held by videoconference and at **6ES Council Briefing.** Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure **by joining the meeting virtually**, must register online at https://bit.ly/BDA-A-Register **by the 5 p.m. on Monday, November 16, 2026. All virtual speakers will be required to show their video in order to address the board. In Person speakers can register at the hearing.** Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; and bit.ly/cityofdallastv or YouTube.com/CityofDallasCityHall.

Speakers at the meeting are allowed a maximum of five (5) minutes to address the Board.

Additional information regarding the application may be obtained by calling Bryant Thompson, Senior Planner (214) 948-4502, or Mary Williams, Board Secretary at (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

PLEASE SEND REPLIES TO:
BDAreply@dallas.gov
Letters will be received until 9:00 am the day of the hearing.
PLEASE REGISTER AT:
https://bit.ly/BDA-A-Register

Board of Adjustment
Planning and Development Department
1500 Marilla Street 5CN, Dallas TX 75201

BOA-26-000075 - BOARD OF ADJUSTMENT

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

View notice

Menu Reports Help

File Date: 08/31/2026

Application Status: Plan Review

Assigned To: Bryant Thompson

Description of Work: BOARD OF ADJUSTMENT CITY OF DALLAS, TEXAS FILE NUMBER: BOA-26-000075 BUILDING OFFICIAL'S REPORT: Application of Santos Martinez for (1) a variance to the minimum front-yard setback regulations 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 front-yard setback of 15-feet except cantilevered roof eaves and balconies may project up to five feet into the required front yard. The applicant proposes to construct and/or maintain a nonresidential structure along N. Henderson Avenue and provide an 8-foot 6-inch front yard, which will require a (1) 1-foot 6-inch variance to the minimum front-yard setback regulations. LOCATION: 2107 N HENDERSON AVENUE APPLICANT: Santos Martinez REQUEST: (1) A variance to the minimum front yard setback regulations.

Application Detail: Detail

Application Name: BOARD OF ADJUSTMENT

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 certf...	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: Henderson AVE DEV 2 Owner, LLC

Owner Address: 411 Theodore Fremd Ave, Suite 300, Rye NY 10580

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 #

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 Subdistrict 5	8.6' variance to the required front yard setback	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
The applicant proposes to construct and/or maintain a nonresidential structure along N. Henderson Avenue and provide an 8-foot 6-inch front yard, which will require a (1) 1-foot 6-inch variance to the minimum front-yard setback regulations.	1) a variance to the minimum front-yard setback regulations	which requires a minimum front-yard setback of 15-feet except cantilevered roof eaves and balconies may project up to five feet into the required front yard.	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		Intake Complete	09/28/2026	Accela Administ...
GIS AOR Review	Elham Elbadawi	Review Complete	10/02/2026	Elham Elbadawi
Case Assignment	Bryant Thompson	Case Manager...	10/26/2026	Kameka Miller-H...
Site Inspection		Site Inspect...	10/26/2026	Kameka Miller-H...
Plans Distribution		Accepted - P...	11/02/2026	Kameka Miller-H...
Subdivision Review		Not Required	11/02/2026	Kameka Miller-H...
Q Team Review		Not Required	11/02/2026	Kameka Miller-H...
Arborist Review		Not Required	11/02/2026	Kameka Miller-H...
Building Code Review		Not Required	11/02/2026	Kameka Miller-H...
Zoning Review		Not Required	11/02/2026	Kameka Miller-H...
Electrical Review		Not Required	11/02/2026	Kameka Miller-H...
Eng Water and Wastewat...		Not Required	11/02/2026	Kameka Miller-H...
Historic Preservation ...		Not Required	11/02/2026	Kameka Miller-H...
Eng Paving and Drainag...		Not Required	11/02/2026	Kameka Miller-H...
Eng Flood Plain Review		Not Required	11/02/2026	Kameka Miller-H...
Board of Adjustment Re...		Approved	11/02/2026	Kameka Miller-H...
Conservation Review		Not Required	11/02/2026	Kameka Miller-H...
Traffic Review		Not Required	11/02/2026	Kameka Miller-H...
GIS Review		Not Required	11/02/2026	Kameka Miller-H...
Residential Team Review		Not Required	11/02/2026	Kameka Miller-H...
Signs Review		Not Required	11/02/2026	Kameka Miller-H...
Plans Coordination		Review Complete	11/02/2026	Kameka Miller-H...
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

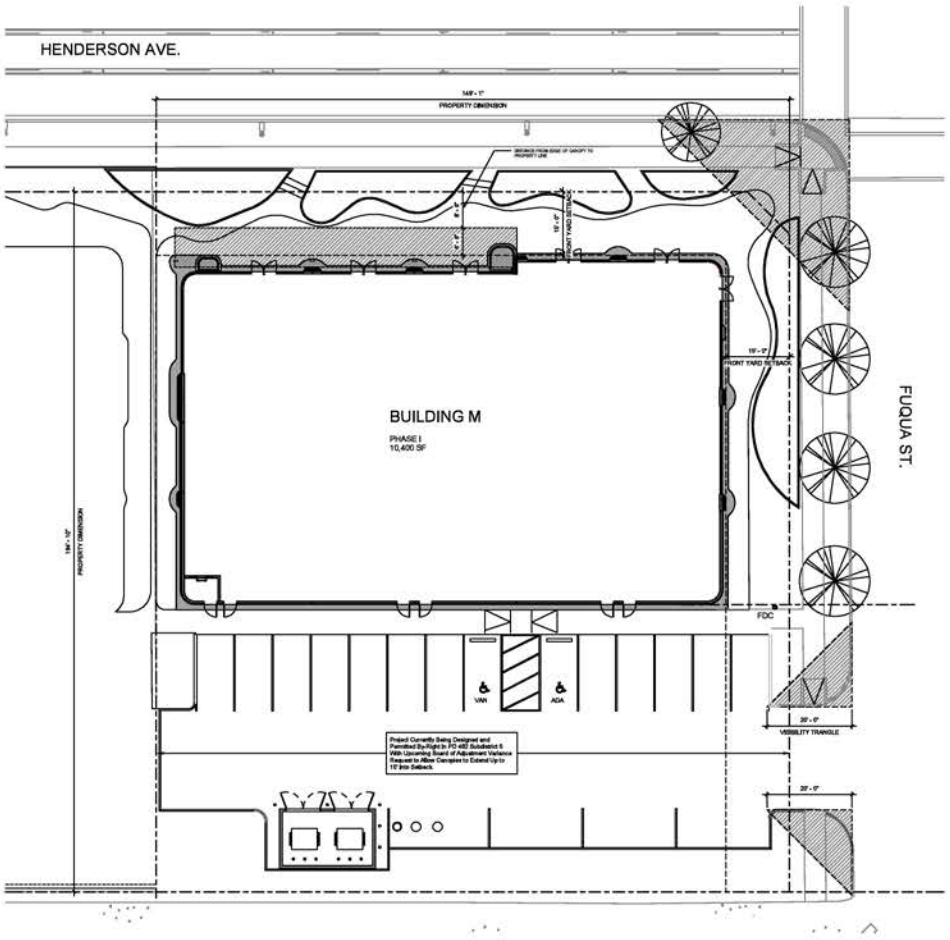
Initiated by Product: ACA

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments
Site Visit Inspection	11/09/2026		Scheduled	Scheduled via Script

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments



1 SITE PLAN - PHASE 1 3/32" = 1'-0"

CITY STAMP

SHEET NOTES

LOT PERCENTAGE:

LOT SIZE: 25,575'
BUILDING SQ: 10,400'

PERCENT COVERAGE: 40%

KEY NOTES

ARCHITECT
DROESE RANEY

CONSULTANT
ARCHITECT

OWNER

CIVIL ENGINEER

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

MEP ENGINEER

LIGHTING DESIGNER

TDLR CONSULTANT

PERMITTING CONSULTANT

PROJECT 12345.00

HENDERSON AVE

ANYWHERE, USA

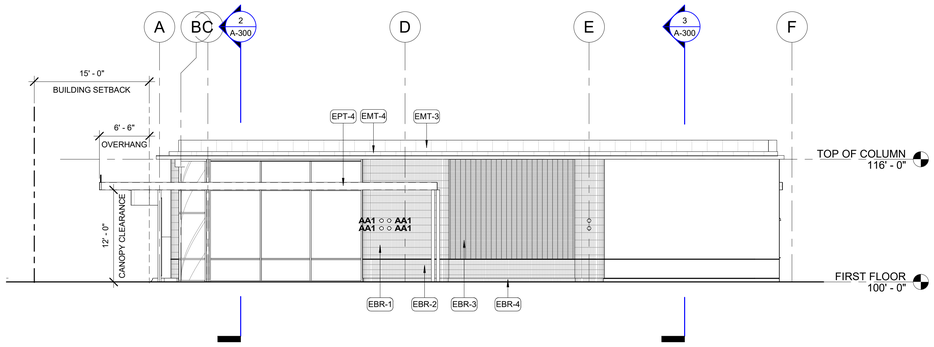
DATE 2017

NOT FOR CONSTRUCTION

ISSUES / REVISIONS
DATE ISSUE

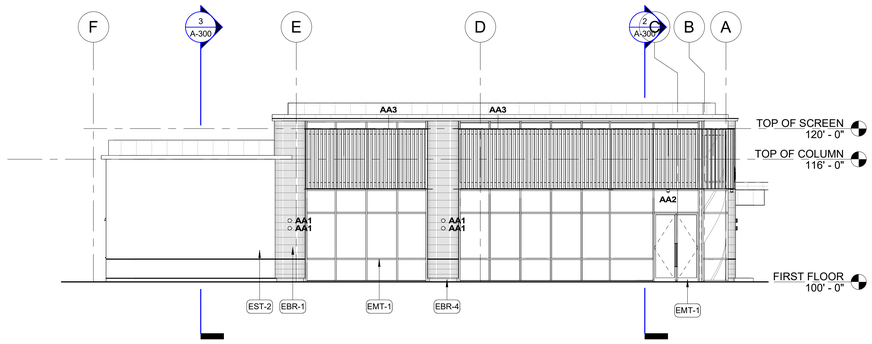
SHEET TITLE
SITE PLAN

SHEET NO.
G010



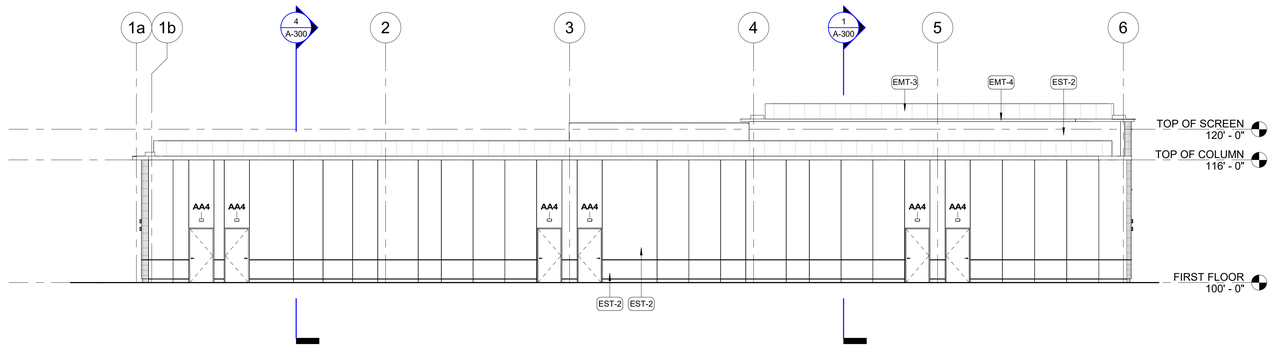
3 WEST ELEVATION

1/8" = 1'-0"



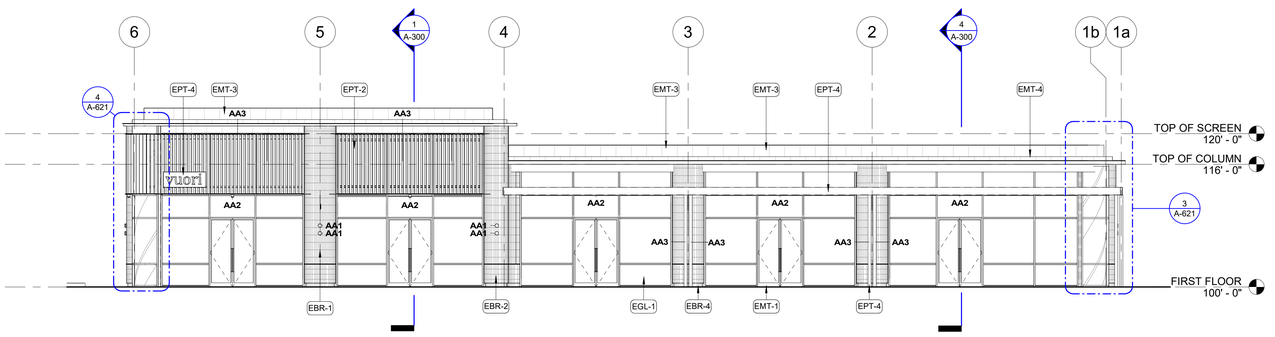
4 EAST ELEVATION

1/8" = 1'-0"



2 SOUTH ELEVATION

1/8" = 1'-0"



1 NORTH ELEVATION

1/8" = 1'-0"

SHEET NOTES

KEY NOTES

ARCHITECT

DROESE RANEY

CONSULTANT

ARCHITECT

OWNER

CIVIL ENGINEER

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

MEP ENGINEER

LIGHTING DESIGNER

TDLR CONSULTANT

PERMITTING CONSULTANT

PROJECT 12345.00

HENDERSON AVE

ANYWHERE, USA

DATE 2017

NOT FOR CONSTRUCTION

ISSUES / REVISIONS

DATE	ISSUE

SHEET TITLE

BUILDING ELEVATIONS

SHEET NO.

A-200

7/9/2026 4:30:12 PM

Central File Path:
Local File Path: C:\Users\Mike\Documents\REES\3-Hendersonfinal_R20_mikeVWWM7.rvt

La Sierra Planning Group
Comprehensive Land Use Consulting

October 28, 2026

Ms. Kameka Miller-Hoskins, PhD.
Board Administrator
City of Dallas, Board of Adjustment
1500 Marilla, 5CN
Dallas, TX 75201

Dear Ms. Miller-Hoskins, PhD,

We seek to include additional information regarding our case (BOA-26-000075).

In discussions with our design team, it has been clarified that our request is for an encroachment into the required front yard setback for a cantilevered roof. Section 51-4.400 provides a five-foot allowance of a cantilevered roof into a required front yard. As such, we seek to revise our request to reflect a 1' 6" encroachment rather than the previously stated 6' 6".

I would also like to provide additional information for consideration of this request.

This property is the only parcel zoned PD 462 SD 5 on this entire block face. Exhibit E shows the zoning classifications for the properties between Capital Avenue and Fuqua Street. Exhibit F identifies the allowances of architectural features into the required front yard setback (in addition to cantilevered roofs) of SD 4A. It also identifies the front yard setback is only 10 feet as opposed to 15 feet for our area of request. All other properties, except one, have only one required front yard. The corner property at 2323 N. Henderson (PD 462 SD 3) does have two required front yards. However, 2323 N. Henderson is almost 38,000 square feet larger than 2107 N. Henderson.

Exhibit G displays the previous structure and use on the property at 2107 N. Henderson. The last operator maintained alcoholic beverage service on the third and fourth level patios. The redevelopment of the property will remove the drive approach along N. Henderson. The required parking for this site will be located behind the new building. This reduces any conflicts with pedestrians along N. Henderson.

PD 462 was adopted in 1999. One of the stated goals of its adoption is to create a more desirable pedestrian environment. As our previous exhibits demonstrate, this request is in conjunction with the development of properties that were formally vacant along N. Henderson between McMillan Avenue and Glencoe Street. Creating new synergy along N. Henderson with diverse retail options, restaurants, and office spaces activates pedestrian usage along this corridor. PD 462 encourages the placement of shade elements, decorative pavement, and pedestrian seating as design standards along N. Henderson. This new development provides new sidewalks, landscaping, and pedestrian lighting for public use.

La Sierra Planning Group
Comprehensive Land Use Consulting

I would like to reiterate that our property still maintains two required front yards and a mandatory landscape buffer along its southern boundary. These encumbrances reduce the buildable area of the property by 26%. Other properties along our block maintain only one required front yard or are substantially larger than our lot. As such, our property maintains more restrictive characteristics related to area than the remaining properties on this block.

As part of an intentional effort to promote pedestrian activity along N. Henderson Avenue, this request is not contrary to the public's interest.

Please contact my office if you have any questions about these new exhibits or need any further information.

Sincerely,



Santos T. Martinez
Authorized representative

EXHIBIT A

Site Plan

1/32" = 1'-0"

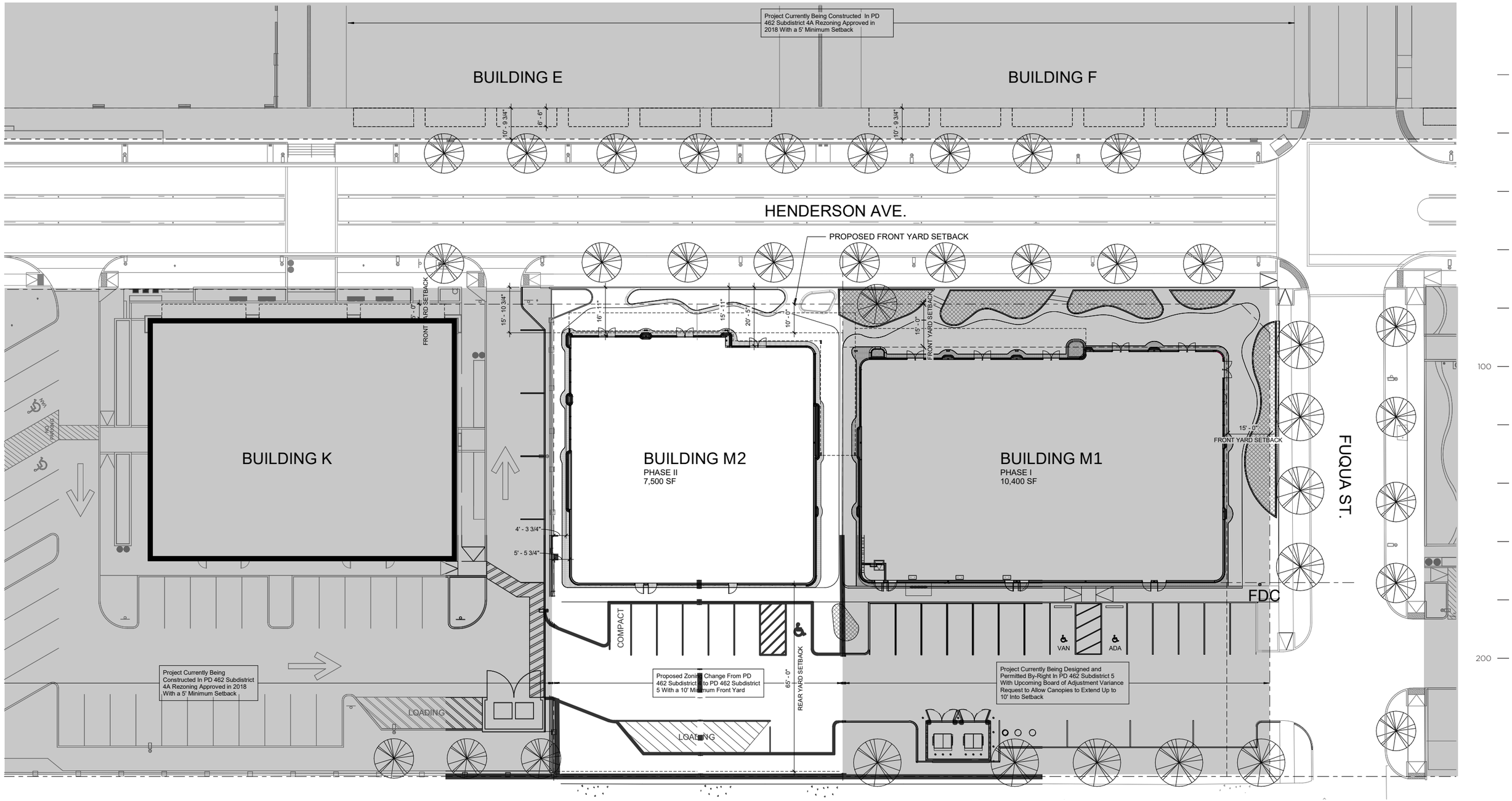


EXHIBIT B



EXHIBIT C






PD
462
SD 3
SD 3A
SD 4A
SD 5
R-7.5(A)
N Henderson Ave
Moser Ave
Madera St
Cullen Dr
Glencoe St

EXHIBIT E

SEC. 51P-462.109.1. SUBDISTRICT 4A.

(d) Yard, lot and space regulations.

(Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this subsection and Division 51A-4.400, this subsection controls.)

(2) Front yard.

(A) Except as provided in this paragraph, minimum front yard is 10 feet.

(B) Along Henderson Avenue, maximum front yard is 30 feet for at least 75 percent of any front building facade.

(C) The following may project to the property line: awnings and canopies (minimum clearance of 12 feet above the sidewalk), retaining walls, stoops, stairs, and underground parking structures.

(D) In Tract II, buildings may encroach up to five feet into the front yard only in the area shown on the Subdistrict 4A development plan.

EXHIBIT G



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 26-3578A **Item #:** 6.

AGENDA DATE: November 17, 2026

PANEL: A

COUNCIL DISTRICT(S): 14

DEPARTMENT: Department of Planning and Development

BUILDING OFFICIAL'S REPORT

Application of Alberto Basave for **(1)** a variance to the maximum lot coverage regulations at **6211 LLANO AVENUE**. This property is more fully described as Block 2/2158, Lot 15, and is zoned R-7.5 (A), which limits the lot coverage to 45 percent for residential structures. The applicant proposes to construct and/or maintain a single-family residential structure with 47.43 percent lot coverage (3,700 square feet), which will require **(1)** a 2.43 percent (190 square feet) variance to the maximum lot coverage regulations.

Location: **6211 LLANO AVENUE**
Applicant: Alberto Basave
Senior Planner: Bryant Thompson
Request(s): **(1)** A variance to the maximum allowed lot coverage.
Staff Recommendation: **(1)** Denial.
BOA-26-000078

FILE NUMBER: BOA-26-000078(BT)

BUILDING OFFICIAL'S REPORT: Application of Alberto Basave for **(1)** a variance to the maximum lot coverage regulations at **6211 LLANO AVENUE**. This property is more fully described as Block 2/2158, Lot 15, and is zoned R-7.5(A), which limits the lot coverage to 45 percent for residential structures. The applicant proposes to construct and/or maintain a single-family residential structure with 47.43 percent lot coverage (3,700 square feet), which will require **(1)** a 2.43 percent (190 square feet) variance to the maximum lot coverage regulations.

LOCATION: 6211 Llano Avenue

APPLICANT: Ryan Huston

PROPERTY OWNER: Alberto Basave

REQUEST:

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

STANDARDS OF REVIEW FOR A VARIANCE:

Section 51A-3.102(d)(10) of the Dallas Development Code specifies that the board has the power to grant variances from the front-yard, side-yard, rear-yard, lot-width, lot-depth, **lot-coverage**, floor area for structures accessory to single-family uses, height for structures accessory to single-family uses, minimum sidewalks, off-street parking or off-street loading, or landscape regulations provided that the variance is:

(A) not contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.

(B) necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and

(C) not granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

SECTION 51A-3.102(d)(10)(B):

Dallas Development Code § 51A-3.102(d)(10)(B), allows for the board to use their discretion and consider the following as grounds to determine whether the portion of the variance standard of compliance with the ordinance as applied to a structure would result in unnecessary hardship:

(i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.

(ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.

(iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.

(iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or

(v) the municipality considers the structure to be a nonconforming structure.

STAFF RECOMMENDATION:

Variance to the maximum allowed lot coverage:

Denial

Rationale: Based upon evidence presented and provided by the applicant, staff concluded that the site is:

A. Not contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.

B. Necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such a restrictive area but shape, or slope. The subject site is rectangular in shape provides a slope, near the front building line and has an approximately lot size of 7,800 square feet compared to traditional R-7.5(A) lot size of 7,500 square feet. Therefore, it can be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and

C. Not granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

BACKGROUND INFORMATION:

Zoning:

Site:	R-7.5(A)
North:	R-7.5(A)
East:	R-7.5(A)
South:	R-7.5(A)
West:	R-7.5(A)

Land Use:

The subject site and surrounding properties are developed with single-family uses.

BDA History:

No BDA history was found within the last five years.

GENERAL FACTS/STAFF ANALYSIS:

- The application of Alberto Basave for the property located at 6211 Llano Avenue focuses on one request relating to the maximum allowed lot coverage.
- The applicant is proposing to construct and maintain a single-family residential structure with 47.43 percent lot coverage, which will require a 2.43 percent variance to the maximum allowed lot coverage.
- The subject site and surrounding properties are all developed with single-family homes.
- Ongoing retaining wall is allowed by right, per site visit, staff confirm 48 inches or less.
- It is imperative to note that the subject site main structure has been constructed, and the accessory structure is proposed.
- Existing main structure (3,380 square feet) permitted at 43.3 percent lot coverage.
- The subject site lot information:
    - Lot size: R-7.5(A) minimum lot size of 7,500 square feet
    - Lot size: 7,800 square feet
    - Lot coverage: 45 percent max allowed R-7.5(A) (3,375 square feet)
    - Lot coverage: 45 percent max allowed subject site (3,510 square feet)
    - Lot coverage: 47.43 percent proposed (3,700 square feet)
    - Accessory structure: 25 percent max allowed (1108.5 square feet)
    - Accessory structure: 7 percent proposed (320 square feet)
- The applicant has the burden of proof in establishing the following:
    1) That granting the variance to the maximum allowed lot coverage will not be contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
    2) The variance is necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
    3) The variance would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

- **SECTION 51A-3.102(d)(10)(B):**

  Dallas Development Code § 51A-3.102(d)(10)(B), allows for the board to use their discretion and consider the following as grounds to determine whether the portion of the variance standard of compliance with the ordinance as applied to a structure would result in unnecessary hardship:

  (i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.

  (ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.

  (iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.

  (iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or

  (v) the municipality considers the structure to be a nonconforming structure.

- Granting the variance to the maximum allowed lot coverage with a condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.
- 200' Radius Video: BOA-26-000078 at 6211 Llano Ave

Timeline:

September 29, 2026: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

October 6, 2026: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**.

October 6, 2026: The Board of Adjustment Chief Planner assigned this case to Senior Planner.

October 16, 2026: The Planning and Development Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the **1:00 pm, October 23, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **1:00 pm, November 6, 2026**, deadline to submit additional evidence to be incorporated into the board's docket materials.

- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

October 27, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **November** public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

City of Dallas

Planning & Development Department

320 E Jefferson Blvd, Dallas TX 75203
(214) 948-4480

BOARD OF ADJUSTMENT REFERRAL FORM

Referred by: LORENZO VILLA Date: 8-11-2026

Department: SINGLE FAMILY RESIDENTIAL

Phone/Email: 214-948-4203 lorenzo.villa@dallas.gov

Manager signature: Loree Lewis

Consulted with:

■ Applicant

□ Representative

□ Owner

Name: RYAN HUSTON

Phone/Email: (214) 543-4959 Estatebuildersdfw@gmail.com

Property Information

Address: 5211 LLANO AVE

Lot: 15

City Block: 2/2158

Zoning Classification: R-7.5(A)

Issues that require Board action

List the City of Dallas Development Code(s) this project is non-compliant with:

Check all that apply: ■ Variance □ Special Exception

□ Yard setback
□Lot Width
□Lot Depth
■Lot coverage
□Floor area for accessory structures for single-family uses
□Height
□Minimum width of sidewalk
□Off-street parking
□Off-street loading
□Landscape regulations
□ fence height and/or standards
□ Visibility triangle obstructions
□ Parking demand
□ Additional dwelling unit (not for rent) □Accessory dwelling unit (for rent)
□Carport
□Non-conforming use or structure
□Administrative Official Appeal
□Other:

Description: The added accessory structure brings coverage to 47%.

Alternative resolutions discussed/offered:
Reduce the unit.

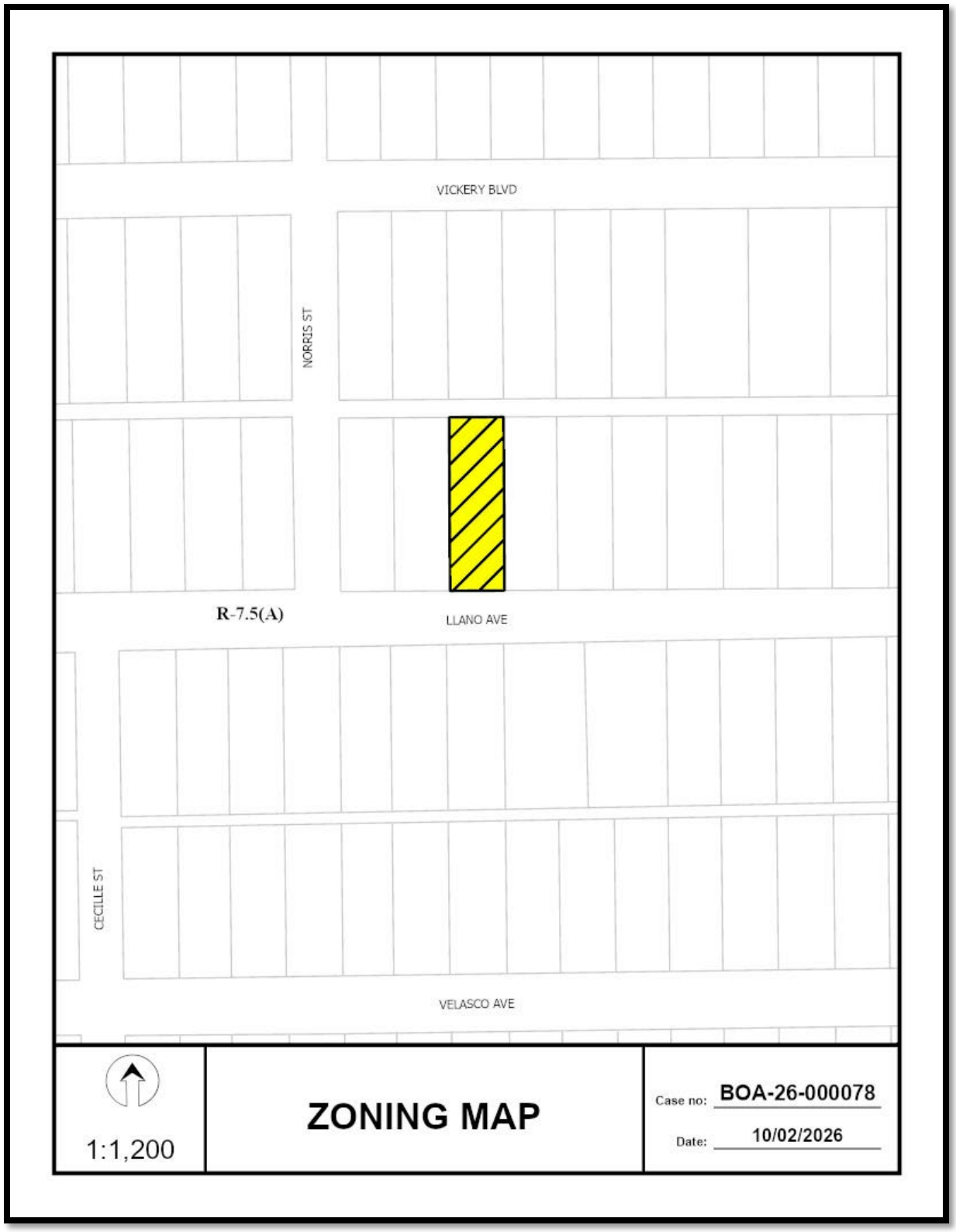


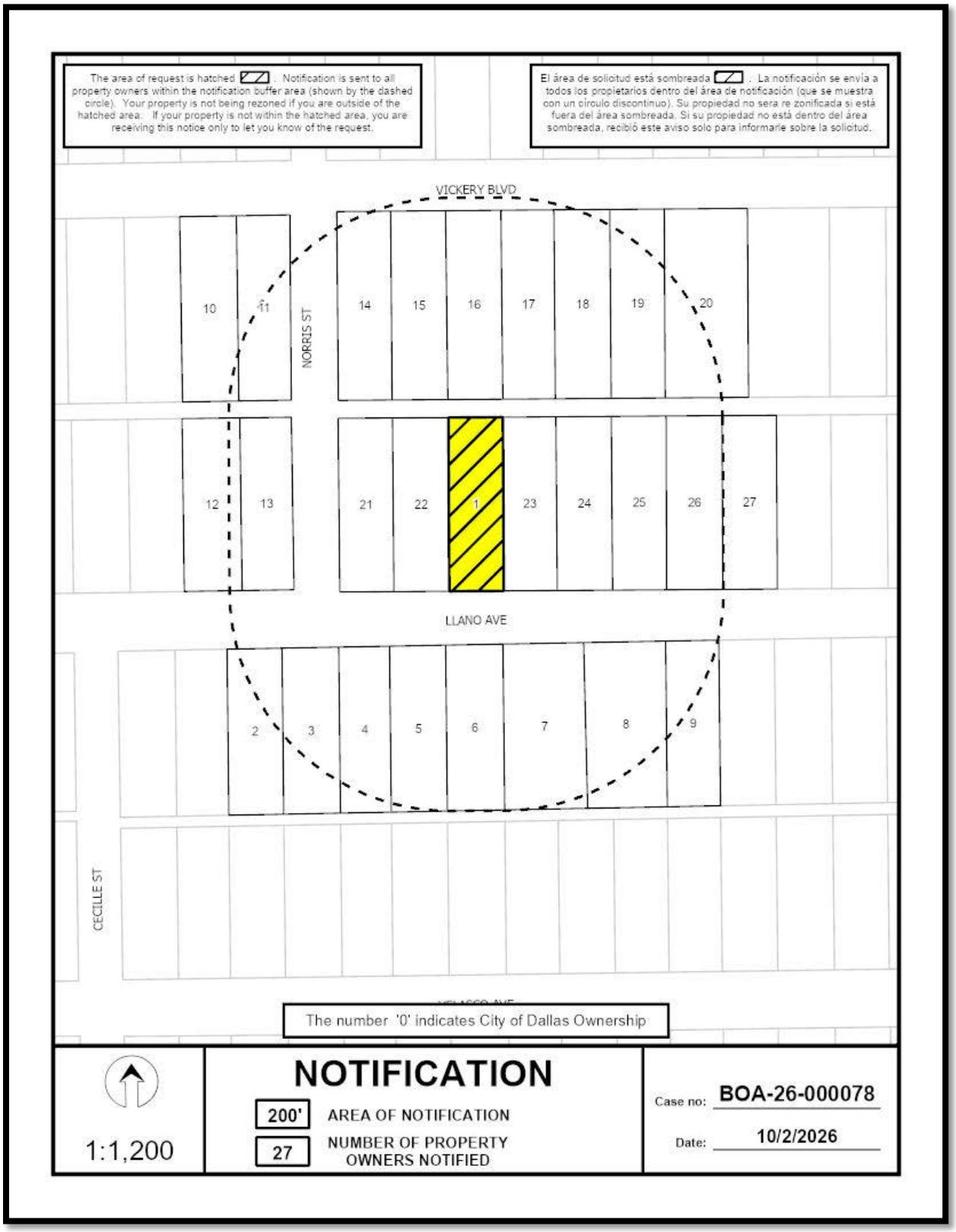
1:1,200

AERIAL MAP

Case no: BOA-26-000078

Date: 10/02/2026


VICKERY BLVD
NORRIS ST
R-7.5(A)
LLANO AVE
CECILLE ST
VELASCO AVE
1:1,200
ZONING MAP
Case no: BOA-26-000078
Date: 10/02/2026


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
VICKERY BLVD
NORRIS ST
LLANO AVE
CECILLE ST
10
11
12
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14
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18
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22
1
23
24
25
26
27
2
3
4
5
6
7
8
9
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
27
NUMBER OF PROPERTY OWNERS NOTIFIED
1:1,200
Case no: BOA-26-000078
Date: 10/2/2026

Notification List of Property Owners

BOA-26-000078

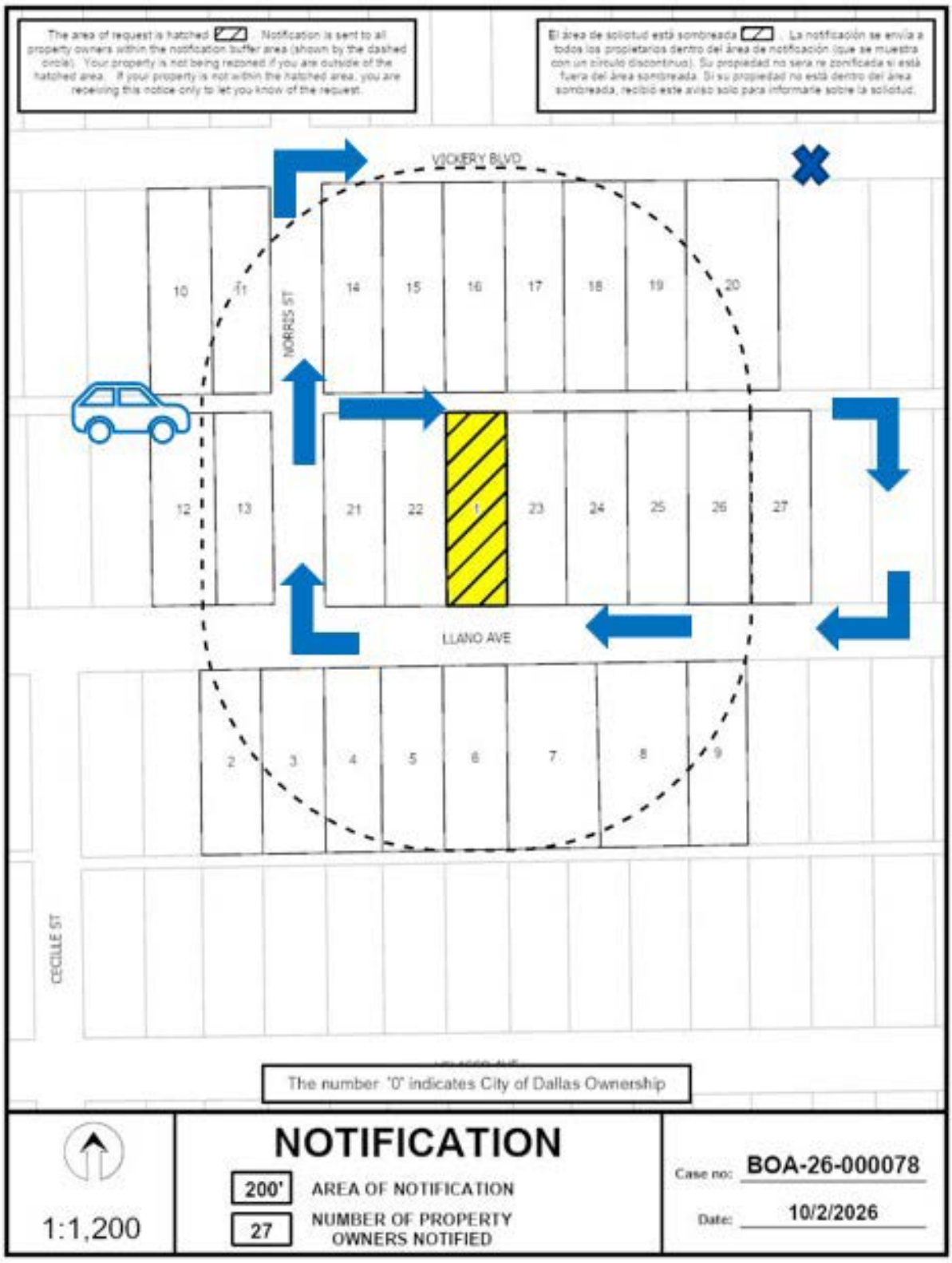
27 Property Owners Notified

Label #	*Address*		*Owner*
1	6211	LLANO AVE	GUZMAN ALBERTO ENRIQUE B &
2	6210	LLANO AVE	FINCH SUZANNE & KENNETH FINCH
3	6214	LLANO AVE	Taxpayer at
4	6218	LLANO AVE	ARNOLD MICHAEL & LAURIE D
5	6222	LLANO AVE	CHECK SAMUEL W &
6	6226	LLANO AVE	COLE OLIVIA GRACE
7	6230	LLANO AVE	Taxpayer at
8	6238	LLANO AVE	KELLY ROBERT W
9	6242	LLANO AVE	HOFFMAN NATHAN A & BAYLEE
10	6174	VICKERY BLVD	ROSEN JARED E &
11	6176	VICKERY BLVD	KAVANAGH KYLE
12	6175	LLANO AVE	OHNEMILLER MICHAEL &
13	6177	LLANO AVE	GILLEY LUCINDA ANN
14	6202	VICKERY BLVD	PUTMAN JOHN MICHAEL JR &
15	6206	VICKERY BLVD	MCCALLUM CHARLES ERIC & JOANNA
16	6210	VICKERY BLVD	STOCKARD CONSTRUCTION INC
17	6214	VICKERY BLVD	ENGELLAND JAMES & TARA
18	6216	VICKERY BLVD	MACKE JONATHAN JOSEPH &
19	6224	VICKERY BLVD	Taxpayer at
20	6228	VICKERY BLVD	GONGORA CHRISTINA C &
21	6201	LLANO AVE	WOMBLE JAMES M II
22	6205	LLANO AVE	KILPATRICK SUZANNE
23	6215	LLANO AVE	VITIELLO STEPHANIE LYNN
24	6217	LLANO AVE	Taxpayer at
25	6223	LLANO AVE	MACK KRISTINA ANN
26	6227	LLANO AVE	THOMPSON BRETT W & COURTNEY N
27	6231	LLANO AVE	Taxpayer at

Route Directions:

Start on in alleyway behind Llano Ave.
Right on Alderson St.
Right on Llano Ave.
Right on Norris St.
Right on Vickery Blvd.
***Subject Site at 0:35 and 2:02.**

200’ Radius Route Map



NOTICE OF CORRECTION OF BOARD OD ADJUSTMENT HEARING

A newspaper notice was published erroneously for the Board of Adjustment of the City of Dallas, Texas to hold a public hearing at 1:00 p.m., **Tuesday, November 17, 2026.**

BOA-26-000078(BT) - Application of Alberto Basave for **(1)** a variance to the maximum lot coverage regulations at **6211 LLANO AVENUE**. This property is more fully described as Block 2/2158, Lot 15, and is zoned R-7.5(A), which limits the lot coverage to 45 percent for residential structures. The applicant proposes to construct and/or maintain a single-family residential structure with 47.43 percent lot coverage (3,700 square feet), which will require **(1)** a 2.43 percent (190 square feet) variance to the maximum lot coverage regulations.

If you have any questions regarding this matter, please call the Planning and Development Department at (214) 670-4127.

BOA-26-000078 - BOARD OF ADJUSTMENT

Menu Reports Help

File Date: 09/09/2026

Application Status: In Review

Assigned To: Bryant Thompson

Description of Work: BOARD OF ADJUSTMENT TUESDAY, NOVEMBER 17, 2026 CITY OF DALLAS, TEXAS FILE NUMBER: BOA-26-000078(BT) BUILDING OFFICIAL'S REPORT: Application of Alberto Basave for (1) a variance to the maximum lot coverage regulations at 6211 LLANO AVENUE. This property is more fully described as Block 2/2158, Lot 15, and is zoned R-7.5(A), which limits the lot coverage to 45 percent for residential structures. The applicant proposes to construct and/or maintain a single-family residential structure with 47.43 percent lot coverage (3,700 square feet), which will require (1) a 2.43 percent (190 square feet) variance to the maximum lot coverage regulations. LOCATION: 6211 Llano Avenue APPLICANT: Ryan Huston PROPERTY OWNER: Alberto Basave REQUEST: (1) A variance to the maximum allowed lot coverage.

Application Detail: Detail

Application Name: BOARD OF ADJUSTMENT

Application Type: Board of Adjustments

Documents:

File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
2026__BOA APP-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__BOA APP-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
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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: Alberto Enrique Basave Guzman and Patricia Maria Basave

Owner Address: 6211 Llano, DALLAS

Parcel No: 00000203083000000

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
RYAN HUSTON	ESTATE BUILDERS	Authorized Agent	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 #

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
The applicant proposes to construct and/or maintain a single-family residential structure with 47.43 percent lot coverage (3,700 square feet), which will require (1) a 2.43 percent variance (190 square feet) to the maximum lot coverage regulations.	which will require (1) a 2.43 percent variance (190 square feet) to the maximum lot coverage regulations.	limits the lot coverage to 45 percent for residential structures	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 lot coverage regulations.	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	Bryant Thompson	Case Manager...	10/26/2026	Kameka Miller-H...
Site Inspection		Site Inspect...	10/26/2026	Kameka Miller-H...
Plans Distribution			09/29/2026	
Subdivision Review				
Q Team Review				
Arborist Review				

Task	Assigned To	Status	Status Date	Action By
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	09/09/2026	Notice	
General Facts/Staff An...	This will display in t...	Applied	09/09/2026	Notice	
Land Use	This will display in t...	Applied	09/09/2026	Notice	
Staff Recommendation	Staff Recommendation	Applied	09/09/2026	Notice	
Standard of Review	This will display in t...	Applied	09/09/2026	Notice	
Timeline	This will display in t...	Applied	09/09/2026	Notice	
Zoning	This will display in t...	Applied	09/09/2026	Notice	

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments
Site Visit Inspection	11/09/2026		Scheduled	Scheduled via Script

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

City of Dallas

Planning & Development Department
320 E Jefferson Blvd, Dallas TX 75203
(214) 948-4480

BOARD OF ADJUSTMENT REFERRAL FORM

Referred by: LORENZO VILLA Date: 8-11-2026

Department: SINGLE FAMILY RESIDENTIAL

Phone/Email: 214-948-4203 lorenzo.villa@dallas.gov

Manager signature: Loree Lewis

Consulted with:

■ Applicant

□ Representative

□ Owner

Name: RYAN HUSTON

Phone/Email: (214) 543-4959 Estatebuildersdfw@gmail.com

Property Information

Address: 5211 LLANO AVE

Lot: 15

City Block: 2/2158

Zoning Classification: R-7.5(A)

Issues that require Board action

List the City of Dallas Development Code(s) this project is non-compliant with:

Check all that apply: ■ Variance □ Special Exception

□ Yard setback

□Lot Width

□Lot Depth

■Lot coverage

□Floor area for accessory structures for single-family uses

□Height

□Minimum width of sidewalk

□Off-street parking

□Off-street loading

□Landscape regulations

□ fence height and/or standards

□ Visibility triangle obstructions

□ Parking demand

□ Additional dwelling unit (not for rent) □Accessory dwelling unit (for rent)

□Carport

□Non-conforming use or structure

□Administrative Official Appeal

□Other:

Description: The added accessory structure brings coverage to 47%.

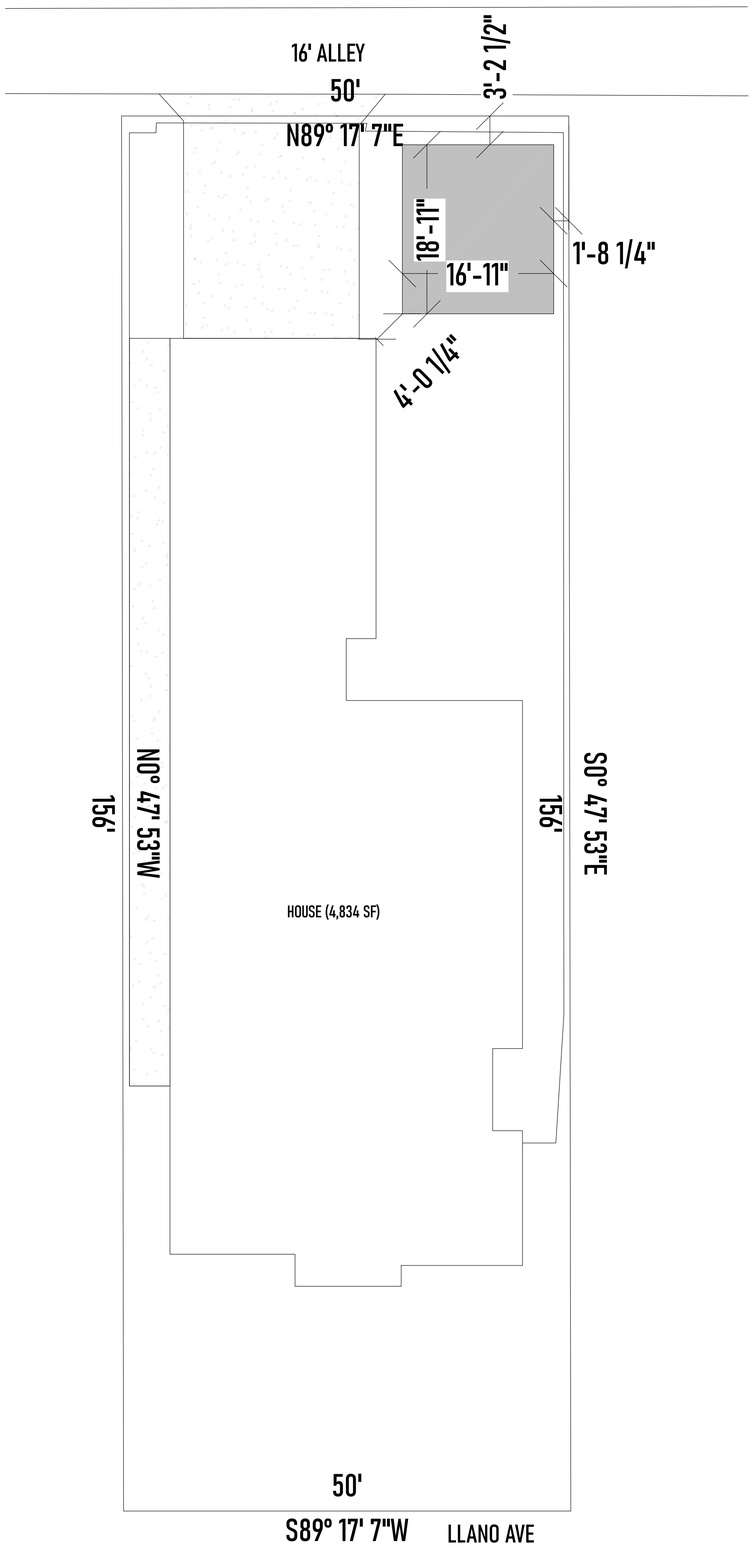
Alternative resolutions discussed/offered:
Reduce the unit.

6211 LLANO AVE

SCALE: 1/8" = 1'

0 4' 8' 16'

NOTE: PROPERTY BOUNDARY RECONSTRUCTED FROM SURVEY (VERIFY)



N

TOTAL FOOTAGES

TOTAL LIVING: 288 SF

BRICK LUG: 32 SF

TOTAL SLAB: 320 SF

SHEET INDEX

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

6211 LLANO AVE

SITE PLAN

DRAWN BY:

RAPID DESIGNS

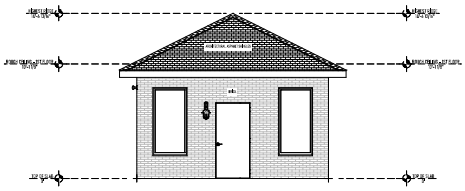
WWW.RAPIDARCHITECTURAL.COM

SHEET:

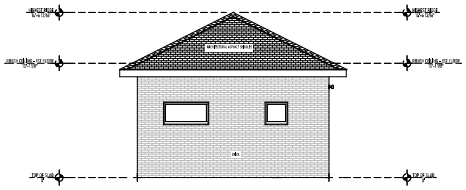
A1.00

SCALE: 1/4" = 1'

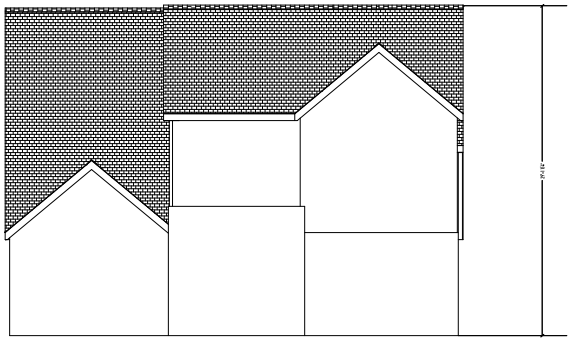
0 4' 8' 16'



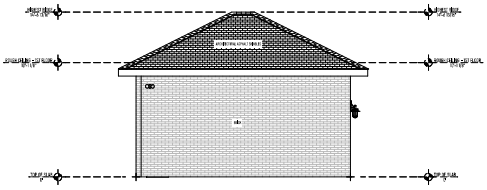
FRONT



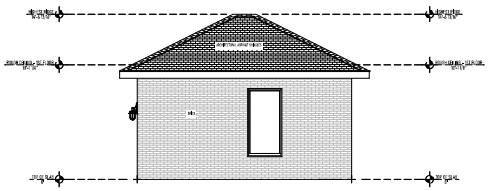
REAR



HOUSE FACADE HEIGHT



LEFT



RIGHT

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ELEVATIONS

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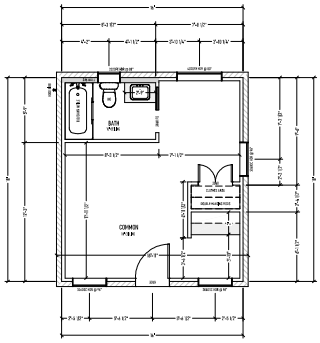
DRAWN BY:

SHEET:

A4.00

SCALE: 1/4" = 1'

0 4' 8' 16'



Roofing		
R1	SHINGLE ROOF AREA	492.16 sq ft

Windows		
W1	2020FX HDR @ 80"	1
W2	3040SC 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

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FLOORPLAN

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SHEET:

A2.00