RECEIVED

2026 OCT 13 AM 10:21

CITY SECRETARY
DALLAS, TEXAS

City of Dallas

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

Public Notice

260905

POSTED CITY SECRETARY
DALLAS, TX

Board of Adjustment

Panel A

OCTOBER 20, 2026

Briefing at 10:00 AM

Hearing at 1:00 PM

City of Dallas

Agenda

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

Board of Adjustment, Panel A

Tuesday, October 20, 2026 10:00 AM COUNCIL CHAMBERS, 6TH FLOOR

BOARD OF ADJUSTMENT, PANEL A
REGULAR MEETING
TUESDAY, OCTOBER 20, 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=m2c0a02788f521004bb81fafe672fcafd

(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, OCTOBER 20, 2026
AGENDA

BRIEFINGS: **Videoconference/6EN Council Chambers*** **10:00 a.m.**

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

PUBLIC HEARINGS: **Videoconference/6EN Council Chambers*** **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/boa102026 or by calling the following phone number: ***Webinar number:*** (Webinar 2484 273 1546) 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: 2484 273 1546* ***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, October 19, 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, 19 de Octubre 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, OCTOBER 20, 2026
ORDER OF BUSINESS

The Board of Adjustment meeting will be held by videoconference and in the Council Chambers 6th Floor EN 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=m2c0a02788f521004bb81fafe672fcafd

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

BRIEFING ITEMS

APPROVAL OF MINUTES

APPROVAL OF SEPTEMBER 15, 2026, PANEL A HEARING MINUTES Pg. 12

ACTION ITEMS:

MISCELLANEOUS ZONING ITEMS:

1- BOA-26-000066_FR1 – 1338 GALLOWAY AVENUE Pg. 36

UNCONTESTED ITEMS:

2- BOA-26-000020 – 7426 CONCORD AVENUE Pg. 45

3- BOA-26-000062 – 1433 N. WESTMORELAND ROAD Pg. 84

4- BOA-26-000066 – 1338 GALLOWAY AVENUE Pg. 102

5- BOA-26-000070 – 1128 DODD STREET Pg. 137

6- BOA-26-000073 – 765 IVYWOOD DRIVE Pg. 162

HOLDOVER ITEMS

NONE

INDIVIDUAL ITEMS:

NONE

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 SEPTEMBER 15, 2026, PANEL A HEARING MINUTES

VI. Case Docket

MISCELLANEOUS ITEM(S)

1. 26-3283A 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
Senior Planner: Bryant Thompson
Request(s): **(1)** A fee reimbursement of fees paid for a special exception to the single-family use; **(2)** A fee reimbursement of fees paid for a variance to the floor area for structures accessory to single-family use regulations.
Staff Recommendation: No staff recommendation
BOA-26-000066_FR1

Attachments: Case Report
Refund Request
Fee Refund Application
Referral

UNCONTESTED CASE(S)

2. 26-3284A 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
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, **(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
Referral
Site Plans

3. 26-3298A 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
Senior Planner: Bryant Thompson
Request(s): **(1)** A special exception to the sign regulations.
Staff Recommendation: No staff recommendation.
BOA-26-000062

Attachments: Case Report
Application
Referral
Monument Sign Plan
Site Plans
Exhibit

4. 26-3286A 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 zoning use regulations, 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
Senior Planner: Bryant Thompson
Request(s): **(1)** A special exception to the single-family regulations, **(2)** A variance to the floor area for structures accessory to single family use regulations.
Staff Recommendation: **(1)** No staff recommendation, **(2)** Approval.
BOA-26-000066

Attachments: Case Report
Application
Referral
Site Plans

5. 26-3299A 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
Senior Planner: Bryant Thompson
Request(s): **(1)** A special exception to the front yard setback regulations, **(2)** A special exception to the visibility obstruction regulations at the driveway approach and adjacent street curb.
Staff Recommendation: No staff recommendation.
BOA-26-000070

Attachments:
Case Report
Application
Referral
Site Plans
Elevations

6. 26-3288A 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
Senior Planner: Bryant Thompson
Request(s): **(1)** A special exception for the handicapped to the fence height regulations.
Staff Recommendation: No staff recommendation.
BOA-26-000073

Attachments: Case Report
Application
Referral
Site Plans

HOLDOVER CASE(S)

NONE

INDIVIDUAL CASE(S)

NONE

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

SEPTEMBER 15, 2026

DRAFT

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

PRESENT: [5]

David A. Neumann, Chairman	
Kathleen Davis	
Kacy Rodgers II	
Michael Dorn	
TC Fleming	

ABSENT: [1]

Michael Hopkovitz	

Chairman David A. Neumann called the briefing to order at **10:30 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, August 18, 2026, Meeting Minutes.

Motion was made to approve Panel A, August 18, 2026, Public Hearing Minutes.

Maker:	Michael Dorn				
Second:	Kathleen Davis				
Results:	5-0 unanimously				Motion to approve
		Ayes:	-	5	David A. Neumann, Kathleen Davis, Kacy Rodgers II, Michael Dorn & TC Fleming
		Against:	-	0	

UNCONTESTED CASES

1. 4701 MIRON DRIVE
BOA-26-000040(BT)
This Case was moved to Individual Cases

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 fence/wall ranging from 5-feet to 8-feet in height within a required front-yard along Miron Drive, with the highest point being the fence at the west side of the property at 8-feet and the lowest point being the fence/wall at the west side of the property at 5-feet, which will require **(1)** a 4-foot special exception to the fence height regulations.

LOCATION: 4701 Miron Drive

APPLICANT: Nicholas Lowe

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 fence/wall ranging from 5-feet to 8-feet in height within a required front-yard along Miron Drive, with the highest point being the fence at the west side of the property at 8-feet and the lowest point being the fence/wall at the west side of the property at 5-feet, which will require a 4-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:

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

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..

Speakers:

For: Nick Lowe, 1922 Anson Rd # 200, Dallas TX
Tommy Mann, 500 Winstead Bldg., Dallas TX75201

Against: No Speakers

Motion # 1
I move that the Board of Adjustment, in Appeal No. BOA-26-000040, on application of Nicholas Lowe, **GRANT** the request of this applicant to construct and/or maintain an 8-foot-high fence as a special exception to the height requirement for fences 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 neighboring property.

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 the submitted site plan and elevations are required

Maker:	Kacy Rodgers II				
Second:	Kathleen Davis				
Results:	1-4				Motion to grant fails
		Ayes:	-	1	Kacy Rodgers II
		Against:	-	4	David A. Neumann, Kathleen Davis, Michael Dorn & TC Fleming

Motion # 2
I move that the Board of Adjustment in Appeal No. BOA-26-000040 **hold this matter under advisement** until **November 17, 2026**.

Maker:	Chairman Neumann				

Second:	Kathleen Davis				
Results:	5-0				Motion to hold under advisement
		Ayes:	-	5	David A. Neumann, Kathleen Davis, Michael Dorn, Kacy Rodgers II & TC Fleming
		Against:	-	0	

2. 10660 STRAIT LANE
BOA-26-000054(BT)
This Case was moved to Individual Cases

BUILDING OFFICIAL'S REPORT: Application of Morgun Brown for **(1)** a special exception to the fence height regulations, and for **(2)** a special exception to the fence opacity regulations at **10660 STRAIT LANE**. This property is more fully described as Block F/5518, Lot 9, and is zoned R-1ac(A), which limits the height of a fence in the front yard to 4-feet, and requires a fence panel with a surface area that is less than 50 percent open not be located less than 5-feet from the front lot line. The applicant proposes to construct and/or maintain a fence/wall ranging from 7-feet 10-inches to 13-feet in height within a required front yard, with the highest point being the gate at 13-feet and the lowest point being the fence/wall at 7-feet 10-inches, which will require **(1)** a 9-foot special exception to the fence height regulations, and 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 **(2)** a special exception to the fence opacity regulations.

LOCATION: 10660 Strait Lane

APPLICANT: Morgun Brown

REQUEST:

(2) A request for a special exception to the fence height regulations; and
(3) A request for a special exception to the fence opacity regulations.

STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO FENCE HEIGHT AND FENCE OPACITY 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 (2):

No staff recommendation is made on this request.

BACKGROUND INFORMATION:

Zoning:

Site: R-1ac(A)
North: R-1ac(A)
East: R-1ac(A)/SUP-1622

South: R-1ac(A)
West: R-1ac(A)

Land Use:

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

BDA History:

BOA history found within the last 5 years BDA234-034.

- The Board of Adjustment Panel A, at its public hearing held on Tuesday, July 16, 2024, moved to **GRANT** the request of this applicant to construct and/or maintain a 13-foot high fence as a special exception to the height requirement for fences 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 neighboring property. It further moved that the following condition be imposed to further the purpose and intent of the Dallas Development Code:

  Compliance with height and fence location requirements illustrated in the most recent version of all submitted plans are required.

- The Board of Adjustment Panel A, at its public hearing held on Tuesday, July 16, 2024, moved to **GRANT** the request of this applicant to construct and/or maintain fence with panel having less than 50 percent open surface area located less than five-feet from the front lot line as a special exception to the surface area openness requirement for fences 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 neighboring property. It further moved that the following condition be imposed to further the purpose and intent of the Dallas Development Code:

  Compliance with height and fence location requirements illustrated in the most recent version of all submitted plans are required.

- The Board of Adjustment Panel A, at its public hearing held on Tuesday, July 16, 2024, moved to **GRANT** the request of this applicant a special exception to the fence materials standards 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 neighboring property. It further moved that the following condition be imposed to further the purpose and intent of the Dallas Development Code:

  Compliance with height and fence location requirements illustrated in the most recent version of all submitted plans are required.

GENERAL FACTS/STAFF ANALYSIS:

- The application of Morgun Brown for the property located at 10660 Strait Lane focuses on 2 requests relating to the fence height and fence opacity regulations.

- The first request is for a special exception to the fence height regulations. The applicant proposes to construct and/or maintain a fence/wall ranging from 7-feet 10-inches to 13-feet in height within a required front yard, with the highest point being the gate at 13-feet and the

lowest point being the fence/wall at 7-feet 10-inches, which will require a 9-foot special exception to the fence height regulations.

- Secondly, the applicant is proposing to construct and 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 requires a special exception to the fence opacity regulations.
- It is imperative to note; the fence has been constructed.
- The subject site along with surroundings properties to the north, south and west are all developed with single-family homes.
- Based upon staff's analysis of the surrounding properties, some properties provided a fence and gate exceeding 4-feet above grade in the required front yard and/or some provided a form of vegetation serving as a screening mechanism along Strait Lane.
- Directly to east (behind the subject property) is SUP 1622, The Creeks, a gated residential community.
- As illustrated on the submitted site plan and elevations, the applicant is proposing a combination of wrought iron gate with a chopped limestone veneer wall, located on the front property line.
- The Dallas Development Code states that in all residential districts except multifamily districts, a fence may not exceed four feet above grade when located in the required front yard.
- The applicant has the burden of proof in establishing that the special exception(s) to the fence regulations relating to height and opacity will not adversely affect the neighboring properties.
- Granting the special exceptions to the fence standards relating to height and opacity 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:

Timeline:

July 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.

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.

Speakers:

For: Tommy Mann, 500 Winstead Bldg., Dallas TX 75201

Against: No Speakers

Motion # 1
I move that the Board of Adjustment, in Appeal No. BOA-26-000054, on application of Morgun Brown, **GRANT** the request of this applicant to construct and/or maintain a 9-foot-high fence as a special exception to the height requirement for fences 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 neighboring property.

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 the submitted site plan and elevations are required.

Maker:	Kathleen Davis				
Second:	Kacy Rodgers II				
Results:	5-0 Unanimously				Motion to grant
		Ayes:	-	5	David A. Neumann, Kathleen Davis, Kacy Rodgers II, Michael Dorn & TC Fleming
		Against:	-	0	

Motion # 2
I move that the Board of Adjustment, in Appeal No. BOA-26-000054, on application of Morgun Brown, **GRANT** the request of this applicant to construct and/or maintain a fence with panel having less than 50 percent open surface area located less than five-feet from the front lot line as a special exception to the surface area openness requirement for fences in the Dallas Development Code, because our evaluation of the property and the testimony shows that this special exception will not adversely affect neighboring property.

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

> Compliance with opacity and fence location requirements illustrated in the most recent version of the submitted site plan and elevations are required.

Maker:	Kathleen Davis				
Second:	Michael Dorn				
Results:	5-0 Unanimously				Motion to grant
		Ayes:	-	5	David A. Neumann, Kathleen Davis, Kacy Rodgers II, Michael Dorn & TC Fleming
		Against:	-	0	

3. 1937 IRVING BOULEVARD
BOA-26-000057(BT)
This Case was moved to Individual Cases

BUILDING OFFICIAL'S REPORT: Application of Jennifer Hiromoto for **(1)** a special exception to the off-street parking regulations at **1937 IRVING BOULEVARD**. This property is more fully described as Block 23/7890, Lots 41, 42, 43, and 44, and is zoned PD-621 (Subdistrict 1A), which requires parking to be provided. The applicant proposes to construct and/or maintain a nonresidential structure for a restaurant without drive-in or drive-through service use, personal service, general merchandise and food store greater than 3,500 square feet, office showroom/warehouse, and commercial amusement (inside) uses, and provide 72 of the required 88 off-street parking spaces, which will require **(1)** a 16-space special exception (18.2 percent reduction) to the off-street parking regulation.

LOCATION: 1937 Irving Boulevard

APPLICANT: Jennifer Hiromoto

REQUEST:

(4) A request for a special exception to the off-street parking regulations.

STANDARD FOR A SPECIAL EXCEPTION TO THE OFF-STREET PARKING REGULATIONS:

(1) **Section 51P-621.110(b)(2)(D)** states that the board may grant a special exception of up to 50 percent of the required off-street parking upon the findings and considerations listed in **Section 51A-4.311** minus the number of parking spaces currently not provided due to delta credits, as defined in **Section 51A-4.704(b)(4)(A).** The board of adjustment may impose conditions on the special exception. **Section 51A-4.311(a)** of the Dallas Development Code specifies that the board may grant a special exception to authorize a reduction in the number of off-street parking spaces required under this article if the board finds, after a public hearing, **that the parking demand generated by the use does not warrant the number of off-street parking spaces required, and the special exception would not create a traffic hazard or increase traffic congestion on adjacent or nearby streets**.

(2) In determining whether to grant a special exception under Paragraph (1), the board shall consider the following factors:

(A) The extent to which the parking spaces provided will be remote, shared, or packed parking.
(B) The parking demand and trip generation characteristics of all uses for which the special exception is requested.
(C) Whether or not the subject property or any property in the general area is part of a modified delta overlay district.
(D) The current and probable future capacities of adjacent and nearby streets based on the city's thoroughfare plan.
(E) The availability of public transit and the likelihood of its use.
(F) The feasibility of parking mitigation measures and the likelihood of their effectiveness.

(3) In granting a special exception under Paragraph (1), the board shall specify the use or uses to which the special exception applies. A special exception granted by the board for a particular use automatically and immediately terminates if and when that use is changed or discontinued.

(4) In granting a special exception under Paragraph (1), the board may:
(A) establish a termination date for the special exception or otherwise provide for the reassessment of conditions after a specified period of time;
(B) impose restrictions on access to or from the subject property; or impose any other reasonable condition that would have the effect of improving traffic safety or lessening congestion on the streets.

STAFF RECOMMENDATION:

Special Exceptions (1):

No staff recommendation is made on this request.

BACKGROUND INFORMATION:

Zoning:

Site:	PD-621 (Subdistrict 1A)
North:	PD-621 (Subdistrict 1)
East:	PD-621 (Subdistrict 1)
South:	PD-621 (Subdistrict 1)
West:	PD-621 (Subdistrict 1)

Land Use:

The subject site is developed with restaurant without drive-in or drive-through service use, personal service, general merchandise and food store greater or less than 3,500 square feet, office showroom/warehouse, and commercial amusement (inside) uses. The surrounding properties are developed with various uses such as but not limited to personal service, office showroom/warehouse, and resturant without drive-in or drive-through service.

BDA History:

No BDA history has been found within the last 5 years

GENERAL FACTS/STAFF ANALYSIS:

- The application of Jennifer Hiromoto for the property located at 1937 Irving Boulevard focuses on one request relating to the off-street parking regulations.
- The proposed request is made to construct and/or maintain a nonresidential structure and provide 72 of the required 88 off-street parking spaces, which will require a 16-space special exception (18.2 percent reduction).
- The subject site lot size is 24,655 square feet or 0.566 acres of land.
- The existing building footprint is 19,955 square feet (80.93 percent lot coverage)
- PD-621 (Subdistrict 1A) requires the following parking ratio per specified use:
    - 1 parking space per 105 square feet of floor area for restaurant without drive-in or drive-through service use, (4,999 / 105 = 47.61).
    - 1 parking space per 1,100 square feet of floor area for Office/Showroom Warehouse up to 20,000 square feet floor area (3,583 / 1100 = 3.26).
    - 1 parking space per 275 square feet of floor area for General Merchandise or food store greater than 3,500 square feet (4,990 / 275 = 18.15).
    - 1 parking space per 275 square feet of floor area for Personal Service (3,391 / 275 = 12.33).
    - 1 parking space per 200 square feet of floor area for Commercial amusement inside (2,992 / 200 = 14.96).
- Additionally, PD621 MUD Parking Chart is used to calculate required parking.
- If the Board were to grant the proposed 16-space special exception (18.2 percent reduction) to the parking regulations with a condition that the special exception automatically and immediately terminates if when the restaurant without drive-in or drive-through service use, personal service, general merchandise and food store greater or less than 3,500 square feet, office showroom/warehouse, and commercial amusement inside use are changed or discontinued, then the applicant could lease and maintain the existing structure with the uses described above and provide 72 of the required off-street parking spaces.
- 200’ Radius Video:

Timeline:

July 8, 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.

Speakers:

For: Jennifer Hiromoto, 10233 E. NW Hwy, Dallas, TX 75205
Lloyd Denman, 2928 Westminster Ave, Dallas, TX 75205

Against: Vincent Procaccini, 2026 Irving Blvd., Dallas TX 75207
Nancy Procaccini, 2014 Irving Blvd., Dallas TX 75207

Motion
I move that the Board of Adjustment, in Appeal No. BOA-26-000057, on application of Jennifer Hiromoto, **GRANT** the request of this applicant to provide **72** off-street parking spaces to the off-street parking regulations contained in the Dallas Development Code, as amended, which requires **88** off-street parking spaces, because our evaluation of the property use and the testimony shows that this special exception will not increase traffic hazards or increase traffic congestion on adjacent or nearby streets, and the parking demand generated by the use does not warrant the number of required parking spaces. This special exception is granted for a restaurant without a drive-in or drive-through service, personal service, general merchandise and food store greater or less than 3,500 square feet, office showroom/warehouse, and commercial amusement (inside) uses only.

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

- The special exception of **16** spaces shall automatically and immediately terminate if and when the restaurant without a drive-in or drive-through service, personal service, general merchandise and food store greater or less than 3,500 square feet, office showroom/warehouse, and commercial amusement (inside) use are changed or discontinued.
- Valet services must be provided for the property.
- The applicant must appear before the board for a reassessment of the special exception within 12 months of the issuance of the certificate of occupancy for the restaurant without drive in-or drive-through service use or the special exception terminates.

Maker:	Chairman Neumann				
Second:	Kathleen Davis				
Results:	5-0 Unanimously				Motion to grant
		Ayes:	-	5	David A. Neumann, Kathleen Davis, Kacy Rodgers II, Michael Dorn & TC Fleming
		Against:	-	0	

HOLDOVER CASES

4. 6632 CHURCHILL WAY
BOA-26-000026(BT)

BUILDING OFFICIAL'S REPORT: Application of Scott Clements for **(1)** a special exception to the fence height regulations, for **(2)** a special exception to the fence opacity regulations, and for **(3)** a special exception to the 20-foot visibility obstruction regulation at the driveway approach at **6632 CHURCHILL WAY**. This property is more fully described as Block 2/7459, Lot 3, and is zoned R-16(A), which 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 may not be located less than five feet from the front lot line, and requires a 20-foot visibility triangle at the driveway approach. The applicant proposes to construct and/or maintain an 8-foot-high fence in a required front-yard, which will require **(1)** a 4-foot 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 **(2)** a special exception to the fence opacity regulations, and to construct and/or maintain a single-family residential fence structure in a required 20-foot visibility obstruction triangle at the driveway approach along Churchill Way, which will require **(3)** a special exception to the 20-foot visibility obstruction regulation at the driveway approach.

LOCATION: 6632 Churchill Way

APPLICANT: Scott Clements

REQUEST:

(5) a special exception to the fence height regulations,
(6) a special exception to the fence opacity regulations, and
(7) a special exception to the 20-foot visibility obstruction regulations at the drive approach.

STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO FENCE HEIGHT AND FENCE OPACITY 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 are made on these requests.

BACKGROUND INFORMATION:

Zoning:

Site:	R-16(A)
North:	PD-218 & R-1ac(A)
East:	R-16(A)
South:	R-16(A)
West:	R-16(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 Scott Clements for the property located at 6632 Churchill Way focuses on three requests relating to the fence height regulations, fence opacity regulations, and visual obstruction regulations.
- The first request, the applicant is proposing to construct and maintain an 8-foot-high fence in a required front-yard, which will require a 4-foot special exception to the fence height regulations.
- The second request, the applicant is proposing to construct and 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 requires a special exception to the fence opacity regulations.
- The last request, the applicant is proposing to construct and maintain a fence in a required 20-foot visibility obstruction triangle at the driveway approach along Churchill Way.
- Per staff site visit, fencing exists, with landscaping and multiple cameras.
- Subject site is located at what staff is referring to as a transition point along Churchill Way. The street frontage transitions from 2 lanes divided with curbs and gutters to single lane traffic with no curbs and gutters.
- In addition, sidewalks are only located on the subject site side of Churchill Way.

- Access is prohibited along Churchill Way to the north (PD-218) at the 2-lane divided section; however, access to R-1ac(A) along Churchill Way to the north is allowed.
- It is imperative to note that on the south side of Churchill Way and to the east no fencing; however, to the west fencing and vegetation provided for both R-16(A) and R-1ac(A) sites.
- PD-218 is a gated community.
- The applicant has the burden of proof in establishing that the special exception to the fence standard regulations relating to height and opacity will not adversely affect the neighboring properties.
- 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 fence height and opacity regulations and visual obstruction 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.
- 200' Radius Video: BOA-26-000026 at 6632 Churchill Way

Timeline:

June 5, 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.

June 9, 2026: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**.

June 22, 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, June 26, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **1:00 pm**, **July 2, 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.

June 30, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **July** 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.

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

July 15, 2026: The Board of Adjustment staff emailed the applicant the following information:

- the **1:00 pm**, **September 4, 2026**, deadline to submit additional evidence to be incorporated into the board's docket materials.

July 16, 2026: Email exchange between BOA staff and Northeast District Office.

August 20, 2026: The Senior Project Coordinator on behalf of the Senior Planner emailed the applicant the following information:

- the **1:00 pm**, **September 4, 2026**, deadline to submit additional evidence to be incorporated into the board's docket materials.

August 31, 2026: The applicant, BOA staff and Northeast District Office staff meet onsite.

Speakers:

For: Barry heath, 4263 Country rd # 2602, Caddo Mills, TX 75135
Scott Clements, 6632 Churchill Way, Dallas TX 75230

Against: Hinhe Schroen, 6620 Churchill Way, dallas TX 75230

Motion # 1
I move that the Board of Adjustment, in Appeal No. BOA-26-000026, on application of Scott Clements, **DENY** the special exception requested by this applicant to construct and/or maintain an 8-foot-high fence **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, Kacy Rodgers II, Michael Dorn & TC Fleming
		Against:	-	0	

Motion # 2
I move that the Board of Adjustment, in Appeal No. BOA-26-000026, on application of Scott Clements, **DENY** the special exception requested to construct and/or maintain a fence with panel having less than 50 percent open surface area located less than five-feet from the front lot line as a special exception to the surface area openness by this applicant **without prejudice**, because our evaluation of the property and the testimony shows that this special exception will 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, Kacy Rodgers II, Michael Dorn & TC Fleming
		Against:	-	0	

Motion # 3
I move that the Board of Adjustment, in Appeal No. BOA-26-000026, on application of Scott Clements, DENY the special exception requested by this applicant to maintain items in the visibility triangle at the driveway approach along Churchill Way **with prejudice**, because our evaluation of the property and the testimony shows that granting this special exception would constitute a traffic hazard.

Maker:	Kathleen Davis				
Second:	Michael Dorn				
Results:	5-0 Unanimously				Motion to deny with prejudice
		Ayes:	-	5	David A. Neumann, Kathleen Davis, Kacy Rodgers II, Michael Dorn & TC Fleming
		Against:	-	0	

INDIVIDUAL CASES

5. 410 HILLBURN DRIVE
BOA-26-000058(BT)
BUILDING OFFICIAL'S REPORT: Application of Herschel Bowens for **(1)** a variance to the landscape regulations, for **(2)** a special exception to the visibility obstruction regulations at the driveway approach and adjacent street curb, and for **(3)** a special exception to the fence materials regulations at **410 HILLBURN DRIVE**. This property is more fully described as Lot 3, Block 6269, and is zoned IM, where a landscape buffer must be provided between any required screening fence and an adjacent thoroughfare, requires a 20-foot visibility triangle at the driveway or alley edge and the street curb line, and prohibits the use of certain materials for a fence. The applicant proposes to construct and/or maintain an alternative landscape plan in lieu of the required landscape buffer for outside storage, which will require **(1)** a variance to the landscape regulations, to construct and/or maintain a fence structure in a required visibility obstruction triangle on the driveway edge and the street curb line 20 feet from the intersection along Elam Road, which will require **(2)** a special exception to the visibility obstruction regulations at the driveway approach and adjacent street curb, and to construct and/or maintain a fence using a prohibited material, which will require **(3)** a special exception to the fence material regulations.

LOCATION: 410 Hillburn Drive

APPLICANT: Herschel Bowens

REQUEST:

(8) A request for a variance to the landscape regulations.

(9) A request for a special exception to the 20-foot visibility obstruction regulations at the drive approach along Elam Road.

(10) A request for a special exception to the fence material 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 landscape 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. The subject site is restrictive in area but not shape and slope; therefore, it cannot 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.

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.

STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO FENCE MATERIAL 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 (2):

No staff recommendation is made on this request.

BACKGROUND INFORMATION:

Zoning:

Site:	IM (Industrial manufacturing)
North:	NO(A) (Neighborhood office) & R-7.5(A)
East:	NO(A) & PD-1121
South:	IM
West:	NO(A) & PD-533 (Subdistrict 5)

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 Herschel Bowens for the property located at 410 Hillburn Drive focuses on three requests relating to the landscape regulations, 20-foot visibility obstruction regulations at the driveway approach , and prohibited fence material.
- The first request is for a variance to the landscape regulations. The applicant proposes to construct and/or maintain an alternative landscape plan in lieu of the required landscape buffer for outside storage, which will require a variance to the landscape regulations.
- The second request is for a special exception to the 20-foot visibility obstruction regulations. The applicant proposes to construct and/or maintain a fence structure in a required visibility obstruction triangle on the driveway edge and the street curb line 20 feet from the intersection along Elam Road, which will require a special exception to the visibility obstruction regulations at the driveway approach and adjacent street curb.
- The last request is for a special exception to the fence standard regulations regarding prohibited material. The applicant is requesting a special exception to the fence standards regulations regarding prohibited material, which will require a special exception to the fence material regulations.
- Per staff site visit, the fencing is existing.
- Proposed fencing materials vary based on location onsite.
- Comments from Chief Arborist, per email on August 27, 2026:

  The provision for the landscape buffer under Section 51A-4.213(9)(E) does not specify the conditions or parameters of the landscape area. It's function to screen and buffer may be weighed subjectively based on selected plant materials and potential for maintenance. The narrow available grass parkway is suited for the location with the vertical vine plantings due to underground and overhead utilities which would restrict large or small tree plantings in this location. The retention of the old thick foundation further limits planting area for the Elam Road frontage.

  I have no objection to the proposed landscape buffer and screening and plant selection.
- Comments from David Nevarez, Planning and Development Transportation provided the following comments on September 2, 2026:
  - "Recommends denial."
- The applicant has the burden of proof in establishing the following:

1) That granting the variance to the landscape 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.

- The applicant has the burden of proof in establishing that the special exception to the visual obstruction regulations will not constitute a traffic hazard.
- The applicant has the burden of proof in establishing that the special exception to the fence standard regulations regarding prohibited material will not adversely affect the neighboring properties.
- Granting the variance to the landscape 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.
- Granting the special exceptions to the visual obstruction and fence material 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:

Timeline:

July 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.

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.

Speakers:

For: Hershell Bowens, 1900 N. Pearl St # 1800, Dallas TX 75201
Ron Paul Geri, 410 Hillburn Dr., Dallas TX 75217
Travis Perry, 1900 N. Pearl St # 1800, Dallas TX 75201

Against: No Speakers

Motion # 1
I move that the Board of Adjustment, in Appeal No. BOA-26-000058, on application of Herschel Bowens, **GRANT** the variance to the landscaping regulations requested by this applicant because our evaluation of the property and 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 result in unnecessary hardship to this applicant.

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:	TC Fleming				
Second:	Kacy Rodgers II				
Results:	5-0 Unanimously				Motion to grant
		Ayes:	-	5	David A. Neumann, Kathleen Davis, Kacy Rodgers II, Michael Dorn & TC Fleming
		Against:	-	0	

Motion # 2
I move that the Board of Adjustment, in Appeal No. BOA-26-000058, on application of Herschel Bowens, **DENY** the special exception requested by this applicant to maintain items in the visibility

triangle at the driveway approach along Elam Road **without prejudice**, because our evaluation of the property and the testimony shows that granting this special exception would constitute a traffic hazard.

Maker:	TC Fleming				
Second:	Michael Dorn				
Results:	5-0 Unanimously				Motion to deny without prejudice
		Ayes:	-	5	David A. Neumann, Kathleen Davis, Kacy Rodgers II, Michael Dorn & TC Fleming
		Against:	-	0	

Motion # 3
I move that the Board of Adjustment, in Appeal No. BOA-26-000058, on application of Herschel Bowens, **GRANT** the request of this applicant for a special exception to the fence materials standards 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 neighboring property.

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

Compliance with the materials and fence location requirements illustrated in the most recent version of all submitted plans are required.

Maker:	TC Fleming				
Second:	Kacy Rodgers II				
Results:	5-0 Unanimously				Motion to grant
		Ayes:	-	5	David A. Neumann, Kathleen Davis, Kacy Rodgers II, Michael Dorn & TC Fleming
		Against:	-	0	

ADJOURNMENT

After all business of the Board of Adjustment had been considered, Chairman Neumann entertained a motion to adjourn at 4:21 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

City of Dallas

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

Agenda Information Sheet

File #: 26-3283A **Item #:** 1.

AGENDA DATE: October 20, 2026

PANEL: A

COUNCIL DISTRICT(S): 4

DEPARTMENT: Department of Planning and Development

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

Senior Planner: Bryant Thompson

Request(s): **(1)** A fee reimbursement of fees paid for a special exception to the single-family use; **(2)** A fee reimbursement of fees paid for a variance to the floor area for structures accessory to single-family use regulations.

Staff Recommendation: No staff recommendation

BOA-26-000066_FR1

FILE NUMBER: 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.

September 17, 2026

Board of Adjustment
1500 Marilla Street, 5CN
Dallas, TX 75201
Email: BOAprescreen@dallas.gov

RE: 1338 Galloway – Application Fee Refund
Dallas, TX 75216

To whom it may concern:

I am writing to formally request that the Board of Adjustment grant a refund of the fees associated with this variance application. This entire process has been exceptionally challenging for me as a single mother. Because I am the sole earner for my household and make a modest living, paying these upfront fees has created a genuine financial crisis for my family.

Please note that I did not build this detached structure; rather, I am stepping forward in good faith to work with the city and bring the property into full compliance. As stated in my cover letter, my ex-husband previously held this house solely in his name and did not involve me in his affairs. He purchased the home and proceeded to build the addition in **2019** without my knowledge or involvement, as we were living elsewhere at the time and divorced shortly after. I was subsequently awarded the house through the divorce proceedings. I have not made any changes, additions, or alterations to the structure since taking ownership.

I have done my absolute best to cooperate and comply with every city requirement to resolve these inherited issues, but the resulting financial burden has been overwhelming. I kindly ask for the board's empathy, understanding, and consideration in returning these fees to help ease this severe hardship on my family.

Should you require additional information, please do not hesitate to contact me.

Sincerely,

María Aracely Obregón

Maria Aracely Obregon

BOA-26-000066

Menu Reports Help

File Date: 08/17/2026

Application Status: In Review

Assigned To: Diana Barkume

Description of Work: FILE NUMBER: BOA-26-000066_FR1 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: (1) A fee reimbursement of fees paid for a special exception to the single-family regulations. (2) A fee reimbursement of fees paid for a variance to the 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
1338 Galloway NO LIEN ...	BLDG_BDA	Statement - Lien		application/pdf	Uploaded	08/17/2026
1338 Galloway Dallas C...	BLDG_BDA	Plat - Certifie...		application/pdf	Uploaded	08/17/2026
Tax Certificate.pdf	BLDG_BDA	Certificate - Tax		application/pdf	Uploaded	08/17/2026
Warranty Deed.pdf	BLDG_BDA	Certificate - W...		application/pdf	Uploaded	08/17/2026
Dallas Central Apprais...	BLDG_BDA	Legal Descripti...		application/pdf	Uploaded	08/17/2026
11x17 1338 Galloway Av...	BLDG_BDA	Plans - Site Plan		application/pdf	Uploaded	08/17/2026
Historical Satellite I...	BLDG_BDA	Maps - Zoning L...		application/pdf	Uploaded	08/17/2026
Board of Adjustment Ap...	BLDG_BDA	Affidavit - Pro...		application/pdf	Uploaded	08/17/2026
MAps Hub.pdf	BLDG_BDA	Maps - Block		application/pdf	Uploaded	08/17/2026
1338 Galloway Cover Le...	BLDG_BDA	Other Support D...	Cover Letter for al...	application/pdf	Uploaded	08/17/2026
DCAD_ Residential Acct...	BLDG_BDA	Other Support D...	Dallas CAD Info	application/pdf	Uploaded	08/17/2026
BOA-26-000066_Submissi...	BLDG_BDA	Other Support D...		application/pdf	Uploaded	09/03/2026
BOA26000066n.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	09/03/2026
BOA26000066mva.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	09/03/2026
BOA26000066a.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	09/03/2026
BOA26000066z.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	09/03/2026
BOA-26-000066_labels.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	09/03/2026
BOA-26-000066_report.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	09/03/2026

Show all

Address: 1338 GALLOWAY AVE, Dallas, TX 75216

Owner Name: OBREGON MARIA ARACELY

Owner Address: 1338 GALLOWAY AVE, DALLAS, TEXAS 752161302

Parcel No: 00000279490000000

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Maria Araceli Obregon		Applicant	Mailing, 1338 GALLOWAY...	Active
Maria Araceli Obregon		Property Owner	Mailing, 1338 GALLOWAY...	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	Lot Number	Lot Size (Acres)
R-5(A)	10	0.163
Block Number	**Lot Size (Sq. Ft)**	**How many streets abut the property?**

19/3579
Land Use
Single Family Home
Status of Property
Owner Occupied
File Date

Are you applying for a fee waiver?
No
Referred by
Residential

7200
Is the property platted?
Yes
Previous Board of Adjustment case filed on this property
No
Seleccione si necesitara un interprete

Have the standards for variance and or special exception been discussed?
Yes

1
Status of Project
Existing
Accommodation for someone with disabilities
No
Case Number

Has the Notification Sign Acknowledgement Form been discussed?
Yes

Internal Use Only
Source of Request
In Review - Residential
Lot Acreage
0.163

Fee Waiver Granted

Number of Parking Spaces

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	Floor area of the main structure	Single Family/Duplex Variance or Special Exception		Accessory unit exceeding casita 25% of main home.	The property was transferred through divorce proceedings from ex husband whom built the existing accessory dwelling unit in 2019 without notice to me or involvement as we did not live on this property previously.	
Special Exception	Additional dwelling unit- not for rent	Single Family/Duplex Variance or Special Exception				

Street Frontage Information

Street Frontage	Linear Feet (Sq. Ft) (Number)
Front	51

Case Information

Full Request	Brief Request	Zoning Requirements	Relevant History	BOA History	BOA History Details
to construct and/or maintain an additional dwelling unit (not for rent), which will require a special exception to the single-family zoning use regulations	for a special exception to the single-family regulations	limits the number of dwelling units to one	N/A	No	
to construct and/or maintain a single-family residential accessory structure with 783 square feet of floor area (64% of the 1219 square foot floor area of the main structure), which will require a 484 square foot (39%) variance to the floor area regulations.	for a variance to the floor area regulations	an accessory structure may not exceed 25% of the floor area of the main structure	N/A	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	Bryant Thompson	Floor area	Scheduled	
			6ES			Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Bryant Thompson	Additional Dwelling Unit	Scheduled	

GIS Information

Parcel Number (Number)	Service	Layer	Attribute Value	Census Tract Number (Number)	Council District	School District	Escarpment	Floodplain
				50.91	4-Johnson			

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Intake		Intake Complete	09/02/2026	Accela Administ...
GIS AOR Review	Elham Elbadawi	Review Complete	09/03/2026	Elham Elbadawi
Case Assignment	Bryant Thompson	Case Manager...	09/16/2026	Kameka Miller-H...

Task	Assigned To	Status	Status Date	Action By
Site Inspection		Site Inspect...	09/16/2026	Kameka Miller-H...
Plans Distribution			09/02/2026	
Subdivision Review				
Q Team Review				
Arborist Review				
Building Code Review				
Zoning Review				
Electrical Review				
Eng Water and Wastewat...				
Historic Preservation ...				
Eng Paving and Drainag...				
Eng Flood Plain Review				
Board of Adjustment Re...				
Conservation Review				
Traffic Review				
GIS Review				
Residential Team Review				
Signs Review				
Plans Coordination				
Board of Adjustment He...				
Two-Year Waiver Period				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By
BOA History	This will display in t...	Applied	08/17/2026	Notice	
General Facts/Staff An...	This will display in t...	Applied	08/17/2026	Notice	
Land Use	This will display in t...	Applied	08/17/2026	Notice	
Staff Recommendation	Staff Recommendation	Applied	08/17/2026	Notice	
Standard of Review	This will display in t...	Applied	08/17/2026	Notice	
Timeline	This will display in t...	Applied	08/17/2026	Notice	
Zoning	This will display in t...	Applied	08/17/2026	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: JOHN FORBES Date: 5-11-2026

Department:

Phone/Email: 214-948-4279/JOHN.FORBES@DALLAS.GOV

Manager signature: Mayra Mcneely

Consulted with:

□ Applicant

□ Representative

■ Owner

Name: Maria Obregon

Phone/Email: 214-584-9453/mariaobregon689@gmail.com

Property Information

Address: 1338 Galloway Ave Dallas, Tx 75216

Lot: 10

City Block: 3579/19

Zoning Classification: R-5(A)

Issues that require Board action ADU and Exceeding the 25% of main Structure.

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: Exceeding the main structure of 25%.

Description: ADU in R-5(A). Exceeds the 25% of the main structure.
Main Structure: 1219sf. 25%: 304.75sf. Prop. ADU: 783sf

Alternative resolutions discussed/offered:

Reduce size
Remove 1 aspect of ADU.(Restroom, Kitchen, or Sleeping Area)

SQUARE FOOTAGE:

1. EXISTING HOME
   - FLOOR LIVING AREA: 970 S.F.
   - COVERED PORCH: 104 S.F.
   - COVERED PATIO: 145 S.F.
   - **TOTAL EXISTING HOME: 1,219 S.F.**

2. TOTAL PROPOSED @ GUEST HOUSE
   - TOTAL COVERED AREA: 783 S.F.
   - TOTAL FOUNDATION AREA: 783 S.F.
   - **TOTAL CONSTRUCTION AREA: 783 S.F.**
   - LOT SIZE: 7,200 S.F.
   - 27.8% OF COVERED AREA APPROXIMATE
   - 29.5% OF IMPERVIOUS AREA APPROXIMATE

LEGEND

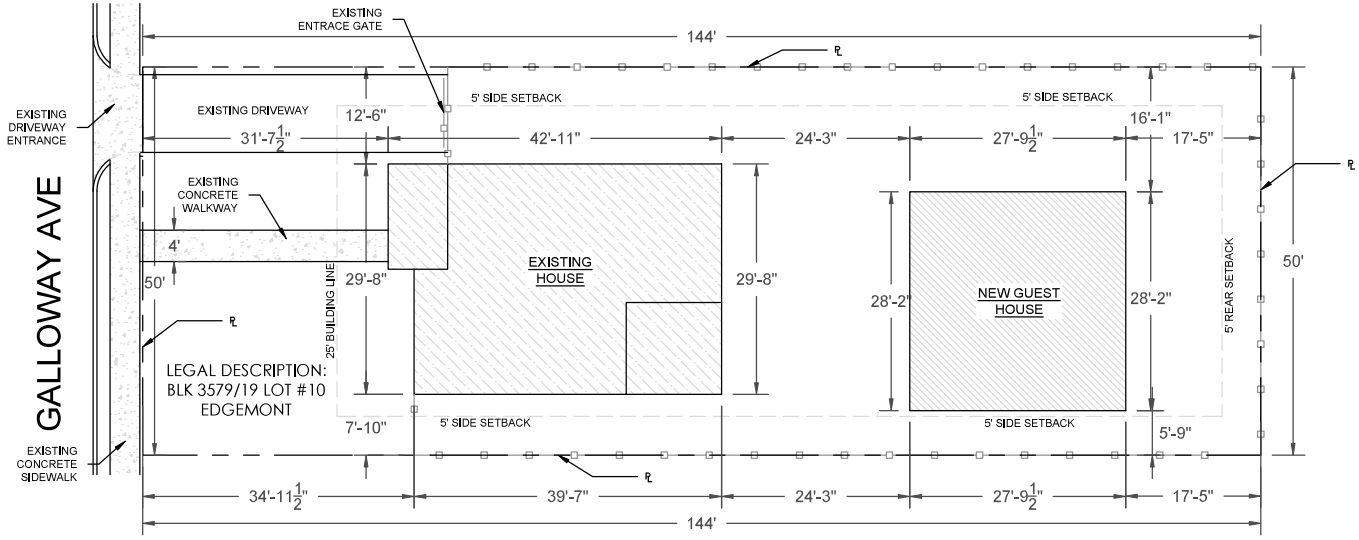
EXISTING FENCE

SETBACK LINE



2 LOCATION MAP

Scale: N.T.S.



1 SITE PLAN

Scale: 1/16"= 1'-0" (11"X17" SHEET)

JRD TEXAS DESIGN & CONSTRUCTION LLC.

1338 GALLOWAY
DALLAS, TX 75216
PROJECT 151

DATE

REVISIONS/NOTES

NEW CONSTRUCTION

CLIENT

DRAWN BY: JD

CHECKED BY: JD

DATE: 02/23/2026

A3

SHEET NO.

DOOR SCHEDULE @ NEW GUEST HOUSE						
TAG	SIZE	DESCRIPTION	DOOR TYPE	No. PANEL	HEADER HEIGHT	QTY.
D01	3'-0" X 6'-8"	EXTERIOR SOLID CORE	SWING DOOR	01	6'-8"	1
D02	3'-0" X 8'-0"	HOLLOW CORE	SWING DOOR	02	8'-0"	3
D03	2'-6" X 8'-0"	HOLLOW CORE	SWING DOOR	02	8'-0"	1
D04	2'-0" X 6'-8"	HOLLOW CORE	SWING DOOR	02	6'-8"	2

PLAN NOTES	
TAG	DESCRIPTION
01	COOKTOP/MICRO VENT COMBO ABV.
02	DBL. SINK 36"
03	36" REFRIGERATOR
06	VANITY

WINDOW SCHEDULE @ NEW GUEST HOUSE					
TAG	SIZE	HEADER HEIGHT	DESCRIPTION	STATUS	QTY
W01	3'-0" X 6'-0"	@ 7'-0" H.H.	SINGLE HUNG	NEW	3

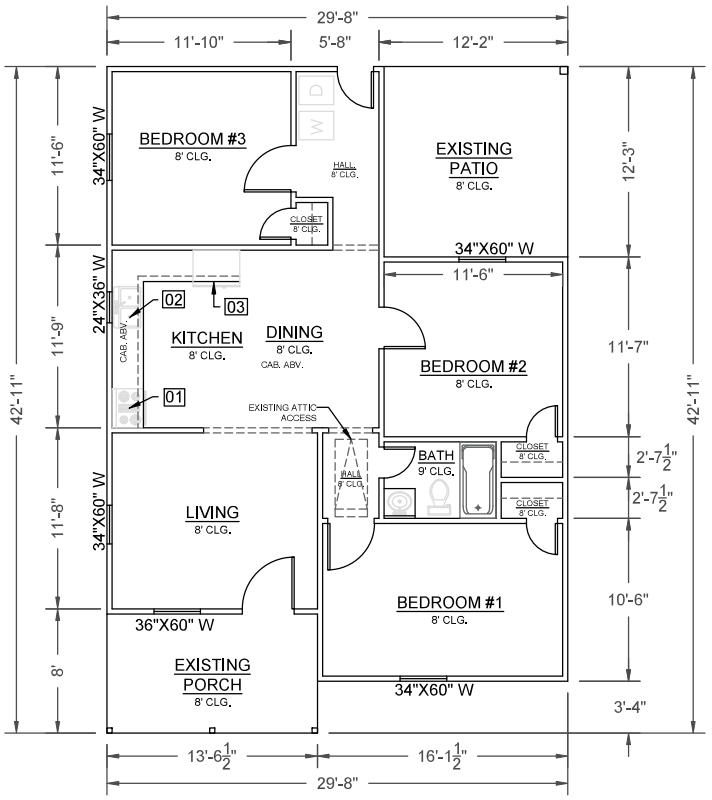
LEGEND

EXISTING WALLS

NEW WALLS

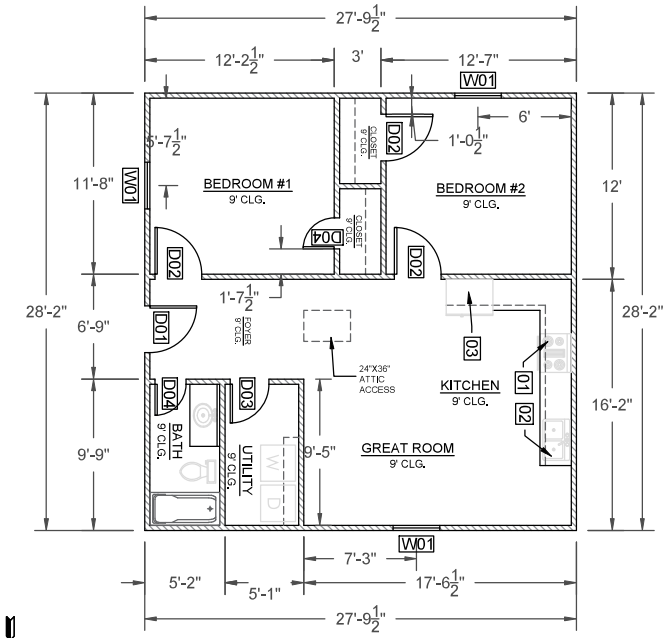
FLOOR PLAN NOTES FOR NEW GUEST HOUSE:

1. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUDS UNLESS NOTED OTHERWISE.
2. COORDINATE LOCATION OF UTILITY METER WITH SITE PLAN AND LOCATE AWAY FROM PUBLIC VIEW. VISUAL IMPACT MINIMIZED, MOUNT AS LOW AS POSSIBLE.
3. CONTRACTOR SHALL COORDINATE ALL CLOSET SHELVING REQUIREMENTS.
4. CONTRACTOR MUST FIELD VERIFY ALL CABINET DIMENSIONS PRIOR TO FABRICATION.
5. ALL GLASS LOCATED WITHIN 18" OF FLOOR, 12" OF A DOOR OR LOCATED WITHIN 60" OF FLOOR AT BATHTUBS, WHIRLPOOLS, SHOWERS, SAUNAS, STEAM ROOMS OR HOT TUBS MUST BE TEMPERED TO COMPLY WITH IRC SECTION R308.4.8.
6. ALL EXPOSED INSULATION MUST HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.
7. BATHROOMS, RANGE HOODS AND UTILITY ROOMS TO BE VENTED TO THE OUTSIDE WITH A MINIMUM OF A 90 CFM FAN.
8. ALL INTERIOR WALLS TO BE SHEATHED WITH $\frac{1}{2}$" GYPSUM BOARD, WITH METAL CORNER REINFORCING. TAPE FLOAT AND SAND. (3 COATS) USE 5/8 " GYPSUM BOARD ON CEILING WHEN SUPPORTED MEMBERS ARE 24" O.C. OR GREATER USE $\frac{1}{2}$" GYPSUM BOARD ON CEILING MEMBERS LESS THAN 24" O.C.



1 EXISTING HOME FLOOR PLAN

Scale: 1/8"= 1'-0" (11"X17" SHEET)



2 NEW GUEST HOUSE

Scale: 1/8"= 1'-0" (11"X17" SHEET)

FLOOR PLAN NOTES:

1. **EXISTING HOUSE REMAINS AS IS WITH NO CHANGES.**
2. ALL CEILINGS TO BE 9-0" MINIMUM UNLESS NOTED OTHERWISE @ GUEST HOUSE.
3. VERIFY ALL PLANS W/LOCAL BUILDING CODES.
4. GUEST HOUSE WILL HAVE WINDOW UNITS NO HVAC.

JRD TEXAS DESIGN & CONSTRUCTION LLC.

1338 GALLOWAY
DALLAS, TX 75216

PROJECT 151

DATE

REVISIONS/NOTES

NEW CONSTRUCTION

CLIENT

DRAWN BY: JD

CHECKED BY: JD

DATE: 02/22/2026

A6

SHEET NO.

File #: 26-3284A Item #: 2.

AGENDA DATE: October 20, 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 1,199 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

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, (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 1,199 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.

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.

Together we are planning and building a better Dallas for all! 5/3/2025

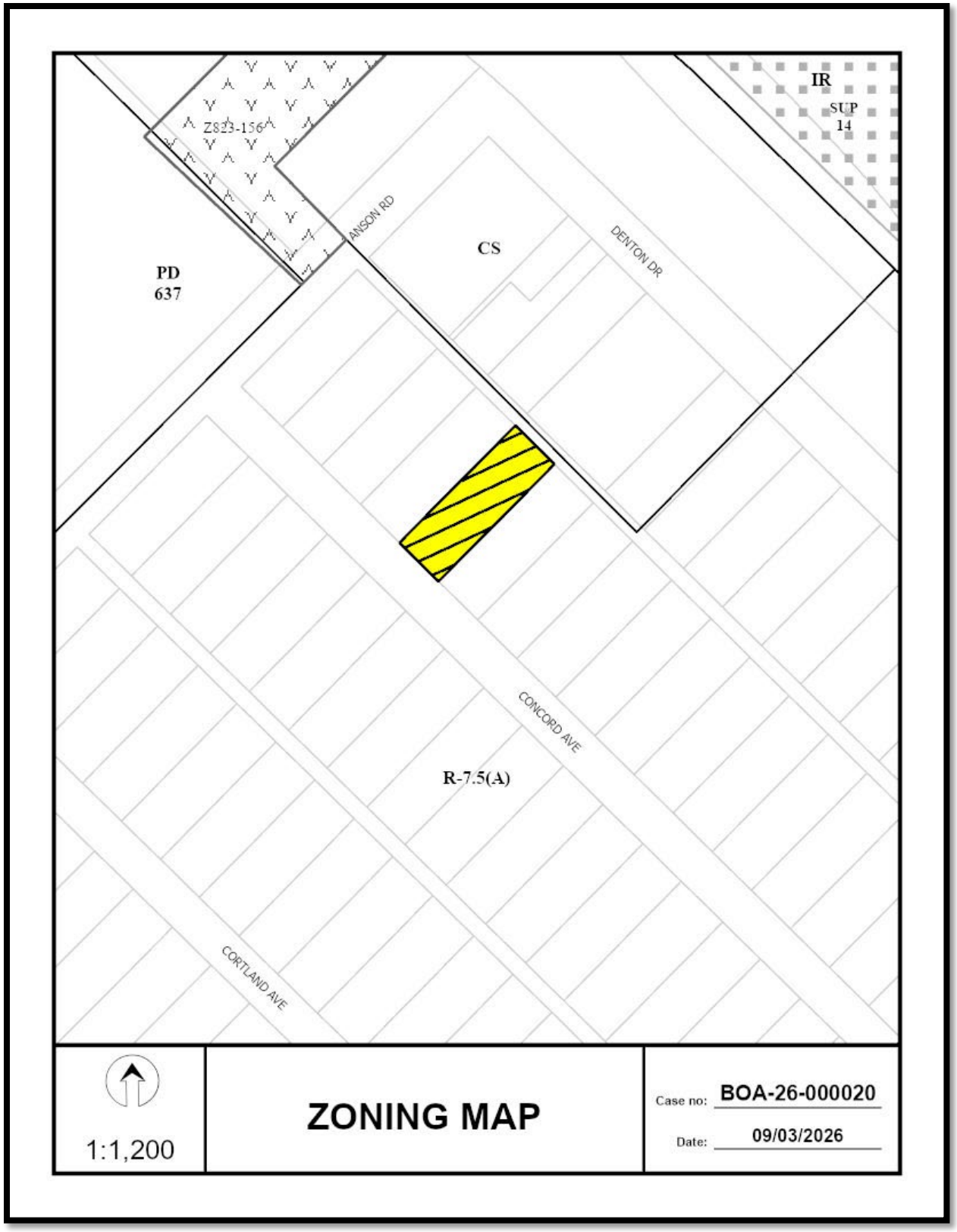


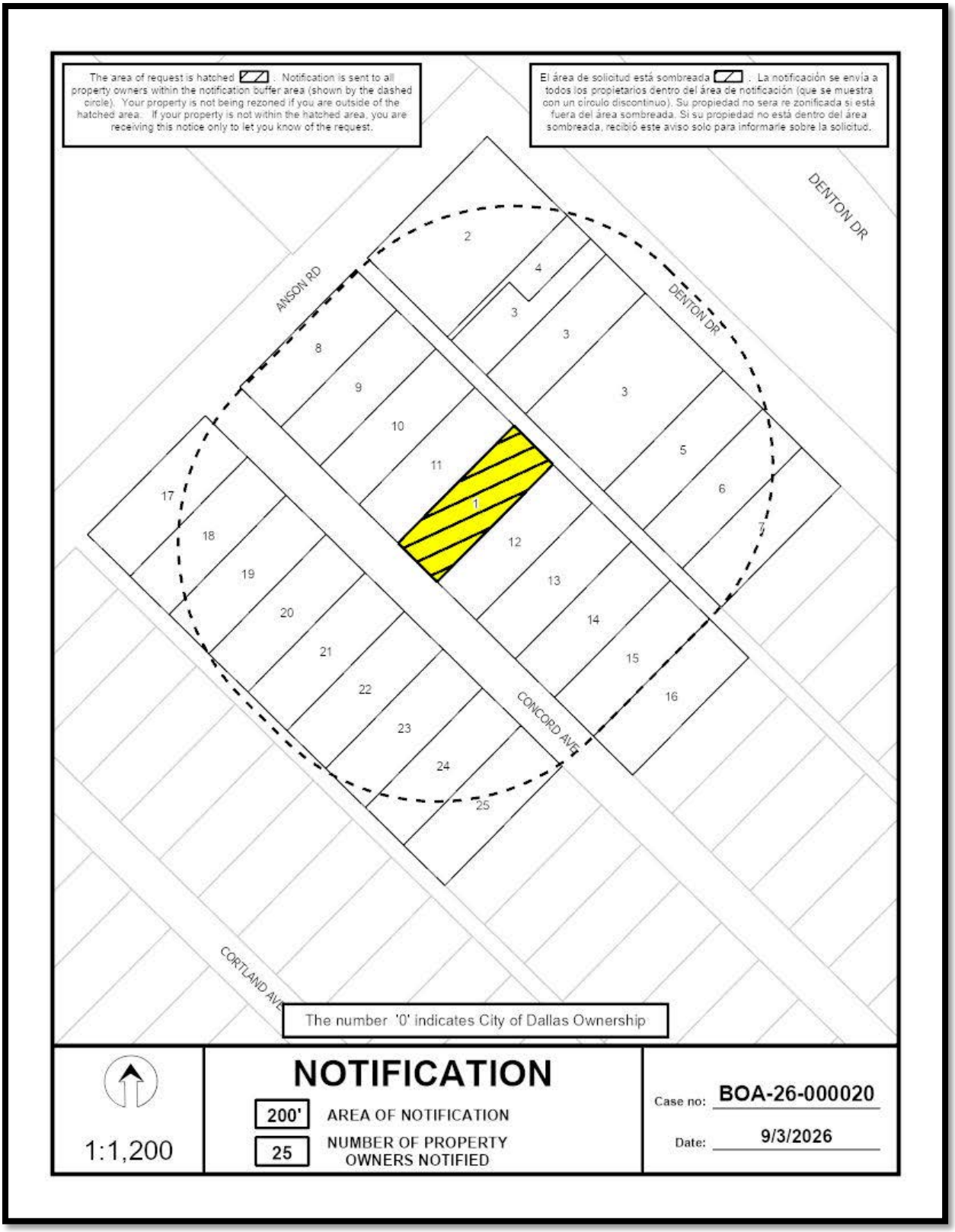
1:1,200

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

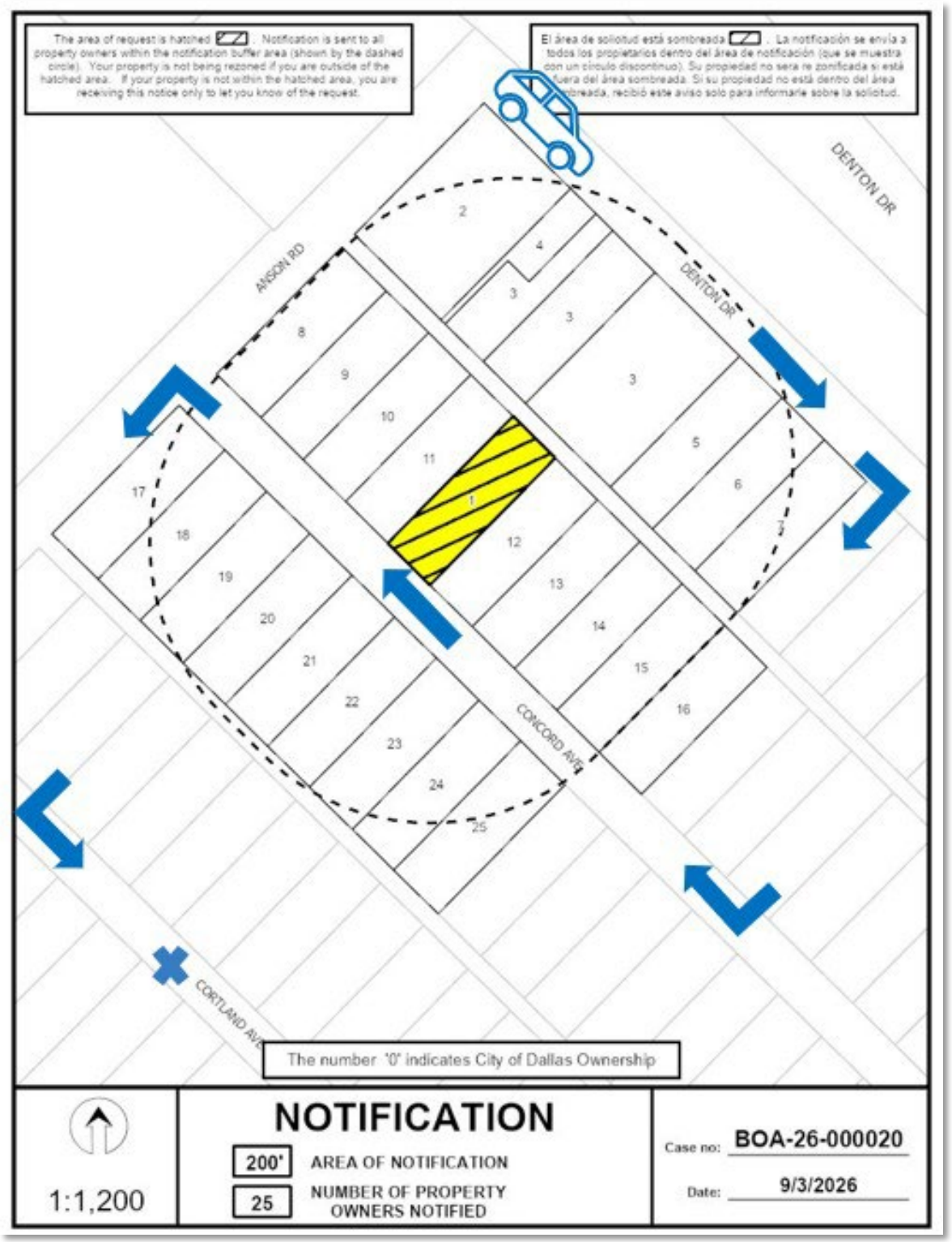
BOA-26-000020

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, OCTOBER 20, 2026**

BRIEFING: **10:00 a.m.** via **Videoconference and in 6EN COUNCIL CHAMBERS** at Dallas City Hall, 1500 Marilla Street

HEARING: **1:00 p.m. Videoconference and in 6EN COUNCIL CHAMBERS** at Dallas City Hall, 1500 Marilla Street

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

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 1,199 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.

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 **6EN Council Chambers.** 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, October 19, 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-26-000020

Menu Reports Help

File Date: 03/23/2026

Application Status: In Review

Assigned To: Diana Barkume

Description of Work: 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 1,199 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 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

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
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?** No	**Has the Notification Sign Acknowledgement Form been discussed?** No
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	electric meter			
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 a special exception to the single-family zoning use regulations	for a special exception to the single-family regulations for the handicapped to enjoy a dwelling	limits the number of dwelling units to one	na	No	
to construct and/or maintain a single-family residential accessory structure with 1199 square feet of floor area (48.5% of the 2484 square foot floor area of the main structure), which will require a 578 square foot (23.5%) variance to the floor area regulations	for a special exception to the floor area regulations for the handicapped to enjoy a dwelling	The floor area of any individual accessory structure may not exceed 25 percent of the floor area of the main building.	na	No	
to construct and/or maintain a single-family dwelling in a single-family district and have more than one electrical utility service, or more than one electrical meter, which will require a special exception to the single-family zoning use regulations for the handicapped to enjoy a dwelling.	provide an additional electrical meter for the handicapped to enjoy a dwelling	requires that a single-family dwelling use in a single-family district may be supplied by not more than one electrical utility service, and metered by not more than one electrical meter.	Na	No	
to construct and/or maintain a single-family residential accessory structures with 1350 square feet of total floor area (54.5% of the 2484 square foot floor area of the main structure), which will require a 108 square foot (4.5%) variance to the floor area regulations	for a special exception to the floor area regulations for the handicapped to enjoy a dwelling	The total floor area of all accessory structures on a lot, excluding floor area used for parking, may not 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
			6ES			Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Bryant Thompson	ADU		
			6ES			Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Bryant Thompson	Floor Area (25%) of main		
			6ES			Diana Barkume	Mary Williams	Diana Barkume	Bryant Thompson	2nd Meter		
			6ES			Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Bryant Thompson	Floor Area (50%) of main		

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				
Subdivision Review				
Q Team Review				
Arborist Review				
Building Code Review				
Zoning Review				
Electrical Review				
Eng Water and Wastewat...				
Historic Preservation ...				
Eng Paving and Drainag...				
Eng Flood Plain Review				
Board of Adjustment Re...				
Conservation Review				
Traffic Review				
GIS Review				
Residential Team Review				
Signs Review				
Plans Coordination				
Board of Adjustment He...				
Two-Year Waiver Period				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By
BOA History	This will display in t...	Applied	03/23/2026	Notice	
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

- KEYNOTE
- WINDOW TAG
- DOOR TAG
- SECTION CUT TAG
- ELEVATION TAG
- 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

LOCATION MAP



SCHEDULE

DOOR & WINDOW SCHEDULE

SYMBOL	SIZE	LIBRARY NAME	MATERIAL	GLAZING
	3'-0" x 6'-8"	EXTERIOR DOOR/ ENTRY	WOOD	N/A
	2'-6" x 6'-8"	INTERIOR DOOR	WOOD	N/A
	2'-6" x 6'-8"	INTERIOR DOOR	WOOD	N/A
	2'-6" x 6'-8"	INTERIOR DOOR	WOOD	N/A
	6'-0" x 6'-8"	DOUBLE CASED OPENING DOOR	WOOD	N/A
	4'-0" x 5'-0"	WINDOW, TEMPERED GLASS @ 4'-0"x5'-0"	ALUMINUM	LOW-E
	3'-0" x 5'-0"	TWIN WINDOW, TEMPERED GLASS @ 6'-0"x5'-0"	ALUMINUM	LOW-E
	3'-0" x 5'-0"	WINDOW, TEMPERED GLASS @ 3'-0"x5'-0"	ALUMINUM	LOW-E
	3'-0" x 5'-0"	WINDOW, TEMPERED GLASS @ 3'-0"x5'-0"	ALUMINUM	LOW-E
	3'-0" x 5'-0"	SLIDING DOOR, TEMPERED GLASS @ 3'-0"x5'-0"	ALUMINUM	LOW-E
	3'-0" x 5'-0"	WINDOW, TEMPERED GLASS @ 3'-0"x5'-0"	ALUMINUM	LOW-E

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.

PROJECT AREAS:

CONDITIONED AREAS:
FIRST FLOOR A/C AREA: 1,500 SQ.FT.
SECOND FLOOR A/C AREA: 500 SQ.FT.
TOTAL A/C AREA: **2,000 SQ.FT.**
(UNCONDITIONED AREAS)
BALCONY : 66 SQ.FT.
TOTAL AREA: **2,066 SQ.FT**

EXISTING AREAS:

DETACHED STORAGE : 151 SQ.FT.
EXISTING DWELLING 1ST FLOOR : 823 SQ.FT.
EXISTING DWELLING 2ND FLOOR : 555 SQ.FT.

COVERED BUILDING AREA: 2,525 SQ.FT.
LOT AREA: 7,300 SQ.FT. (PER DCAD)
COVERAGE: 33 %

CONDITIONED AREAS CALCULATED PER ANSI Z765 STANDARDS

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, ACOUSTIC, 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, TOILET 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, T&E, E.I.F.S., AND PLASTER WORK.

12. PENETRATIONS INTO OR THROUGH VERTICAL 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

All rights reserved
The drawing(s) depicted hereto are the sole property of 3454 DESIGNS and are protected by the Texas Penal Code 37.10 and the United States Copyright Act. Unauthorized use, reproduction, publication, distribution and use restrictions are "Copyright Infringement". Violations under the Digital Millennium Copyright Act, 5 is subject to criminal and other copyright infringement, and will be liable for any damages caused thereby.

This is written to expressly confirm and clarify the exclusive ownership of all written and graphic information, ideas, concepts, drawings, designs and plans prepared or created by 3454 DESIGNS, and to prohibit the unauthorized use or disclosure thereof. This prohibition extends to preliminary drawings, concepts and ideas, all working drawings and specifications, and any and all revisions thereto, whether or not a copyright notice has been affixed to any such documents. Ownership of all abstract rights to such documents throughout the world, including but not limited to all copyrights, is expressly reserved to 3454 DESIGNS. Any use of these documents, including reproduction, modification, distribution or transmission, without the prior written consent of 3454 DESIGNS is prohibited. Any unauthorized use of these documents will be subject to applicable federal and state laws governing the protection of intellectual property, including, but not limited to, the Texas Theft Liability Act, and will be enforced to the fullest extent permitted by law.

PROJECT NAME:
MUNOZ RESIDENCE

LOCATION:
7426 CONCORD AVE
DALLAS, TX 75235

REVISIONS

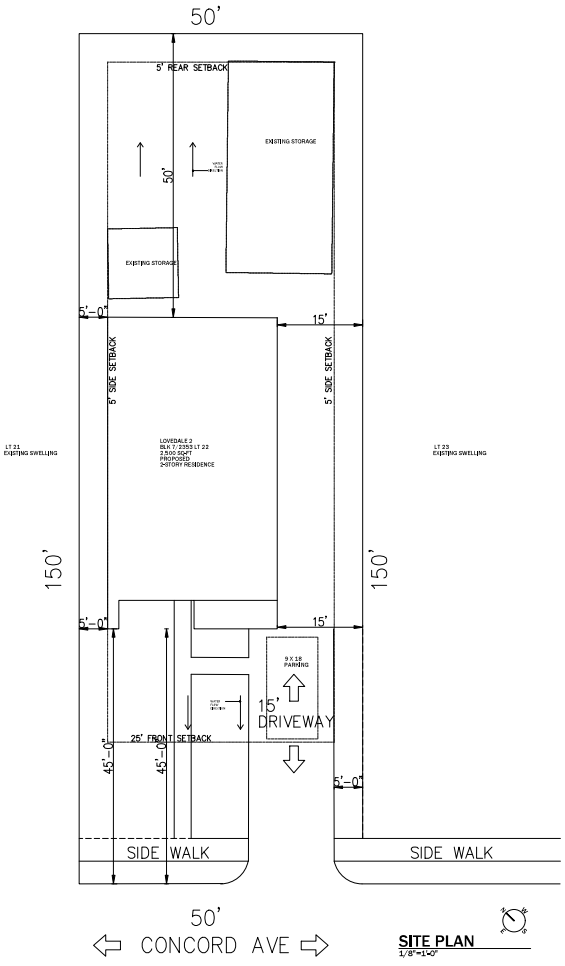
No.	Description	Date

OWNER
MARCOS MUNOZ

DATE:03/13/2025

SCALE:

SHEET NO.:
A1.00



3454 DESIGNS

Design And Remodeling
Residential Commercial

DALLAS, TEXAS

All rights reserved
This drawing(s) depicted hereto are the sole property of 3454 Designs LLC and may not be used in whole or part without the written consent of 3454 Designs LLC. Any and use restrictions are "Copyright Management Information" under the Digital Millennium Copyright Act. It is illegal to remove and alter copyright management information without authorization.

There is nothing to expressly confirm and identify a construction boundary or elevation, nor responsibility is assumed for any structural design, mechanical, electrical or plumbing aspects of any structure. Information shown is taken from existing plans, if supplied to us, and/or limited field measurements of existing conditions. Builder or Owner to verify all conditions and dimensions of the job and report any discrepancies with these plans before any construction is commenced. Do not scale drawings. Any contractor proceeding with the work thereby agrees to hold harmless, indemnify, and defend 3454 Designs LLC from any and all liability, real or alleged, in connection with the performance of work on this project, even though 3454 Designs LLC may have been negligent in some manner, and even though 3454 Designs LLC may be jointly liable. It is understood that 3454 Designs LLC has provided no design for safety measures required in connection with construction, and has no control over the safety of the construction.

PROJECT NAME:
MUNOZ RESIDENCE

LOCATION:
7426 CONCORD AVE
DALLAS, TX 75235

REVISIONS

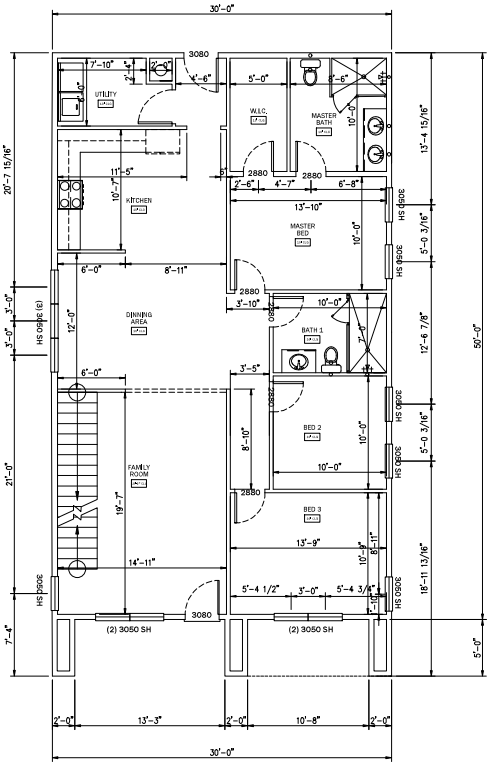
No.	Description	Date

OWNER
MARCOS MUNOZ

DATE:03/13/2025

SCALE:

SHEET NO.:
SITE



1ST FLOOR PLAN

SCALE 1/4"=1'-0"

3454 DESIGNS

Design And Remodeling

Residential | Commercial

DALLAS, TEXAS

All rights reserved
This drawing(s) depicted herein are the sole property of 3454 Designs LLC and may not be used in whole or part without the written consent of 3454 Designs LLC. Any and use restrictions are "Copyright Management Information" protected by the Digital Millennium Copyright Act. It is unlawful to remove any copyright management information, and to make, import, or distribute such.

Use in violation is expressly written and directly a consumer violation of all notices, our availability is immediate and we will pursue all legal remedies to the fullest extent of the law. Unauthorized use of these plans without the express written consent of 3454 Designs LLC will result in legal action. Any unauthorized use of these plans without the express written consent of 3454 Designs LLC will result in legal action. Any unauthorized use of these plans without the express written consent of 3454 Designs LLC will result in legal action. Any unauthorized use of these plans without the express written consent of 3454 Designs LLC will result in legal action.

PROJECT NAME:
MUNOZ RESIDENCE

LOCATION:
7426 CONCORD AVE
DALLAS, TX 75235

REVISIONS

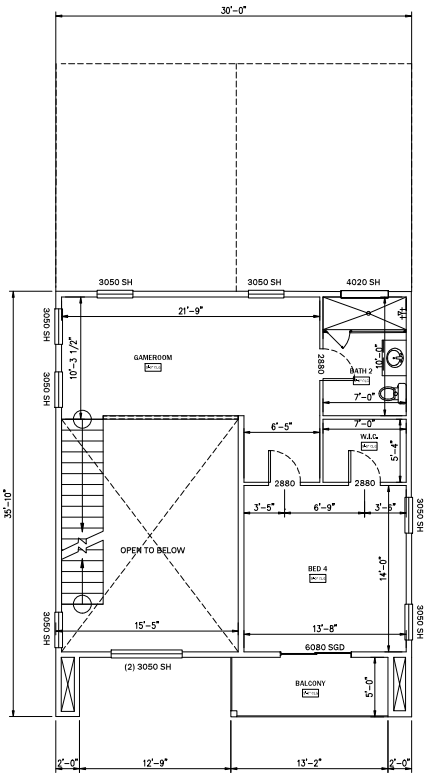
No.	Description	Date

OWNER
MARCOS MUNOZ

DATE:03/13/2025

SCALE:

SHEET NO.:



2ND FLOOR PLAN

SCALE 1/4"=1'-0"



3454 DESIGNS

Design And Remodeling

DALLAS, TEXAS

All rights reserved
This drawing(s) depicted herein are the sole property of 3454 Designs LLC and may not be used in whole or part without the written consent of 3454 Designs LLC. Ideas and use restrictions are "Copyright Management" information under the Digital Millennium Copyright Act. It is illegal to remove and alter copyright management, and its use is subject to civil and criminal liability.

There is nothing to expressly confirm and identify a construction boundary or elevation, nor responsibility is assumed for any such conditions. Any contractor who uses this or other drawings by this author expressly agrees that under no circumstances will he/she/it allow any employee to scale drawings for the purpose of determining any construction boundary or elevation. Any contractor who uses this or other drawings by this author expressly agrees that under no circumstances will he/she/it allow any employee to scale drawings for the purpose of determining any construction boundary or elevation. Any contractor who uses this or other drawings by this author expressly agrees that he/she/it will not hold the architect, draftsmen, or consultants liable for any claims, damages, or expenses that may arise from errors, omissions, or inconsistencies in the drawings. Any contractor who uses this or other drawings by this author expressly agrees that he/she/it will indemnify the architect, draftsmen, or consultants from any claims, damages, or expenses that may arise as a result of errors, omissions, or inconsistencies in the drawings.

PROJECT NAME:
MUNOZ RESIDENCE

LOCATION:
7426 CONCORD AVE
DALLAS, TX 75235

REVISIONS

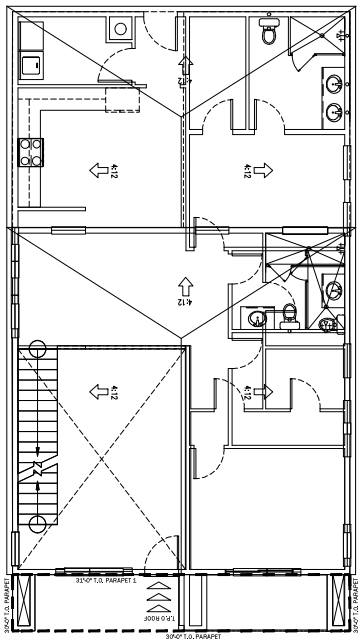
No.	Description	Date

OWNER
MARCOS MUNOZ

DATE:03/13/2025

SCALE:

SHEET NO.:
A2





ROOF PLAN

SCALE 1/4"=1'-0"

3454
DESIGNS

Design And Remodeling
Residential Commercial

DALLAS, TEXAS

All rights reserved
This drawing(s) depicted herein are the sole property of 3454 Designs LLC and may not be used in any form without its prior written consent. All ideas, designs, and arrangements are protected by copyright and other intellectual property laws, and are not to be used in any way without permission.

No alteration to expression and density in connection therewith of whatever nature may be made without the express written consent of 3454 Designs LLC. Any such unauthorized alteration, use or reuse will be at the recipient's sole risk and without liability or legal exposure to 3454 Designs LLC. The recipient shall indemnify and hold harmless 3454 Designs LLC from all claims, damages, losses, and expenses, including attorney's fees, arising out of or resulting from such alteration, use or reuse.

PROJECT NAME:
MUNOZ RESIDENCE

LOCATION:
7426 CONCORD AVE
DALLAS, TX 75235

REVISIONS

No.	Description	Date

OWNER
MARCOS MUNOZ

DATE:03/13/2025

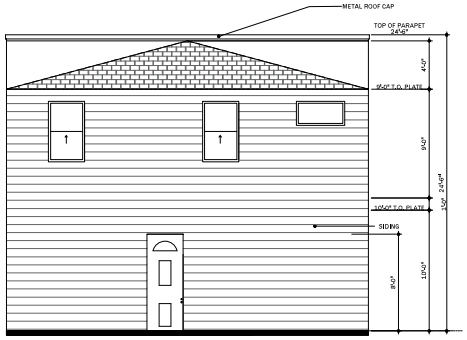
SCALE:

SHEET NO.:
A3



FRONT ELEVATION

SCALE 1/4"=1'-0"



REAR ELEVATION

SCALE 1/4"=1'-0"

3454 DESIGNS

Design And Remodeling
Residential Commercial

DALLAS, TEXAS

All rights reserved
The drawings(s) depicted hereto are the sole property of 3454 Designs LLC and may not be reproduced or published without the permission of 3454 Designs LLC. Any and use restrictions are "Copyright Management Information" protected under the Digital Millennium Copyright Act. It is a violation of federal and state copyright infringement, and is subject to civil and criminal penalties.

There is nothing to expressly confirm and identify a construction boundary or elevation, nor responsibility is assumed for any encroachment. Any encroachment is the responsibility of the owner and/or contractor. It is the owner's responsibility to locate property lines and establish boundaries. Any encroachment is the responsibility of the owner and contractor.
Any use which third parties make of these plans or specifications, or any portion thereof, without the express written permission of 3454 Designs LLC is prohibited. Any such use is made at the sole risk of the third party and without liability to 3454 Designs LLC. Any such third party agrees, by such use, to hold 3454 Designs LLC harmless from any and all damages, losses, claims, liabilities, and expenses arising out of any such use, including, but not limited to, attorneys' fees and costs actually incurred, excepting only those arising out of the sole negligence of 3454 Designs LLC.

PROJECT NAME:
MUNOZ RESIDENCE

LOCATION:
7426 CONCORD AVE
DALLAS, TX 75235

REVISIONS

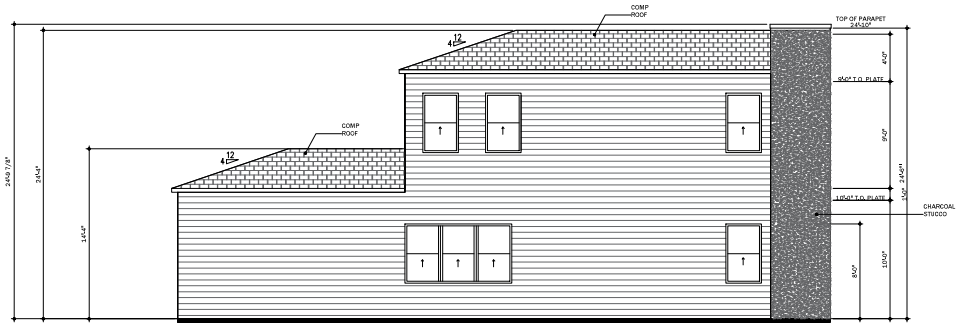
No.	Description	Date

OWNER
MARCOS MUNOZ

DATE:03/13/2025

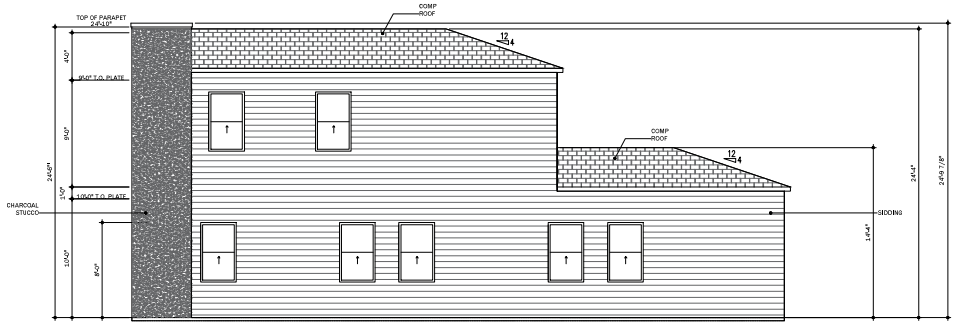
SCALE:

SHEET NO.:
A4



LEFT ELEVATION

SCALE 1/4"=1'-0"



RIGHT ELEVATION

SCALE 1/4"=1'-0"

3454 DESIGNS

Design And Remodeling
Residential Commercial

DALLAS, TEXAS

All rights reserved
This drawing(s) depicted herein are the sole property of 3454 Designs and may not be used in any way without their written permission. All ideas, designs, and use restrictions are "Copyright Management Information" protected under the Digital Millennium Copyright Act. It is illegal to remove and alter copyright information, and is subject to civil and criminal penalties.

You is willfully to intentionally alter or distribute copyright information of protected works knowing that it has been removed or altered without authority. Doing so may induce, enable, facilitate or conceal infringement. Anyone who violates this section knowingly and with the intent to injure the holder of any rights protected under this chapter may be subject to civil and criminal penalties. Please refer to the Digital Millennium Copyright Act for more information. Any use of this drawing without the express written permission of 3454 Designs is strictly prohibited and will be subject to civil and criminal penalties. Any use of this drawing without the express written permission of 3454 Designs is strictly prohibited and will be subject to civil and criminal penalties.

PROJECT NAME:
MUNOZ RESIDENCE

LOCATION:
7426 CONCORD AVE
DALLAS, TX 75235

REVISIONS

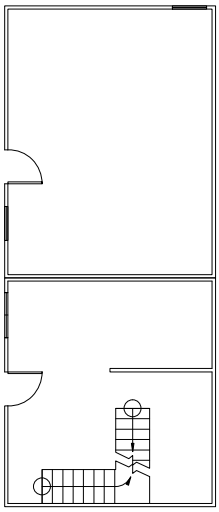
No.	Description	Date

OWNER
MARCOS MUNOZ

DATE:03/13/2025

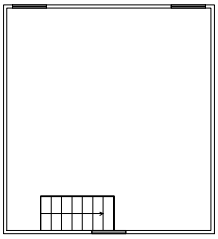
SCALE:

SHEET NO.:
A5



EXISTING DETACHED DWELING
1ST FLOOR PLAN

SCALE 1/4"=1'-0"



EXISTING DETACHED DWELING
2ND FLOOR PLAN

SCALE 1/4"=1'-0"

3454
DESIGNS

Design And Remodeling
Residential Commercial

DALLAS, TEXAS

All rights reserved
This drawing(s) depicted herein are the sole property of 3454 Designs LLC and may not be used in any form (whole or part) without the prior written consent of 3454 Designs LLC. This drawing and use restrictions are "Copyright Management Information" as defined by the Digital Millennium Copyright Act. It is illegal to remove and alter copyright management, and its users are subject to civil and criminal penalties.

Nor is anything to expressly confirm and identify a construction manager, or estimator, nor constitute a warranty, guarantee, or representation as to the fitness of any such person to perform any work, nor to express or imply that the Architect has made any investigation into the financial resources, integrity, legal qualifications, or competence of any such person to perform any work or to furnish any materials. The Architect makes no representations concerning job conditions, and does not warrant that the Contract Documents are free from errors or omissions. The Owner shall not rely upon any interpretation, decision, or information rendered by the Architect that is not contained in the Contract Documents. The Architect shall not be responsible for any construction means, methods, techniques, sequences or procedures, or for any safety precautions or programs in connection with the Work, nor for any failure of any Contractor to carry out the Work in accordance with the Contract Documents. The Architect shall not be responsible for the acts or omissions of any Contractor, or any subcontractor, or any of their agents or employees, or any other persons performing any of the Work, or for the schedules or coordination of the Work.

PROJECT NAME:
MUNOZ RESIDENCE

LOCATION:
7426 CONCORD AVE
DALLAS, TX 75235

REVISIONS

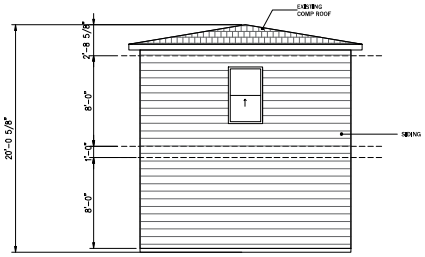
No.	Description	Date

OWNER
MARCOS MUNOZ

DATE:03/13/2025

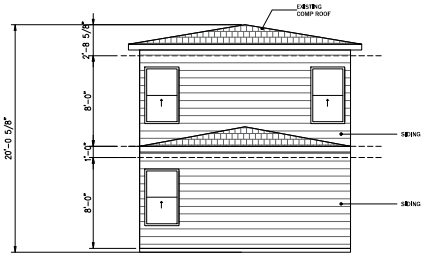
SCALE:

SHEET NO.:
A6



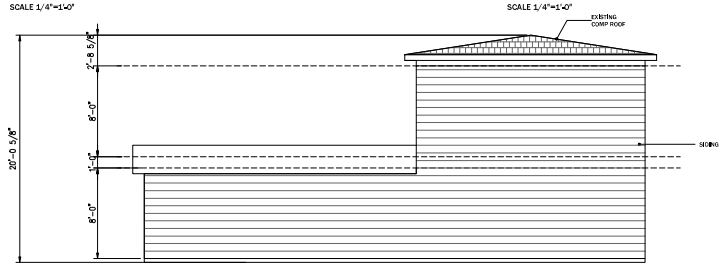
EXISTING DETACHED DWELING
FRONT ELEVATION

SCALE 1/4"=1'-0"



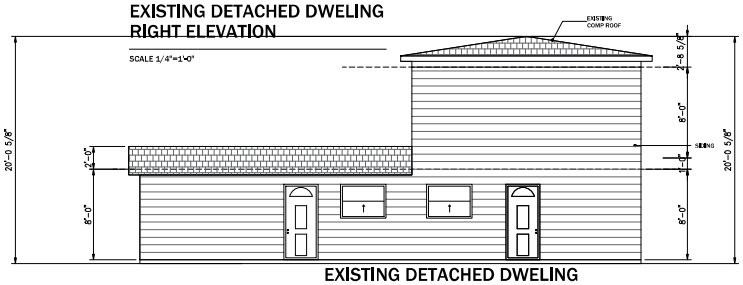
EXISTING DETACHED DWELING
REAR ELEVATION

SCALE 1/4"=1'-0"



EXISTING DETACHED DWELING
RIGHT ELEVATION

SCALE 1/4"=1'-0"



EXISTING DETACHED DWELING
LEFT ELEVATION

SCALE 1/4"=1'-0"

3454
DESIGNS

Design And Remodeling
Residential & Commercial

DALLAS, TEXAS

All rights reserved
This drawing(s) depicted herein are the sole property of 3454 Designs LLC and may not be reproduced or published, 3454 Designs LLC also expressly reserves its common law copyright and other property rights in these plans, drawings or designs. You are not permitted to use this drawing(s) for any purpose unless you have entered into a written agreement with 3454 Designs LLC. In the event of unauthorized reproduction or publication, 3454 Designs LLC will pursue all available legal and equitable remedies against the party responsible to the fullest extent of the law, including attorney's fees. You agree that you will not remove, alter or obscure any boilerplate copyright notices that appear on these plans, drawings or designs. You also agree that you will not remove, alter or obscure any boilerplate copyright notices that appear on these plans, drawings or designs when they are used in construction.

PROJECT NAME:
MUNOZ RESIDENCE

LOCATION:
7426 CONCORD AVE
DALLAS, TX 75235

REVISIONS

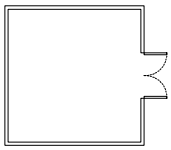
No.	Description	Date

OWNER
MARCOS MUNOZ

DATE:03/13/2025

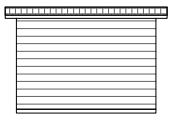
SCALE:

SHEET NO.:
A7



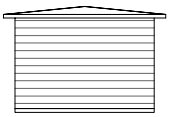
EXISTING DETACHED STORAGE
FLOOR PLAN

SCALE 1/4"=1'-0"



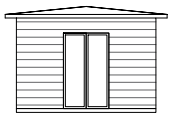
EXISTING DETACHED STORAGE
LEFT / RIGHT ELEVATION

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"

3454
DESIGNS

Design And Remodeling
Residential Commercial

DALLAS, TEXAS

All rights reserved
This drawing(s) depicted herein are the sole property of 3454 Designs LLC and may not be used in whole or part without the written permission of 3454 Designs LLC and are protected under the Digital Millennium Copyright Act. It is intended to protect our rights under copyright laws, and to assist in avoiding infringement.

There is nothing to expressly confine and identify a construction drawing as protected, but essentially it constitutes any drawing that is not intended for construction purposes and is used solely for the purpose of showing the design concept, intent and technical information of the design. Any use of these plans without the written permission of 3454 Designs LLC will be considered a violation of the copyright laws and you will be held liable for all losses, expenditures, or damages incurred by 3454 Designs LLC including attorney's fees and court costs. You may not reproduce, publish, or post these plans in any format, electronic or printed, whole or in part, without written permission from 3454 Designs LLC.

PROJECT NAME:
MUNOZ RESIDENCE

LOCATION:
7426 CONCORD AVE
DALLAS, TX 75235

REVISIONS

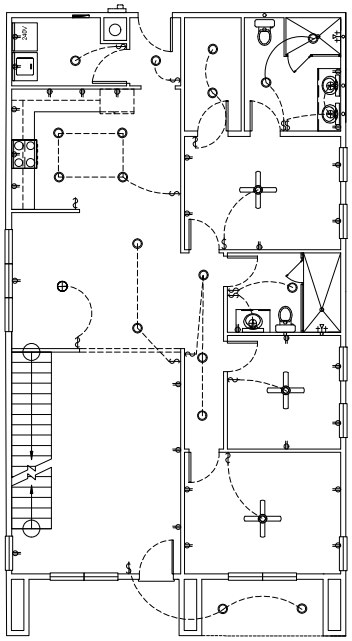
No.	Description	Date

OWNER
MARCOS MUNOZ

DATE:03/13/2025

SCALE:

SHEET NO.:
A8



1ST FLOOR PLAN

SCALE 1/4"=1'-0"

ELECTRICAL SYMBOL LEGEND

- ELECTRICAL PANEL
- ELECTRICAL METER
- LED FIXTURE SURFACE MOUNTED
- RECESSED LIGHT FIXTURE 5" O.C. (WET = SUITABLE FOR WET LOCATION, AIC = ANGLE PET, IC = INSUL CONTACT, DAMP = SUITABLE FOR DAMP LOCATION)
- WALL MOUNTED LIGHT 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 (F = CFM, LT = WITH LIGHT, H = WITH HEATER)
- PADDLE CEILING FAN OR BOX FOR FUTURE CEILING FAN VERIFY WITH OWNER (LF = WITH LIGHT KIT, EXT = FOR EXTERIOR LOCATION)
- SMOKE, CARBON MONOXIDE OR HEAT DETECTOR HARDWIRE AND INTERCONNECT WITH SMOKE DETECTORS WHEN POSSIBLE.
- RG6 QUAD CABLE/TELEVISION JACK
- 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.

3454 DESIGNS

Design And Remodeling

Residential | Commercial

DALLAS, TEXAS

All rights reserved

This drawing(s) and/or model are the sole property of 3454 Designs. Unauthorized use without the permission of 3454 Designs is prohibited. Reproduction, publication and use restrictions are "Copyright Management Information" protected under the Digital Millennium Copyright Act. It is unlawful to remove or alter copyright management, and to reuse, distribute or alter protected works.

Use in violation is expressly prohibited and directly or contributory infringers will be prosecuted to the fullest extent permitted by law. Unauthorized use of these plans without the express written permission of and clear attribution to 3454 Designs is strictly prohibited. Visual contact with these plans shall constitute prima facie evidence of acceptance of these restrictions and acknowledgement of the value and exclusivity of 3454 Designs' ideas and plans. Submission or public presentation of these plans for approval may not be made without prior written consent of 3454 Designs. Any such unauthorized use, whether or not approval is granted or construction occurs, shall require a fee equivalent to the agreed upon price or reasonable industry standard price for design services relating to the unauthorized use.

PROJECT NAME:
MUNOZ RESIDENCE

LOCATION:
7426 CONCORD AVE
DALLAS, TX 75235

REVISIONS

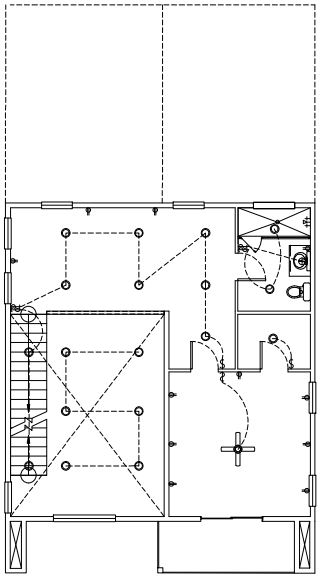
No.	Description	Date

OWNER
MARCOS MUNOZ

DATE: 03/13/2025

SCALE:

SHEET NO.:
ELEC1.01



2ND FLOOR PLAN

SCALE 1/4"=1-0"

ELECTRICAL SYMBOL LEGEND

- ELECTRICAL PANEL
- ELECTRICAL METER
- LED FIXTURE SURFACE MOUNTED
- RECESSED LIGHTH FIXTURE 5" O.F. (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)
- SMOKE, CARBON MONOXIDE OR HEAT DETECTOR (HARDWIRE AND INTERCONNECT WITH SMOKE DETECTORS WHEN POSSIBLE.
- RG6 QUAD CABLE/TELEVISION JACK
- CAT-6 DATA PHONE JACK
- 120V GROUNDED DUPLEX RECEPTACLE
- 240 RECEPTABLE (240V)
- 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. SWITCH AND OUTLET SOURCES FOR LIGHTS INCLUDING BATHROOM LIGHTS, EXHAUST FANS, DOORBELL, DRYER, ETC.
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 OWNER PRIOR TO ROUGH-IN. CONTRACTOR TO RECEIVE, TAKE AND MAINTAIN RECEIPT/INVENTORY FOR ALL APPLIANCES PRIOR TO PULLING CABLES.
6. CONTRACTOR SHALL VERIFY ALL LOCATIONS FOR DEVICES INCLUDING SWITCHES, POWER AND LIGHTING WITH HOME OWNER ON A WALL THROUGH PRIOR TO SETTING BOXES.

3454 DESIGNS

Design And Remodeling

Residential Commercial

DALLAS, TEXAS

All rights reserved

This drawing(s) and/or thereto are the sole property of 3454 DESIGNS. Unauthorized use without the written permission of 3454 DESIGNS is prohibited. Common law and use restrictions are "Copyright Management" information under the Digital Millennium Copyright Act. It is illegal to remove and alter copyright management, and to distribute or import such works.

There is nothing to expressly confirm and directly to construction methods or estimates, our responsibility is limited to the exercise of our professional judgment. Since we have no control over the cost of labor, materials or equipment, or over the contractor's methods of determining prices, or over competitive bidding or market conditions, our opinions of probable costs provided for herein are to be made on the basis of our experience, qualifications and reasonable judgment but cannot and do not guarantee that proposals, bids or the construction cost will not vary from our opinions of probable cost. If prior to the commencement of construction the Owner desires more certain cost information, the Owner shall employ an independent cost estimator. Any use which a third party makes of this drawing, or any reliance on decisions to be made based on it, are the responsibility of such third parties. 3454 DESIGNS accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this drawing.

PROJECT NAME:
MUNOZ RESIDENCE

LOCATION:
7426 CONCORD AVE
DALLAS, TX 75235

REVISIONS

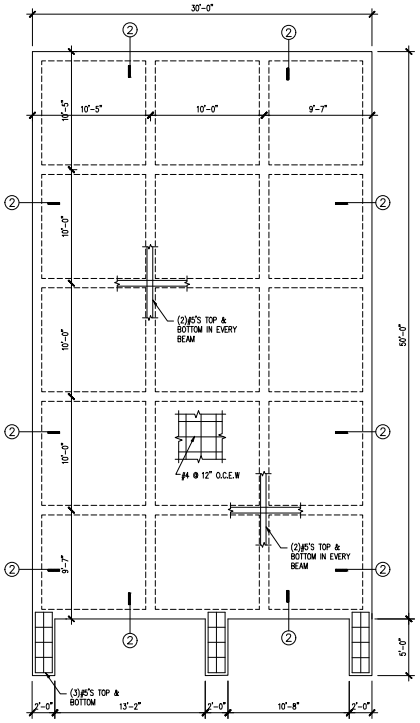
No.	Description	Date

OWNER
MARCOS MUNOZ

DATE:03/13/2025

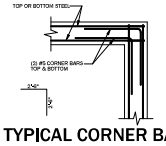
SCALE:

SHEET NO.:
ELEC1.02

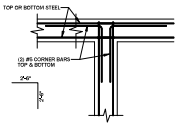


FOUNDATION PLAN

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) #5S 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 8% 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 INTERSECTING BEAM. PROVIDE APPROVE PROVISIONS FOR TRANSFER OF SHEAR AND OTHER FORCES THROUGH THE JOINT, ETC.ETC.A

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.315-92) AND THE CRSI "RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS", LATEST EDITION.

3. SPLICES IN REINFORCEMENT 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 ___ 1½" 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. ETC.ETC.

3. FOUNDATION

1. THE 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.

3454 DESIGNS

Design And Remodeling

Residential | Commercial

DALLAS, TEXAS

All rights reserved
The drawing(s) depicted hereto are the sole property of 3454 Designs, LLC and may not be used in any way without the express written consent of 3454 Designs, LLC. This plan and use restrictions are "Copyright Management" Information" under the Digital Millennium Copyright Act, 17 U.S.C. Section 1202 and other copyright regulations, and no such information may be altered, removed, or obscured.

This is notification to contractor, builder, and developer that any violation of all notices, use restrictions, or warnings will be subject to legal action. Including but not limited to actual damages and profits gained by infringement, statutory damages of $150,000 per infringement, and attorney's fees. By receiving these plans, you agree to the terms of this agreement. Your receipt of these plans is void if you do not agree to the terms. Modifications of these plans are prohibited without the written permission of 3454 Designs, LLC. Any changes made to these plans without the written permission of 3454 Designs, LLC will void all warranties and release 3454 Designs, LLC of all responsibility for the performance of the structure.

PROJECT NAME:
MUNOZ RESIDENCE

LOCATION:
7426 CONCORD AVE
DALLAS, TX 75235

REVISIONS

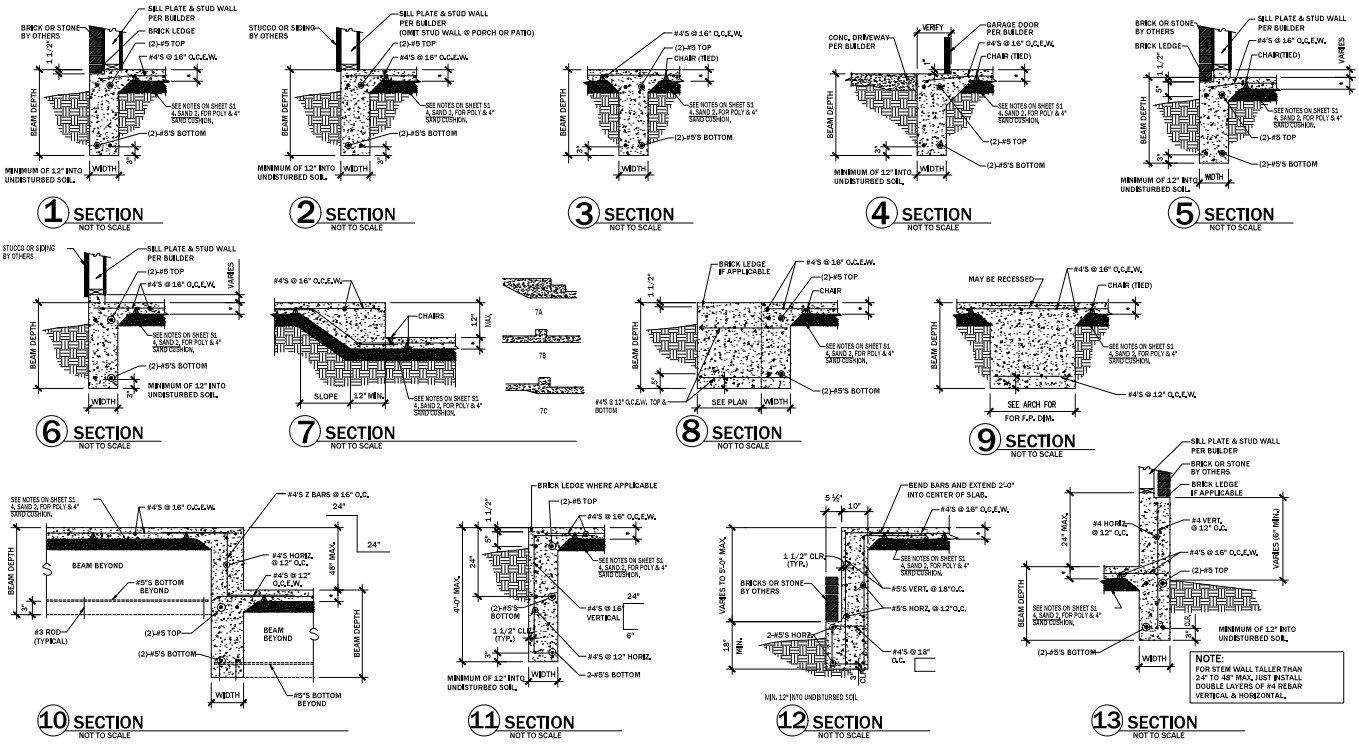
No.	Description	Date

OWNER
MARCOS MUNOZ

DATE:03/13/2025

SCALE:

SHEET NO.:
S1.01



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.

3454 DESIGNS
Design And Remodeling
Residential Commercial
DALLAS, TEXAS

All rights reserved
This drawing(s) and/or model are the sole property of 3454 DESIGNS and shall not be used in any way without the written permission of 3454 DESIGNS. Any and all unauthorized use will be subject to legal action including but not limited to claims for damages and injunctive relief. Unauthorized use includes, but is not limited to, reproduction or modification of this drawing(s) and/or model in whole or in part, or the preparation of derivative works therefrom, or the manufacture or reproduction of any item based on this drawing(s) and/or model, or the sale, gift, lease, exchange or other transfer of this drawing(s) and/or model or any item based on this drawing(s) and/or model to any third party.

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.

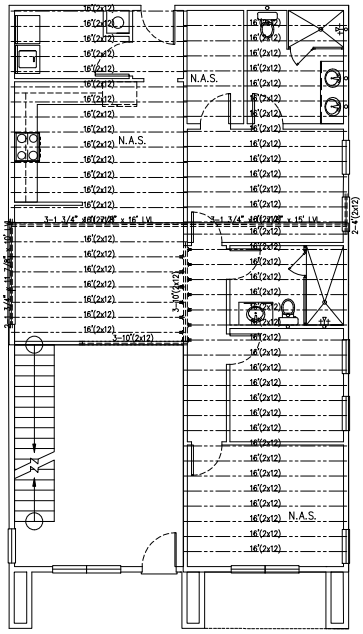
: SUB-CONTRACTORS SHALL NOT CUT OR OTHERWISE ALTER ANY PRE-FABRICATED OR ENGINEERED FRAMING MEMBER WITHOUT APPROVAL OF BUILDER.

: 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)
WALLS (W/ PLUMBING PIPES INSIDE)
*STUDS NOT TO EXCEED 16" O.C.
WALLS (W/ PLUMBING PIPES INSIDE)
NOTE: PROPOSED WOOD= DOUGLAS FIR #2'S

IRC 2021 TABLE R502.4(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:
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\1.2 Details\Structural_Framer_Packet_Guide.gif

3454 DESIGNS
Design And Remodeling
Residential | Commercial
DALLAS, TEXAS

All rights reserved
This drawing(s) and/or book are the sole property of 3454 DESIGNS and may not be used in any way without the express written consent of 3454 DESIGNS. This plan and construction are copyrighted. Unauthorized use of these plans violates Federal Law. Violators may be subject to criminal prosecution, and be liable for actual and statutory damages.
This is written to expressly confer and disclaim any implied warranty of ownership, merchantability, or fitness for a particular purpose. In no event shall the author/designer be liable for any special, incidental, consequential, punitive or exemplary damages arising out of or in connection with the furnishing, performance or use of these plans. The author/designer shall not be liable for any delay, or any cause beyond the author/designer's reasonable control. These plans are provided without any warranty of any kind, either expressed or implied, including but not limited to, any warranties of merchantability, fitness for a particular purpose and non-infringement. In no event shall the author/designer be liable for any damages whatsoever, whether direct, indirect, special or consequential, arising out of or in connection with the use or performance of these plans, delay, or any related service.

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.

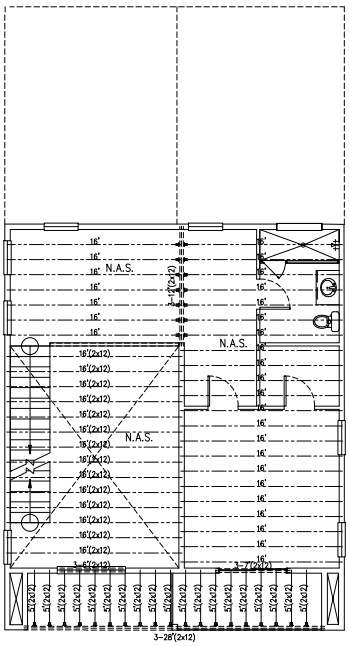
: FRAMING CONTRACTOR TO COMPARE ANY FRAMING PLANS FROM STRUCTURAL ENGINEER OR TRUSS MANUFACTURER TO THIS LAYOUT. ANY DISCREPANCY TO BE REPORTED TO THE BUILDER IMMEDIATELY.

: 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:
BP1.5x3x16 HEADERS AT DOORS / WINDOWS U.N.O.

NOTE:
ALL LOAD BEARING HEADERS TO BE 3x3x1/4, U.N.O.

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

FRAMING COMPONENTS

DESCRIPTION
WALLS (NO PLUMBING PIPES INSIDE): 2x4 SILL PLATE 2x4 DOUBLE TOP PLATE 2x4 STUDS
WALLS (W/ PLUMBING PIPES INSIDE): 2x6 SILL PLATE 2x6 DOUBLE TOP PLATE 2x6 STUDS
*STUDS NOT TO EXCEED 16" O.C.
WALLS W/: PLUMBING PIPES INSIDE: 1'-10" WIDE ON ALL EXTERIOR WALL SURFACE
NOTE: PROPOSED WOOD - DOUGLAS FIR #2*5

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'-4"
24"	DOUGLAS FIR # 2	13'-11"	13'-3"	20'-11"

3454 DESIGNS

Design And Remodeling
Residential | Commercial

DALLAS, TEXAS

All rights reserved
The arrangements depicted herein are the sole property of 3454 Designs and are not to be used in any way without the express written permission of 3454 Designs. Any unauthorized use restrictions are "Copyright Management Information" under the Digital Millennium Copyright Act, 17 U.S.C. 1202, and violate federal copyright infringements, and will be prosecuted to the fullest extent of the law.

Due to variables in construction methods and materials, and in the interpretation of information and drawings by various contractors, 3454 Designs is providing these plans "as is" and makes no warranties, expressed or implied, as to the accuracy of the information contained herein. 3454 Designs disclaims any and all responsibility for the safety of construction procedures, and for any injuries, damages or losses incurred during construction. 3454 Designs shall not be responsible for any errors or omissions contained in these plans. 3454 Designs is also not responsible for any future changes to these plans made by others without the prior written consent of 3454 Designs. 3454 Designs shall not be responsible for any construction means, methods, techniques, sequences or procedures employed by the contractor in connection with construction, or any injuries resulting therefrom.

PROJECT NAME:
MUNOZ RESIDENCE

LOCATION:
7426 CONCORD AVE
DALLAS, TX 75235

REVISIONS

No.	Description	Date

OWNER
MARCOS MUNOZ

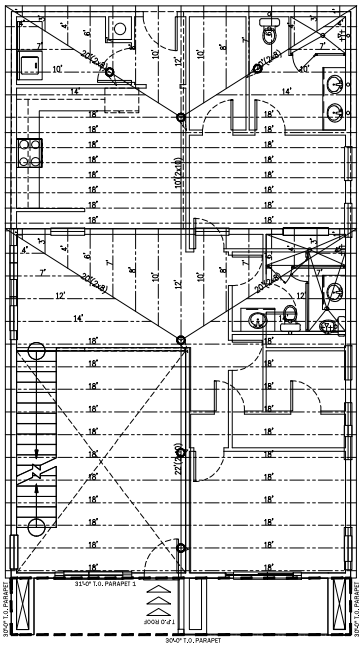
DATE: 03/13/2025

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"

3454 DESIGNS
Design And Remodeling
Residential Commercial
DALLAS, TEXAS

All rights reserved
This drawing(s) depicted herein are the sole property of 3454 DESIGNS and may not be used in any way without the express written consent of 3454 DESIGNS. Any and use restrictions are "Copyright Management Information" protected by the Digital Millennium Copyright Act. It is a violation of federal law to remove copyright statements, and to reproduce or distribute this material.
There is nothing to expressly confirm and identify a construction boundary or elevation, nor anything to constitute a warranty of merchantability or fitness for a particular purpose. Any use by a third party, or any reliance on, or decisions made based on these plans are the responsibility of such third parties. 3454 DESIGNS accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on these plans. All dimensions must be verified on the job site by the builder, subcontractors, or manufacturers before any work begins or any materials are ordered. Any discrepancies must be reported to 3454 DESIGNS before any work begins. Do not scale drawings. Figured dimensions govern.

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.:
S1.06

#2 Y.P.	HEADERS SCHEDULE BUILDING WIDTH OF 24' OR LESS (MEASURED PERPENDICULAR TO MAIN RIDGE OF HOUSE)			(IRC 2021)
	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				MIN. BEARING
SIZE OF STEEL ANGLE (inches)	NO STORY ABOVE	ONE STORY ABOVE	TWO STORY ABOVE	
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 "I" BRACING	2x4 — 2x4
	11 - 20 FT.	2X6/2X4 "I" BRACING	2x4 — 2x6
	21 - 30 FT.	2X8/2X6 "I" 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.

(IRC 2021)	BEARING WALLS					NON-BEARING WALLS	
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)	LATERALLY UNSUPPORTED STUD HEIGHT (feet)	MAXIMUM SPACING (inches)
2 x 3 [b]	–	–	–	–	–	10	16
2 x 4	10	24 [c]	16 [c]	–	–	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

3454 DESIGNS
Design And Remodeling
Residential Commercial
DALLAS, TEXAS

All rights reserved
This drawing(s) and/or model is/are the sole property of 3454 DESIGNS and is protected by Federal Copyright Law and may not be used in any form or by any means graphic, electronic or mechanical, including photocopying, recording, taping or information storage and retrieval systems without the express written permission of 3454 DESIGNS. Any unauthorized use of this drawing(s) and/or model is/are without knowledge and consent of 3454 DESIGNS and will be subject to whatever enforcement measures are deemed appropriate by 3454 DESIGNS. Use of this drawing(s) and/or model is/are for building purposes only and does not grant any rights for purposes of construction, reconstruction, alteration or completion without the express written permission of 3454 DESIGNS. Visual contact with these drawing(s) and/or model shall constitute prima facie evidence of acceptance of these restrictions. Any use of these drawing(s) and/or model for purposes of construction, reconstruction, alteration or completion without the express written permission of 3454 DESIGNS shall be deemed a violation of Federal Copyright Law and shall subject the violator to whatever enforcement measures are deemed appropriate by 3454 DESIGNS.

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'-9"	6'-5"
2x8	12	15'-7"	14'-11"	11'-4"
	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'-3"
	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'-8"
	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'-9"	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'-6"

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	18'-5"	18'-0"	14'-11"
	16	17'-0"	16'-11"	12'-11"
	19.2	16'-5"	15'-7"	11'-9"
	24	15'-5"	13'-11"	10'-6"
2x8	12	25'-0"	24'-7"	18'-9"
	16	23'-10"	21'-7"	16'-2"
	19.2	22'-0"	19'-8"	14'-10"
	24	20'-5"	17'-7"	13'-3"
2x10	12	* NOTE	* NOTE	22'-8"
	16	* NOTE	25'-7"	19'-6"
	19.2	* NOTE	23'-5"	18'-9"
	24	24'-2"	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'-0"	13'-11"	10'-6"
	16	14'-0"	12'-0"	9'-2"
	19.2	13'-9"	11'-2"	8'-4"
	24	11'-5"	9'-10"	7'-5"
2x8	12	20'-5"	17'-7"	13'-3"
	16	17'-9"	15'-3"	11'-5"
	19.2	16'-2"	13'-11"	10'-6"
	24	14'-5"	12'-5"	9'-5"
2x10	12	24'-3"	20'-11"	16'-1"
	16	20'-9"	18'-1"	14'-2"
	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'-0"	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	16'-9"	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	22'-0"	19'-5"	14'-11"
	16	18'-9"	17'-1"	13'-10"
	19.2	17'-5"	15'-7"	11'-9"
	24	16'-2"	13'-11"	10'-6"
2x10	12	* NOTE	23'-5"	18'-9"
	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'-8"	18'-8"	15'-1"

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

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	16'-9"	13'-9"	10'-2"
	16	15'-7"	11'-9"	8'-10"
	19.2	12'-4"	10'-8"	8'-1"
	24	11'-1"	9'-8"	7'-3"
2x8	12	19'-10"	17'-1"	13'-10"
	16	17'-2"	14'-9"	11'-2"
	19.2	16'-2"	13'-6"	10'-2"
	24	14'-0"	11'-5"	9'-1"
2x10	12	23'-7"	20'-3"	15'-7"
	16	20'-1"	17'-5"	13'-6"
	19.2	18'-4"	15'-10"	12'-4"
	24	16'-5"	14'-4"	11'-0"
2x12	12	23'-7"	23'-10"	18'-8"
	16	23'-10"	20'-8"	16'-0"
	19.2	21'-9"	18'-10"	14'-7"
	24	19'-8"	16'-10"	13'-1"

ROOF FRAMING NOTES:

: U.N.O. ALL RAFTERS TO BE 2x6's @2 Y.P.2x6 O.C.24@/ HIPS & VALLEYS, AND2 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	16'-9"	13'-9"	10'-2"
	16	13'-7"	11'-9"	8'-10"
	19.2	12'-4"	10'-8"	8'-1"
	24	11'-1"	9'-8"	7'-3"
2x8	12	19'-10"	17'-1"	13'-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'-7"	20'-3"	15'-7"
	16	20'-1"	17'-5"	13'-6"
	19.2	18'-4"	15'-10"	12'-4"
	24	16'-5"	14'-4"	11'-0"
2x12	12	* NOTE	23'-10"	18'-8"
	16	23'-10"	20'-8"	16'-0"
	19.2	21'-9"	18'-10"	14'-7"
	24	19'-8"	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.2x6 O.C.24@/ HIPS & VALLEYS, AND2 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.

3454 DESIGNS
Design And Remodeling
Residential Commercial
DALLAS, TEXAS

All rights reserved
This drawing(s) and/or model are the sole property of 3454 DESIGNS and may not be reproduced or published, changed or altered without the written permission and consent of 3454 DESIGNS. Any and all use restrictions are "Copyright Management" Information under the Digital Millennium Copyright Act. It is illegal to remove or alter copyright management, and its users may be subject to civil and criminal liability.

This is nothing to expressly confirm and clarify a common practice of architects, our consultants, engineers and clients that the ideas, arrangements and plans indicated or represented by these drawings and models are owned by, and the property of 3454 DESIGNS and were created, evolved and developed for use on and in connection with the specified project. None of such ideas, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of 3454 DESIGNS. Visual contact with these drawings or models shall constitute conclusive evidence of acceptance of these restrictions.

PROJECT NAME:
MUNOZ RESIDENCE

LOCATION:
7426 CONCORD AVE
DALLAS, TX 75235

REVISIONS

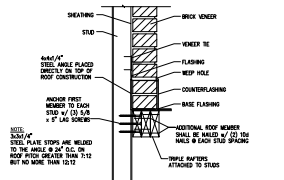
No.	Description	Date

OWNER
MARCOS MUNOZ

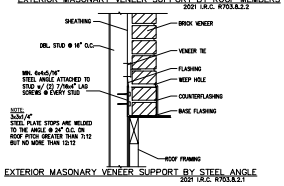
DATE:03/13/2025

SCALE:

SHEET NO.:
S1.11



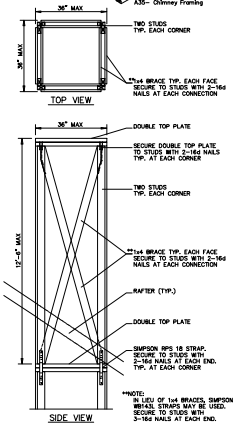
EXTERIOR MASONARY VENEER SUPPORT BY ROOF MEMBERS
2021 I.R.C. R703.8.3.2



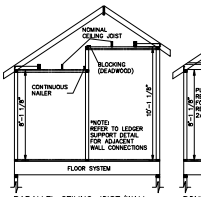
EXTERIOR MASONARY VENEER SUPPORT BY STEEL ANGLE
2021 I.R.C. R703.8.3.1

2021 TYP BRICK ON WOOD CONDITIONS

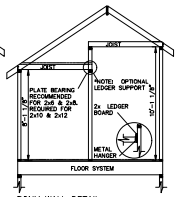




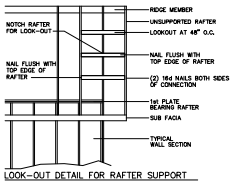
CHIMNEY WIND BRACING DETAIL



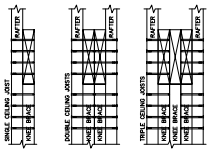
PARALLEL CEILING JOIST/WALL MULTIPLE CEILING HEIGHT



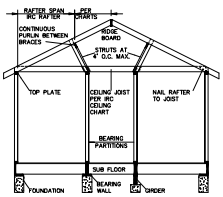
PONY WALL DETAIL
PLATE BEARING



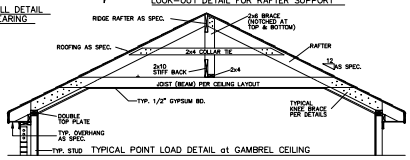
LOOK-OUT DETAIL FOR RAFTER SUPPORT



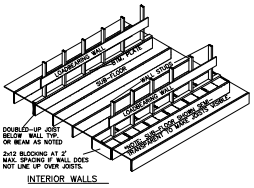
TYPICAL KNEE BRACE CONNECTION DETAILS

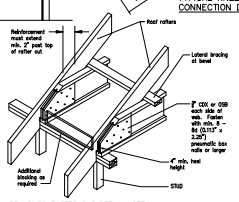


BRACED RAFTER CONSTRUCTION

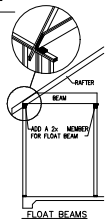


TYPICAL POINT LOAD DETAIL at GAMBREL CEILING

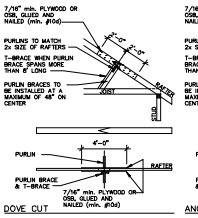


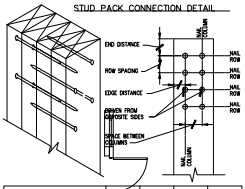


STANDARD RAFTER CUT DETAIL NOTE:
FOR SLOPES LESS THAN 6/12, CONTACT YOUR LOCAL TRUS JOIST REP



FLOAT BEAMS



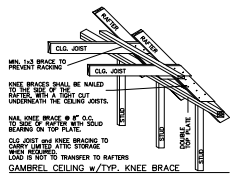


	(3)-2x4	(4)-2x4	(3)-2x6	(4)-2x6
# OF NAILS PER ROW	1	1	2	2
NAIL SIZE	30D	30D	50D	50D
END DISTANCE	3.5"	3.75"	3.5"	3.75"
EDGE DISTANCE	1.5"	1.5"	1.5"	1.5"
SPACE BETWEEN ROWS	8	0	8	0
SPACE BETWEEN COLUMNS	0.5"	0.5"	2.5"	2.5"

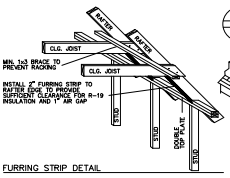
WHEN ONE NAIL PER ROW IS SPECIFIED, NAILS IN ADJACENT ROWS SHALL BE DRIVEN FROM OPPOSITE SIDES IN OPPOSITE COLUMNS

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

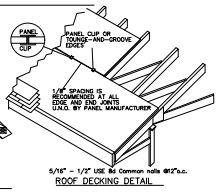
SOLID TIMBER MEMBERS OF EQUAL OR GREATER SIZE MAY BE USED INSTEAD OF SPECIFIED STUD PACKS



GAMBREL CEILING w/TYP. KNEE BRACE



FURRING STRIP DETAIL



5/16" - 1/2" USE 8d Common nails @12"o.c.
ROOF DECKING DETAIL

3454 DESIGNS
Design And Remodeling
Residential Commercial
DALLAS, TEXAS

All rights reserved
The drawing(s) depicted herein are the sole property of 3454 DESIGNS and are protected by the Texas Design Act and may not be reproduced or copied in any form or manner whatsoever nor may any derivative works thereof be made without the prior written consent of 3454 DESIGNS. Any unauthorized use of these drawings will be prosecuted to the fullest extent of the law. Copyright Infringement Notice: Under the Digital Millennium Copyright Act, it is illegal to circumvent any technological measures that have been put in place to protect copyrighted works, and to remove or alter any boilerplate notices.
There is nothing to expressly confer, and directly or indirectly imply, any warranties or guarantees. In addition, no warranties are made regarding the fitness of these plans for any particular purpose, nor are any warranties made regarding the buildability of any given design, due to the variability of building conditions, workmanship, and materials. The designer does not supervise construction, and therefore has no control over the means, methods, techniques, sequences or procedures of construction, or the safety precautions and programs in connection with the construction. The designer does not guarantee the performance of the contractor and has no responsibility for the contractor's failure to perform its work in accordance with the contract documents. The contractor is solely responsible for the means, methods, techniques, sequences and procedures of construction, including safety of all persons and property during performance of the construction work, and for compliance with all federal, state and local laws and regulations relating to the performance of the work. The contractor is also solely responsible for all job site conditions during the course of construction, including safety of all persons and property, and these requirements shall apply continuously and not be limited to normal working hours. The contractor shall defend, indemnify, and hold the designer harmless from any and all claims, damages, losses, and expenses, including attorney's fees, arising out of or resulting from the performance of the contractor's work.

PROJECT NAME:
MUNOZ RESIDENCE

LOCATION:
7426 CONCORD AVE
DALLAS, TX 75235

REVISIONS

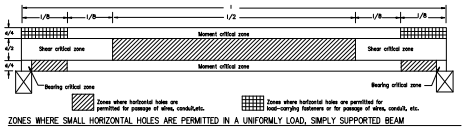
No.	Description	Date

OWNER
MARCOS MUNOZ

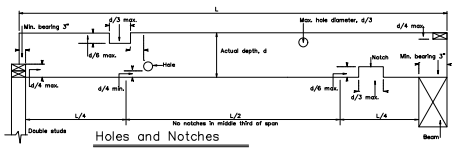
DATE:03/13/2025

SCALE:

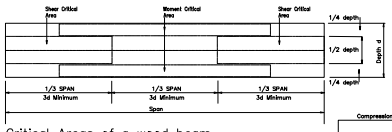
SHEET NO.:
S1.12



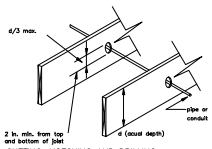
ZONES WHERE SMALL HORIZONTAL HOLES ARE PERMITTED IN A UNIFORMLY LOAD, SIMPLY SUPPORTED BEAM



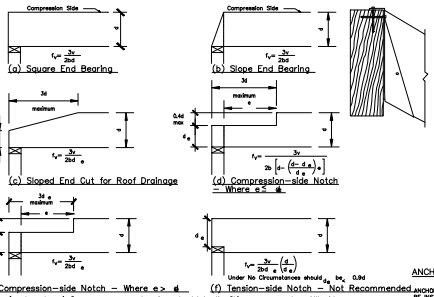
Holes and Notches



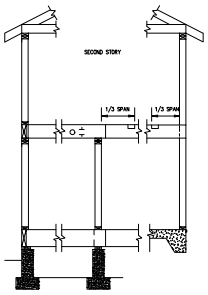
Critical Areas of a wood beam

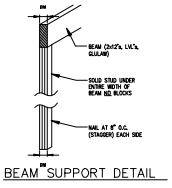


CUTTING, NOTCHING AND DRILLING



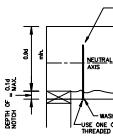
SHEAR DESIGN EQUATIONS FOR NOTCHED AND TAPERED BEAMS

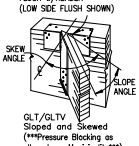




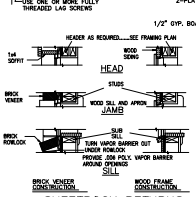
BEAM SUPPORT DETAIL



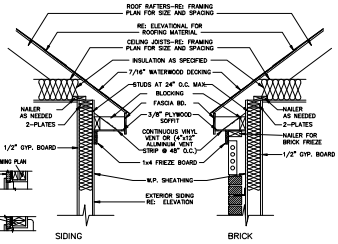




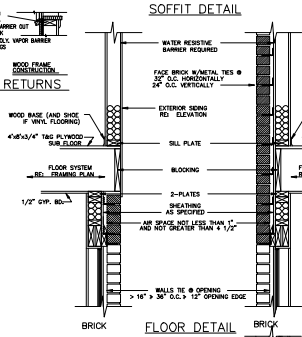
GLT/GLTV Sloped and Skewed (**Pressure Blocking as allowed per Municipality***)



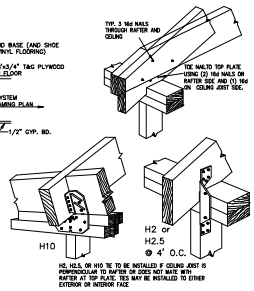
SHEETROCK RETURNS

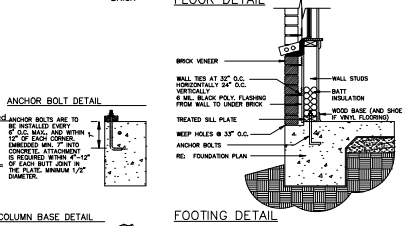


SOFFIT DETAIL



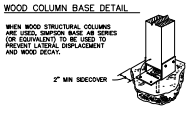
FLOOR DETAIL



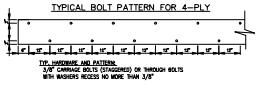


FOOTING DETAIL

ANCHOR BOLT DETAIL



WOOD COLUMN BASE DETAIL



TYPICAL BOLT PATTERN FOR 4-PLY

3454 DESIGNS

Design And Remodeling

DALLAS, TEXAS

All rights reserved
The arrangements depicted herein are the sole property of 3454 DESIGNS and may not be reproduced in any form without the express written permission of 3454 DESIGNS and use restrictions are "Copyright Management" Information under the Digital Millennium Copyright Act, 17 U.S.C. 1202 and other copyright regulations, and may not be removed or altered in any way.
It is unlawful to reproduce, modify, and distribute in any manner, electronic or otherwise, any modification, or commercial exploitation of the plans, designs, drawings, or artwork contained in these plans without the express written permission of 3454 DESIGNS. Unauthorized use of these plans without permission from 3454 DESIGNS, whether by a builder, supplier, or any other party, will be prosecuted to the fullest extent of the law. Unauthorized use includes, but is not limited to, providing these plans to others for the purpose of construction, reproduction, or modification without written consent.

PROJECT NAME:
MUNOZ RESIDENCE

LOCATION:
7426 CONCORD AVE
DALLAS, TX 75235

REVISIONS

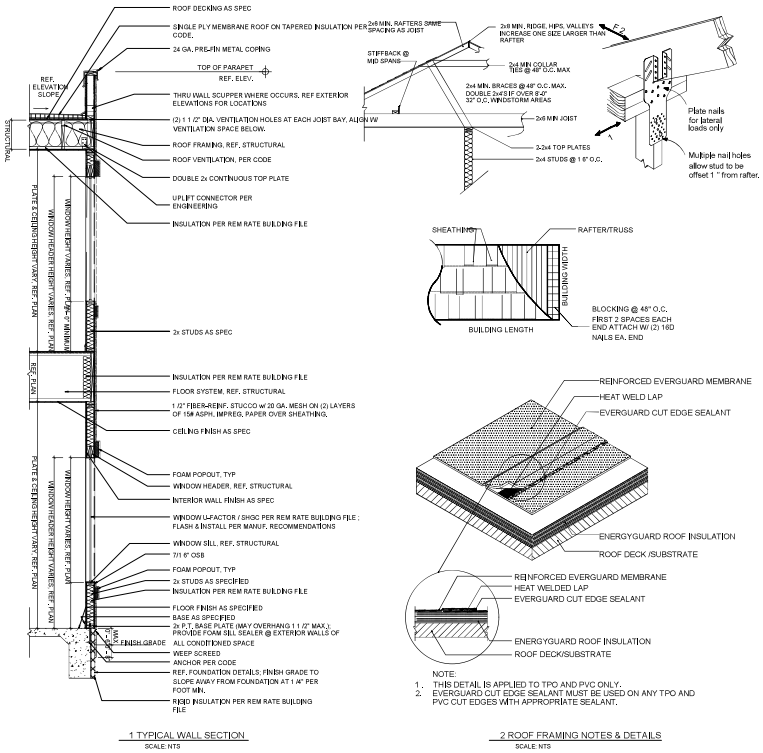
No.	Description	Date

OWNER
MARCOS MUNOZ

DATE:03/13/2025

SCALE:

SHEET NO.:
S1.13



1 TYPICAL WALL SECTION
SCALE: NTS

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
N.T.S.

3454 DESIGNS
Design And Remodeling
Residential Commercial
DALLAS, TEXAS

All rights reserved
This drawing(s) and/or model are the sole property of 3454 DESIGNS and may not be used in any way without the express written consent of 3454 DESIGNS. Any and all unauthorized use, reproduction or distribution is subject to civil and criminal penalties under the Digital Millennium Copyright Act. It is illegal to remove or alter copyright management information, and to reproduce or distribute this material.
This is nothing to expressly confirm and clarify a common practice of architects and designers to maintain ownership of and reuse rights to their plans, designs, sketches, drawings, renderings, electronic files, and models. Without the express written permission of the architect, you may not in any form or by any means, including, but not limited to, electronic or mechanical reproduction, modification, storage in an information retrieval system or network, or transmission, make any use of the plans, designs, sketches, drawings, renderings, electronic files, and models, whether in whole or in part, for any purpose or project, including, but not limited to, additions, alterations, or completion of the project.

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

Agenda Information Sheet

File #: 26-3298A Item #: 3.

AGENDA DATE: October 20, 2026

PANEL: A

COUNCIL DISTRICT(S): 1

DEPARTMENT: Department of Planning and Development

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

Senior Planner: Bryant Thompson

Request(s): (1) A special exception to the sign regulations.

Staff Recommendation: No staff recommendation.

BOA-26-000062

FILE NUMBER: 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:

(1) 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.

City of Dallas

Planning & Development Department

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

BOARD OF ADJUSTMENT REFERRAL FORM

Referred by: Scott Roper Date: 8/19/2026

Department: Sign Review & Inspections

Phone/Email: 972-269-6024

Manager signature: Scott Roper

Consulted with: Baldwin Planning

■ Applicant

□ Representative

□ Owner

Name: Rob Baldwin

Phone/Email: (214) 729-7949 / Rob@baldwinplanning.com

Property Information

Address: 1433 N Westmoreland

Lot:

City Block:

Zoning Classification: PD811, Subarea A

Issues that require Board action SEC. 51A-7.304(b)(4) - One detached sign per street frontage

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: SEC. 51A-7.703(d)(2) - Authorize one additional detached premise sign on a premise in excess of the number permitted by this article.

Description: 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.

Alternative resolutions discussed/offered:

N/A

Together we are planning and building a better Dallas for all! 5/3/2025

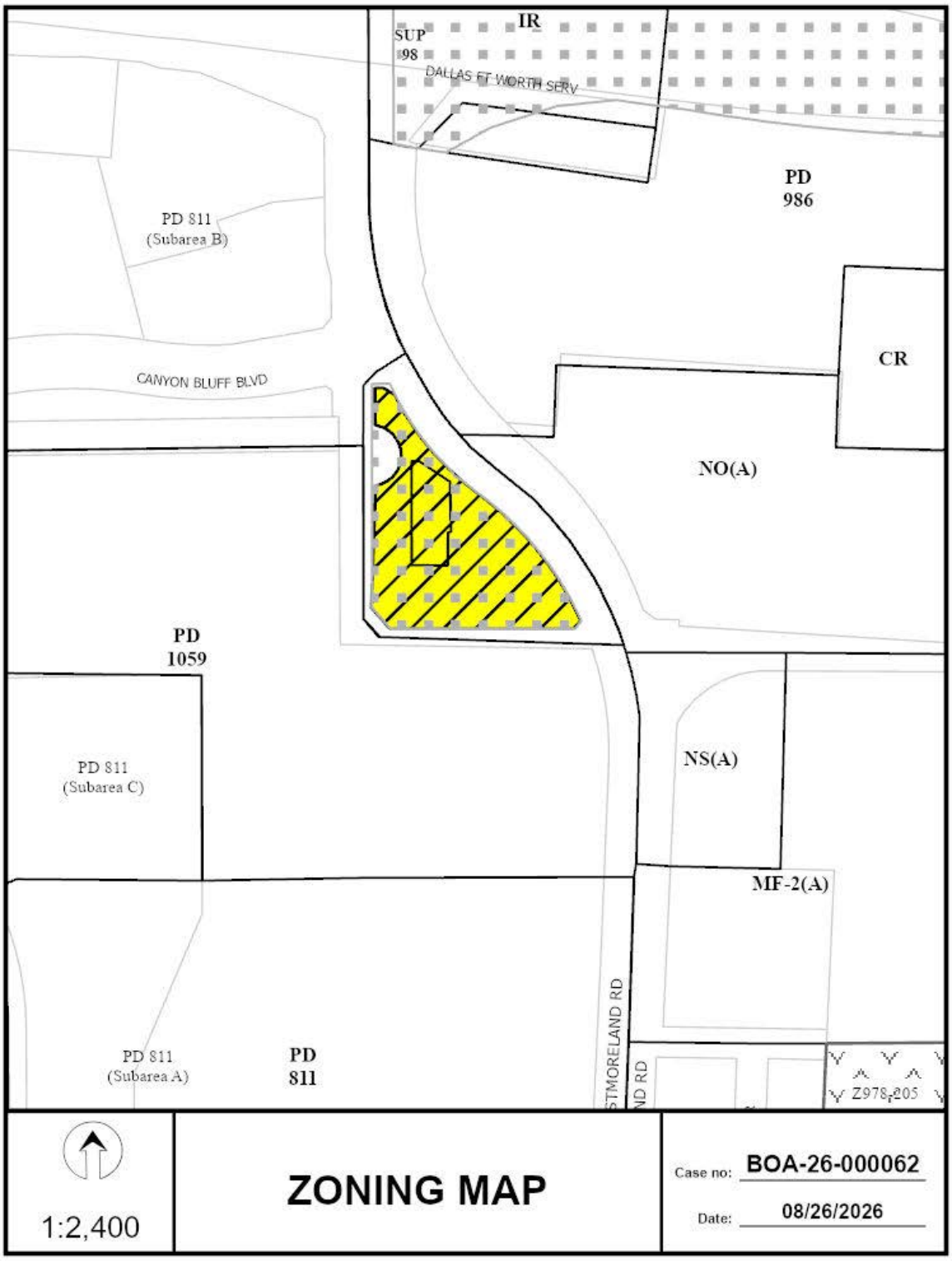


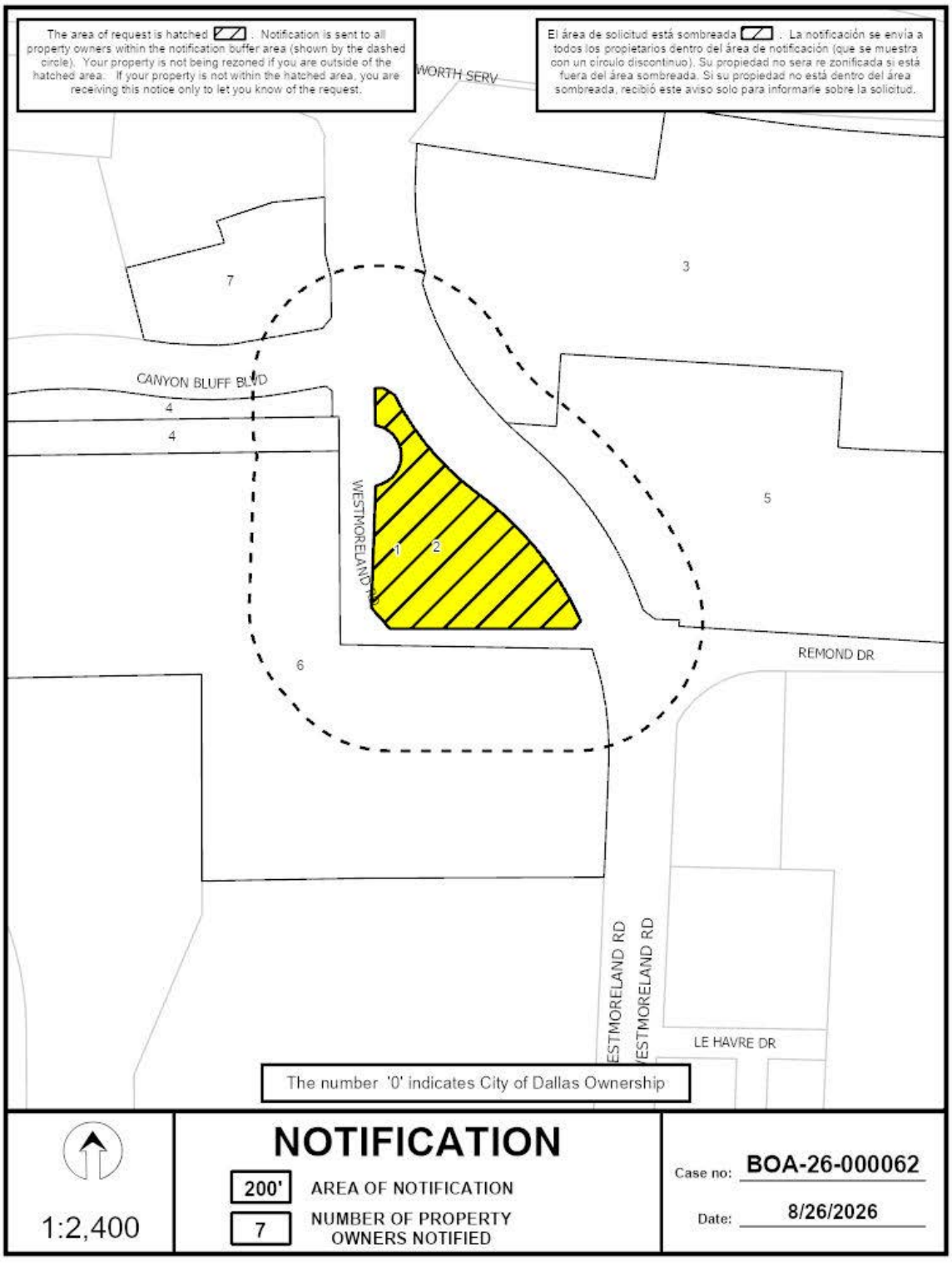
1:2,400

AERIAL MAP

Case no: BOA-26-000062

Date: 08/26/2026


IR
SUP 98
DALLAS FT WORTH SERV
PD 986
PD 811 (Subarea B)
CANYON BLUFF BLVD
CR
NO(A)
PD 1059
PD 811 (Subarea C)
NS(A)
MF-2(A)
PD 811 (Subarea A)
PD 811
STMORELAND RD
ND RD
Z978-205
1:2,400
ZONING MAP
Case no: BOA-26-000062
Date: 08/26/2026


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.
WORTH SERV
CANYON BLUFF BLVD
WESTMORELAND RD
REMOND DR
LE HAVRE DR
WESTMORELAND RD
1
2
3
4
4
5
6
7
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
7
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: BOA-26-000062
Date: 8/26/2026

Notification List of Property Owners

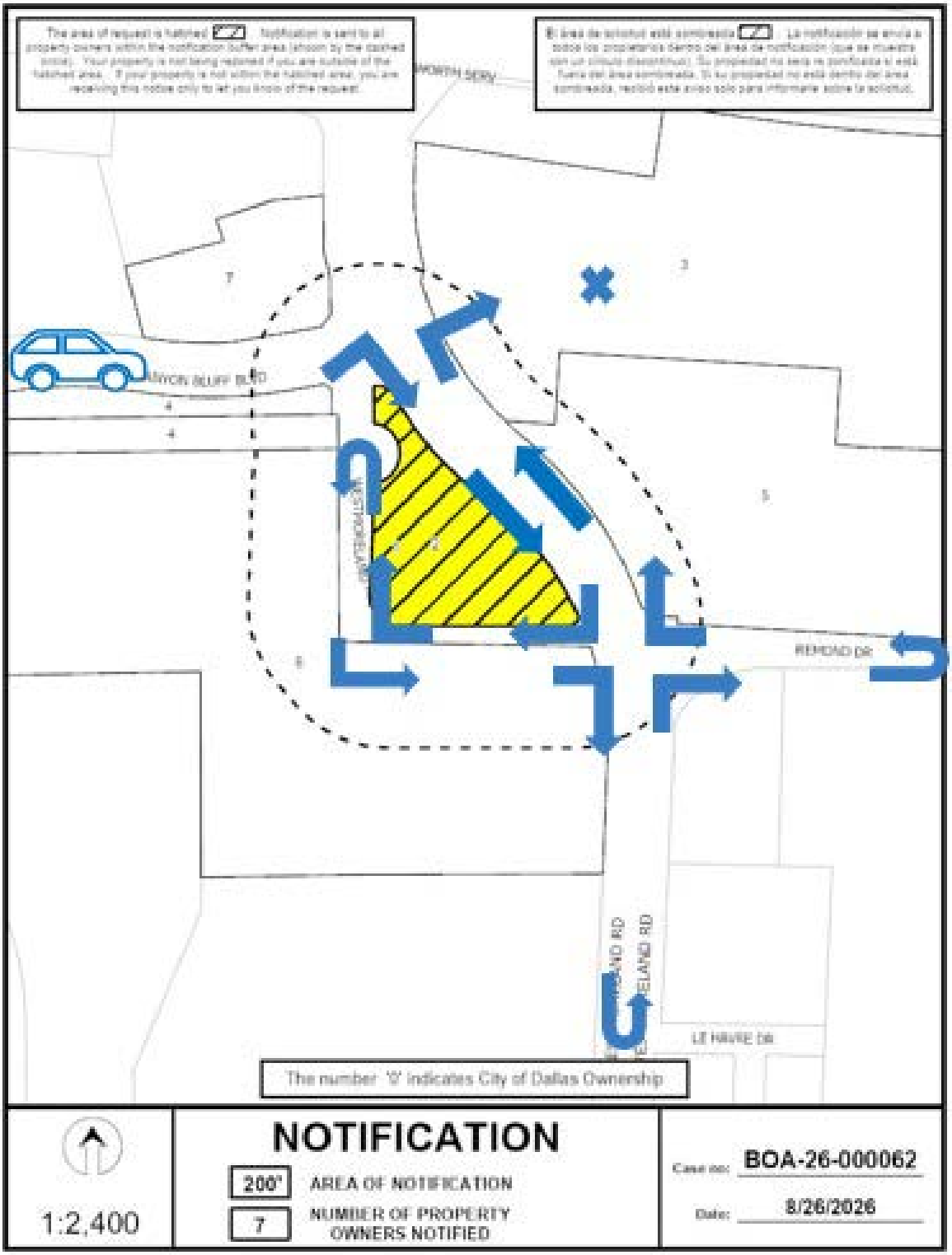
BOA-26-000062

7 Property Owners Notified

Label #	*Address*		*Owner*
1	1433	N WESTMORELAND RD	DALLAS COUNTY METROCARE SERVICES
2	1433	N WESTMORELAND RD	CROWN COMMUNICATION INC
3	2841	REMOND DR	QT SOUTH LLC
4	1419	N WESTMORELAND RD	LMC CANYON HOLDINGS LLC
5	1400	N WESTMORELAND RD	DALLAS COUNTY HOSPITAL DISTRICT
6	1353	N WESTMORELAND RD	DALLAS CO MENTAL HEALTH &
7	3333	CANYON BLUFF BLVD	CORINTH CANYON BLUFF LLC

Route Directions:
Start on Canyon Bluff Blvd.
Right on N Westmoreland Rd.
Right on Remond Dr.
U-Turn.
Right on N Westmoreland Rd.
U-Turn.
Right on Remond Dr.
U-Turn.
Right on N Westmoreland Rd.
***Subject Site at 0:44.**

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, OCTOBER 20, 2026**

BRIEFING: **10:00 a.m.** via **Videoconference and in 6EN COUNCIL CHAMBERS** at Dallas City Hall, 1500 Marilla Street

HEARING: **1:00 p.m. Videoconference and in 6EN COUNCIL CHAMBERS** at Dallas City Hall, 1500 Marilla Street

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

BOA-26-000062(BT) 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.

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 **6EN Council Chambers.** 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, October 19, 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-26-000062

Menu Reports Help

File Date: 07/24/2026

Application Status: Plan Review

Assigned To: Diana Barkume

Description of Work: FILE NUMBER: BOA-26-000062 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: (1) A request for a special exception to the sign regulations.

Application Detail: Detail

Application Name:

Application Type: Board of Adjustments

Documents:

File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
Owner Affidavit 202303...	BLDG_BDA	Affidavit - Pro...		application/pdf	Uploaded	07/24/2026
Certified Deed.pdf	BLDG_BDA	Certificate - W...		application/pdf	Uploaded	07/24/2026
block map.pdf	BLDG_BDA	Maps - Block		application/pdf	Uploaded	07/24/2026
12.7.2023 - S234-019_P...	BLDG_BDA	Plat - Certifie...		application/pdf	Uploaded	07/24/2026
1433 N. Westmoreland R...	BLDG_BDA	Statement - Lien		application/pdf	Uploaded	07/24/2026
A1-01 - ARCHITECTURAL ...	BLDG_BDA	Plans - Site Plan		application/pdf	Uploaded	07/24/2026
12.7.2023 - S234-019_P...	BLDG_BDA	Survey - Metes ...		application/pdf	Uploaded	07/24/2026
12.7.2023 - S234-019_P...	BLDG_BDA	Legal Descripti...		application/pdf	Uploaded	07/24/2026
Monument Sign Plan Pr...	BLDG_BDA	Plans - Other	Monument sign plan	application/pdf	Uploaded	07/24/2026
Posting of Notificatio...	BLDG_BDA	Affidavit - Sig...		application/pdf	Uploaded	07/24/2026
Site Plan_Revised 8.14...	BLDG_BDA	Plans - Site Plan	SITE PLAN_REVISED 8...	application/pdf	Uploaded	08/17/2026
BOA26000062z.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	08/26/2026
BOA26000062n.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	08/26/2026
BOA-26-000062_report.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	08/26/2026
BOA26000062mva.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	08/26/2026
BOA-26-000062_Submissi...	BLDG_BDA	Other Support D...		application/pdf	Uploaded	08/26/2026
BOA26000062a.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	08/26/2026
BOA-26-000062_labels.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	08/26/2026

Show all

Address: 1433 N WESTMORELAND RD, Dallas, TX 75211

Owner Name: DALLAS COUNTY METROCARE SERVICES

Owner Address: 1345 RIVER BEND DR STE 200, DALLAS, TEXAS 752476945

Parcel No: 00000527665000000

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Robert Baldwin	Baldwin Associa...	Applicant	Mailing, 3904 elm #B T...	Active
Ashleigh Jones	Dallas County M...	Property Owner	Mailing, 1350 N. Westm...	Active

Licensed Professionals Info:

Primary	Registration Number	License Type	Name	Business Name	Business License #

Total Fee Assessed: $1,335.00

Total Fee Invoiced: $1,335.00

Balance: $0.00

Custom Fields:

Property Details

Existing Zoning	Lot Number	Lot Size (Acres)
PD	Tract 1	1.2526
Block Number	**Lot Size (Sq. Ft)**	**How many streets abut the property?**

6160	61996	2
Land Use	**Is the property platted?**	**Status of Project**
office building	No	Under Construction
Status of Property	**Previous Board of Adjustment case filed on this property**	**Accommodation for someone with disabilities**
Owner Occupied	Yes	No
File Date	**Seleccione si necesitara un interprete**	**Case Number**
03/19/2025		BDA 245-035
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		
Signs Dept.		

Internal Use Only

Source of Request	**Fee Waiver Granted**	**Number of Parking Spaces**
Signs		
Lot Acreage		
1.2526		

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	Signs	Sign Variance or Special Exception	PD 811 (Sub Area A)	To allow a 2nd sign on the property.	There is an existing billboard sign on the property which prohibits Metrocare from obtaining a monument sign for their business.	

Street Frontage Information

Street Frontage	Linear Feet (Sq. Ft) (Number)
Front	500
Side	464

Case Information

Full Request	Brief Request	Zoning Requirements	Relevant History	BOA History	BOA History Details
to construct and/or maintain one additional detached premises sign on a nonresidential premise, which will require a special exception to the sign regulations	for a special exception to the sign regulations	limits the number of detached signs on a premise to one per street frontage other than expressways.	Address has history-request is not related to the previous request	Yes	Approved 1) a variance to the landscaping regulations, and (2) a variance to the parking setback regulation. NO permit was submitted-Denied W/O prejudice

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	Kameka Miller-Hoskins	Diana Barkume	Bryant Thompson	Special Exception to the sign Scheduled regulations		

GIS Information

Parcel Number (Number)	Service	Layer	Attribute Value	Census Tract Number (Number)	Council District	School District	Escarpment	Floodplain
				80.52	1-Chad West			

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Intake	Diana Barkume	Intake Complete	08/19/2026	Accela Administ...
GIS AOR Review	Elham Elbadawi	Review Complete	08/26/2026	Elham Elbadawi
Case Assignment	Bryant Thompson	Case Manager...	09/22/2026	Kameka Miller-H...
Site Inspection		Site Inspect...	09/22/2026	Kameka Miller-H...
Plans Distribution		Accepted - P...	09/22/2026	Kameka Miller-H...
Subdivision Review		Not Required	09/22/2026	Kameka Miller-H...

Task	Assigned To	Status	Status Date	Action By
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	07/24/2026	Notice	
General Facts/Staff An...	This will display in t...	Applied	07/24/2026	Notice	
Land Use	This will display in t...	Applied	07/24/2026	Notice	
Staff Recommendation	Staff Recommendation	Applied	07/24/2026	Notice	
Standard of Review	This will display in t...	Applied	07/24/2026	Notice	
Timeline	This will display in t...	Applied	07/24/2026	Notice	
Zoning	This will display in t...	Applied	07/24/2026	Notice	

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments
Site Visit Inspection	10/06/2026		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: Scott Roper Date: 8/19/2026

Department: Sign Review & Inspections

Phone/Email: 972-269-6024

Manager signature: Scott Roper

Consulted with: Baldwin Planning

■ Applicant

□ Representative

□ Owner

Name: Rob Baldwin

Phone/Email: (214) 729-7949 / Rob@baldwinplanning.com

Property Information

Address: 1433 N Westmoreland

Lot:

City Block:

Zoning Classification: PD811, Subarea A

Issues that require Board action SEC. 51A-7.304(b)(4) - One detached sign per street frontage

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: SEC. 51A-7.703(d)(2) - Authorize one additional detached premise sign on a premise in excess of the number permitted by this article.

Description: 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.

Alternative resolutions discussed/offered:

N/A

SIGN TYPE 10.1

Material Identification

A **THIN PANEL**
Material: 1/2" thick aluminum panel **M3**, with all edges finish smooth, painted Midnight Blue **P5,** campus name printed in white **P1**

B **SIGN CABINET**
Material: Aluminum sign cabinet **M3** panel with all edges finish smooth, painted white **P1**

C **DIMENSIONAL LOGO**
Material: 3" thick acrylic **M1** dimensional letters, painted Midnight Blue **P5** and Vermillion **P6**

D **DIMENSIONAL LOGO ICON**
Material: 5" thick acrylic **M1** dimensional icon, painted Vermillion **P6**

E **BASE**
Material: Concrete base **M4**

F **BUILDING ADDRESS**
Material: 3" thick acrylic **M1** dimensional text, painted Vermillion **P6**

G **DONOR NAME**
Material: 4" height text recessed in concrete

Owner to provide Donor Name

Sign to be double-sided.

Exterior lighting to be coordinated with selected vendor.

Ⓐ



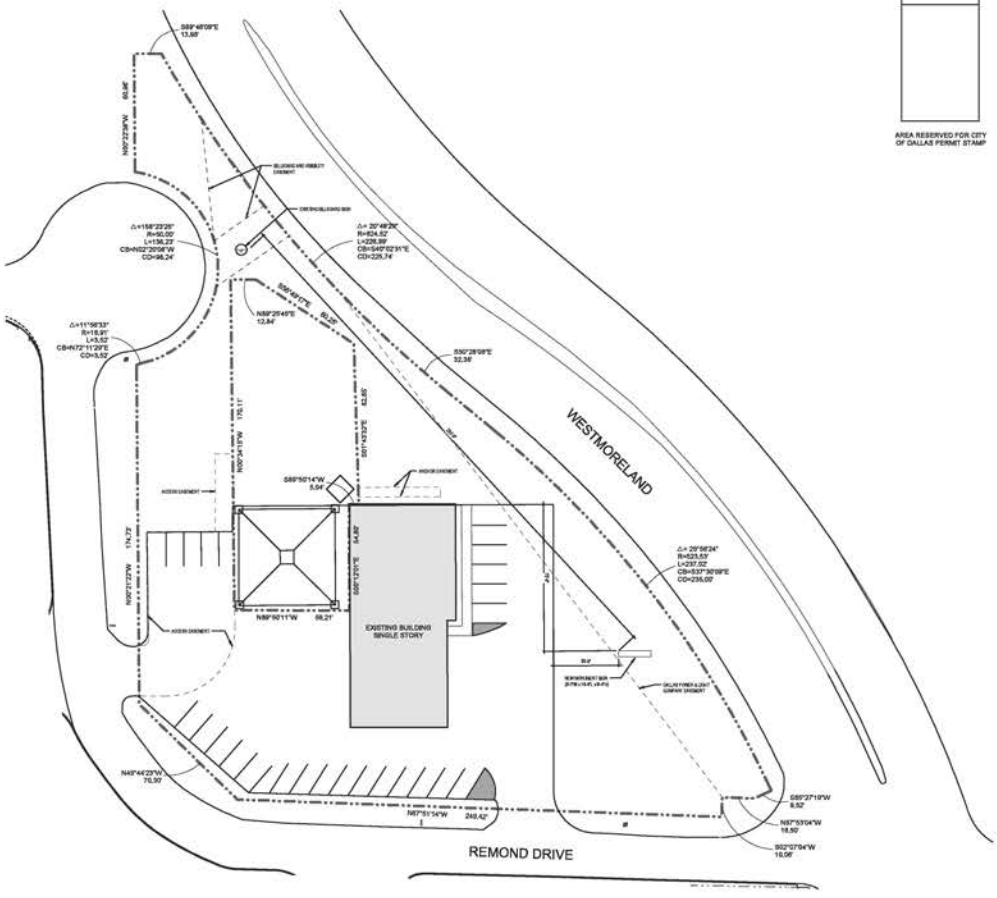
Front View
Scale 3/8" = 1'

Ⓑ



Back View
Scale 3/8" = 1'

Side View



1 EXISTING SITE PLAN - 1433 REMOND DRIVE

Kirksey

Metrocare

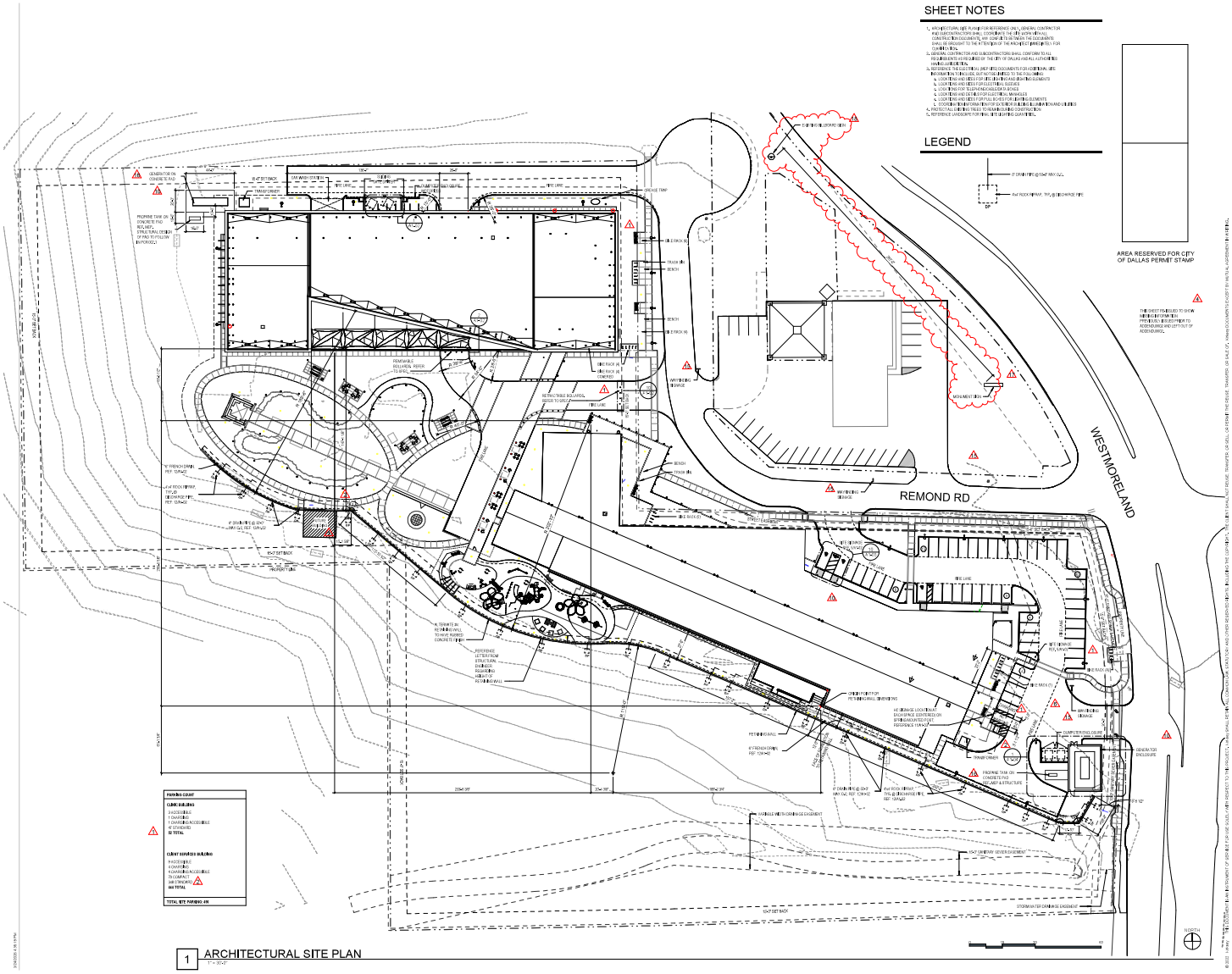
METROCARE
HILLSIDE CAMPUS
1353 N WESTMORELAND RD.
DALLAS, TX 75211

ISSUE FOR
CONSTRUCTION
05/19/2022

project number: 19-029

SITE PLAN -
1433 REMOND DR

A1-01a



Kirksey

1500 Griffin Street West

Dallas, Texas 75215

214.522.1100

kirksey.com

Metrocare

METROCARE HILLSIDE CAMPUS

1359 N WESTMORELAND RD.
DALLAS, TX. 75211

phase issue description:
ISSUE FOR CONSTRUCTION

project issue date:
05/19/2022

drawn by: EN

checked by: GL

revision schedule

	date	description
1	05/26/22	ADDENDUM 01
2	06/14/22	ADDENDUM 02
4	06/16/22	ADDENDUM 04
5	NOT ISSUED	ADDENDUM 05
6	10/20/22	BID SET REVISIONS
10	03/31/24	ADDENDUM 10
15	05/08/25	4월 301
16	07/11/25	2Q25 052
17	07/08/26	회의 4Q4J
18	03/24/26	4월 052

REGISTERED ARCHITECT STATE OF TEXAS

03/03/2022

project number: 19-029

ARCHITECTURAL SITE PLAN

A1-01

© 2022 Kirksey Architecture, Inc. THE DESIGNS, DRAWINGS AND SPECIFICATIONS AND ALL DERIVATIVE WORKS THEREOF PREPARED BY KIRKSEY ARCHITECTURE, INC. (COLLECTIVELY, THE "KIRKSEY DOCUMENTS") ARE THE EXCLUSIVE PROPERTY OF KIRKSEY ARCHITECTURE, INC. AND ARE PROTECTED BY FEDERAL COPYRIGHT LAW. THE KIRKSEY DOCUMENTS SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR ENTITY WITHOUT THE WRITTEN CONSENT OF KIRKSEY ARCHITECTURE, INC. AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY WERE PREPARED. THE KIRKSEY DOCUMENTS SHALL NOT BE USED FOR ANY ADDITIONS TO THIS PROJECT OR FOR ANY OTHER PROJECT. VISUAL CONTACT WITH THE KIRKSEY DOCUMENTS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

File #: 26-3286A Item #: 4.

AGENDA DATE: October 20, 2026

PANEL: A

COUNCIL DISTRICT(S): 4

DEPARTMENT: Department of Planning and Development

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 zoning use regulations, 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

Senior Planner: Bryant Thompson

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

Staff Recommendation: (1) No staff recommendation, (2) Approval.

BOA-26-000066

FILE NUMBER: BOA-26-000066(BT)

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:

(1) A special exception to the single-family use regulations, and
(2) 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:

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. The subject site is restrictive in area but not shape and slope; therefore, it cannot 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.

City of Dallas

Planning & Development Department

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

BOARD OF ADJUSTMENT REFERRAL FORM

Referred by: JOHN FORBES Date: 5-11-2026

Department:

Phone/Email: 214-948-4279/JOHN.FORBES@DALLAS.GOV

Manager signature: Mayra Mcneely

Consulted with:

□ Applicant

□ Representative

■ Owner

Name: Maria Obregon

Phone/Email: 214-584-9453/mariaobregon689@gmail.com

Property Information

Address: 1338 Galloway Ave Dallas, Tx 75216

Lot: 10

City Block: 3579/19

Zoning Classification: R-5(A)

Issues that require Board action ADU and Exceeding the 25% of main Structure.

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

Check all that apply: ■ Variance □ Special Exception

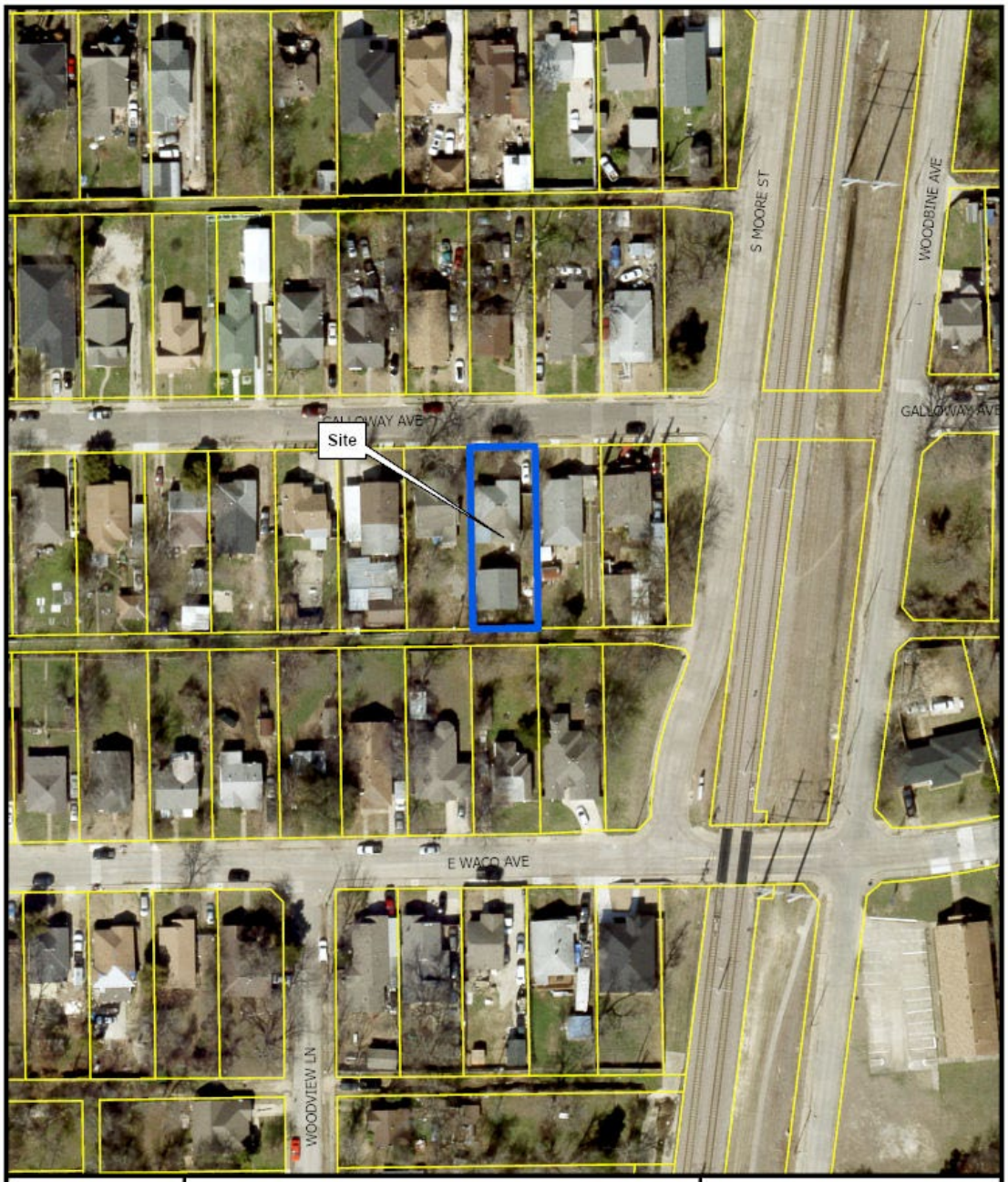
□ Yard setback
□Lot Width
□Lot Depth
□Lot coverage
□Floor area for accessory structures for single-family uses
□Height
□Minimum width of sidewalk
□Off-street parking
□Off-street loading
□Landscape regulations
□ fence height and/or standards
□ Visibility triangle obstructions
□ Parking demand
■ Additional dwelling unit (not for rent) □Accessory dwelling unit (for rent)
□Carport
□Non-conforming use or structure
□Administrative Official Appeal
■Other: Exceeding the main structure of 25%.

Description: ADU in R-5(A). Exceeds the 25% of the main structure.
Main Structure: 1219sf. 25%: 304.75sf. Prop. ADU: 783sf

Alternative resolutions discussed/offered:

Reduce size
Remove 1 aspect of ADU.(Restroom, Kitchen, or Sleeping Area)

Together we are planning and building a better Dallas for all! 5/3/2025

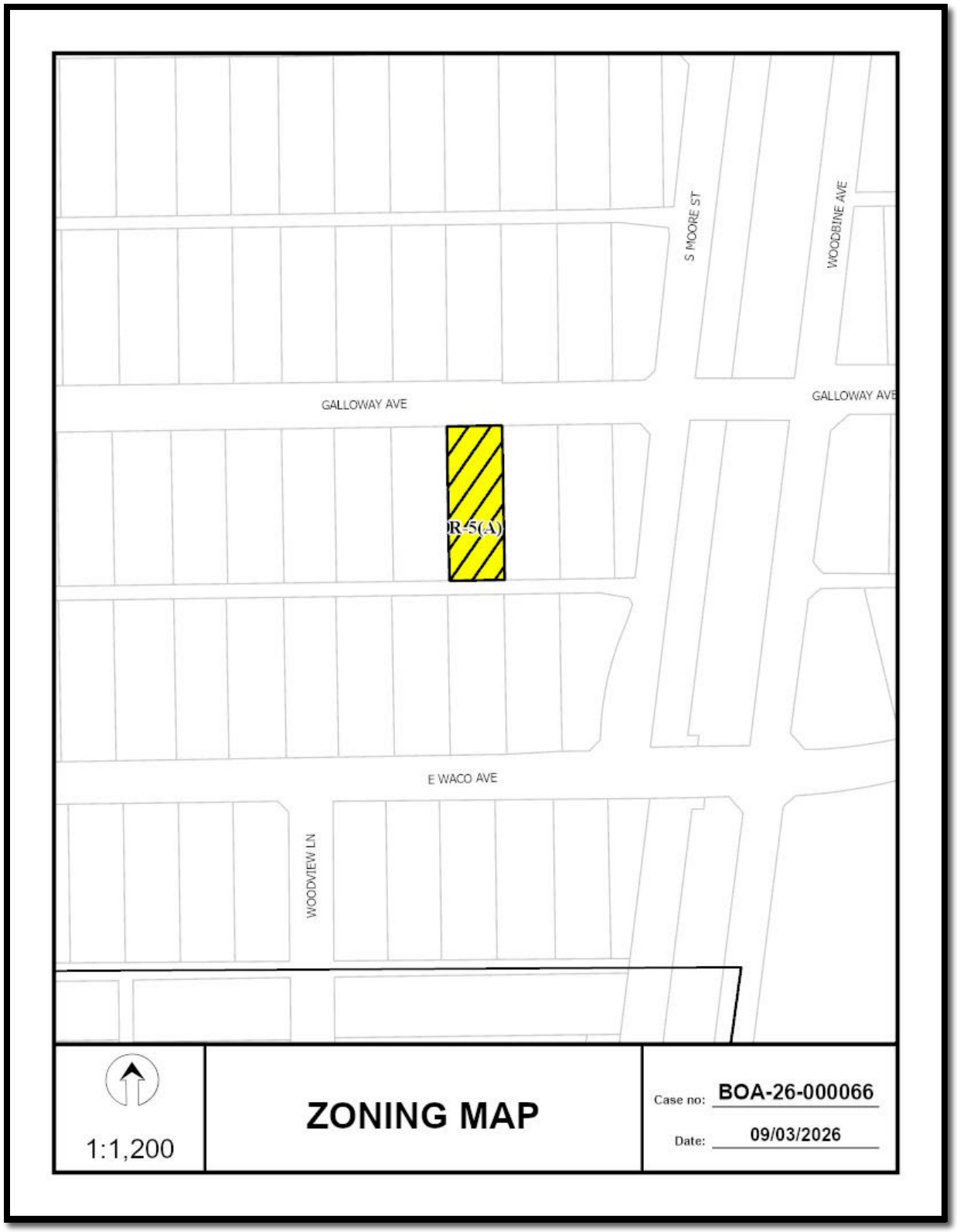


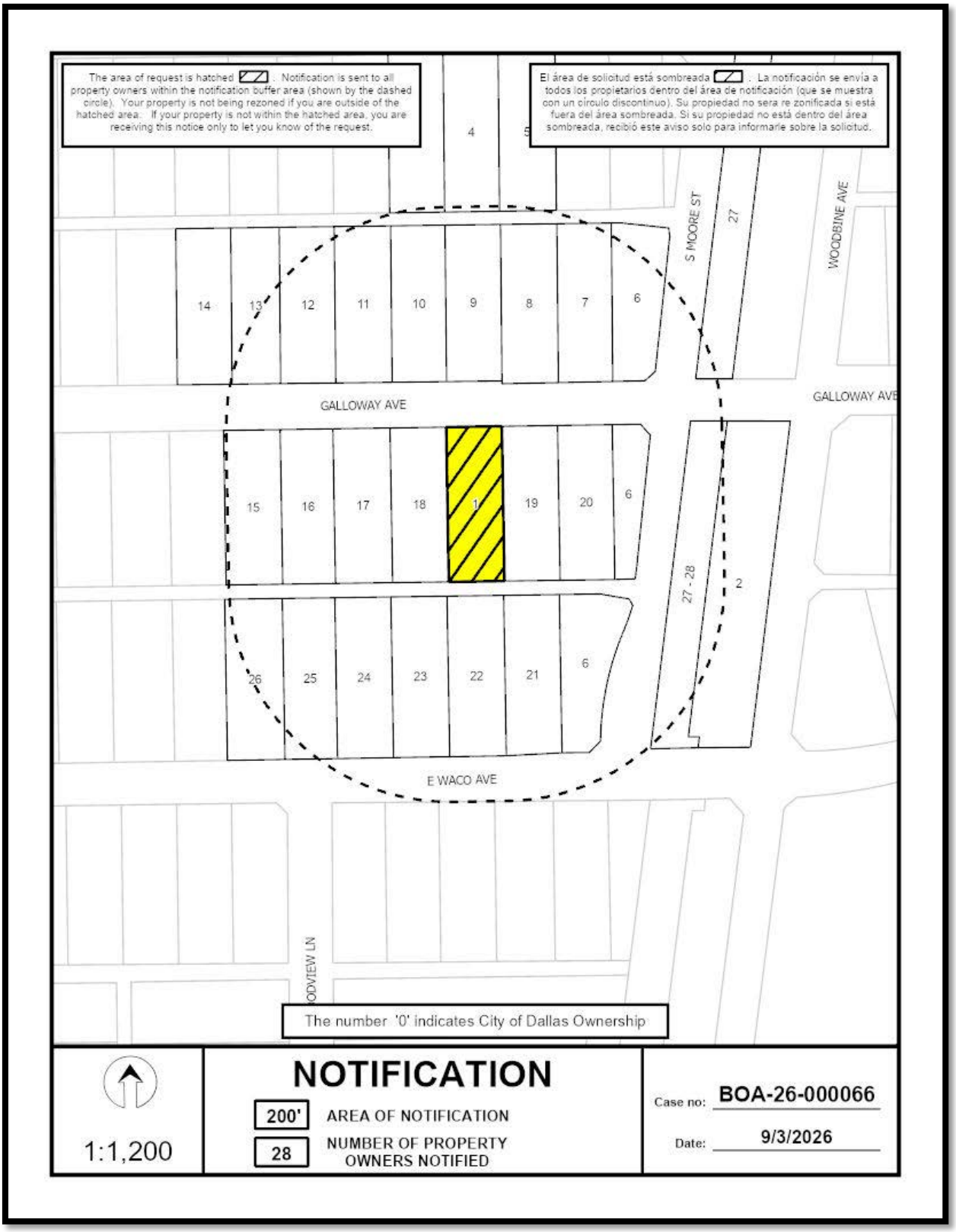
1:1,200

AERIAL MAP

Case no: BOA-26-000066

Date: 09/03/2026


S MOORE ST
WOODBINE AVE
GALLOWAY AVE
GALLOWAY AVE
R-5(A)
E WACO AVE
WOODVIEW LN
1:1,200
ZONING MAP
Case no: BOA-26-000066
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.
S MOORE ST
WOODBINE AVE
GALLOWAY AVE
GALLOWAY AVE
E WACO AVE
The number '0' indicates City of Dallas Ownership
1:1,200
NOTIFICATION
200'
AREA OF NOTIFICATION
28
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: BOA-26-000066
Date: 9/3/2026

Notification List of Property Owners

BOA-26-000066

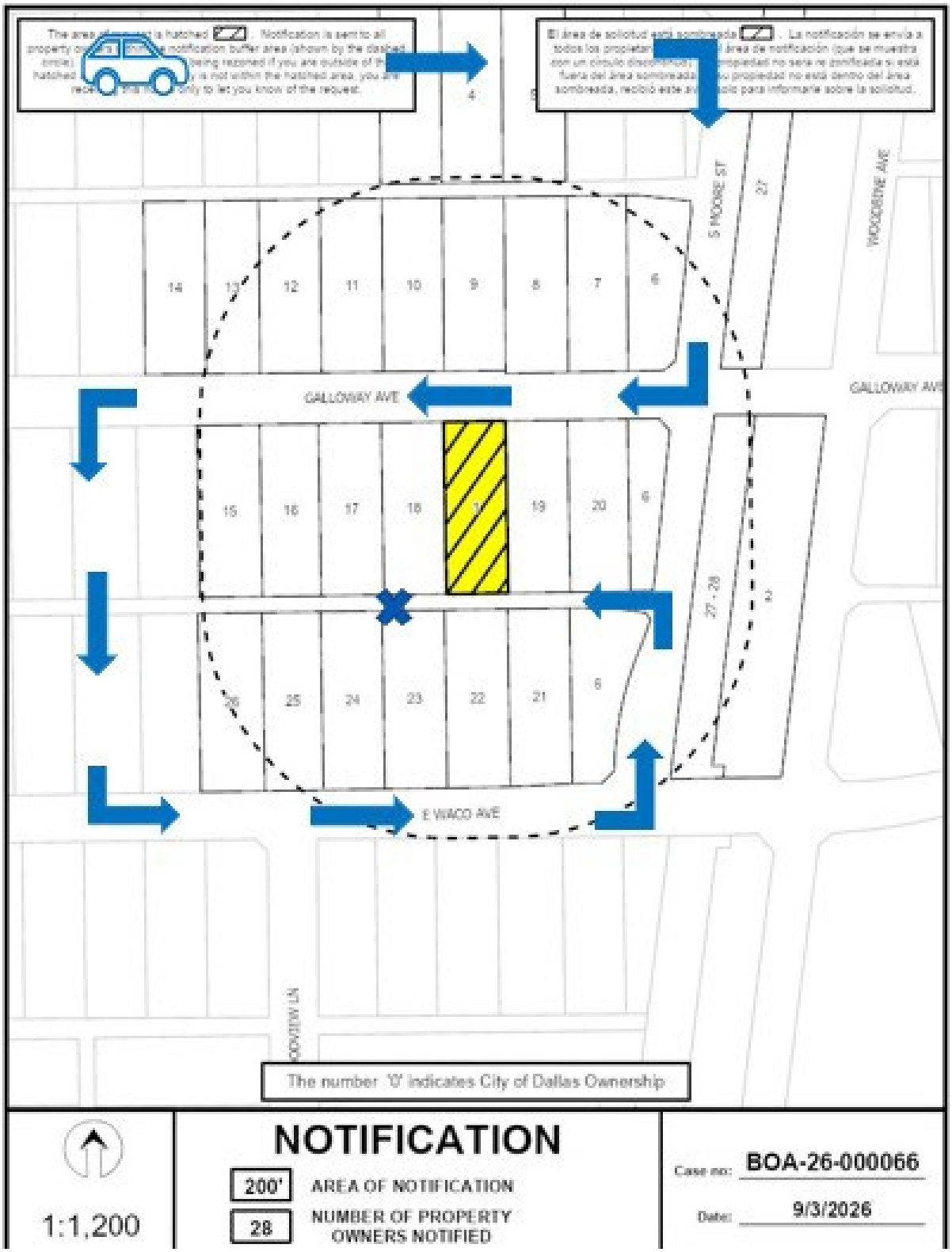
28 Property Owners Notified

Label #	*Address*		*Owner*
1	1338	GALLOWAY AVE	OBREGON MARIA ARACELY
2	1398	MORRELL AVE	ONCOR ELECRIC DELIVERY COMPANY
3	1334	STRICKLAND ST	Taxpayer at
4	1338	STRICKLAND ST	IBARRA SATURNINO &
5	1342	STRICKLAND ST	SIMPSON JIMMIE DEAN EST OF
6	1351	GALLOWAY AVE	DALLAS AREA RAPID TRANSIT
7	1347	GALLOWAY AVE	WILSON HARRY LEE JR
8	1343	GALLOWAY AVE	IRACHETA RODOLFO &
9	1339	GALLOWAY AVE	SADLER JOSEPHUS
10	1335	GALLOWAY AVE	GARCIA MARIA
11	1331	GALLOWAY AVE	BROWN ANTHONY
12	1327	GALLOWAY AVE	GREEN PATTIE JANE
13	1321	GALLOWAY AVE	HEARD WILLIAM A
14	1319	GALLOWAY AVE	GREEN CANZOLA
15	1322	GALLOWAY AVE	NEXTDOOR CAPITAL LLC
16	1326	GALLOWAY AVE	ROBLES VALENTIN R
17	1330	GALLOWAY AVE	PESINA ELODIO &
18	1334	GALLOWAY AVE	QUINN PATSY ABELL SUBLET
19	1342	GALLOWAY AVE	SMITH MAE BIRTHA EST OF
20	1346	GALLOWAY AVE	LEYVA RUBEN
21	1343	WACO AVE	AGUILAR MAYRA & JOSE CRUZ COULUNGA S
22	1341	WACO AVE	PERRICONE JOHN
23	1335	WACO AVE	PINAFLORES BRENDA R
24	1333	WACO AVE	WILSON GEORGE EST OF
25	1327	WACO AVE	Taxpayer at
26	1323	WACO AVE	TURNER BRENDA L ESTATE OF

Label #	*Address*		*Owner*
27	555	2ND AVE	DART
28	555	2ND AVE	DART

Route Directions:
Start on Strickland St.
Right on S Moore St.
Right on Galloway Ave.
Left on S Denley Dr.
Left on E Waco Ave.
Left on S Moore St.
Left into alleyway
***Subject Site at 1:00.**

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, OCTOBER 20, 2026**

BRIEFING: **10:00 a.m.** via **Videoconference and in 6EN COUNCIL CHAMBERS** at Dallas City Hall, 1500 Marilla Street

HEARING: **1:00 p.m. Videoconference and in 6EN COUNCIL CHAMBERS** at Dallas City Hall, 1500 Marilla Street

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

BOA-26-000066(BT) 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 zoning use regulations, 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.

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 **6EN Council Chambers.** 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, October 19, 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-26-000066

Menu Reports Help

File Date: 08/17/2026

Application Status: In Review

Assigned To: Diana Barkume

Description of Work: FILE NUMBER: BOA-26-000066 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 zoning use regulations, 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: (1) Special exception to the single-family regulations (2) Variance to the 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
1338 Galloway NO LIEN ...	BLDG_BDA	Statement - Lien		application/pdf	Uploaded	08/17/2026
1338 Galloway Dallas C...	BLDG_BDA	Plat - Certifie...		application/pdf	Uploaded	08/17/2026
Tax Certificate.pdf	BLDG_BDA	Certificate - Tax		application/pdf	Uploaded	08/17/2026
Warranty Deed.pdf	BLDG_BDA	Certificate - W...		application/pdf	Uploaded	08/17/2026
Dallas Central Apprais...	BLDG_BDA	Legal Descripti...		application/pdf	Uploaded	08/17/2026
11x17 1338 Galloway Av...	BLDG_BDA	Plans - Site Plan		application/pdf	Uploaded	08/17/2026
Historical Satellite I...	BLDG_BDA	Maps - Zoning L...		application/pdf	Uploaded	08/17/2026
Board of Adjustment Ap...	BLDG_BDA	Affidavit - Pro...		application/pdf	Uploaded	08/17/2026
MAps Hub.pdf	BLDG_BDA	Maps - Block		application/pdf	Uploaded	08/17/2026
1338 Galloway Cover Le...	BLDG_BDA	Other Support D...	Cover Letter for al...	application/pdf	Uploaded	08/17/2026
DCAD__Residential Acct...	BLDG_BDA	Other Support D...	Dallas CAD Info	application/pdf	Uploaded	08/17/2026
BOA-26-000066_Submissi...	BLDG_BDA	Other Support D...		application/pdf	Uploaded	09/03/2026
BOA26000066n.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	09/03/2026
BOA26000066mva.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	09/03/2026
BOA26000066a.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	09/03/2026
BOA26000066z.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	09/03/2026
BOA-26-000066_labels.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	09/03/2026
BOA-26-000066_report.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	09/03/2026

Show all

Address: 1338 GALLOWAY AVE, Dallas, TX 75216

Owner Name: OBREGON MARIA ARACELY

Owner Address: 1338 GALLOWAY AVE, DALLAS, TEXAS 752161302

Parcel No: 00000279490000000

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Maria Araceli Obregon		Applicant	Mailing, 1338 GALLOWAY...	Active
Maria Araceli Obregon		Property Owner	Mailing, 1338 GALLOWAY...	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	Lot Number	Lot Size (Acres)

R-5(A)	10	0.163
Block Number	**Lot Size (Sq. Ft)**	**How many streets abut the property?**
19/3579	7200	1
Land Use	**Is the property platted?**	**Status of Project**
Single Family Home	Yes	Existing
Status of Property	**Previous Board of Adjustment case filed on this property**	**Accommodation for someone with disabilities**
Owner Occupied	No	No
File Date	**Seleccione si necesitara un interprete**	**Case Number**
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		

Internal Use Only

Source of Request	**Fee Waiver Granted**	**Number of Parking Spaces**
In Review - Residential		
Lot Acreage		
0.163		

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	Floor area of the main structure	Single Family/Duplex Variance or Special Exception		Accessory unit exceeding casita 25% of main home.	The property was transferred through divorce proceedings from ex husband whom built the existing accessory dwelling unit in 2019 without notice to me or involvement as we did not live on this property previously.	
Special Exception	Additional dwelling unit- not for rent	Single Family/Duplex Variance or Special Exception				

Street Frontage Information

Street Frontage	Linear Feet (Sq. Ft) (Number)
Front	51

Case Information

Full Request	Brief Request	Zoning Requirements	Relevant History	BOA History	BOA History Details
to construct and/or maintain an additional dwelling unit (not for rent), which will require a special exception to the single-family zoning use regulations	for a special exception to the single-family regulations	limits the number of dwelling units to one	N/A	No	
to construct and/or maintain a single-family residential accessory structure with 783 square feet of floor area (64% of the 1219 square foot floor area of the main structure), which will require a 484 square foot (39%) variance to the floor area regulations.	for a variance to the floor area regulations	an accessory structure may not exceed 25% of the floor area of the main structure	N/A	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	Bryant Thompson	Floor area	Scheduled	
			6ES			Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Bryant Thompson	Additional Dwelling Unit	Scheduled	

GIS Information

Parcel Number (Number)	Service	Layer	Attribute Value	Census Tract Number (Number)	Council District	School District	Escarpment	Floodplain
				50.91	4-Johnson			

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Intake		Intake Complete	09/02/2026	Accela Administ...

Task	Assigned To	Status	Status Date	Action By
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			09/02/2026	
Subdivision Review				
Q Team Review				
Arborist Review				
Building Code Review				
Zoning Review				
Electrical Review				
Eng Water and Wastewat...				
Historic Preservation ...				
Eng Paving and Drainag...				
Eng Flood Plain Review				
Board of Adjustment Re...				
Conservation Review				
Traffic Review				
GIS Review				
Residential Team Review				
Signs Review				
Plans Coordination				
Board of Adjustment He...				
Two-Year Waiver Period				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By
BOA History	This will display in t...	Applied	08/17/2026	Notice	
General Facts/Staff An...	This will display in t...	Applied	08/17/2026	Notice	
Land Use	This will display in t...	Applied	08/17/2026	Notice	
Staff Recommendation	Staff Recommendation	Applied	08/17/2026	Notice	
Standard of Review	This will display in t...	Applied	08/17/2026	Notice	
Timeline	This will display in t...	Applied	08/17/2026	Notice	
Zoning	This will display in t...	Applied	08/17/2026	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: JOHN FORBES Date: 5-11-2026

Department:

Phone/Email: 214-948-4279/JOHN.FORBES@DALLAS.GOV

Manager signature: Mayra Mcneely

Consulted with:

□ Applicant

□ Representative

■ Owner

Name: Maria Obregon

Phone/Email: 214-584-9453/mariaobregon689@gmail.com

Property Information

Address: 1338 Galloway Ave Dallas, Tx 75216

Lot: 10

City Block: 3579/19

Zoning Classification: R-5(A)

Issues that require Board action ADU and Exceeding the 25% of main Structure.

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: Exceeding the main structure of 25%.

Description: ADU in R-5(A). Exceeds the 25% of the main structure.
Main Structure: 1219sf. 25%: 304.75sf. Prop. ADU: 783sf

Alternative resolutions discussed/offered:

Reduce size
Remove 1 aspect of ADU.(Restroom, Kitchen, or Sleeping Area)

SQUARE FOOTAGE:

1. EXISTING HOME
   - FLOOR LIVING AREA: 970 S.F.
   - COVERED PORCH: 104 S.F.
   - COVERED PATIO: 145 S.F.
   - **TOTAL EXISTING HOME: 1,219 S.F.**

2. TOTAL PROPOSED @ GUEST HOUSE
   - TOTAL COVERED AREA: 783 S.F.
   - TOTAL FOUNDATION AREA: 783 S.F.
   - **TOTAL CONSTRUCTION AREA: 783 S.F.**
   - LOT SIZE: 7,200 S.F.
   - 27.8% OF COVERED AREA APPROXIMATE
   - 29.5% OF IMPERVIOUS AREA APPROXIMATE

LEGEND

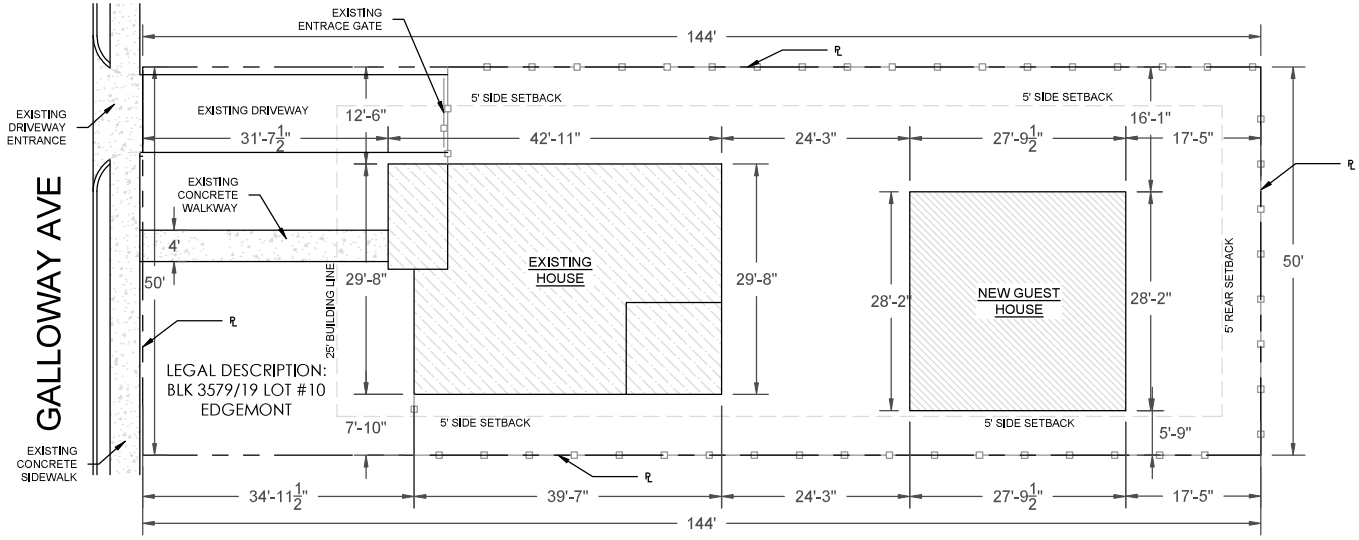
EXISTING FENCE

SETBACK LINE



2 LOCATION MAP

Scale: N.T.S.



1 SITE PLAN

Scale: 1/16"= 1'-0" (11"X17" SHEET)

JRD TEXAS DESIGN & CONSTRUCTION LLC.

1338 GALLOWAY
DALLAS, TX 75216
PROJECT 151

DATE

REVISIONS/NOTES

NEW CONSTRUCTION

CLIENT

DRAWN BY: JD

CHECKED BY: JD

DATE: 02/23/2026

A3

SHEET NO.

DOOR SCHEDULE @ NEW GUEST HOUSE						
TAG	SIZE	DESCRIPTION	DOOR TYPE	No. PANEL	HEADER HEIGHT	QTY.
D01	3'-0" X 6'-8"	EXTERIOR SOLID CORE	SWING DOOR	01	6'-8"	1
D02	3'-0" X 8'-0"	HOLLOW CORE	SWING DOOR	02	8'-0"	3
D03	2'-6" X 8'-0"	HOLLOW CORE	SWING DOOR	02	8'-0"	1
D04	2'-0" X 6'-8"	HOLLOW CORE	SWING DOOR	02	6'-8"	2

PLAN NOTES	
TAG	DESCRIPTION
01	COOKTOP/MICRO VENT COMBO ABV.
02	DBL. SINK 36"
03	36" REFRIGERATOR
06	VANITY

WINDOW SCHEDULE @ NEW GUEST HOUSE					
TAG	SIZE	HEADER HEIGHT	DESCRIPTION	STATUS	QTY
W01	3'-0" X 6'-0"	@ 7'-0" H.H.	SINGLE HUNG	NEW	3

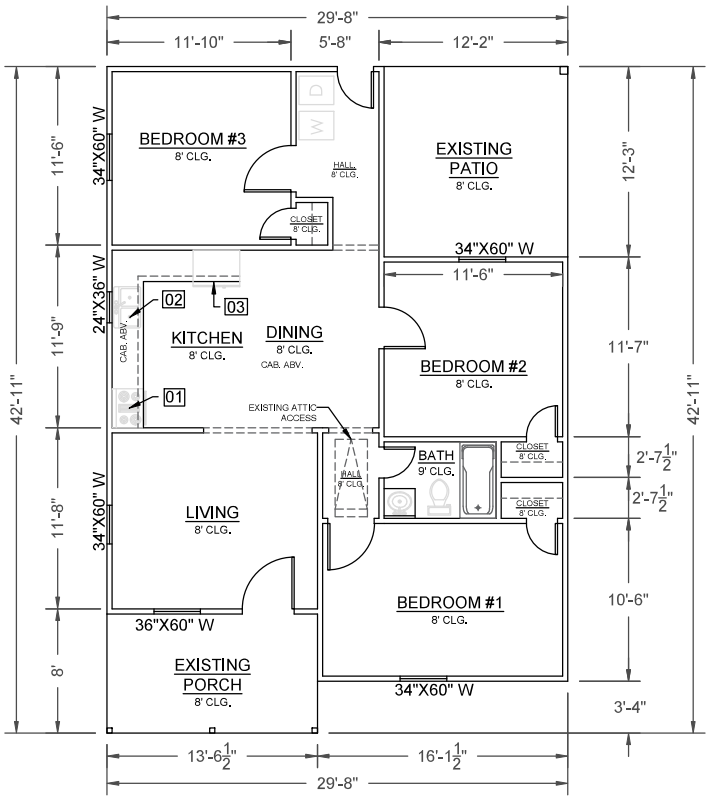
LEGEND

EXISTING WALLS

NEW WALLS

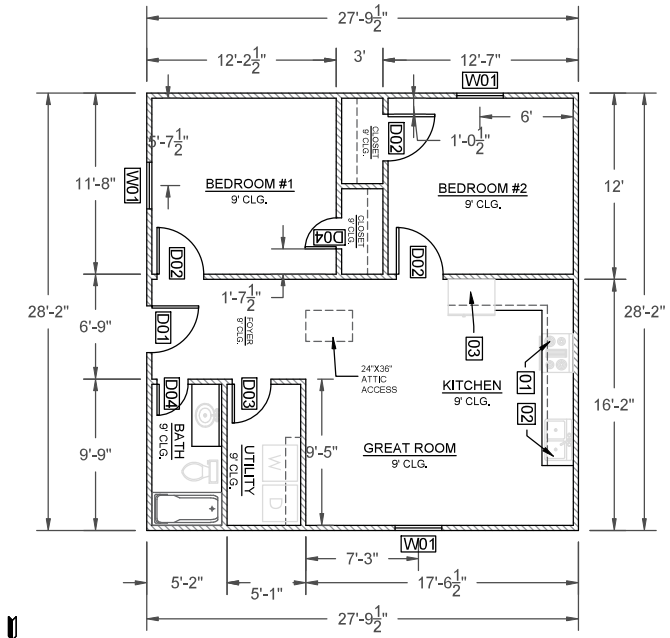
FLOOR PLAN NOTES FOR NEW GUEST HOUSE:

1. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUDS UNLESS NOTED OTHERWISE.
2. COORDINATE LOCATION OF UTILITY METER WITH SITE PLAN AND LOCATE AWAY FROM PUBLIC VIEW. VISUAL IMPACT MINIMIZED, MOUNT AS LOW AS POSSIBLE.
3. CONTRACTOR SHALL COORDINATE ALL CLOSET SHELVING REQUIREMENTS.
4. CONTRACTOR MUST FIELD VERIFY ALL CABINET DIMENSIONS PRIOR TO FABRICATION.
5. ALL GLASS LOCATED WITHIN 18" OF FLOOR, 12" OF A DOOR OR LOCATED WITHIN 60" OF FLOOR AT BATHTUBS, WHIRLPOOLS, SHOWERS, SAUNAS, STEAM ROOMS OR HOT TUBS MUST BE TEMPERED TO COMPLY WITH IRC SECTION R308.4.8.
6. ALL EXPOSED INSULATION MUST HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.
7. BATHROOMS, RANGE HOODS AND UTILITY ROOMS TO BE VENTED TO THE OUTSIDE WITH A MINIMUM OF A 90 CFM FAN.
8. ALL INTERIOR WALLS TO BE SHEATHED WITH $\frac{1}{2}$" GYPSUM BOARD, WITH METAL CORNER REINFORCING. TAPE FLOAT AND SAND. (3 COATS) USE 5/8 " GYPSUM BOARD ON CEILING WHEN SUPPORTED MEMBERS ARE 24" O.C. OR GREATER USE $\frac{1}{2}$" GYPSUM BOARD ON CEILING MEMBERS LESS THAN 24" O.C.



1 EXISTING HOME FLOOR PLAN

Scale: 1/8"= 1'-0" (11"X17" SHEET)



2 NEW GUEST HOUSE

Scale: 1/8"= 1'-0" (11"X17" SHEET)

FLOOR PLAN NOTES:

1. **EXISTING HOUSE REMAINS AS IS WITH NO CHANGES.**
2. ALL CEILINGS TO BE 9-0" MINIMUM UNLESS NOTED OTHERWISE @ GUEST HOUSE.
3. VERIFY ALL PLANS W/LOCAL BUILDING CODES.
4. GUEST HOUSE WILL HAVE WINDOW UNITS NO HVAC.

JRD TEXAS DESIGN & CONSTRUCTION LLC.

1338 GALLOWAY
DALLAS, TX 75216

PROJECT 151

DATE

REVISIONS/NOTES

NEW CONSTRUCTION

CLIENT

DRAWN BY: JD

CHECKED BY: JD

DATE: 02/22/2026

A6

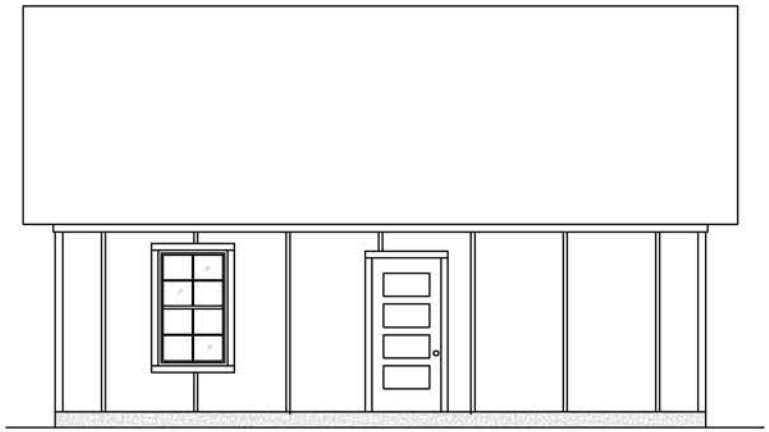
SHEET NO.



GUEST HOUSE WAS CONSTRUCTED BETWEEN 2018 AND 2020 BY CLIENT'S HUSBAND PREVIOUSLY, GOOGLE EARTH HISTORICAL DATA SUPPORTS THIS INFORMATION

1 VICINITY MAP

Scale: N.T.S



NEW CONSTRUCTION

DETACHED GUEST HOUSE

1338 GALLOWAY - DALLAS, TX 75216

SHEET INDEX

1. COVER PAGE
2. GENERAL NOTES
3. SITE PLAN
4. FOUNDATION PLAN
5. FOUNDATION DETAILS
6. FLOOR PLAN
7. CEILING FRAMING PLAN
8. ROOF FRAMING PLAN
9. ROOF PLAN
10. ELEVATIONS A
11. ELEVATIONS B
12. ELEVATIONS C
13. ELEVATIONS D
14. ELECTRICAL PLAN
15. DETAILS

THE PURPOSE OF THIS PERMIT IS TO HAVE THE PREVIOUSLY BUILT GUEST HOUSE APPROVED BY THE CITY, CODE COMPLIANCE FLAGGED MY CLIENT FOR PERMITTING. HOWEVER THIS GUEST HOUSE WAS PREVIOUSLY BUILT BY THE CLIENTS EX-HUSBAND WITH NO PERMITS BETWEEN 2018 AND 2020, THE CLIENT WAS AWARDED THIS PROPERTY IN A DIVORCE SETTLEMENT in 2024 AND HAD NO PRIOR KNOWLEDGE THAT THE EX-HUSBAND BUILT THIS GUEST HOUSE WITHOUT PERMITS.

JRD TEXAS DESIGN & CONSTRUCTION LLC.

1338 GALLOWAY
DALLAS, TX 75216
151
PROJECT

DATE

REVISIONS/NOTES

NEW CONSTRUCTION

CLIENT

DRAWN BY: JD

CHECKED BY: JD

DATE: 02/28/2026

A1

SHEET NO.

CODES:

- IRC 2021: INTERNATIONAL RESIDENTIAL CODE
- ASCE 07 - 2021: MINIMUM DESIGN LOADS REQUIRED FOR BUILDINGS AND OTHER STRUCTURES
- ANSI: AMERICAN NATIONAL STANDARD INSTITUTE
- NDS 2018: NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTIONS
- NEC 2023: NATIONAL ELECTRICAL CODE

DESIGN CRITERIA:

- ROOF LOADS:
  DEAD LOAD: 10 PSF
  LIVE LOAD NON REDUCED: 20 PSF
- CEILING LOADS (WITH STORAGE)
  DEAD LOAD: 10 PSF
  LIVE LOAD NON-REDUCED: 10 PSF
- CEILING LOADS (WITHOUT STORAGE)
  DEAD LOAD: 5 PSF
  LIVE LOAD NON REDUCED: 10 PSF

WOOD FRAMING NOTES:

1. ASPHALT SHINGLE ROOFING OVER 8 MIL WATERPROOF MEMBRANE, THE ROOF SHEATHING SHALL BE A MINIMUM OF 5/8" THICK ORIENTED STRAND BOARD (OSB), APA RATED SHEATHING (CDX) OR PLYWOOD, EXTERIOR GRADE. USE BLOCKING OR APPROVED "H" CLIPS TO SECURE UNSUPPORTED EDGES. NAIL WITH 8D COMMON NAILS AT 6" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
2. ALL PANELS MUST BE ORIENTED WITH THEIR LONG SIDE (FIBER DIRECTION) PERPENDICULAR TO THE JOIST LENGTH. PANELS OF THREE SPACES BETWEEN JOIST.
3. BOLT HOLES IN WOOD OR STEEL SHALL BE 1/32" LARGER THAN BOLT SIZE EXCEPT THAN IN SINGLE BOLT CONNECTIONS THE BOLT HOLE MAY BE 1/16" LARGER THAN THE BOLT SIZE. BOLTS AND NUTS SEATING ON WOOD SHALL HAVE CUT STEEL WASHER UNDER HEADS AND NUTS, THE NUTS MUST BE PULLED TIGHT AND AGAIN CHECKED AND TIGHTENED JUST PRIOR TO ENCLOSING BOLTED COMPONENTS.
4. ALL NUTS SHALL BE TIGHTENED WHEN PLACED AND RE-TIGHTENED AT COMPLETION OF THE JOB.
5. ALL NAILS FOR STRUCTURAL WORKS SHALL USE COMMON WIRE FEDERAL SPECIFICATIONS FF-N-101 NAILS UNLESS NOTED OTHERWISE. LENGTH SHALL BE 2 $\frac{1}{2}$" TIMES THICKNESS OF PIECE NAILED MINIMUM. ALL NAILS FOR EXPOSED WORK SHALL BE FINISHING OR CASING NAILS WITH HEADS SET. USE ALUMINUM ALLOY OR STAINLESS STEEL NAILS FOR EXTERIOR WORK.
6. NAIL HOLES SHALL BE SUB-DRILLED WHERE NECESSARY TO PREVENT SPLITTING OF WOOD.
7. NAILING SHALL BE IN ACCORDANCE WITH THE BUILDING CODE NOTED ABOVE.
8. ROOF SHEATHING FASTENING TO JOIST, RIM JOIST, AND BLOCKING MUST BE WITH 1 $\frac{1}{2}$"X16GA, MINIMUM FASTENING PENETRATION 1 INCH IN FRAMING @ 6 INCHES O.C.

GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE COMMENCING ANY WORK. THE DIMENSIONS REFLECTED IN THESE DRAWINGS ARE APPROXIMATE AND MUST NOT BE RELIED UPON.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL SAFETY PRECAUTIONS AND REGULATIONS DURING THE WORK.
3. COORDINATE WITH ALL DRAWINGS FOR SLEEVES AND PENETRATIONS THROUGH THE ROOF.
4. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING, GUYING AND/OR BRACING REQUIRED TO ERECT AND HOLD THE STRUCTURE IN PROPER ALIGNMENT UNTIL ALL STRUCTURAL WORK, AND CONNECTIONS HAVE BEEN COMPLETED.
5. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS, TECHNIQUES, SEQUENCES FOR PROCEDURES OF CONSTRUCTION, OR THE SAFETY PRECAUTIONS AND THE PROGRAMS INCIDENT THERE TO (NOR SHALL OBSERVATION VISITS TO THE SITE INCLUDE ANY TYPE OF INSPECTION OF THESE ITEMS).
6. LOADING APPLIED TO THE STRUCTURE DURING THE PROCESS OF CONSTRUCTION MUST NOT EXCEED THE LOAD CAPACITY OF THE STRUCTURAL MEMBERS OR CONNECTIONS. THE LIVE LOADINGS USED IN THE DESIGN OF THIS STRUCTURE ARE INDICATED IN THE DESIGN CRITERIA NOTES. DO NOT APPLY ANY CONSTRUCTION LOADS UNTIL THE ROOF FRAME IS PROPERLY CONNECTED AND SECURED AND UNTIL ALL TEMPORARY BRACING IS IN PLACE.

JRD
TEXAS DESIGN & CONSTRUCTION LLC.

1338 GALLOWAY
DALLAS, TX 75216
PROJECT 151

DATE
REVISIONS/NOTES
NEW CONSTRUCTION
CLIENT

DRAWN BY: JD
CHECKED BY: JD
DATE: 02/28/2026

A2
SHEET NO.

SQUARE FOOTAGE:

1. EXISTING HOME
   - FLOOR LIVING AREA: 970 S.F.
   - COVERED PORCH: 104 S.F.
   - COVERED PATIO: 145 S.F.
   - **TOTAL EXISTING HOME: 1,219 S.F.**

2. TOTAL PROPOSED @ GUEST HOUSE
   - TOTAL COVERED AREA: 783 S.F.
   - TOTAL FOUNDATION AREA: 783 S.F.
   - **TOTAL CONSTRUCTION AREA: 783 S.F.**
   - LOT SIZE: 7,200 S.F.
   - 27.8% OF COVERED AREA APPROXIMATE
   - 29.5% OF IMPERVIOUS AREA APPROXIMATE

LEGEND

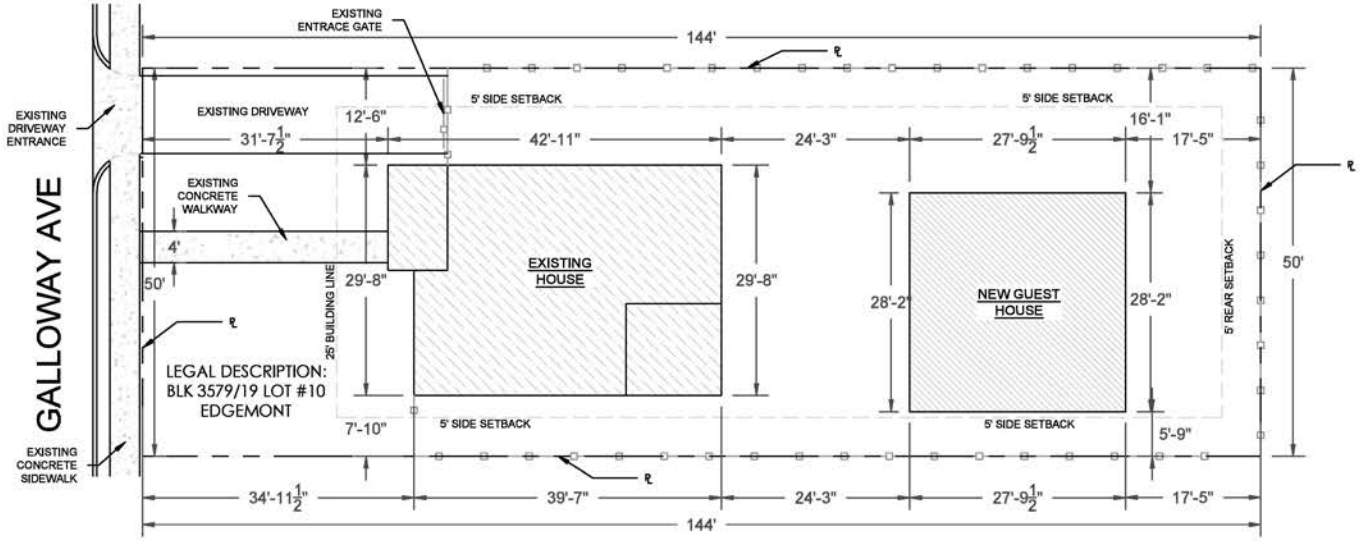
EXISTING FENCE

SETBACK LINE



2 LOCATION MAP

Scale: N.T.S.



1 SITE PLAN

Scale: 1/16"= 1'-0" (11"X17" SHEET)

JRD TEXAS DESIGN & CONSTRUCTION LLC.

1338 GALLOWAY
DALLAS, TX 75216
PROJECT 151

JRD Texas Design & Construction LLC. OWNERS, & EMPLOYEES, ARE NOT ARCHITECTS, OR ENGINEERS. ALL CONSTRUCTION PLANS, & DESIGNS ARE TO BE REVIEWED, & UNDERSTOOD, WITH DUE ASSENCE OF A CONSTRUCTION PROFESSIONAL. OR PURCHASER AND BUILDER OF THE PLANS HEREAFTER, JDT Texas Design & Construction LLC., ITS OFFICERS, OWNERS, & EMPLOYEES, ARE DEEMED TO BE HELD HARMLESS, AND INDEMNIFIED, BY PURCHASER, AND BUILDER, AGAINST ANY, AND ALL CLAIMS, OR LAWSUITS THAT MAY ARISE DURING THE CONSTRUCTION OF THIS STRUCTURE OR ANY TIME THEREAFTER, ASSERTED BY JDT Texas Design & Construction LLC., ITS OFFICERS, OWNERS, & EMPLOYEES ARE DEEMED TO ACCEPT AS IS, & ARE HEREBY ASSUMING ALL RISK OF ANY, & ALL DEFECTS IN, & WITH THE PLANS, & DESIGNS, & ANY CHANGES MADE BY PURCHASER, & BUILDER AND ASSUME RESPONSIBILITY FOR SAME.

DATE	REVISIONS/NOTES

NEW CONSTRUCTION

CLIENT

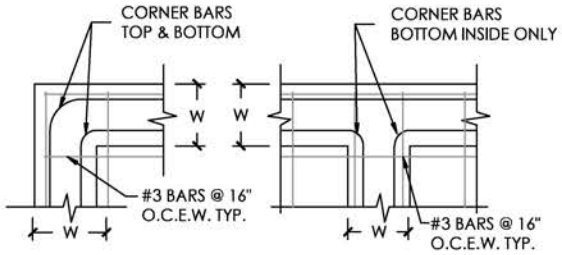
DRAWN BY: JD

CHECKED BY: JD

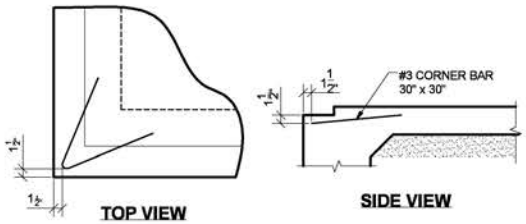
DATE: 02/23/2026

A3

SHEET NO.

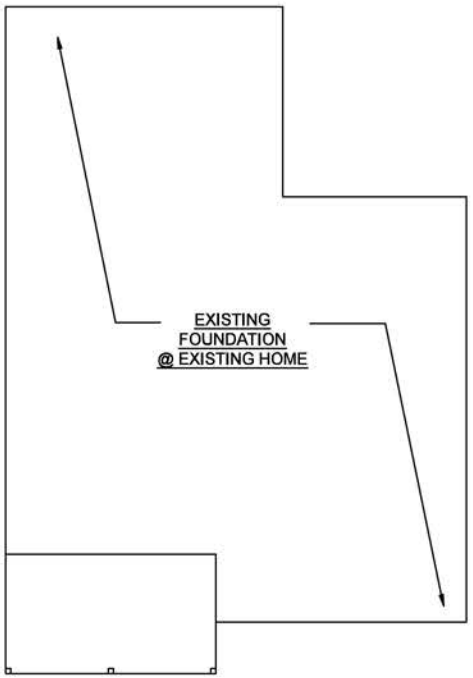


CONCRETE BEAM CORNER BARS DETAIL
(CORNER BARS TO BE SAME SIZE OF BEAM BARS)
SCALE= 1/2"= 1'-0"

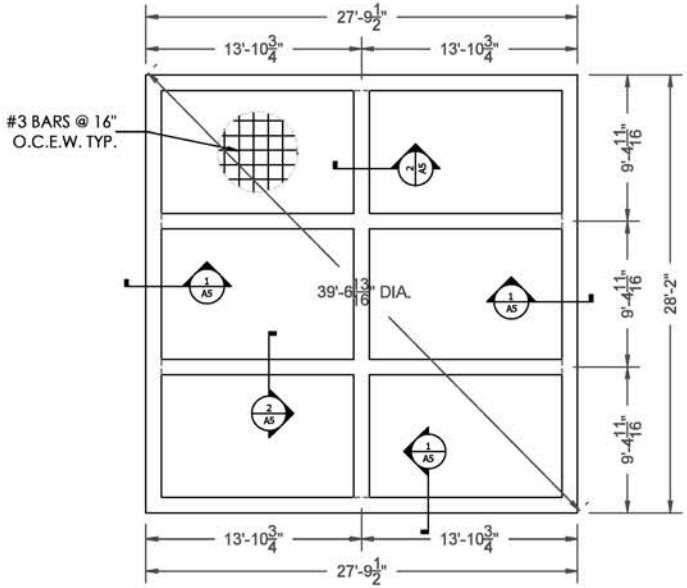


TYP. CORNER STIFFENER BAR
N.T.S.

FOUNDATION REQUIREMENTS/LEGEND		
1.	THICKNESS	T=5"
2.	SLAB STEEL - #3 BARS @16" O.C.E.W	
3.	BEAM WIDTH	W= 12"
4.	BEAM DEPTH	D=24" MIN.
5.	BEAM STEEL - TOP: 2-#5	
		BOTTOM: 3-#5 OR 2-#6



1 FOUNDATION PLAN @ EXISTING HOME
Scale: 1/8"= 1'-0" (11"X17" SHEET)



2 FOUNDATION PLAN @ NEW GUEST HOUSE
Scale: 1/8"= 1'-0" (11"X17" SHEET)

NOTES:
1. ALL CONCRETE SHALL BE NORMAL WEIGHT, WITH MINIMUM STRENGTH OF 3000 PSI AFTER 28 DAYS AND SHALL CONFORM TO ACI 318, ACI 301, AND ASTM C94, MOST CURRENT EDITIONS.
2. **PLUMBING MAY CROSS BEAMS BUT NOT BE PLACED IN BEAMS.**
3. CONCRETE SHALL NOT BE PLACED WITH SLUMP GREATER THAN 5 INCHES.
4. SLAB THICKNESS, BEAM SIZES, AND REINFORCEMENT REQUIREMENTS SHALL BE AS SPECIFIED ON PLAN.
5. ALL FORMS SHALL BE STRAIGHT AND WELL SUPPORTED.
6. ALL CONCRETE SHALL BE PROPERLY CONSOLIDATED ESPECIALLY AT ALL CORNERS.
7. ALL GRADE BEAMS AND SLAB AREA SHALL BE FREE OF ANY STANDING WATER AT THE TIME OF CONCRETE PLACEMENT.
8. PROVIDE A 6 MIL POLYETHYLENE MOISTURE RETARDER BENEATH SLAB AREA.
9. BEAM REINFORCING SHALL BE TIED AND SUPPORTED EVERY 4'-0" MINIMUM, STARTING A MAXIMUM OF 12 INCHES FROM THE END OF THE FORM BOARD.
10. PROVIDE CHAIR SUPPORTS FOR SLAB REINFORCING.
11. PLANS CAN BE REVERSED ON LOT AT BUILDERS DISCRETION.
12. DROPS: THE AMOUNT OF DROP AND EXACT LOCATION IS TO BE DETERMINED BY ARCHITECTURAL PLAN OR AS DIRECTED BY OWNER/CONTRACTOR. DROP MAY VARY FROM 1-1/2" TO 12". SEE STANDARD DROP DETAIL.
13. TO INSURE PROPER DRAINAGE AS STATED BELOW, THE ELEVATION OF THE TOP OF SLAB SHALL BE A MINIMUM OF 6 INCHES ABOVE THE HIGHEST NATURAL GRADE ELEVATION AROUND THE PERIMETER OF THE SLAB. WITHIN A MIN. DISTANCE OF 5', STANDING WATER (PONDING) WITHIN 10' OF THE FOUNDATION PERIMETER WILL RESULT IN SOIL EXPANSION WHICH WILL CAUSE FOUNDATION PROBLEMS.
14. IN AREAS WHERE EXPANSIVE OR COLLAPSIBLE SOILS ARE KNOWN TO EXIST, ALL DWELLINGS SHALL HAVE A CONTROLLED METHOD OF WATER DISPOSAL FROM ROOFS THAT WILL COLLECT AND DISCHARGE ROOF DRAINAGE TO THE GROUND SURFACE AT LEAST 5 FEET (1524 MM) FROM FOUNDATION WALLS OR TO AN APPROVED DRAINAGE SYSTEM.
15. WOOD SOLE PLATES AT ALL EXTERIOR WALLS ON MONOLITHIC SLABS, WOOD SOLE PLATES OF BRACED WALL PANELS AT BUILDING INTERIORS ON MONOLITHIC SLABS AND ALL WOOD SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH MINIMUM 1/2 INCH DIAMETER (12.7 MM) ANCHOR BOLTS SPACED A MAXIMUM OF 4 FEET ON CENTER OR APPROVED ANCHORS OR ANCHOR STRAPS SPACED AS REQUIRED TO PROVIDE EQUIVALENT ANCHORAGE TO 1/2 DIAMETER (12.7 MM) ANCHOR BOLTS. BOLTS SHALL EXTEND A MINIMUM OF 7 INCHES (178MM) INTO CONCRETE OR GROUTED CELLS OF CONCRETE MASONRY UNITS. THE BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF THE WIDTH OF THE PLATE. A NUT AND WASHER SHALL BE TIGHTENED ON EACH ANCHOR BOLT. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PLATE SECTION WITH ONE BOLT LOCATED NOT MORE THAN 12 INCHES (305 MM) OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END OF THE PLATE SECTION. INTERIOR BEARING WALL SOLE PLATES ON MONOLITHIC SLAB FOUNDATION THAT ARE NOT PART OF A BRACED WALL PANEL SHALL BE POSITIVELY ANCHORED WITH APPROVED FASTENERS. SILL PLATES AND SOLE PLATES SHALL BE PROTECTED AGAINST DECAY AND TERMITES WHERE REQUIRED BY SECTION R317 AND R318.THIS "FOUNDATION ANCHORAGE" REQUIREMENT IS AS PER IRC 2015, SECTION R403.1.6

JRD
TEXAS DESIGN & CONSTRUCTION LLC.
FLOOR PLANS - CONSTRUCTION
REG.#0019719

1338 GALLOWAY
DALLAS, TX 75216
PROJECT 151

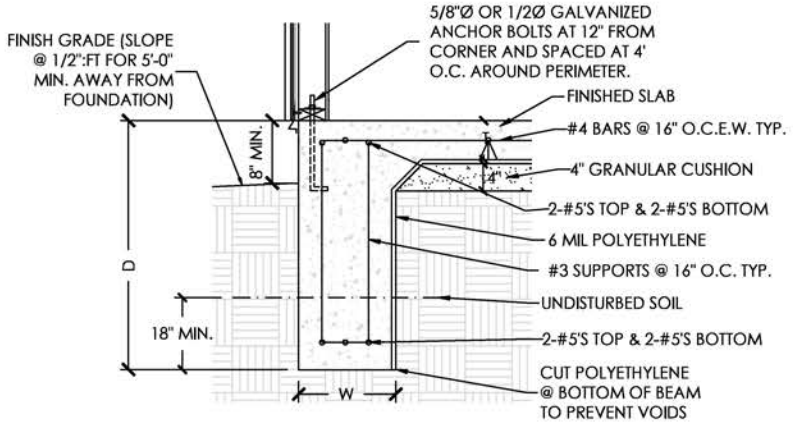
JRD (Texas Design & Construction LLC., its officers, owners, & employees) are not architects, engineers, or certified professionals. Any and all plans, drawings, & specifications are prepared by JRD (Texas Design & Construction LLC., its officers, owners, & employees) are solely to assist the owner, builder, & contractor in the construction of the structure or any part thereof as described. JRD (Texas Design & Construction LLC., its officers, owners, & employees) are not liable for any errors, omissions, or inaccuracies in the plans, drawings, & specifications. By accepting any & all plans, drawings, & specifications prepared by JRD (Texas Design & Construction LLC., its officers, owners, & employees) the owner, builder, & contractor agree to indemnify & hold harmless JRD (Texas Design & Construction LLC., its officers, owners, & employees) from any & all claims, damages, & liabilities arising out of the construction of the structure or any part thereof as described. Additionally, JRD (Texas Design & Construction LLC., its officers, owners, & employees) are not liable for any & all structural failures of the structure as described. The owner, builder, & contractor are solely responsible for the structural integrity of the structure as described. Any & all changes to the plans, drawings, & specifications must be approved by JRD (Texas Design & Construction LLC., its officers, owners, & employees) in writing. Any & all changes to the plans, drawings, & specifications made without the written approval of JRD (Texas Design & Construction LLC., its officers, owners, & employees) shall relieve JRD (Texas Design & Construction LLC., its officers, owners, & employees) of any & all responsibility for the structural integrity of the structure as described. The owner, builder, & contractor shall indemnify & hold harmless JRD (Texas Design & Construction LLC., its officers, owners, & employees) from any & all claims, damages, & liabilities arising out of any & all changes to the plans, drawings, & specifications made without the written approval of JRD (Texas Design & Construction LLC., its officers, owners, & employees).

DATE	REVISIONS/NOTES

NEW CONSTRUCTION
CLIENT

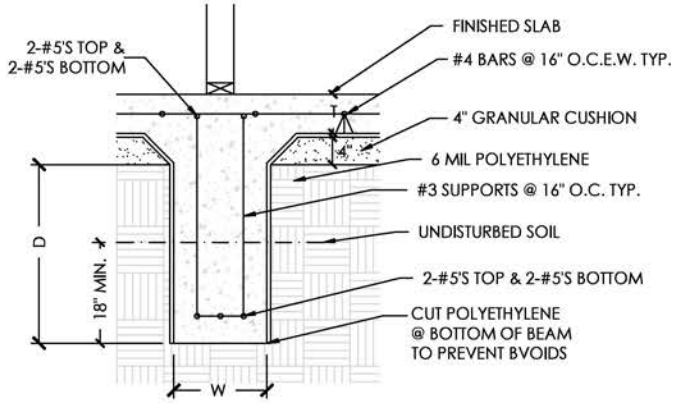
DRAWN BY: JD
CHECKED BY: JD
DATE: 02/23/2026

A4
SHEET NO.



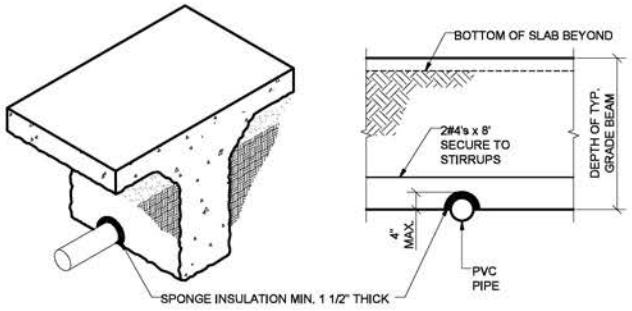
1 SECTION @ EXTERIOR BEAM

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



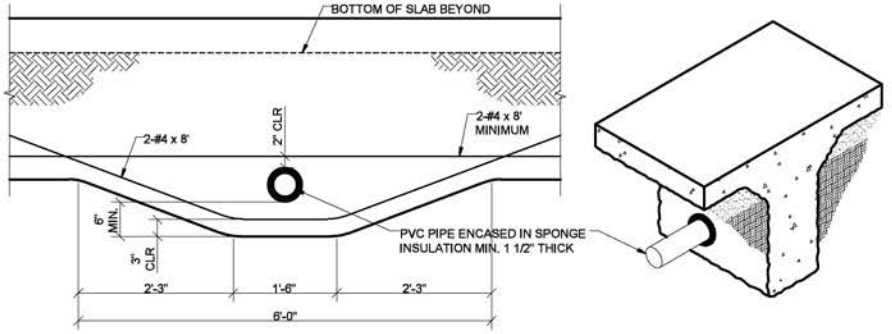
2 SECTION @ INTERIOR BEAM

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



PARTIAL PLUMBING PENETRATION

N.T.S.



FULL PLUMBING PENETRATION

N.T.S.

FOUNDATION REQUIREMENTS/LEGEND

1.	THICKNESS	T=5"
2.	SLAB STEEL - #3 BARS @16" O.C.E.W	
3.	BEAM WIDTH	W= 12"
4.	BEAM DEPTH	D=24" MIN.
5.	BEAM STEEL - TOP: 2-#5	
	BOTTOM: 3-#5 OR 2-#6	

JRD TEXAS DESIGN & CONSTRUCTION LLC.

1338 GALLOWAY
DALLAS, TX 75216
PROJECT 151

DATE
REVISIONS/NOTES

NEW CONSTRUCTION
CLIENT

DRAWN BY: JD
CHECKED BY: JD
DATE: 02/27/2026

A5
SHEET NO.

DOOR SCHEDULE @ NEW GUEST HOUSE						
TAG	SIZE	DESCRIPTION	DOOR TYPE	No. PANEL	HEADER HEIGHT	QTY.
D01	3'-0" X 6'-8"	EXTERIOR SOLID CORE	SWING DOOR	01	6'-8"	1
D02	3'-0" X 6'-0"	HOLLOW CORE	SWING DOOR	02	6'-0"	3
D03	2'-6" X 6'-0"	HOLLOW CORE	SWING DOOR	02	6'-0"	1
D04	2'-0" X 6'-8"	HOLLOW CORE	SWING DOOR	02	6'-8"	2

PLAN NOTES	
TAG	DESCRIPTION
01	COOKTOP/MICRO VENT COMBO ABV.
02	DBL. SINK 36"
03	36" REFRIGERATOR
06	VANITY

WINDOW SCHEDULE @ NEW GUEST HOUSE					
TAG	SIZE	HEADER HEIGHT	DESCRIPTION	STATUS	QTY
W01	3'-0" X 6'-0"	@ 7'-0" H.H.	SINGLE HUNG	NEW	3

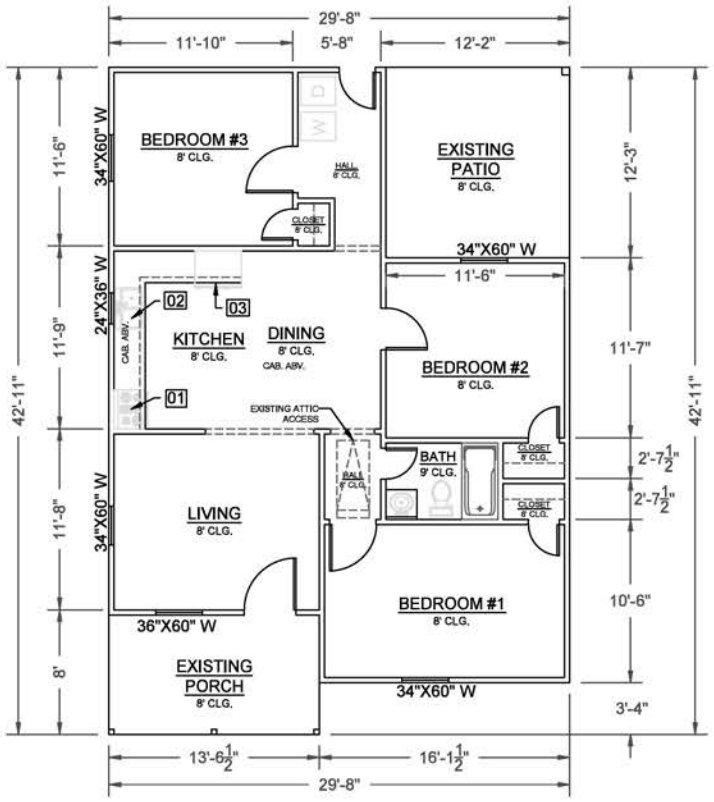
LEGEND

EXISTING WALLS

NEW WALLS

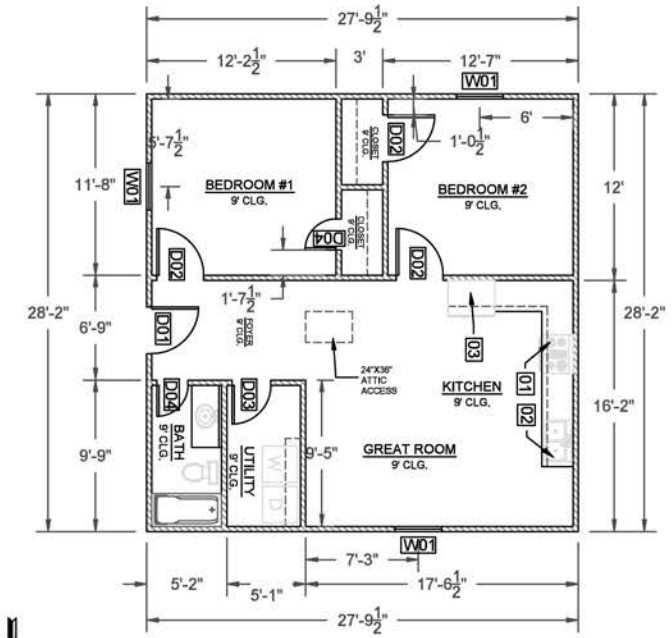
FLOOR PLAN NOTES FOR NEW GUEST HOUSE:

1. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUDS UNLESS NOTED OTHERWISE.
2. COORDINATE LOCATION OF UTILITY METER WITH SITE PLAN AND LOCATE AWAY FROM PUBLIC VIEW. VISUAL IMPACT MINIMIZED, MOUNT AS LOW AS POSSIBLE.
3. CONTRACTOR SHALL COORDINATE ALL CLOSET SHELVING REQUIREMENTS.
4. CONTRACTOR MUST FIELD VERIFY ALL CABINET DIMENSIONS PRIOR TO FABRICATION.
5. ALL GLASS LOCATED WITHIN 18" OF FLOOR, 12" OF A DOOR OR LOCATED WITHIN 60" OF FLOOR AT BATHTUBS, WHIRLPOOLS, SHOWERS, SAUNAS, STEAM ROOMS OR HOT TUBS MUST BE TEMPERED TO COMPLY WITH IRC SECTION R308.4.8.
6. ALL EXPOSED INSULATION MUST HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.
7. BATHROOMS, RANGE HOODS AND UTILITY ROOMS TO BE VENTED TO THE OUTSIDE WITH A MINIMUM OF A 90 CFM FAN.
8. ALL INTERIOR WALLS TO BE SHEATHED WITH $\frac{1}{2}$" GYPSUM BOARD, WITH METAL CORNER REINFORCING. TAPE FLOAT AND SAND. (3 COATS) USE 5/8 " GYPSUM BOARD ON CEILING WHEN SUPPORTED MEMBERS ARE 24" O.C. OR GREATER USE $\frac{1}{2}$" GYPSUM BOARD ON CEILING MEMBERS LESS THAN 24" O.C.



1 EXISTING HOME FLOOR PLAN

Scale: 1/8"= 1'-0" (11"X17" SHEET)



2 NEW GUEST HOUSE

Scale: 1/8"= 1'-0" (11"X17" SHEET)

FLOOR PLAN NOTES:

1. **EXISTING HOUSE REMAINS AS IS WITH NO CHANGES.**
2. ALL CEILINGS TO BE 9-0" MINIMUM UNLESS NOTED OTHERWISE @ GUEST HOUSE.
3. VERIFY ALL PLANS W/LOCAL BUILDING CODES.
4. GUEST HOUSE WILL HAVE WINDOW UNITS NO HVAC.

JRD TEXAS DESIGN & CONSTRUCTION LLC.

1338 GALLOWAY
DALLAS, TX 75216

PROJECT 151

DATE

REVISIONS/NOTES

NEW CONSTRUCTION

CLIENT

DRAWN BY: JD

CHECKED BY: JD

DATE: 02/22/2026

A6

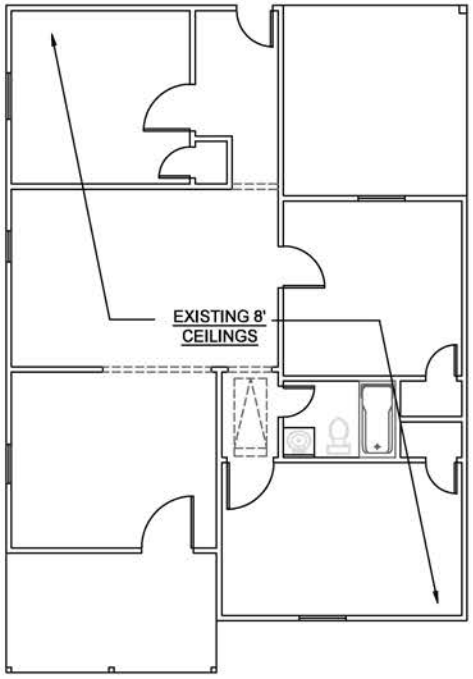
SHEET NO.

JRD (Texas Design & Construction LLC., its officers, owners, & employees) are not architects, engineers, or certified professionals. We do not perform or oversee the work of any contractor or professional. We purchase and build or remodel properties, and sell them. Nothing we say or do is the practice of any profession. Nothing we say or do is a guarantee of any result. We are not responsible for the work of any contractor or professional. We are not responsible for any claims or lawsuits that may arise during the construction of any structure or property we purchase, sell, or remodel. We are not responsible for any claims or lawsuits that may arise from the use of any plans or drawings we provide. We are not responsible for any claims or lawsuits that may arise from the use of any plans or drawings we provide. We are not responsible for any claims or lawsuits that may arise from the use of any plans or drawings we provide.

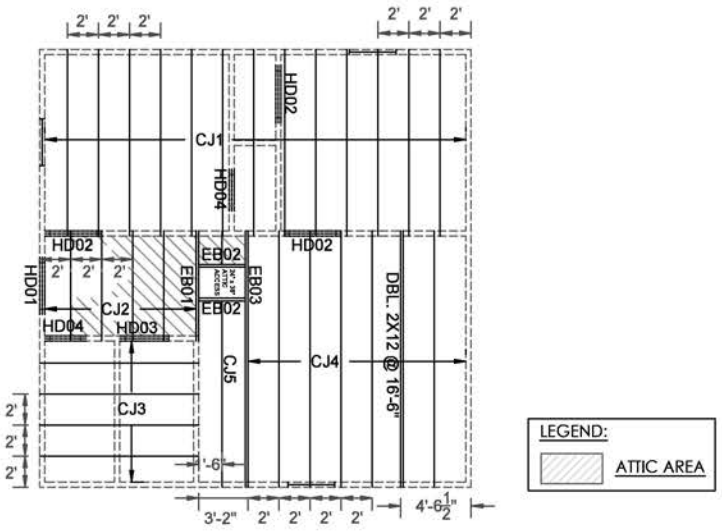
HEADER BEAM SCHEDULE @ NEW GUEST HOUSE								
ID	MATERIAL	SIZE	PLY	LENGTH	QTY	SUPPORT 1	SUPPORT 2	BOTTOM HEIGHT
HD01	SOUTHERN PINE #2	2"X6"	2-PLY	3'-3"	1	PLATE 2-2X4 STUDS	PLATE 2-2X4 STUDS	6'-8"
HD02	SOUTHERN PINE #2	2"x8"	2-PLY	3'-3"	3	PLATE 2-2X4 STUDS	PLATE 2-2X4 STUDS	6'-0"
HD03	SOUTHERN PINE #2	2"X8"	2-PLY	2'-9"	1	PLATE 2-2X4 STUDS	PLATE 2-2X4 STUDS	6'-0"
HD04	SOUTHERN PINE #2	2"X8"	2-PLY	2'-3"	2	PLATE 2-2X4 STUDS	PLATE 2-2X4 STUDS	6'-0"

CEILING JOIST SCHEDULE @ NEW GUEST HOUSE					
ID	MATERIAL	SIZE	LENGTH	QTY	BOTTOM HEIGHT
CJ01	SOUTHERN PINE #2	2"X6"	12'-0"	13	9'-1"
CJ02	SOUTHERN PINE #2	2"X10"	7'-1"	4	9'-1"
CJ03	SOUTHERN PINE #2	2"X6"	10'-3"	4	9'-1"
CJ04	SOUTHERN PINE #2	2"X10"	16'-6"	6	9'-1"
CJ05	SOUTHERN PINE #2	2"X6"	12'-0"	1	9'-1"

LAMINATED BEAM SCHEDULE @ NEW GUEST HOUSE							
ID	MATERIAL	SIZE	PLY	LENGTH	QTY	SUPPORT 1	SUPPORT 2
EB01	SOUTHERN PINE #2	2"X10"	2-PLY	7'-1"	1	PLATE 2-2X4 STUDS	PLATE 2-2X4 STUDS
EB02	SOUTHERN PINE #2	2"X6"	2-PLY	3'-0"	2	SIMPSON LUS26-2	SIMPSON LUS26-2
EB03	SOUTHERN PINE #2	2"X12"	2-PLY	16'-6"	2	PLATE 2-2X4 STUDS	PLATE 2-2X4 STUDS



1 EXISTING HOUSE CEILINGS
Scale: 1/8"= 1'-0" (11"X17" SHEET)



2 CEILING FRAMING @ NEW GUEST HOUSE
Scale: 1/8"= 1'-0" (11"X17" SHEET)

JRD TEXAS DESIGN & CONSTRUCTION LLC.

1338 GALLOWAY
DALLAS, TX 75216

PROJECT 151

DATE

REVISIONS/NOTES

NEW CONSTRUCTION

CLIENT

DRAWN BY: JD

CHECKED BY: JD

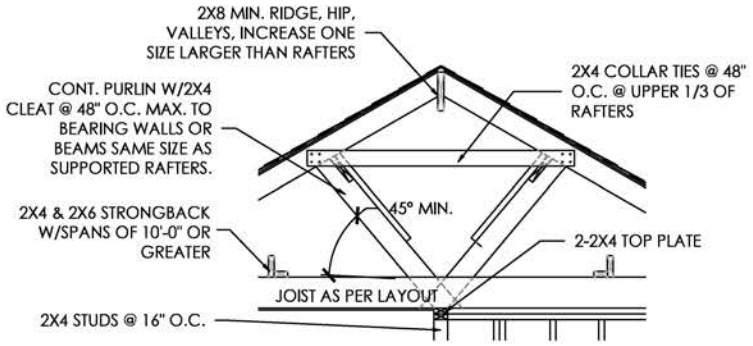
DATE: 02/23/2026

A7

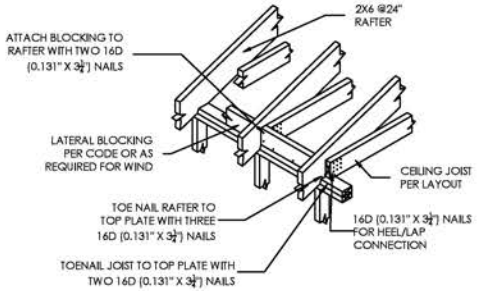
SHEET NO.

NOTES @ GUEST HOUSE:
1. MAIN ROOF PITCH TO BE 7:12 UNLESS NOTED.
2. MAIN PLATE TO BE 9'-1" UNLESS NOTED
3. ROOF COMPOSITION TO BE ASPHALT SHINGLES.

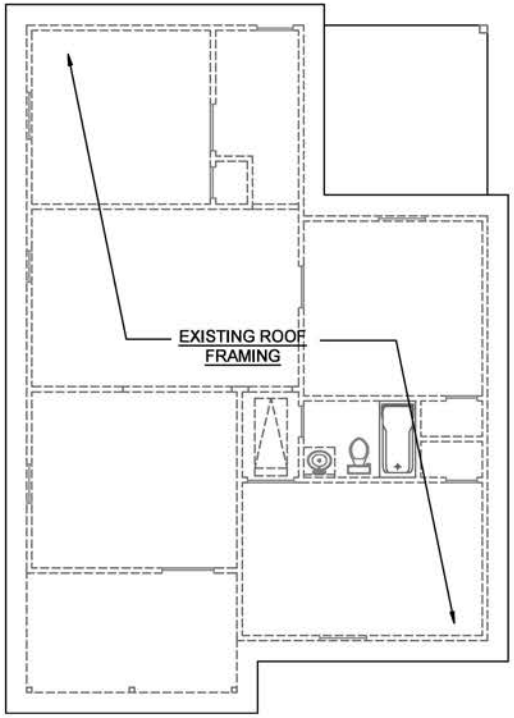
FRAMING NOTES @ GUEST HOUSE:
1. RAFTERS TO BE SUPPORTED BY CONT. BRACING FOR HORIZONTAL SPANS OF 10'-0" OR GREATER.
2. SUPPORT ALL HIP, VALLEYS AND RIDGES @ 8'-0" O.C. MAX.
3. RAFTERS MAY BE SPLICED ONLY @ CONT. BRACING.
4. 7/16" THICK OSB PANEL SHEATHINGS.
5. FASCIA OVERHANG TO BE 1'-4" UNLESS NOTED ON ROOF PLAN AND ELEVATIONS.



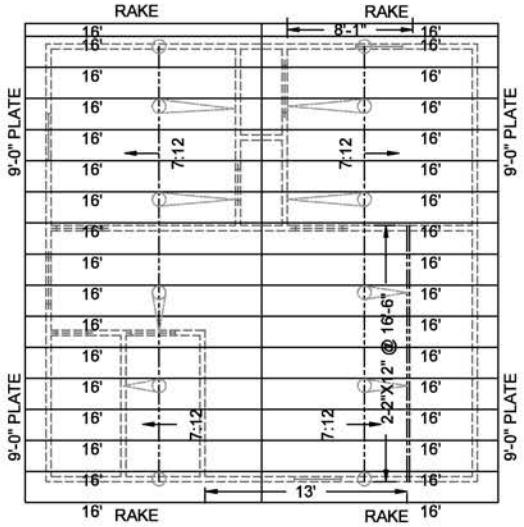
3 TYPICAL ROOF BRACING
Scale: 3/8" = 1'-0" (11x17 SHEET)



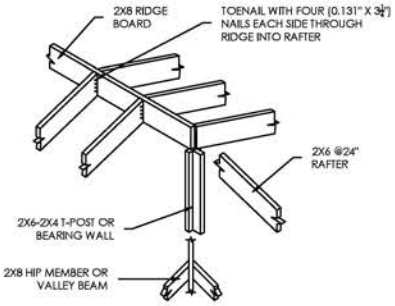
4 HEEL CONNECTION LAP
Scale: N.T.S.



1 ROOF FRAMING PLAN @ EXISTING HOUSE
Scale: 1/8"= 1'-0" (11"X17" SHEET)



2 ROOF FRAMING PLAN @ NEW GUEST HOUSE
Scale: 1/8"= 1'-0" (11"X17" SHEET)



5 RIDGE, HIP/VALLEY & POST CONNECTION
Scale: N.T.S

LEGEND:
ROOF BRACING POINT

JRD TEXAS DESIGN & CONSTRUCTION LLC.

1338 GALLOWAY
DALLAS, TX 75216
PROJECT 151

POWDER RELOCATION 11.20.25
REVISIONS/NOTES DATE

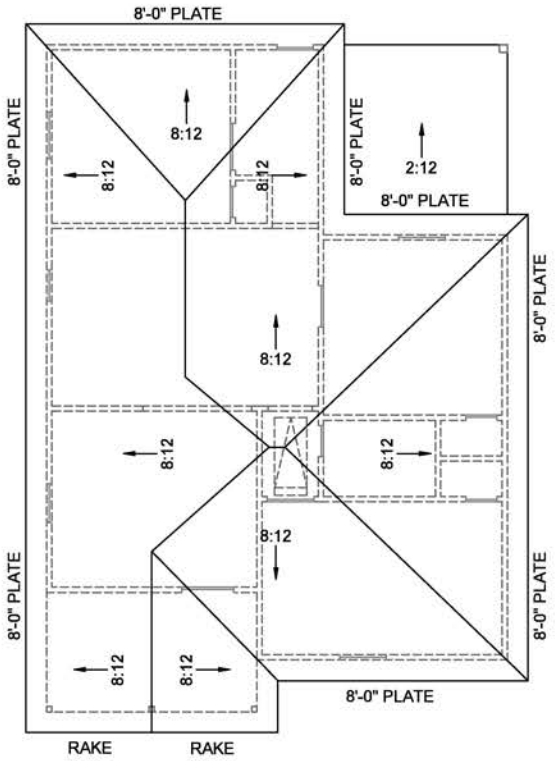
NEW CONSTRUCTION
CLIENT

DRAWN BY: JD
CHECKED BY: JD
DATE: 02/23/2026

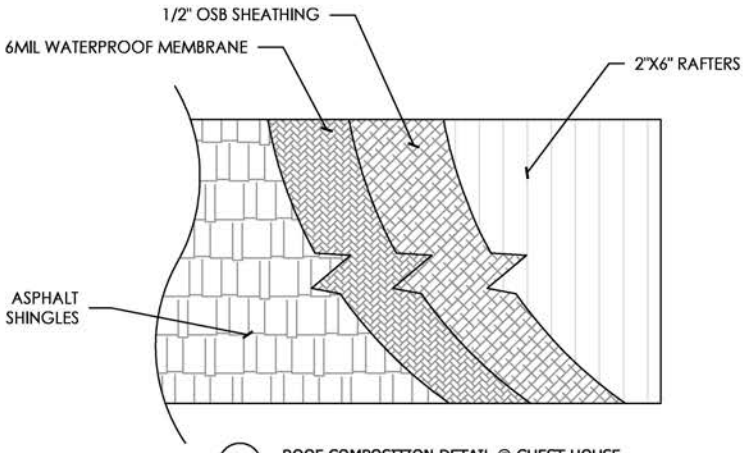
A8
SHEET NO.

ROOF VENTING NOTES @ GUEST HOUSE:
1. PROVIDE APPROPRIATE VENTING FOR ATTIC USING A COMBINATION OF CONTINUOUS SOFFIT VENTING OR EITHER CONTINUOUS RIDGE VENTS AT ALL ROOF RIDGES OR VENT TILES TO COORDINATE WITH ROOF TILES, OWNER TO MAKE THE FINAL DECISION. SHOULD VENT TILES BE USED, THEY SHALL BE LOCATED ON THE UPPER $\frac{1}{3}$ OF THE ROOF AND INSTALLED ON THE ROOF PLANES NOT VISIBLE FROM THE MAIN ENTRANCE. REFER TO VENTING MANUFACTURER SPECIFICATIONS FOR ANY ADDITIONAL NOTES OR REQUIREMENTS.

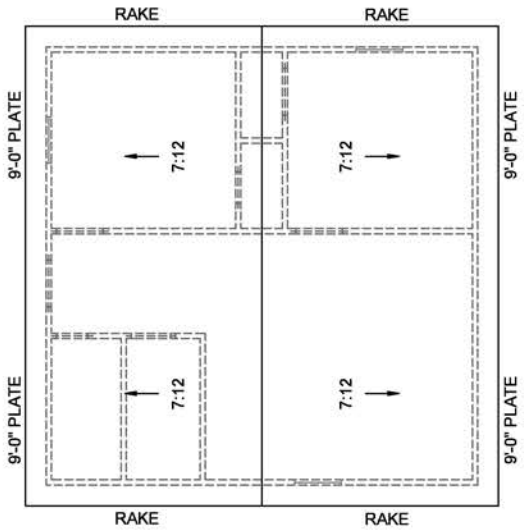
NOTES:
1. MAIN ROOF PITCH AT NEW GUEST HOUSE TO BE 7:12 UNLESS NOTED.
2. MAIN PLATE TO BE 9'-1" UNLESS NOTED
3. ROOF COMPOSITION TO BE ASPHALT SHINGLES.



1 EXISTING HOME ROOF PLAN
Scale: 1/8"= 1'-0" (11"X17" SHEET)



3 ROOF COMPOSITION DETAIL @ GUEST HOUSE
Scale: N.T.S



2 NEW GUEST HOUSE ROOF PLAN
Scale: 1/8"= 1'-0" (11"X17" SHEET)

JRD TEXAS DESIGN & CONSTRUCTION LLC.

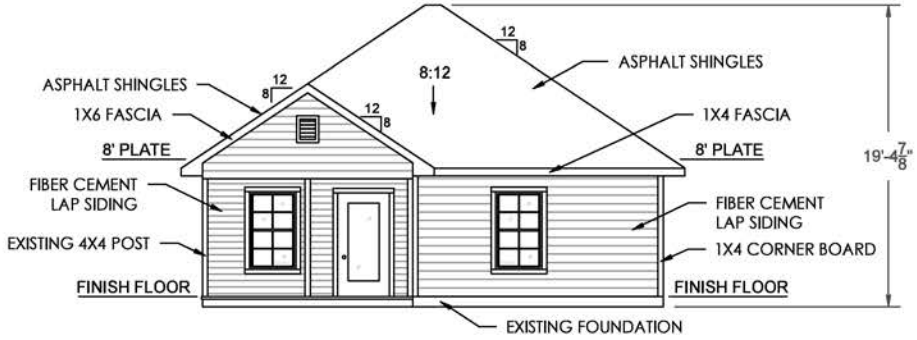
1338 GALLOWAY
DALLAS, TX 75216
PROJECT 151

POWDER RELOCATION 11.20.25
REVISIONS/NOTES DATE

NEW CONSTRUCTION
CLIENT

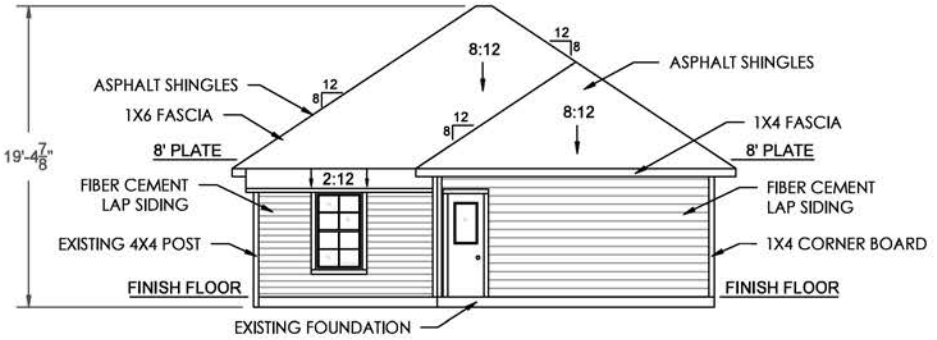
DRAWN BY: JD
CHECKED BY: JD
DATE: 02/23/2026

A9
SHEET NO.



1 FRONT ELEVATION @ EXISTING HOME

Scale: 1/8"= 1'-0" (11"X17" SHEET)



2 REAR ELEVATION @ EXISTING HOME

Scale: 1/8"= 1'-0" (11"X17" SHEET)

JRD TEXAS DESIGN & CONSTRUCTION LLC.

1338 GALLOWAY
DALLAS, TX 75216
PROJECT 151

DIMENSIONS ADDED FOR HEIGHTS 4.24.25

REVISIONS/NOTES DATE

NEW CONSTRUCTION

CLIENT

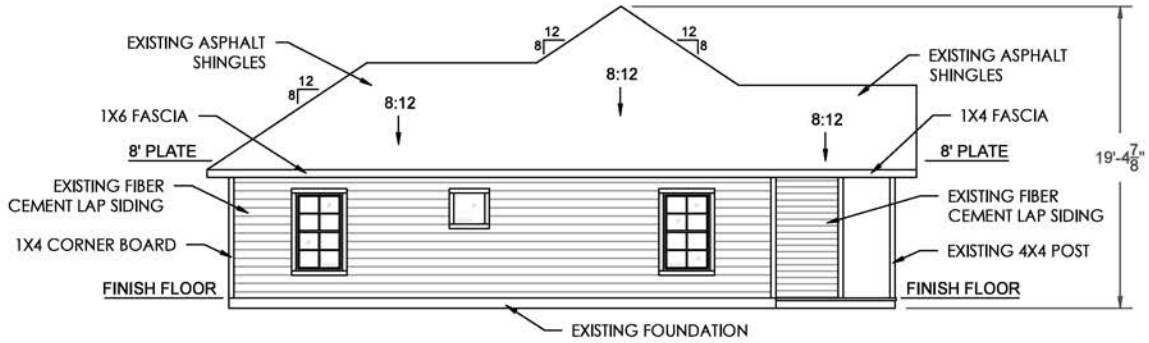
DRAWN BY: JD

CHECKED BY: JD

DATE: 04/21/2026

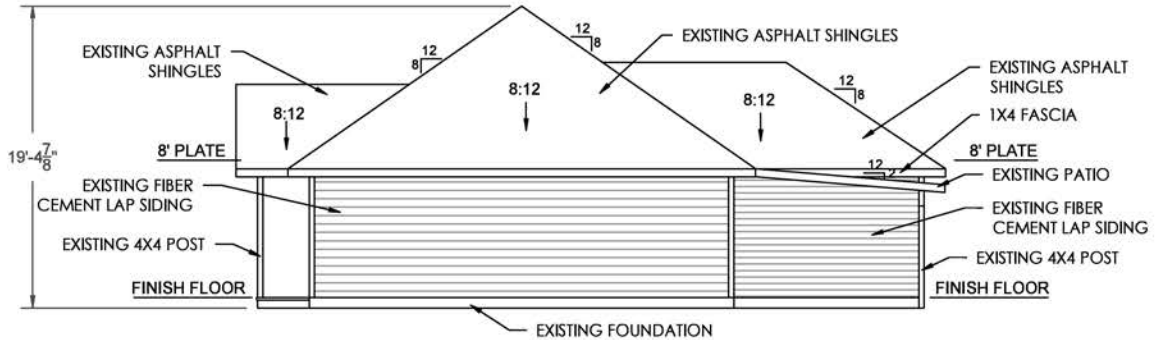
A10

SHEET NO.



1 LEFT ELEVATION @ EXISTING HOME

Scale: 1/8"= 1'-0" (11"X17" SHEET)



2 RIGHT ELEVATION @ EXISTING HOME

Scale: 1/8"= 1'-0" (11"X17" SHEET)

JRD TEXAS DESIGN & CONSTRUCTION LLC.

1338 GALLOWAY
DALLAS, TX 75216
PROJECT 151

DIMENSIONS ADDED FOR HEIGHTS 4.24.25

DATE

REVISIONS/NOTES

NEW CONSTRUCTION

CLIENT

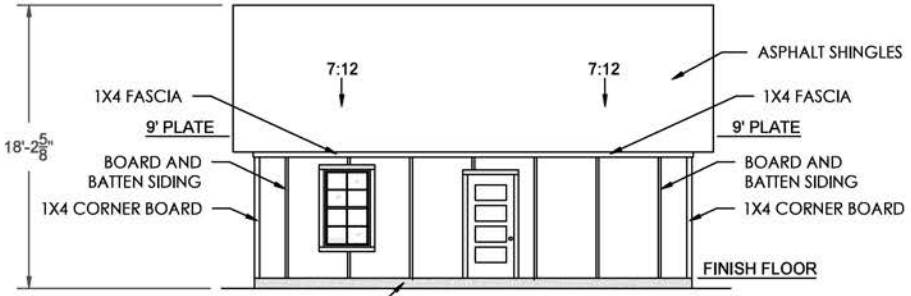
DRAWN BY: JD

CHECKED BY: JD

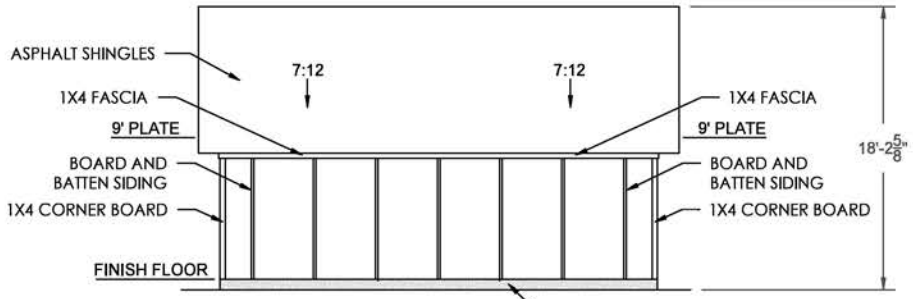
DATE: 04/22/2026

A11

SHEET NO.



1 FRONT ELEVATION
Scale: 1/8"= 1'-0" (11"X17" SHEET)



2 REAR ELEVATION
Scale: 1/8"= 1'-0" (11"X17" SHEET)

JRD
TEXAS DESIGN & CONSTRUCTION LLC.

1338 GALLOWAY
DALLAS, TX 75216
PROJECT 151

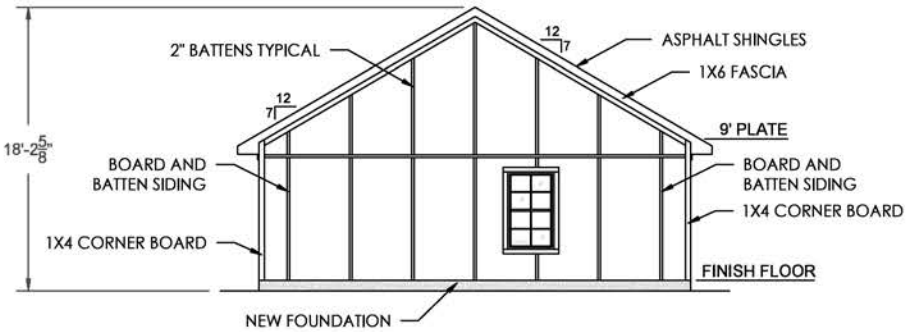
DIMENSIONS ADDED FOR HEIGHTS 4.24.25

DATE
REVISIONS/NOTES

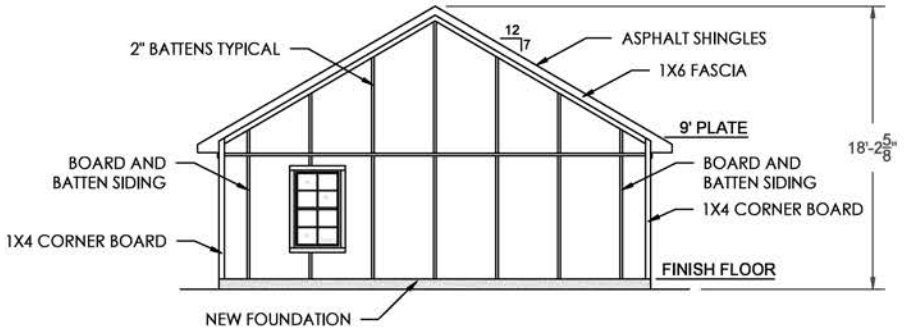
NEW CONSTRUCTION
CLIENT

DRAWN BY: JD
CHECKED BY: JD
DATE: 02/24/2026

A12
SHEET NO.



1 **RIGHT ELEVATION**
Scale: 1/8"= 1'-0" (11"X17" SHEET)



2 **LEFT ELEVATION**
Scale: 1/8"= 1'-0" (11"X17" SHEET)

JRD TEXAS DESIGN & CONSTRUCTION LLC.

1338 GALLOWAY
DALLAS, TX 75216
PROJECT 151

DATE	REVISIONS/NOTES
4.24.25	DIMENSIONS ADDED FOR HEIGHTS

NEW CONSTRUCTION
CLIENT

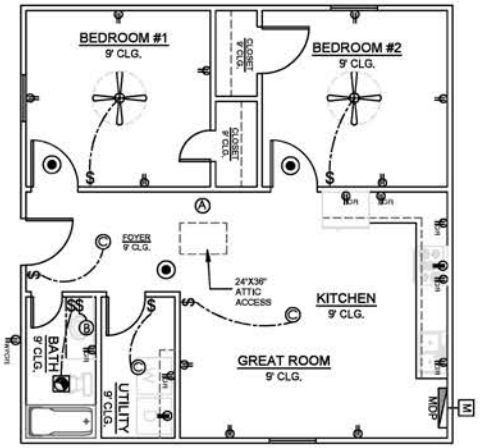
DRAWN BY: JD
CHECKED BY: JD
DATE: 02/27/2026

A13
SHEET NO.

ELECTRICAL LEGEND

- $ — SINGLE SWITCH
- $3 — 3-POLE SWITCH
- $4 — 4-POLE SWITCH
- (A) — LIGHT FIXTURE RE: FIXTURE SCHEDULE
- SMOKE DETECTOR 120V
- GFI — GROUND FAULT INTERRUPTOR
- WPGFI — WEATHER PROOF W/ GROUND FAULT INTERRUPTOR
- SUSPENDED MOUNTED FAN/LIGHT
- EXHAUST FAN
- EXHAUST FAN W/LIGHT
- HB — HOSE
- STPO — SWITCH TOP POLE ONLY
- 20 AMP, 120V, 3PG TAMPER RESISTANT DUPLEX RECEPTACLE
- 30 AMP, 220V RECEPTACLE
- (MDP) MAIN DISTRIBUTION ELECTRICAL PANEL
- M — ELECTRICAL SUB PANEL (CONNECTED TO MAIN SERVICE HOUSE)

NOTES:
1. ALL WORK TO BE IN ACCORDANCE WITH LOCAL CODES AND THE NATIONAL ELECTRICAL CODE NEC-2023.
2. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED ELECTRICAL PERMITS & INSPECTIONS.
2. CONVENIENCE OUTLETS TO BE MOUNTED @ 12" A.F.F.
3. OUTLETS ABOVE CABINETS TO BE 8" ABOVE THE NOMINAL WORKING SURFACE, SPECIALTY OUTLETS AS NOTED.
4. REFRIGERATOR AND APPLIANCE OUTLETS TO BE @ 44" A.F.F.
5. ALL OUTLETS WITHIN 6'-0" OF WET AREA TO BE GFI.
7. BATHROOM OUTLETS SHALL BE GFI AND MOUNTED @ 44" A.F.F.
8. MICROWAVE OUTLETS SHALL BE 20 AMP SEPARATE RECEPTABLE @ 78" A.F.F.
9. SWITCH BOXES MOUNTED @ 54" A.F.F. TO CENTER LINE OF BOX.
6. ATTIC LIGHT SWITCH BOX MOUNTED @ 84" A.F.F.
7. WASHER TO HAVE SEPARATE 20 AMP. DUPLEX OUTLET @ 44" A.F.F.
8. DRYER TO HAVE SEPARATE 220V 30 AMP. SINGLE OUTLET @ 44" A.F.F.
9. WATER HEATER TO HAVE SEPERATE 220V, 30 AMP SINGLE OUTLET.
10. ALL EXTERIOR OUTLETS TO BE GFI AND WEATHER PROTECTED.
11. TELEPHONE OUTLETS: PROVIDE BOX; MOUNT TYPICAL @ 12" A.F.F. OR 8" ABOVE COUNTER UNLESS NOTED OTHERWISE.



1 ELECTRICAL-POWER PLAN @ GUEST HOUSE
Scale: 1/8"= 1'-0" (11"X17" SHEET)

LIGHTING FIXTURE SCHEDULE				
SYMBOL	FIXTURE	QTY.	MT. HT.	REMARKS
A	DIFFUSED ATTIC LIGHT	1		
B	BATHROOM THREE BULB STRIP FIXTURE	5	7'-0"	4-60 W BULBS
C	CEILING MOUNTED FIXTURE	1	9'-0"	

JRD TEXAS DESIGN & CONSTRUCTION LLC.

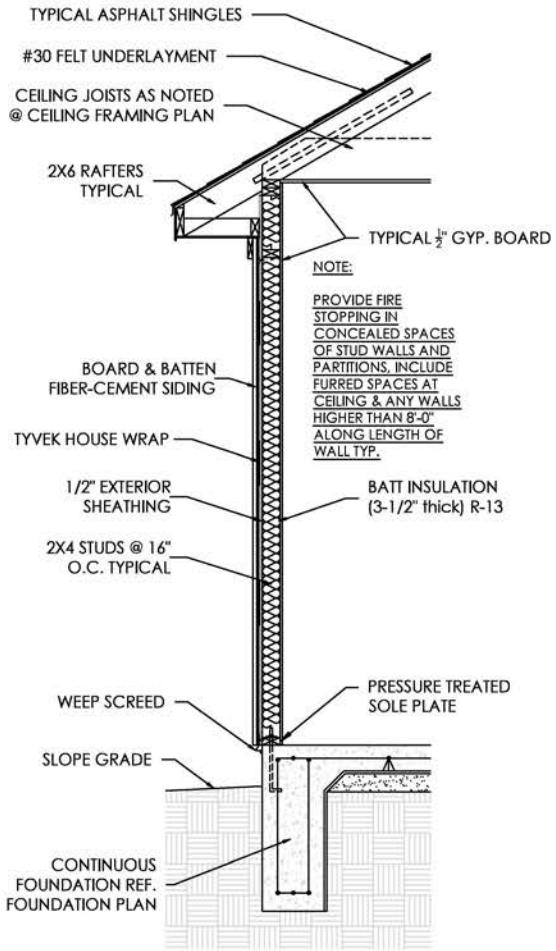
1338 GALLOWAY
DALLAS, TX 75216
PROJECT 151

REVISIONS/NOTES | DATE

NEW CONSTRUCTION
CLIENT

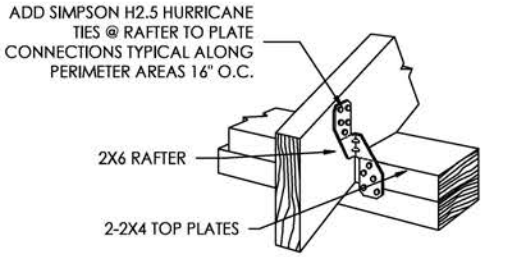
DRAWN BY: JD
CHECKED BY: JD
DATE: 02/28/2026

A14
SHEET NO.



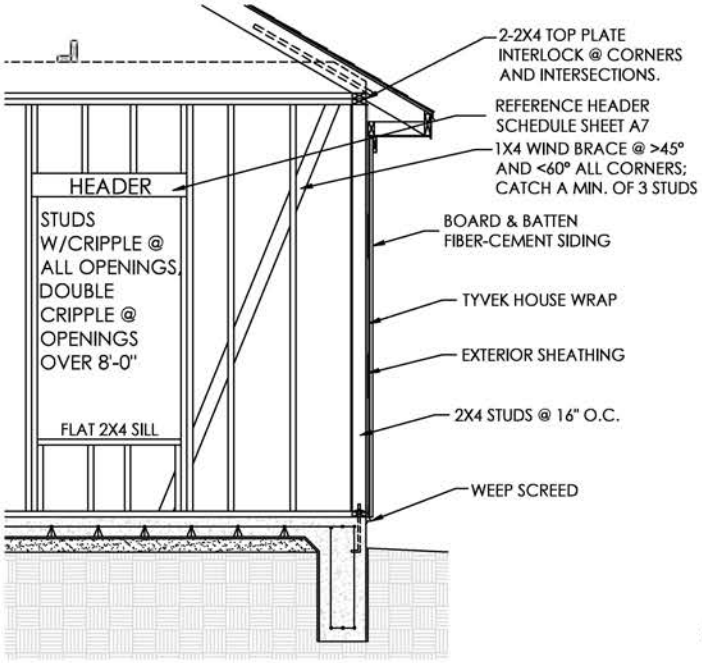
1 TYPICAL SIDING WALL DETAIL

Scale: 1/2"= 1'-0" (11"X17" SHEET)
Scale: 1"= 1'-0" (22"x34" SHEET)



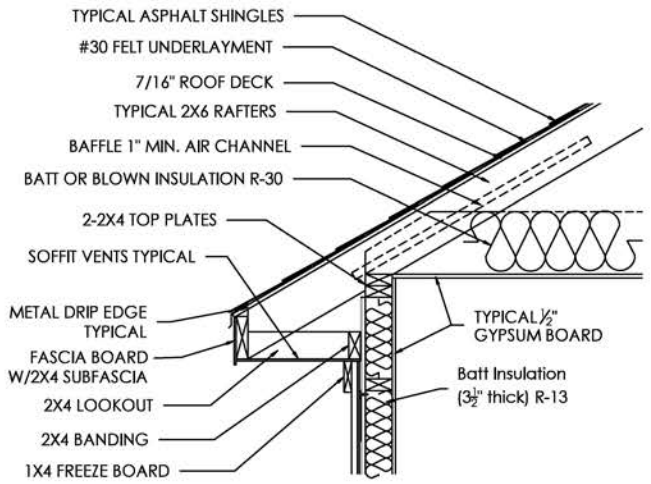
3 DETAIL @ ROOF EAVE

Scale: N.T.S.



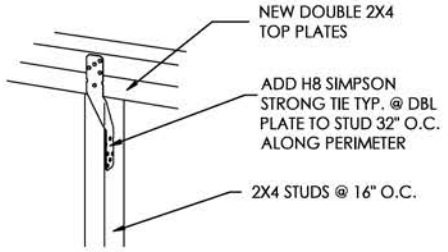
2 DETAIL AT HEADER AND SIDING CORNER

Scale: 3/8"= 1'-0" (11"X17" SHEET)
Scale: 3/4"= 1'-0" (22"x34" SHEET)



4 DETAIL @ ROOF EAVE

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



5 TOP PLATE TO STUD CONNECTION

Scale: N.T.S.

JRD
TEXAS DESIGN & CONSTRUCTION LLC.

1338 GALLOWAY
DALLAS, TX 75216
PROJECT 151

DATE
REVISIONS/NOTES

NEW CONSTRUCTION
CLIENT

DRAWN BY: JD
CHECKED BY: JD
DATE: 02/28/2026

A15
SHEET NO.

Agenda Information Sheet

File #: 26-3299A Item #: 5.

AGENDA DATE: October 20, 2026

PANEL: A

COUNCIL DISTRICT(S): 4

DEPARTMENT: Department of Planning and Development

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

Senior Planner: Bryant Thompson

Request(s): (1) A special exception to the front yard setback regulations, (2) A special exception to the visibility obstruction regulations at the driveway approach and adjacent street curb.

Staff Recommendation: No staff recommendation.

BOA-26-000070

FILE NUMBER: BOA-26-000070(BT)

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:

(1) A special exception to the front yard setback regulations, and
(2) 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.

City of Dallas

Planning & Development Department

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

BOARD OF ADJUSTMENT REFERRAL FORM

Referred by: JOHN FORBES Date: 6-10-2026

Department:

Phone/Email: 214-948-4279/JOHN.FORBES@DALLAS.GOV

Manager signature: Loree Lewis Loree Lewis

Consulted with:

■ Applicant

□ Representative

□ Owner

Name: Aubrey Quarles

Phone/Email: (972) 922-7954/qqquarles@yahoo.com

Property Information

Address: 1128 Dodd St Dallas, Tx 75203

Lot: 8

City Block: 47/3028

Zoning Classification: PD 571 Subdistrict 2 R-5(A) Front Setback & D(A)- Side & Rear since all other lots are vacant.

Issues that require Board action Block Face Continuity on N Cliff side street.

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

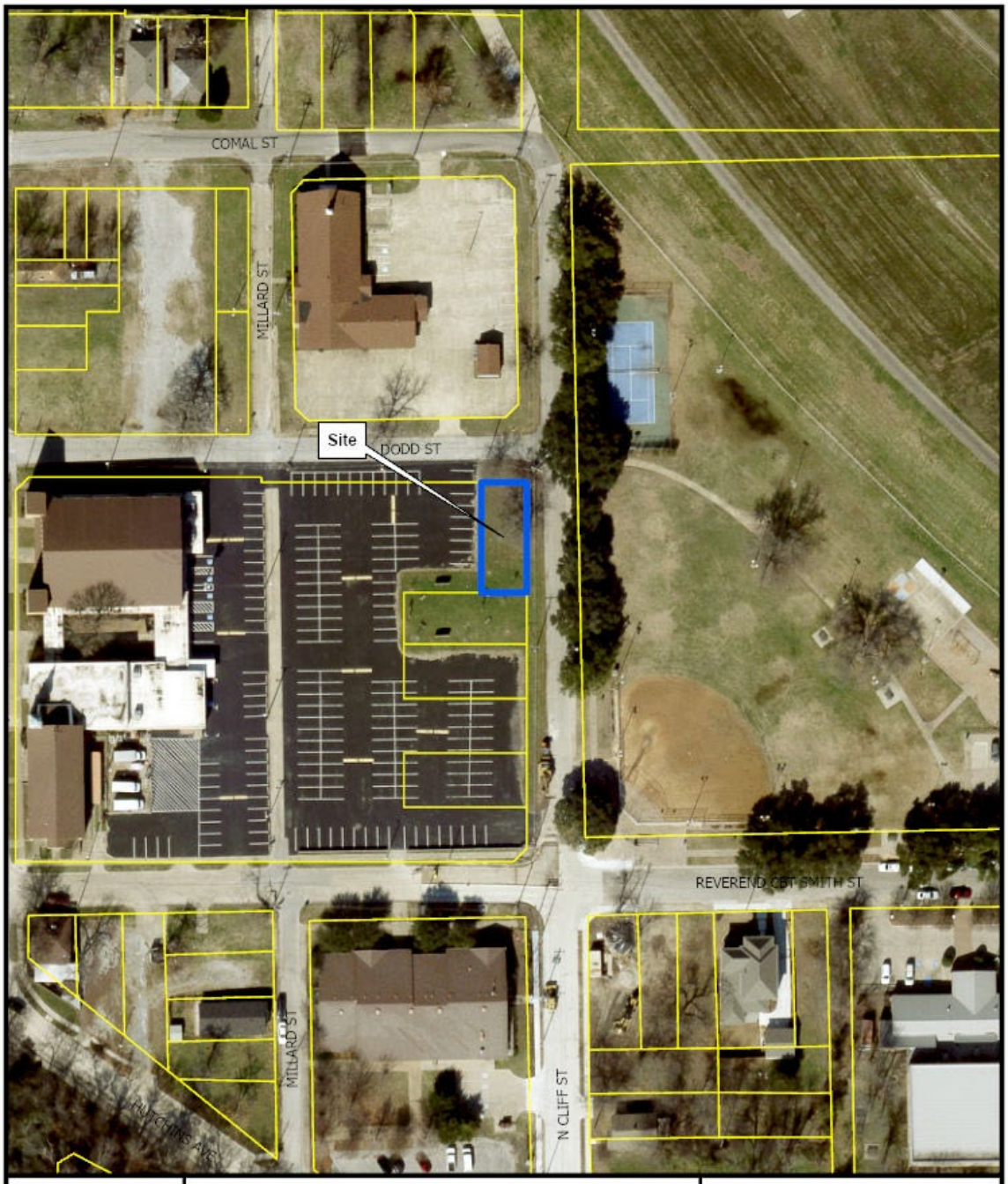
□Administrative Official Appeal

□Other:

Description: Property is required to have 20' side setback on street side.
Applicant wishes to have 6' 5" setback on street side requiring block face continuity.
Property is required to have a 10' rear setback.
Applicant wishes to have a 5' 7" rear setback.

Alternative resolutions discussed/offered:

BOA request due to the lot width only being 35' wide for side(block face)
Suggested to move forward to meet 10' rear setback and still have 20' front setback.

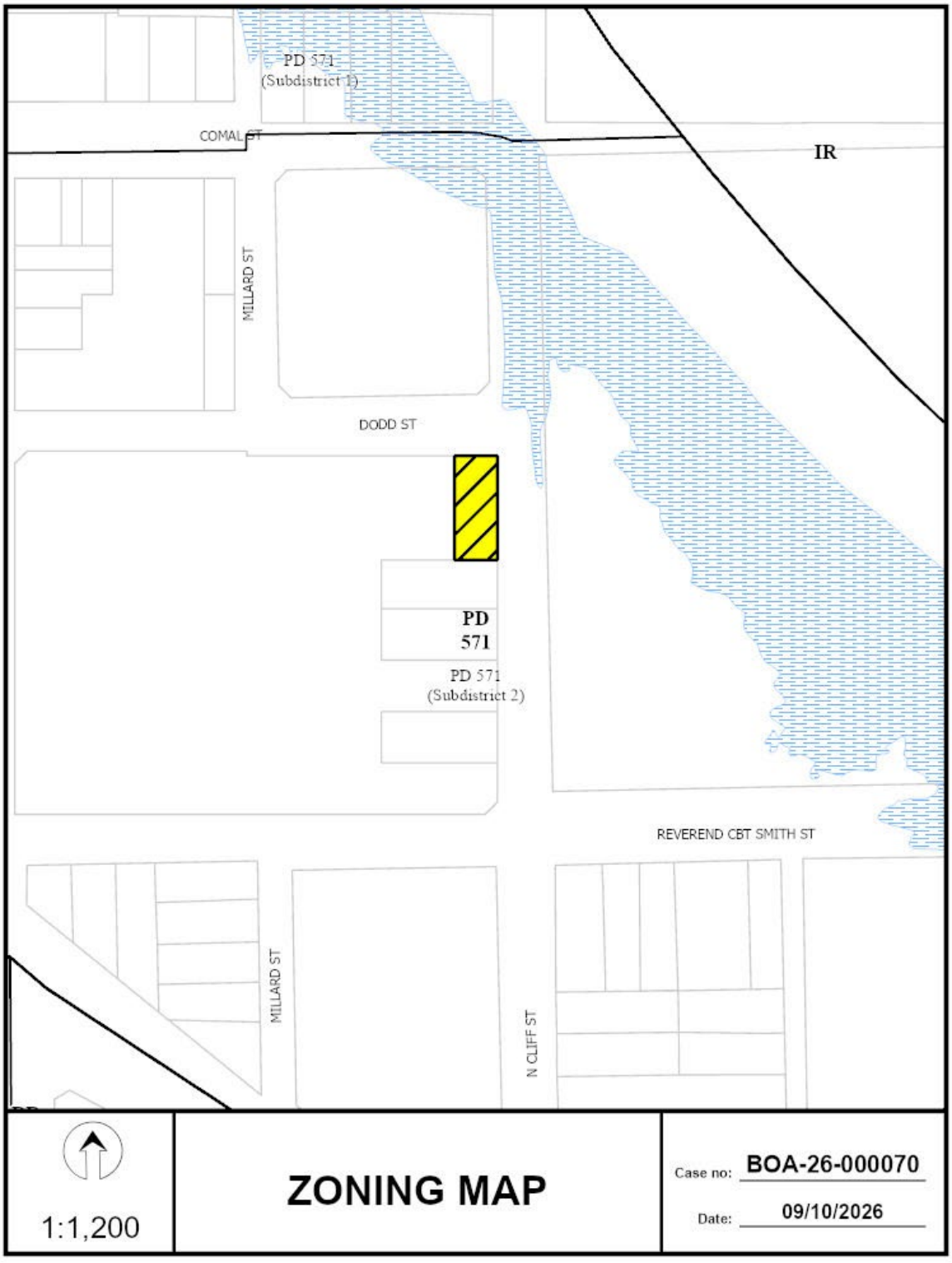


1:1,200

AERIAL MAP

Case no: BOA-26-000070

Date: 09/10/2026

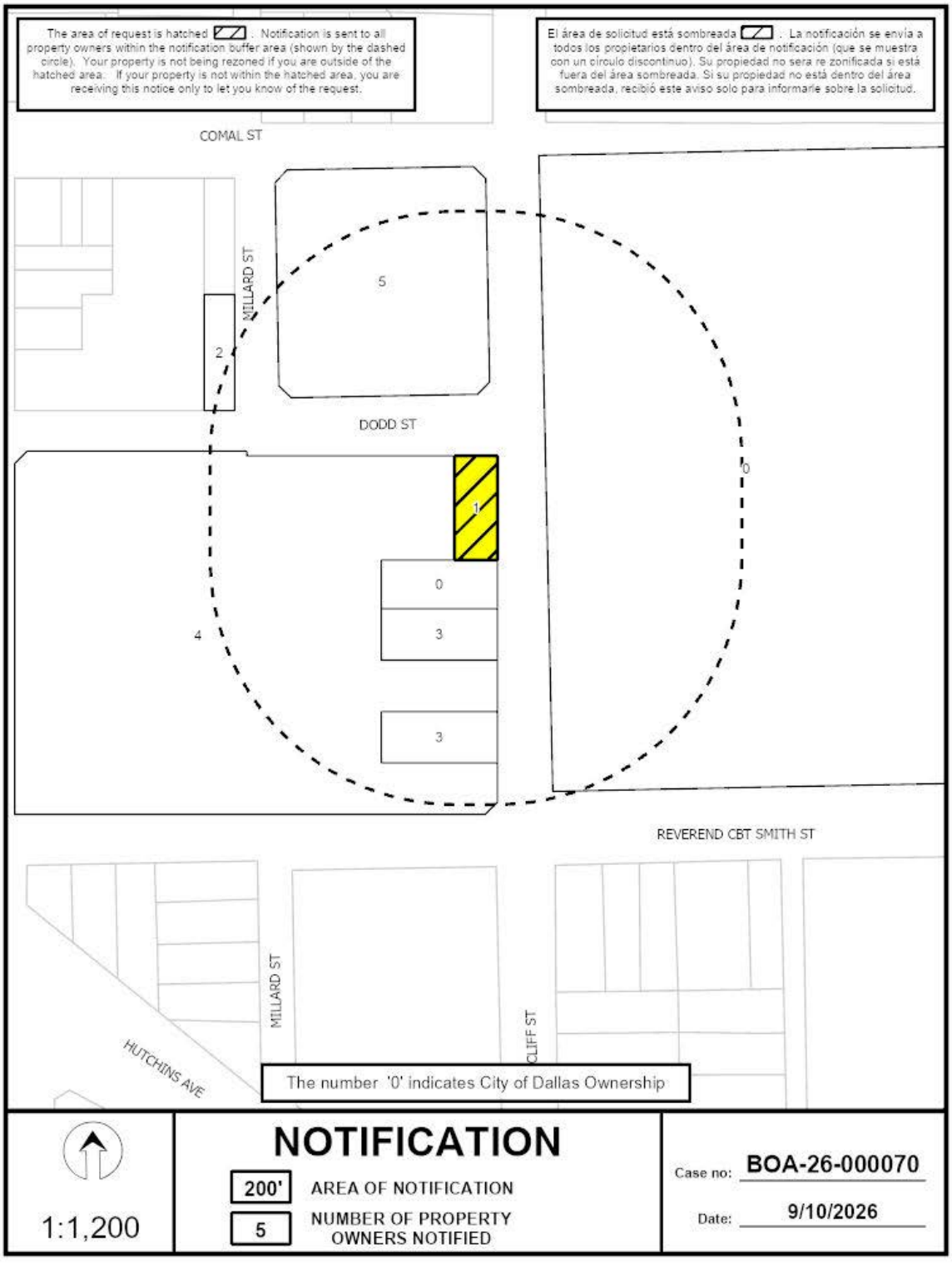


1:1,200

ZONING MAP

Case no: BOA-26-000070

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.
COMAL ST
MILLARD ST
DODD ST
REVEREND CBT SMITH ST
MILLARD ST
CLIFF ST
HUTCHINS AVE
The number '0' indicates City of Dallas Ownership
1:1,200
NOTIFICATION
200'
AREA OF NOTIFICATION
5
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: BOA-26-000070
Date: 9/10/2026

Notification List of Property Owners

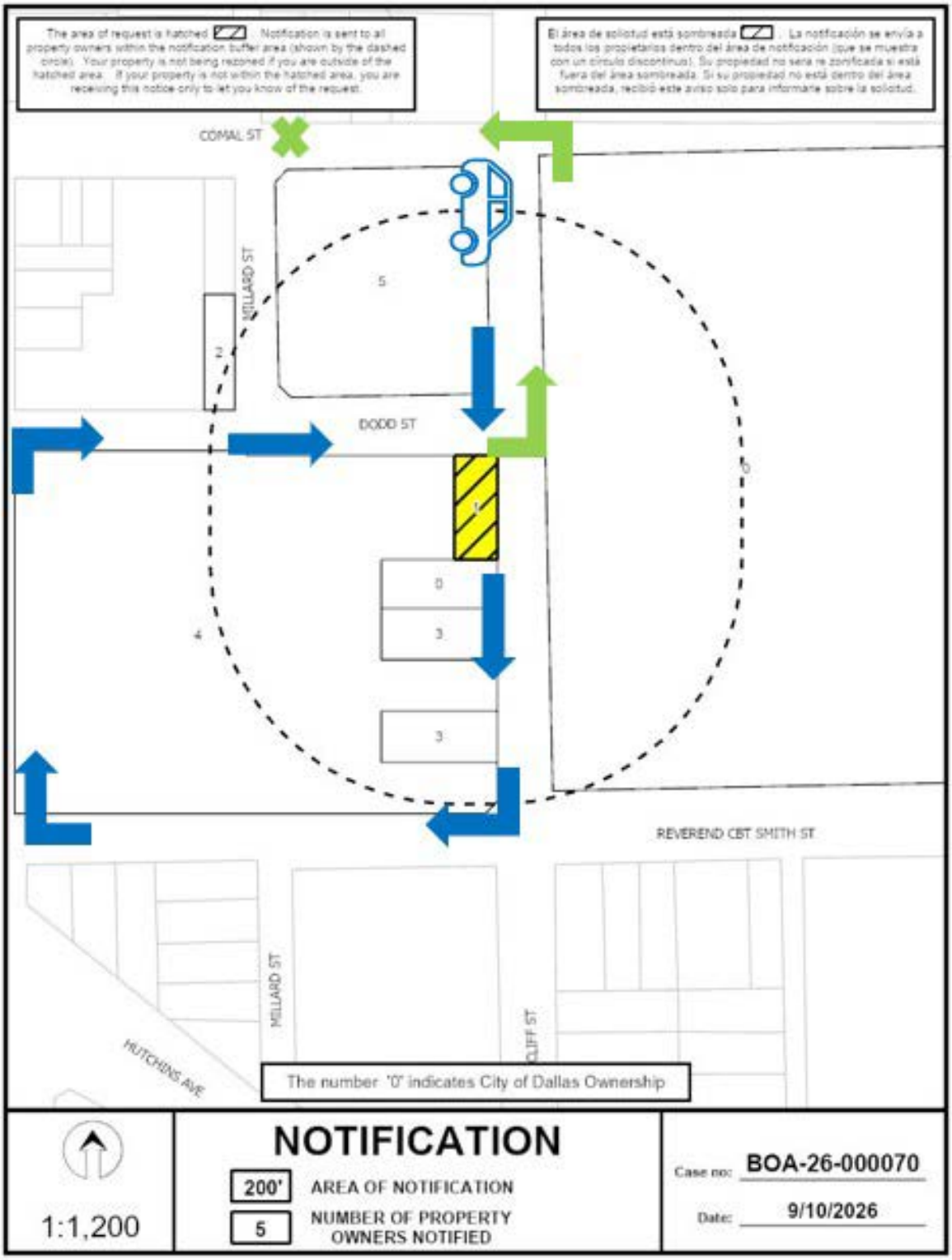
BOA-26-000070

5 Property Owners Notified

Label #	*Address*		*Owner*
1	1128	DODD ST	CRABBE OLINKA
2	1115	DODD ST	TURNER JOHN D
3	711	N CLIFF ST	GOLDEN GATE MISSIONARY
4	1101	REVEREND CBT SMITH ST	GOLDEN GATE MISSIONARY
5	1118	COMAL ST	LIVING WATERS FAMILY WORSHIP CENTER INC

Route Directions:
Start on Cliff St.
Right on Reverend CBT Smith St.
Right on Eads Ave.
Right on Dodd St.
Left on Cliff St.
Left on Comal St.
***Subject Site at 0:21 and 1:36.**

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, OCTOBER 20, 2026**

BRIEFING: **10:00 a.m.** via **Videoconference and in 6EN COUNCIL CHAMBERS** at Dallas City Hall, 1500 Marilla Street

HEARING: **1:00 p.m. Videoconference and in 6EN COUNCIL CHAMBERS** at Dallas City Hall, 1500 Marilla Street

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

BOA-26-000070(BT) 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.

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 **6EN Council Chambers.** 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, October 19, 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-26-000070

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: In Review

Assigned To: Diana Barkume

Description of Work: FILE NUMBER: BOA-26-000070 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: (1) A special exception to the front yard setback regulations. (2) A special exception to the visibility obstruction regulations at the driveway approach and adjacent street curb.

Application Detail: Detail

Application Name:

Application Type: Board of Adjustments

Documents:

File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
1128 Dodd St - BOA Doc...	BLDG_BDA	Affidavit - Pro...		application/pdf	Uploaded	08/31/2026
1128 Dodd St. - Site P...	BLDG_BDA	Maps - Block		application/pdf	Uploaded	08/31/2026
1128 Dodd St - BOA Doc...	BLDG_BDA	Certificate - Tax		application/pdf	Uploaded	08/31/2026
1128 Dodd St - BOA Doc...	BLDG_BDA	Certificate - W...		application/pdf	Uploaded	08/31/2026
1128 Dodd St - BOA Doc...	BLDG_BDA	Legal Descripti...		application/pdf	Uploaded	08/31/2026
1128 Dodd St. - Plat.pdf	BLDG_BDA	Plat - Certifie...		application/pdf	Uploaded	08/31/2026
1128 Dodd St - BOA Doc...	BLDG_BDA	Statement - Lien		application/pdf	Uploaded	08/31/2026
1128 Dodd St. - Site P...	BLDG_BDA	Maps - Zoning L...		application/pdf	Uploaded	08/31/2026
BOA-26-000070_labels.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	09/10/2026
BOA-26-000070_Submissi...	BLDG_BDA	Other Support D...		application/pdf	Uploaded	09/10/2026
BOA-26-000070_report.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	09/10/2026
BOA26000070a.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	09/10/2026
BOA26000070n.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	09/10/2026
BOA26000070mva.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	09/10/2026
BOA26000070z.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	09/10/2026
1128 Dodd-Site Plan.pdf	BLDG_BDA	Plans - Site Plan	Revised site plan	application/pdf	Uploaded	09/21/2026
1128 Dodd-Elevations.pdf	BLDG_BDA	Plans - Elevation	Elevation	application/pdf	Uploaded	09/21/2026
REFERRAL- 1128 Dodd.pdf	BLDG_BDA	Form - Referral	Referral	application/pdf	Uploaded	09/21/2026

Show all

Address: 1128 DODD ST, Dallas, TX 75203

Owner Name:

Owner Address:

Parcel No: 00000249649000000

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Aubrey Quarles	McCaskell Affil...	Applicant	Mailing, 1608 Matagord...	Active
Aubrey Quarles	McCaskell Affil...	Property Owner	Mailing, 1608 Matagord...	Active

Licensed Professionals Info:

Primary	Registration Number	License Type	Name	Business Name	Business License #

Total Fee Assessed: $1,335.00

Total Fee Invoiced: $1,335.00

Balance: $0.00

Custom Fields:

Property Details

Existing Zoning PD	**Lot Number** 8	**Lot Size (Acres)** 0.07
Block Number 47/3028	**Lot Size (Sq. Ft)** 2975	**How many streets abut the property?** 2
Land Use SFD	**Is the property platted?** Yes	**Status of Project** Proposed
Status of Property Vacant Land	**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 John Forbes		

Internal Use Only

Source of Request In Review - Residential	**Fee Waiver Granted**	**Number of Parking Spaces** _
Lot Acreage _		

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	Front-yard	Single Family/Duplex Variance or Special Exception	Front yard along Cliff	Special Exception to the front yard regulations	To allow construction for a Single Family Residence	
Special Exception	Visual obstruction (20-foot visibility triangle)	Single Family/Duplex Variance or Special Exception	VT at drive approach along Cliff			

Street Frontage Information

Street Frontage	Linear Feet (Sq. Ft) (Number)
Front	35
Front	85

Case Information

Full Request	Brief Request	Zoning Requirements	Relevant History	BOA History	BOA History Details
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.	special exception to the front yard setback regulations.	requires a minimum 20-foot front yard setback	na	No	
to construct and/or maintain a single-family residential structure within a required visibility obstruction triangle, which will require (5) a special exception to the 20-foot visibility obstruction regulation.	a special exception to the visibility obstruction regulation	prohibits a person from erecting, placing, or maintaining a structure, berm, plant life, or any other item between two-and-one-half feet and eight feet in height within a visibility triangle at the driveway and street curb line 20 feet from the intersection.	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	Bryant Thompson	Variance to the front yard setback	Scheduled	
			6ES			Jason Pool	Mary Williams	Diana Barkume	Bryant Thompson	Special exception to the 20-ft visibility triangle at the drive approach	Reverse AO Appeal	

GIS Information

Parcel Number (Number)	Service	Layer	Attribute Value	Census Tract Number (Number)	Council District	School District	Escarpment	Floodplain
				50.91	4-Johnson			

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Intake	Diana Barkume	Intake Complete	09/03/2026	Accela Administ...
GIS AOR Review	Elham Elbadawi	Review Complete	09/10/2026	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			09/03/2026	
Subdivision Review				
Q Team Review				
Arborist Review				
Building Code Review				
Zoning Review				
Electrical Review				
Eng Water and Wastewat...				
Historic Preservation ...				
Eng Paving and Drainag...				
Eng Flood Plain Review				
Board of Adjustment Re...				
Conservation Review				
Traffic Review				
GIS Review				
Residential Team Review				
Signs Review				
Plans Coordination				
Board of Adjustment He...				
Two-Year Waiver Period				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By
BOA History	This will display in t...	Applied	08/31/2026	Notice	
Flood Zone	Flood Zone	Applied	08/31/2026	Notice	Accela Administ...
Flood Zone	Flood Zone	Applied	08/31/2026	Notice	Accela Administ...
General Facts/Staff An...	This will display in t...	Applied	08/31/2026	Notice	
Land Use	This will display in t...	Applied	08/31/2026	Notice	
Staff Recommendation	Staff Recommendation	Applied	08/31/2026	Notice	
Standard of Review	This will display in t...	Applied	08/31/2026	Notice	
Timeline	This will display in t...	Applied	08/31/2026	Notice	
Zoning	This will display in t...	Applied	08/31/2026	Notice	

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments
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: JOHN FORBES Date: 6-10-2026

Department:

Phone/Email: 214-948-4279/JOHN.FORBES@DALLAS.GOV

Manager signature: Loree Lewis Loree Lewis

Consulted with:

■ Applicant

□ Representative

□ Owner

Name: Aubrey Quarles

Phone/Email: (972) 922-7954/qqquarles@yahoo.com

Property Information

Address: 1128 Dodd St Dallas, Tx 75203

Lot: 8

City Block: 47/3028

Zoning Classification: PD 571 Subdistrict 2 R-5(A) Front Setback & D(A)- Side & Rear since all other lots are vacant.

Issues that require Board action Block Face Continuity on N Cliff side street.

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

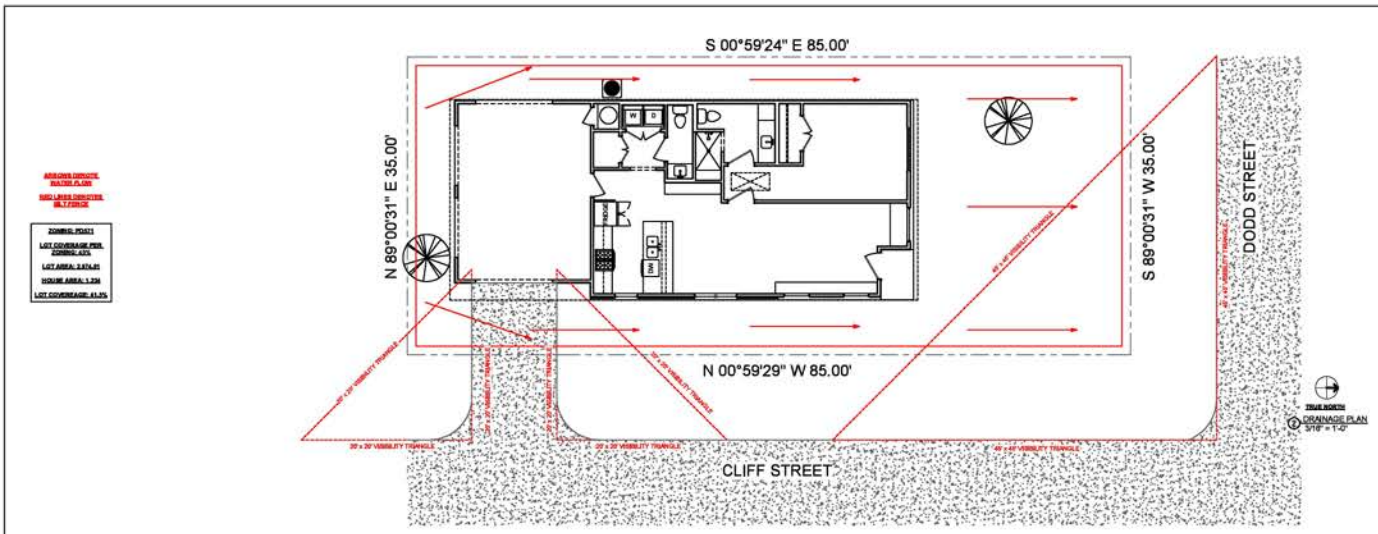
□Administrative Official Appeal

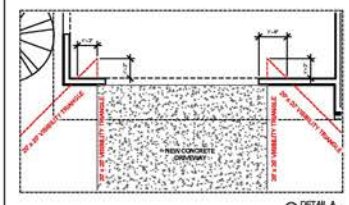
□Other:

Description: Property is required to have 20' side setback on street side.
Applicant wishes to have 6' 5" setback on street side requiring block face continuity.
Property is required to have a 10' rear setback.
Applicant wishes to have a 5' 7" rear setback.

Alternative resolutions discussed/offered:

BOA request due to the lot width only being 35' wide for side(block face)
Suggested to move forward to meet 10' rear setback and still have 20' front setback.





GENERAL SITE PLAN NOTES:

1) LOT DRAINAGE TO COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE.

2) BUILDING AREA TO BE CLEARED OF ALL PLANTS, ROOTS, AND OTHER DEBRIS. TOP SOIL STRIPS A MINIMUM OF 6" BELOW GRADE, AND 6" BELOW FINISH.

3) CONTRACTOR TO FIELD VERIFY BUILDING ELEVATIONS AND EXISTING CONDITIONS.

GENERAL NOTES:

1) These plans are intended to provide the basic construction information necessary to substantially complete the structure. These plans must be verified and checked completely by the builder. Any discrepancy, error, and/or omission found is to be brought to the attention of the designer before any construction work or purchases have been made.

2) These plans are designed to be in substantial compliance with current city adopted International Residential Code. The construction shall conform to all national, state, and local building codes and ordinances. These codes shall take precedence over anything noted in these drawings.

3) Contractor must verify all dimensions and note drawings.

DC TEXAS ARCHITECTURE

1347 West US 287 Bypass, Suite 100
Waxahachie, Texas 75165
(214) 675-0000
www.dctexasarch.com

AUBREY QUARLES

1128 Dodd Street
Block 47/3028, Lot 8
Dallas, Texas 75203

153

ISSUE FOR PERMIT
July 14, 2026

REGISTERED ARCHITECT
STATE OF TEXAS

Title
SITE & DRAINAGE PLAN

Sheet
A-001

Copyright © 2026
DC TEXAS ARCHITECTURE

GENERAL NOTES:

1) These plans are intended to provide the basic construction information necessary to substantially complete the structure. These plans must be verified and checked completely by the builder. Any discrepancy, error, and/or omission found is to be brought to the attention of the designer before any construction work or purchases have been made.

2) These plans are designed to be in substantial compliance with current city adopted International Residential Code. The construction shall conform to all national, state, and local building codes and ordinances. These codes shall take precedence over anything noted in these drawings.

3) Contractor must verify all dimensions and scale drawings.

DC TEXAS ARCHITECTURE

1548 West US 287 Bypass, Suite 100
Waxahachie, Texas 75165
(214) 533-5000
www.dctexasarch.com

AUBREY QUARLES

1128 Dodd Street
Block 47/3028, Lot 8
Dallas, Texas 75203

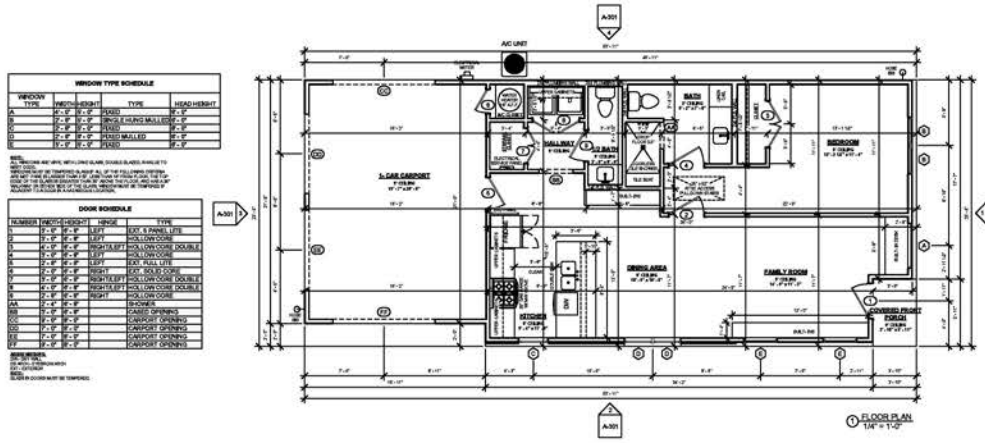
ISSUE FOR PERMIT
July 14, 2026

REGISTERED ARCHITECT
DAVID CHRISTOPHER
STATE OF TEXAS
031420

Title
FOUNDATION PLAN

Sheet
A-002

Copyright © 2026
DC TEXAS ARCHITECTURE



1 FLOOR PLAN
1/4" = 1'-0"

WINDOW TYPE SCHEDULE				
WINDOW TYPE	WIDTH	HEIGHT	TYPE	HEAD HEIGHT
A	4' - 0"	5' - 0"	FIXED	9' - 0"
B	2' - 0"	5' - 0"	SINGLE HUNG MULLED	9' - 0"
C	2' - 0"	5' - 0"	FIXED	9' - 0"
D	2' - 0"	5' - 0"	FIXED MULLED	9' - 0"
E	5' - 0"	5' - 0"	FIXED	9' - 0"

NOTE:
ALL WINDOWS ARE VINYL WITH LOW-E GLASS, DOUBLE GLAZED, RAISED TO MEET CODE.
MEASUREMENT OF TEMPERED ALREADY ALL OF THE FOLLOWING APPEARS:
ANY GLASS WITHIN 24" ARC OF EITHER VERTICAL EDGE OF A DOOR.
EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE FLOOR, AND HAS A 24" WALKWAY IN FRONT.
ANY GLASS WITHIN 18" OF THE FLOOR, WHETHER OR NOT THE GLASS IS ADJACENT TO A DOOR OR A HAZARDOUS LOCATION.

DOOR SCHEDULE				
NUMBER	WIDTH	HEIGHT	HINGE	TYPE
1	3' - 0"	9' - 0"	LEFT	EXT. 6 PANNEL LITE
2	3' - 0"	9' - 0"	LEFT	HOLLOW CORE
3	4' - 0"	9' - 0"	RIGHT/LEFT	HOLLOW CORE DOUBLE
4	3' - 0"	9' - 0"	LEFT	HOLLOW CORE
5	2' - 0"	9' - 0"	LEFT	EXT. FULL LITE
6	2' - 0"	9' - 0"	RIGHT	EXT. SOLID CORE
7	5' - 0"	9' - 0"	RIGHT/LEFT	HOLLOW CORE DOUBLE
8	4' - 0"	9' - 0"	RIGHT/LEFT	HOLLOW CORE DOUBLE
9	2' - 0"	9' - 0"	RIGHT	HOLLOW CORE
AA	2' - 6"	9' - 0"		SHOWER
BB	9' - 0"	9' - 0"		CASED OPENING
CC	9' - 0"	9' - 0"		CARPORT OPENING
DD	7' - 0"	9' - 0"		CARPORT OPENING
EE	7' - 0"	9' - 0"		CARPORT OPENING
FF	9' - 0"	9' - 0"		CARPORT OPENING

SIDE NOTES:
ALL DOORS ARE 1 3/8" THICK
EXT = EXTERIOR
INT = INTERIOR
NOTE:
GLASS IN DOORS MUST BE TEMPERED.

GENERAL FLOOR PLAN NOTES:

1.) BUILDING IN HOWARD LEVEL HOUSE WALL MEET REQUIREMENT OF IRC 1000 SECTION R109.1, WHICH SHALL BE HOMES BY INSPECTION IN FIELD.

2.) ALL BUILDING FOOD SURFACE WEIGHT ARE TO MEET THE REQUIREMENTS OF SECTION R703 AND WILL BE FIELD VERIFIED.

3.) SAMCO DOOR OPENINGS FOR BUILDING WORK SPEC.

4.) ALL UPPER CABINETS PER BUILDING WORK SPEC.

5.) TILE SHOWER WITH GLASS SHIELDING UNLESS NOTED OTHERWISE.

6.) CLOSET SHELVES PER BUILDING WORK SPEC.

7.) ALL WALLS ARE 2X4 PLUMB OTHERWISE NOTED.

8.) PROVIDE 3/8" WATER LINE TO REFRIGERATOR.

9.) ALL WATER HEATERS ARE TO BE 18" A.F.F.

10.) AIR CONDITIONER CONDENSER MUST BE 5' ABOVE GRADE.

11.) IN ABSENCE OF STRUCTURAL ENGINEER PREPARED BY BUILDER, USE TABLE R602.3 IN THE INTERNATIONAL RESIDENTIAL CODE.

12.) REFER TO ENGINEER DRAWINGS FOR ALL FOUNDATIONS.

13.) CHECK PLANS FOR LEVEL CHANGES, FLOOR OUTLETS, AND PLUMBING FIXTURE LOCATIONS.

14.) ALL WORK MUST COMPLY WITH THE CURRENT 10" ADOPTED BUILDING CODES.

AREA TOTALS	
LIVING AREA	953 SF
1- CAR CARPORT	342 SF
COVERED FRONT PORCH	23 SF
FOUNDATION	1,234 SF
TOTAL UNDER ROOF:	1,324 SF

GENERAL NOTES:
1.) These plans are intended to provide the basic construction information necessary to substantially complete the structure. These plans must be verified and checked completely by the builder. Any discrepancy, error, and/or omission found is to be brought to the attention of the designer before any construction work or purchases have been made.
2.) These plans are designed to be in substantial compliance with current city adopted International Residential Code. The construction shall conform to all national, state, and local building codes and ordinances. These codes shall take precedence over anything noted in these drawings.
3.) Contractor must verify all dimensions and scale drawings.

DC TEXAS ARCHITECTURE
1348 West US 287 Bypass, Suite 100
Waxahachie, Texas 75165
(214) 533-5555
www.dctexasarch.com

AUBREY QUARLES

1128 Dodd Street
Block 47/3028, Lot 8
Dallas, Texas 75203

ISSUE FOR PERMIT
July 14, 2026

REGISTERED ARCHITECT
KEVIN M. CRAIG
STATE OF TEXAS
031-42928

Title
FLOOR PLAN

Sheet
A-101

Copyright © 2026
DC TEXAS ARCHITECTURE

1 ROOF PLAN
1/4" = 1'-0"

DC TEXAS ARCHITECTURE

AUBREY QUARLES

1128 Dodd Street
Block 47/3028, Lot 8
Dallas, Texas 75203

ISSUE FOR PERMIT
July 14, 2026

REGISTERED ARCHITECT
STATE OF TEXAS

Title
ROOF PLAN

Sheet
A-102

Copyright © 2026
DC TEXAS ARCHITECTURE

GENERAL ELECTRICAL PLAN NOTES:

1.) VERIFY ALL EXTERIOR ELECTRICAL FLOOR PLANS, PHONE STAUCANS, SECURITY & SOUND SYSTEM WIRING WITH THE OWNER BEFORE THE CONSTRUCTION PROJECT.

2.) INSTALL ARC FAULT CIRCUIT INTERRUPTOR PROTECTION FOR ALL SLEEPING ROOMS.

3.) SMOKE ALARMS - SHOWN FOR ALL APPLIANCES.

4.) RECESSED SWITCHED LIGHTING & 110 VOLT RECEPT. ACCESS THE ATTIC @ ENTRANCE & PLATFORM.

5.) INSTALL OUTSIDE EMERGENCY DISCONNECT TAPE IN CLEARLY LABELED.

6.) ALL OUTDOOR OUTLETS TO BE GFCI.

7.) ALL OUTLETS IN THE KITCHEN, AREAS WITH A SINK, AND POOR PREPARATION AREAS TO BE GFCI.

8.) ALL WORK MUST COMPLY WITH THE CURRENT CITY ADOPTED ELECTRICAL CODES.

9.) ELECTRICAL PANELS SHALL NOT BE LOCATED IN CLOSETS, BATHROOMS, OR PUBLIC AREAS OF GARAGES.

ELECTRICAL SYMBOLS

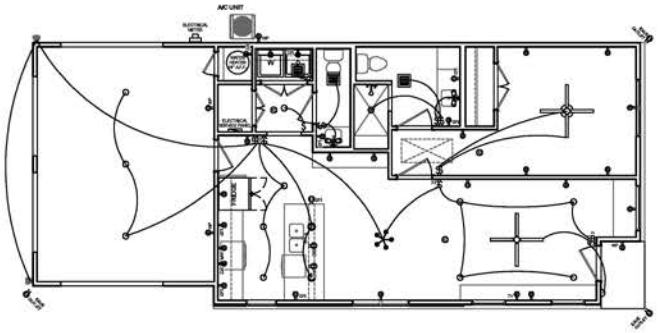
SWITCH	LED 5" RECESSED CAN LIGHT
3-WAY SWITCH	SURFACE MOUNT LIGHT
DUPLEX RECEPTACLE	LED WALL MOUNT SCONCE
GROUND FAULT CIRCUIT INTERRUPTOR DUPLEX RECEPTACLE	WINGLO LED WALL SCONCE
POP-UP GFCI	UNDER CABINET PUCK LIGHTS
220 VOLT DUPLEX RECEPTACLE	FLOOR LIGHT
WEATHER PROOF GFCI DUPLEX RECEPTACLE	EXTERIOR LED UPLIGHT
42" ABOVE FINISH FLOOR GFCI	EXTERIOR LED SCONCES
FLOOR DUPLEX RECEPTACLE	EXTERIOR GOOSENECK LIGHT
ELECTRICAL PANEL	LED CHANDELIER
ELECTRICAL METER	CEILING FAN
SMOKE/CARBON MONOXIDE DETECTOR COMBO	
EXHAUST FAN	
LED STRIP LIGHT	CEILING FAN WITH LIGHT KIT
LED PENDANT LIGHT	

GENERAL NOTES:

1) These plans are intended to provide the basic construction information necessary to substantially complete the structure. These plans must be verified and checked completely by the builder. Any discrepancy, error, and/or omission found is to be brought to the attention of the designer before any construction work or purchases have been made.

2) These plans are designed to be in substantial compliance with current city adopted International Residential Code. The construction shall conform to all retaining, state, and local building codes and ordinances. These codes shall take precedence over anything noted in these drawings.

3) Contractor must verify all dimensions and scale drawings.



1 ELECTRICAL PLAN
1/4" = 1'-0"

DC TEXAS ARCHITECTURE

AUBREY QUARLES

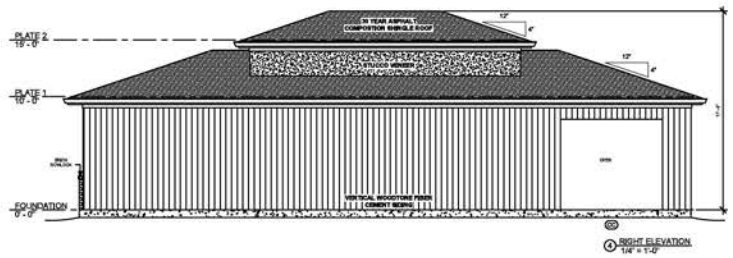
1128 Dodd Street
Block 47/3028, Lot 8
Dallas, Texas 75203

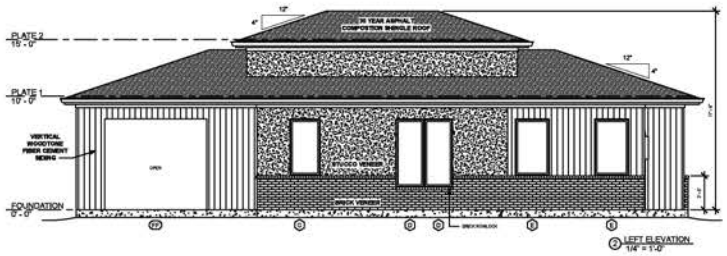
ISSUE FOR PERMIT
July 14, 2026

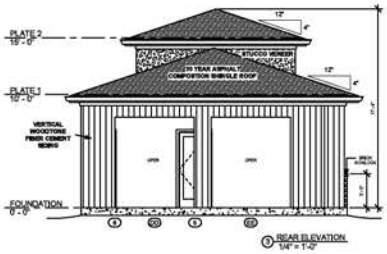
Title
ELECTRICAL PLAN

Sheet
A-241

Copyright © 2026
DC TEXAS ARCHITECTURE









GENERAL NOTES:

1) These plans are intended to provide the basic construction information necessary to substantially complete this structure. These plans must be verified and checked completely by the builder. Any discrepancy, error, and/or omission found is to be brought to the attention of the designer before any construction work or purchases have been made.

2) These plans are designed to be in substantial compliance with current city adopted International Residential Code. The construction shall conform to all national, state, and local building codes and ordinances. These codes shall take precedence over anything noted in these drawings.

3) Contractor must verify all dimensions and walls drawings.

SEAL ELEVATION NOTES:

1) REFER TO DOOR AND WINDOW SCHEDULE ON SHEET A-03.

DC TEXAS ARCHITECTURE

1545 West US 287 Bypass, Suite 100
Waxahachie, Texas 75165
(972) 935-3000
www.dctexasarch.com

AUBREY QUARLES

1128 Dodd Street
Block 47/3028, Lot 8
Dallas, Texas 75203

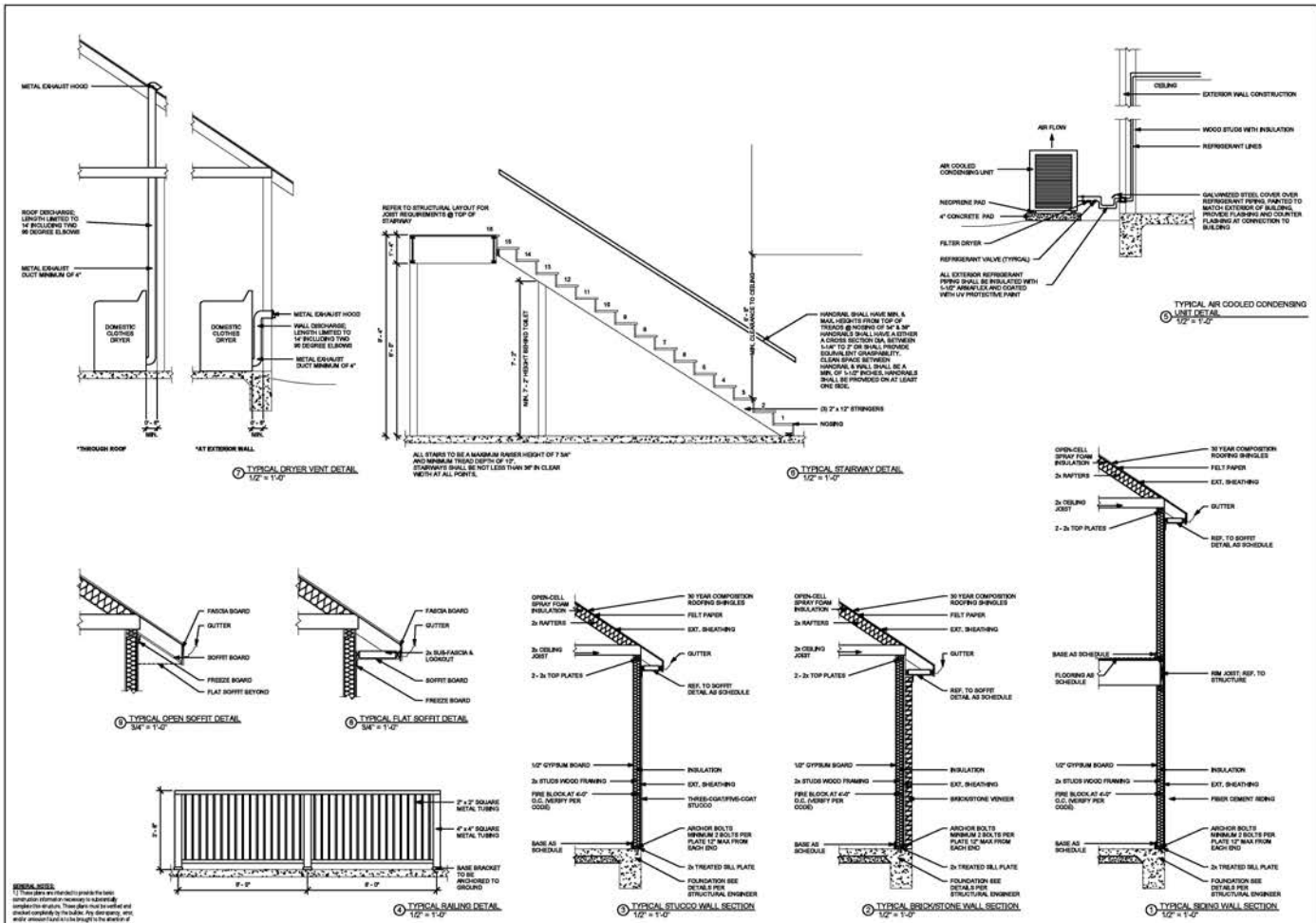
ISSUE FOR PERMIT
July 14, 2026

REGISTERED ARCHITECT
JOSEPH COLLIER CHRISTIAN
STATE OF TEXAS
031420

Title
ELEVATIONS

Sheet
A-301

Copyright © 2026
DC TEXAS ARCHITECTURE



DC TEXAS ARCHITECTURE

AUBREY QUARLES

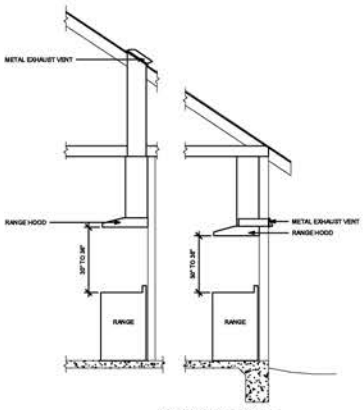
1128 Dodd Street
Block 47/3028, Lot 8
Dallas, Texas 75203

ISSUE FOR PERMIT
July 14, 2026

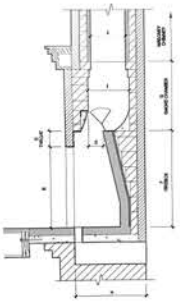
Title
TYPICAL DETAILS

Sheet
A-401

Copyright © 2026
DC TEXAS ARCHITECTURE



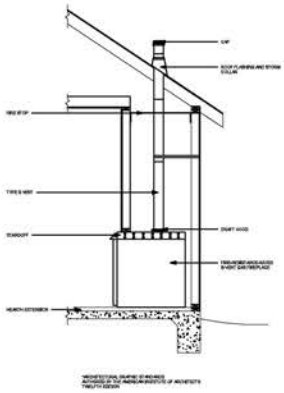
⑤ TYPICAL KITCHEN VENT
1/2" = 1'-0"



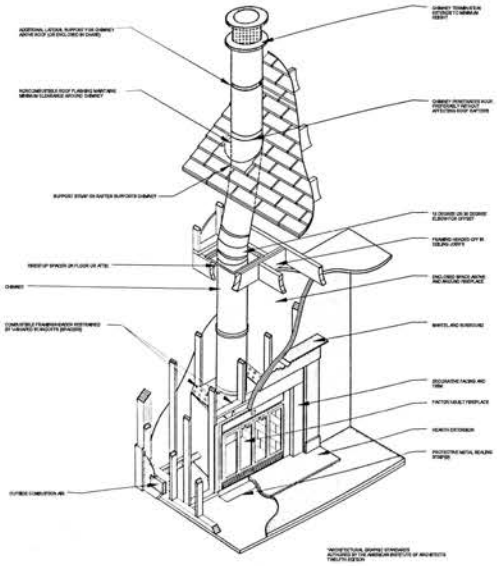
TYPICAL MASONRY FIREPLACE
④ SECTION
1/2" = 1'-0"



③ TYPICAL GAS FIREPLACE HORIZONTAL
1/2" = 1'-0"



② TYPICAL GAS VERTICAL FIREPLACE
1/2" = 1'-0"



① TYPICAL WOOD FIREPLACE
1/2" = 1'-0"

DC TEXAS ARCHITECTURE

AUBREY QUARLES

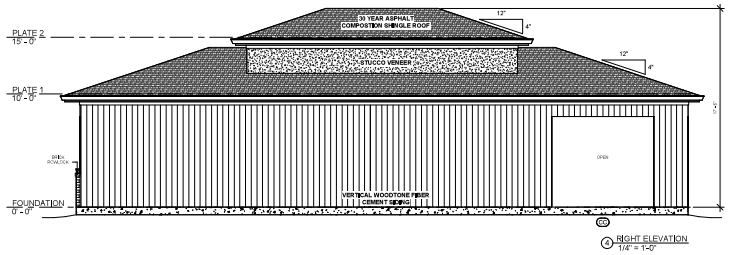
1128 Dodd Street
Block 47/3028, Lot 8
Dallas, Texas 75203

ISSUE FOR PERMIT
July 14, 2026

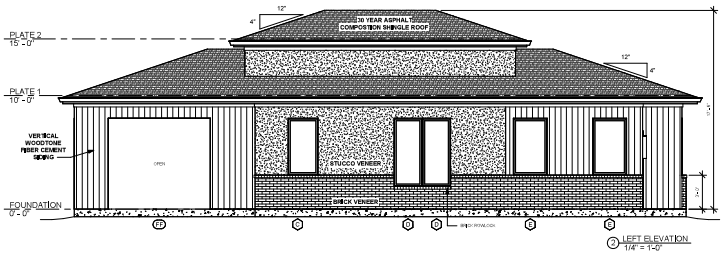
Title
TYPICAL DETAILS

Sheet
A-402

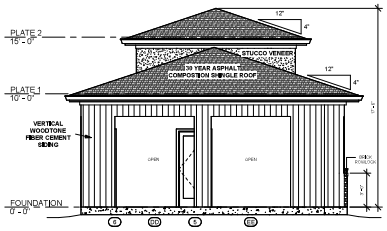
Copyright © 2026
DC TEXAS ARCHITECTURE



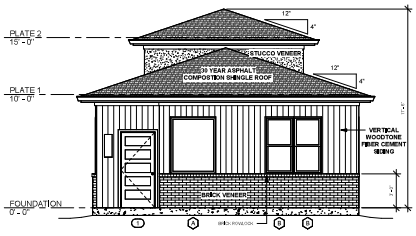
4 RIGHT ELEVATION
1/4" = 1'-0"



2 LEFT ELEVATION
1/4" = 1'-0"



3 REAR ELEVATION
1/4" = 1'-0"



1 FRONT ELEVATION
1/4" = 1'-0"

GENERAL NOTES:

G1 These plans are intended to provide the basic construction information necessary to substantially complete this structure. These plans must be verified and checked completely by the builder. Any discrepancy, error, and/or omission found is to be brought to the attention of the designer before any construction work or purchases have been made.

G2 These plans are designed to be in substantial compliance with current city adopted International Residential Code. The construction shall conform to all national, state, and local building codes and ordinances. These codes shall take precedence over anything noted in these drawings.

G3 Contractor must verify all dimensions and scale drawings.

GENERAL ELEVATION NOTES:

1. REFER TO DOOR AND WINDOW SCHEDULE ON SHEET A401.

DC TEXAS ARCHITECTURE
1348 West US-287 Bypass, Suite 100
Waxahachie, Texas 75165
(214) 763-1600
www.dctexasarch.com

AUBREY QUARLES

1128 Dodd Street
Block 47/3028, Lot 8
Dallas, Texas 75203

ISSUE FOR PERMIT
July 14, 2026

REGISTERED ARCHITECT
DAVID W. COLLINS
STATE OF TEXAS
03182026

Title
ELEVATIONS

Sheet
A-301

Copyright © 2026
DC TEXAS ARCHITECTURE

Agenda Information Sheet

File #: 26-3288A Item #: 6.

AGENDA DATE: October 20, 2026

PANEL: A

COUNCIL DISTRICT(S): 8

DEPARTMENT: Department of Planning and Development

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

Senior Planner: Bryant Thompson

Request(s): (1) A special exception for the handicapped to the fence height regulations.

Staff Recommendation: No staff recommendation.

BOA-26-000073

FILE NUMBER: BOA-26-000073(BT)

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:

(1) 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.

City of Dallas

Planning & Development Department

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

BOARD OF ADJUSTMENT REFERRAL FORM

Referred by: Jessica Hernandez Date: 7/14/2026

Department: Planning & Development

Phone/Email: jessica.hernandez4@dallas.gov

Manager signature:

Consulted with:

☑ Applicant

☐ Representative

☐ Owner

Name: Aurelaino Flores

Phone/Email: aurelianooflores0@gmail.com

Property Information

Address: 765 Ivywood Dr.

Lot: 30

City Block: W/7525

Zoning Classification: R-7.5(A)

Issues that require Board action FENCE HEIGHT

List the City of Dallas Development Code(s) this project is non-compliant with: SEC. 51A-4.602.

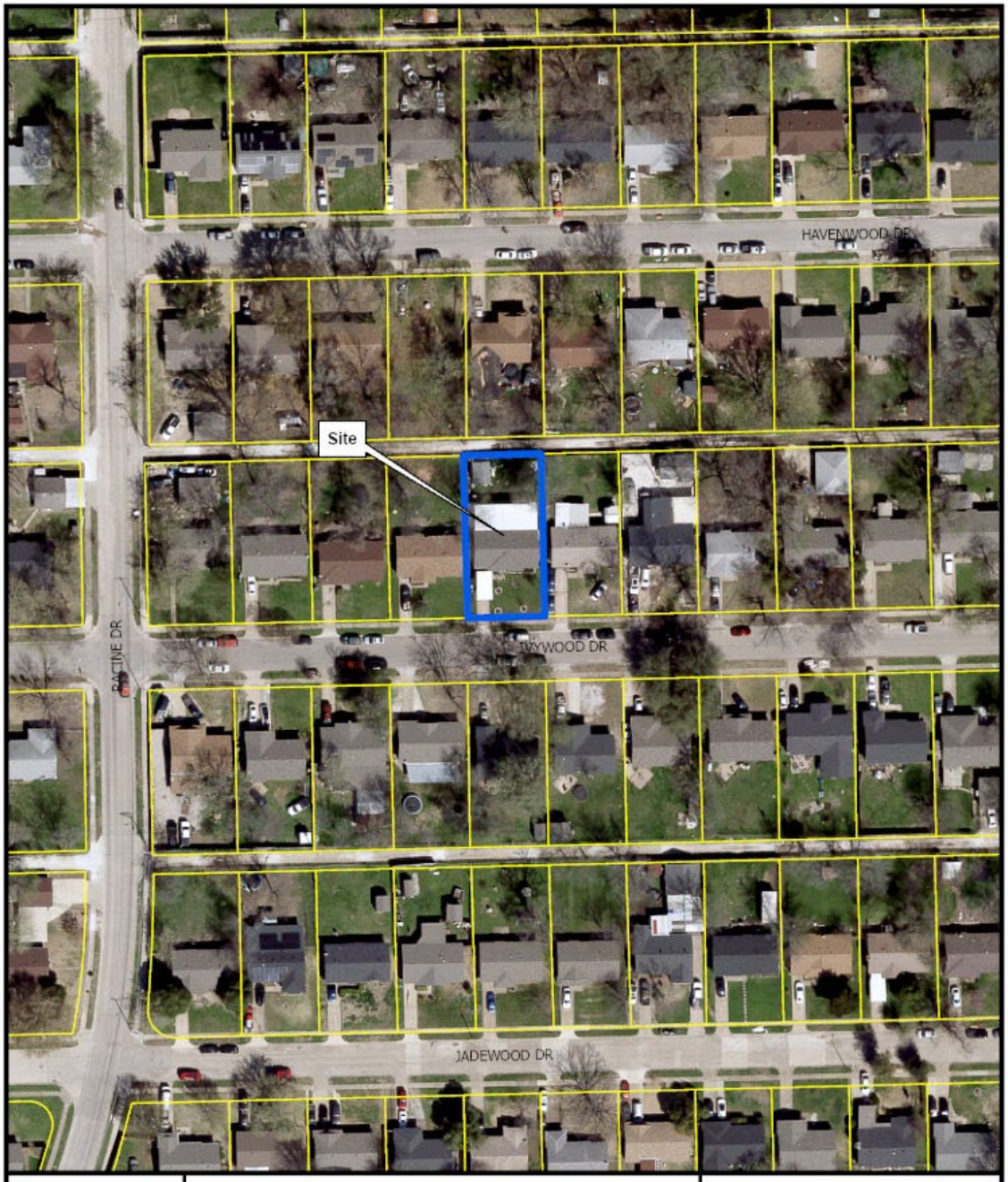
Check all that apply: ☑ Variance ☐ Special Exception

☐ 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:
Proposal of 6' fence in required front yard

Alternative resolutions discussed/offered:
Variance approval or fence not to exceed 4'

Together we are planning and building a better Dallas for all! 5/3/2025

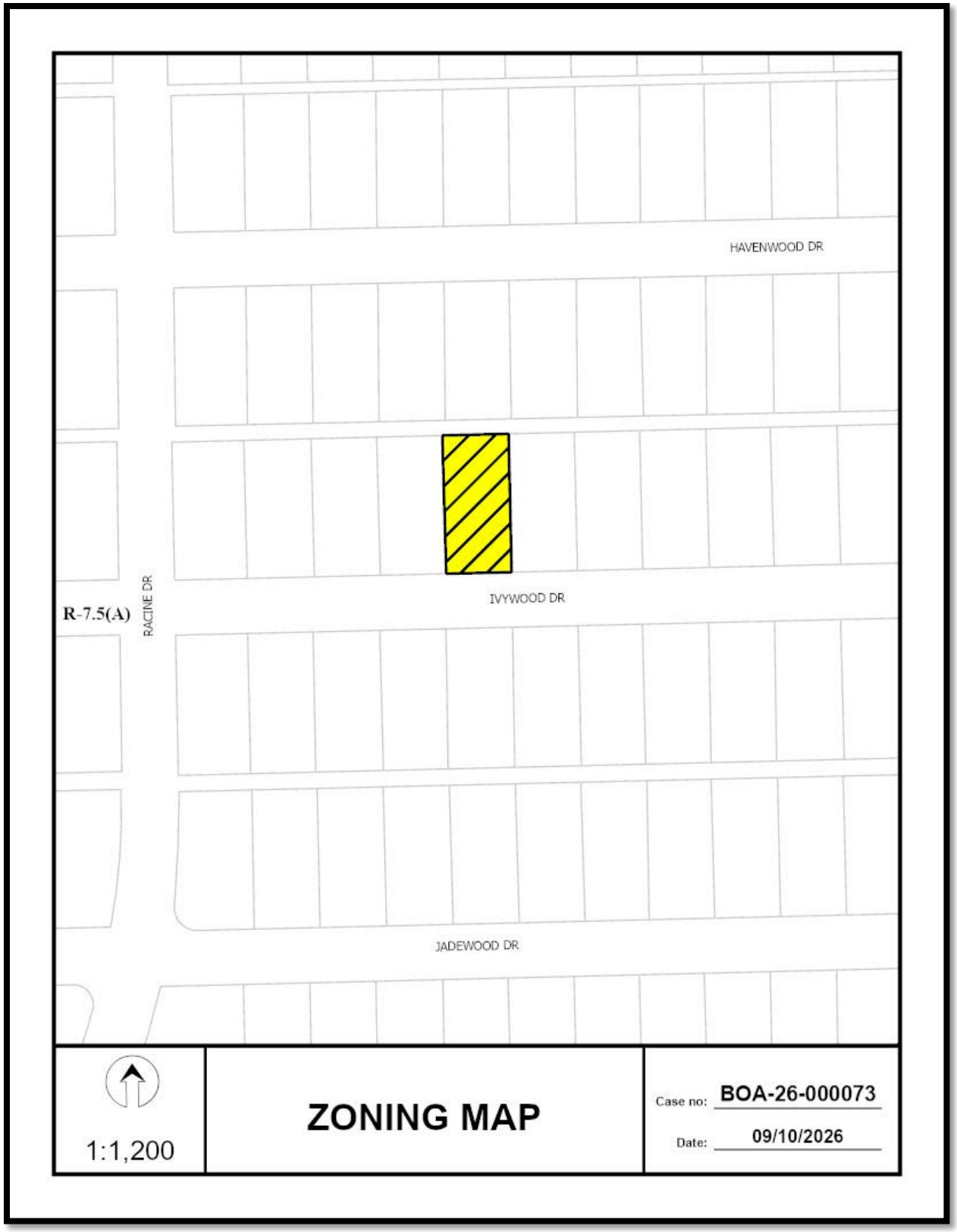


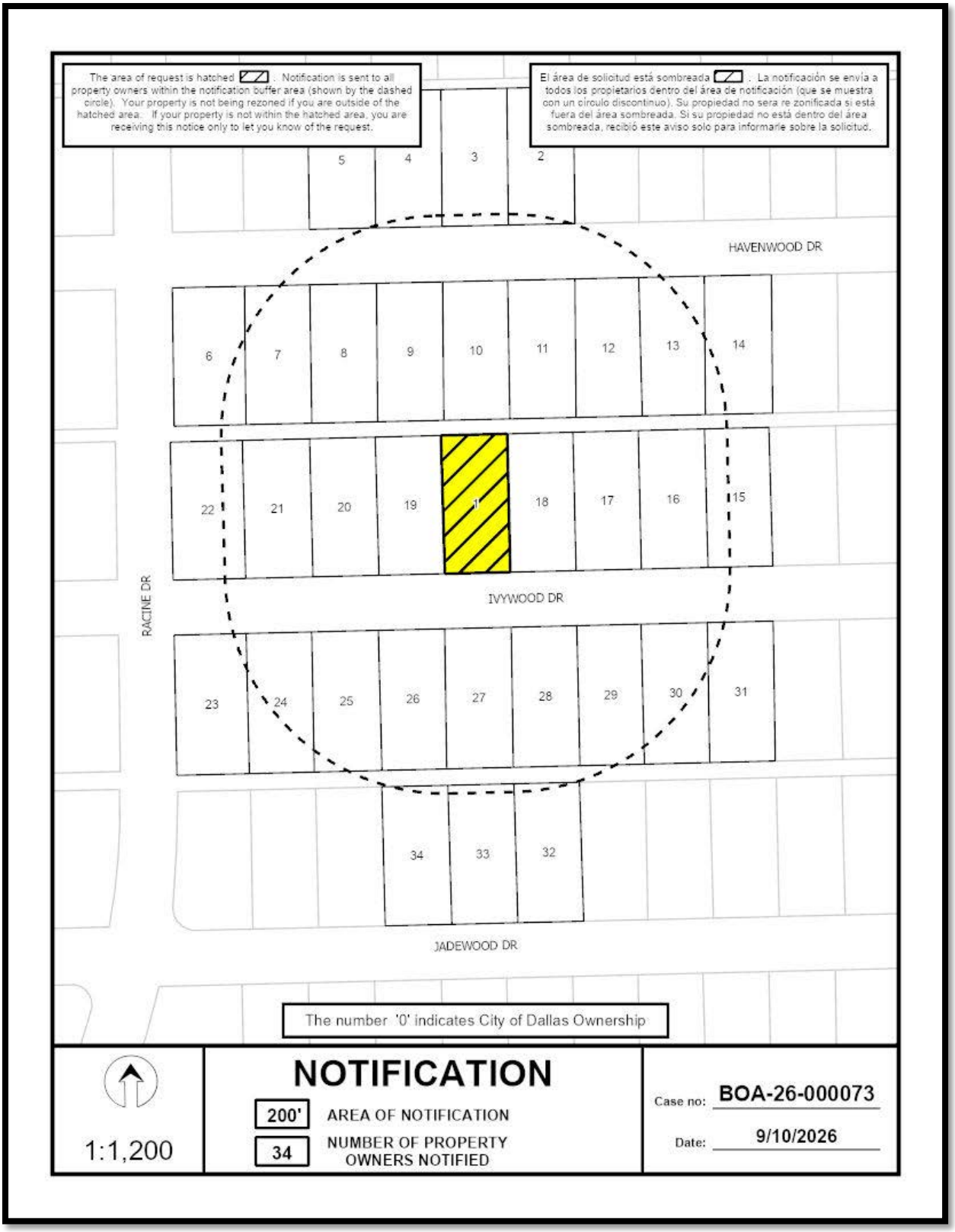
1:1,200

AERIAL MAP

Case no: BOA-26-000073

Date: 09/10/2026


HAVENWOOD DR
IVYWOOD DR
R-7.5(A)
RACINE DR
JADEWOOD DR
1:1,200
ZONING MAP
Case no: BOA-26-000073
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.
HAVENWOOD DR
IVYWOOD DR
JADEWOOD DR
RACINE DR
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
34
NUMBER OF PROPERTY OWNERS NOTIFIED
1:1,200
Case no: BOA-26-000073
Date: 9/10/2026

Notification List of Property Owners

BOA-26-000073

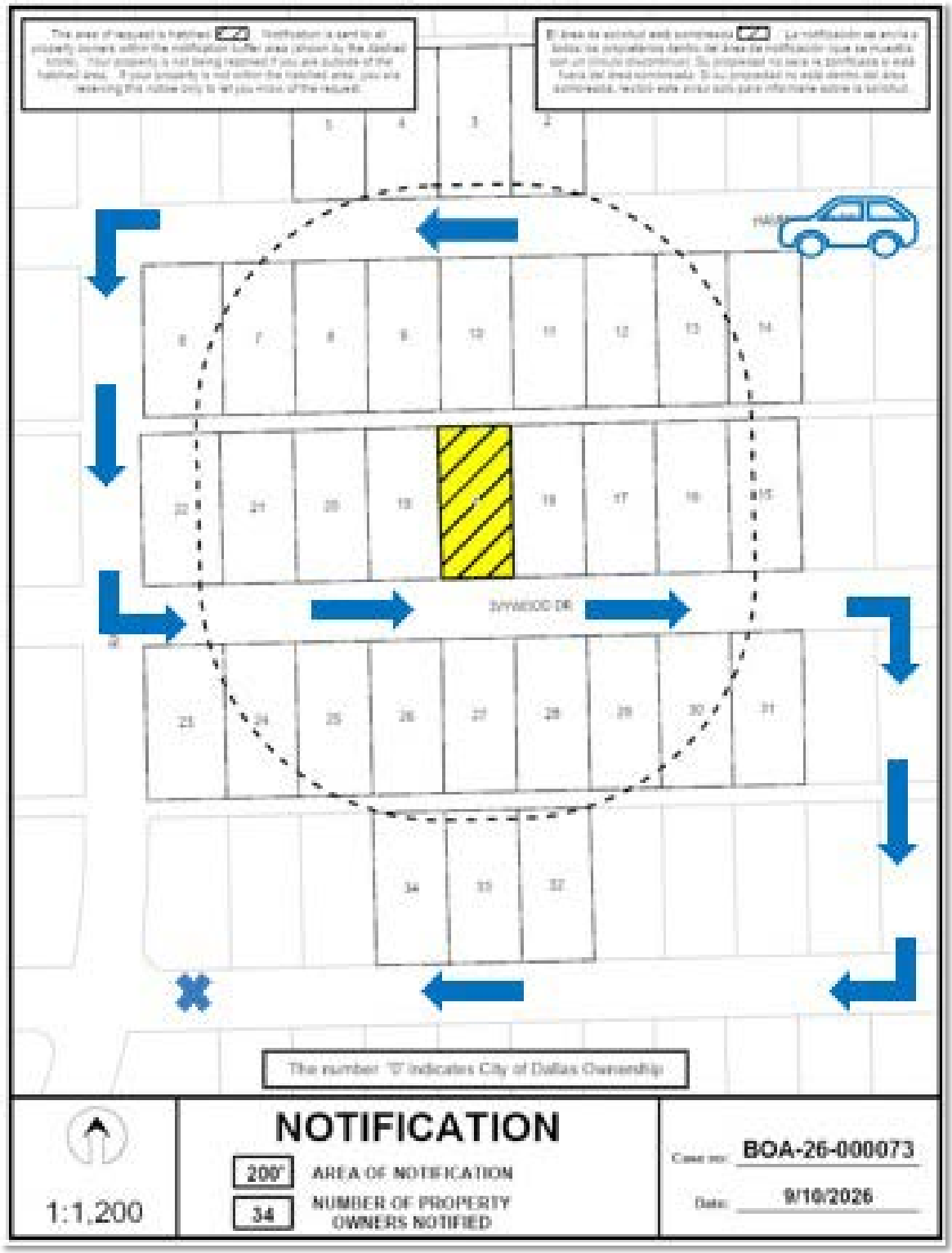
34 Property Owners Notified

Label #	*Address*		*Owner*
1	765	IVYWOOD DR	FLORES AURELIANO
2	761	HAVENWOOD DR	MIJARES PEDRO
3	765	HAVENWOOD DR	CRAIG MINNIE L EST OF
4	771	HAVENWOOD DR	CONEY SHANNON &
5	775	HAVENWOOD DR	GUZMAN ANA
6	786	HAVENWOOD DR	KNIGHT STEVEN & ROSALYN R
7	782	HAVENWOOD DR	HUTCHINSON VERTENA
8	776	HAVENWOOD DR	STARR MARGARET
9	772	HAVENWOOD DR	ZARAGOZA JUANA ALICIA
10	766	HAVENWOOD DR	CASTANON ROGELIO MARTINEZ
11	762	HAVENWOOD DR	MUNOZ AURELIO A & MARIA T
12	756	HAVENWOOD DR	KNIGHT RICHARD FAM PTNR
13	752	HAVENWOOD DR	COOPER RITA E
14	746	HAVENWOOD DR	ROBINSON ELLA MAE
15	745	IVYWOOD DR	TEAGUE MARGARET
16	751	IVYWOOD DR	D & DEE REAL ESTATE LLC
17	755	IVYWOOD DR	MARTINEZ FERNANDO VAZQUEZ
18	761	IVYWOOD DR	Taxpayer at
19	771	IVYWOOD DR	JOHNSON CAROLYN A &
20	775	IVYWOOD DR	Taxpayer at
21	781	IVYWOOD DR	ECHOLS BOBBIE
22	785	IVYWOOD DR	SOTO ROSELIA
23	786	IVYWOOD DR	Taxpayer at
24	782	IVYWOOD DR	MONJARAS JOSE C JUAREZ
25	776	IVYWOOD DR	RAMIREZ JUAN C &
26	772	IVYWOOD DR	LIRA VALERIA &

Label #	*Address*		*Owner*
27	766	IVYWOOD DR	RODRIGUEZ MARIA D
28	762	IVYWOOD DR	JAIMES FELICIANO VALENCIA &
29	756	IVYWOOD DR	THOMPSON BETTY J &
30	752	IVYWOOD DR	JDS HEAVENLY PLACE LLC
31	746	IVYWOOD DR	GIBSON ROSE A
32	761	JADEWOOD DR	WYATT JAMIE
33	765	JADEWOOD DR	REASON FRANKIE M
34	771	JADEWOOD DR	MCCLENDON RUFUS

Route Directions:
Start on Havenwood Dr.
Left on Racine Dr.
Left on Inywood Dr.
Right on Woodspan Dr.
Right on Jadewood Dr
***Subject site at 1:13.**

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, OCTOBER 20, 2026**

BRIEFING: **10:00 a.m.** via **Videoconference and in 6EN COUNCIL CHAMBERS** at Dallas City Hall, 1500 Marilla Street

HEARING: **1:00 p.m. Videoconference and in 6EN COUNCIL CHAMBERS** at Dallas City Hall, 1500 Marilla Street

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

BOA-26-000073(BT) 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.

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 **6EN Council Chambers.** 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, October 19, 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-26-000073

Menu Reports Help

File Date: 08/31/2026

Application Status: In Review

Assigned To: Diana Barkume

Description of Work: FILE NUMBER: BOA-26-000073 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: (1) A special exception for the handicapped 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
Plat_W-7525.pdf	BLDG_BDA	Maps - Block	Block File	application/pdf	Uploaded	09/10/2026
BOA26000073z.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	09/10/2026
BOA26000073a.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	09/10/2026
BOA26000073n.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	09/10/2026
BOA-26-000073_report.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	09/10/2026
BOA-26-000073_labels.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	09/10/2026
BOA-26-000073_Submissi...	BLDG_BDA	Other Support D...		application/pdf	Uploaded	09/10/2026
BOA26000073mva.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	09/10/2026
765 IVYWOOD_ZoningMap.pdf	BLDG_BDA	Maps - Zoning L...		application/pdf	Uploaded	09/10/2026
Site plan and Elevatio...	BLDG_BDA	Plans - Site Plan	Site plan	application/pdf	Uploaded	09/16/2026
Referral-765 Ivywood.pdf	BLDG_BDA	Form - Referral	Referral	application/pdf	Uploaded	09/16/2026

Show all

Address: 765 IVYWOOD DR, Dallas, TX 75232

Owner Name:

Owner Address:

Parcel No: 00000747076000000

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Aureliano Flores		Applicant	Mailing, 765 Ivywood D...	Active

Licensed Professionals Info:

Primary	Registration Number	License Type	Name	Business Name	Business License #

Total Fee Assessed: $125.00

Total Fee Invoiced: $125.00

Balance: $0.00

Custom Fields:

Property Details

Existing Zoning	**Lot Number**	**Lot Size (Acres)**
R-7.5(A)	30	.172
Block Number	**Lot Size (Sq. Ft)**	**How many streets abut the property?**
W/7525	7534	1
Land Use	**Is the property platted?**	**Status of Project**
Residential	Yes	Proposed
Status of Property	**Previous Board of Adjustment case filed on this property**	**Accommodation for someone with disabilities**
Owner Occupied	No	Yes
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		

permitting

Internal Use Only

Source of Request	Fee Waiver Granted	Number of Parking Spaces
In Review - Residential		

Lot Acreage
.172

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	fence height			

Street Frontage Information

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

Case Information

Full Request	Brief Request	Zoning Requirements	Relevant History	BOA History	BOA History Details
to construct and/or maintain a 6-foot-high fence in a required front-yard, which will require a 2-foot special exception to the fence regulations.	special exception to the fence regulations.	limits the height of a fence in the front yard to 4-feet	N/A	No	N/A

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	Special exception to the fence height-HC	Scheduled	

GIS Information

Parcel Number (Number)	Service	Layer	Attribute Value	Census Tract Number (Number)	Council District	School District	Escarpment	Floodplain
				39.3	8-Lorie Blair			

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Intake	Diana Barkume	Intake Complete	09/09/2026	Velosimo User
GIS AOR Review	Elham Elbadawi	Review Complete	09/10/2026	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			09/09/2026	
Subdivision Review				
Q Team Review				
Arborist Review				
Building Code Review				
Zoning Review				
Electrical Review				
Eng Water and Wastewat...				
Historic Preservation ...				
Eng Paving and Drainag...				
Eng Flood Plain Review				
Board of Adjustment Re...				
Conservation Review				
Traffic Review				

Task	Assigned To	Status	Status Date	Action By
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: AV360

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: Jessica Hernandez Date: 7/14/2026

Department: Planning & Development

Phone/Email: jessica.hernandez4@dallas.gov

Manager signature:

Consulted with:

☑ Applicant

☐ Representative

☐ Owner

Name: Aurelaino Flores

Phone/Email: aurelianooflores0@gmail.com

Property Information

Address: 765 Ivywood Dr.

Lot: 30

City Block: W/7525

Zoning Classification: R-7.5(A)

Issues that require Board action FENCE HEIGHT

List the City of Dallas Development Code(s) this project is non-compliant with: SEC. 51A-4.602.

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:
Proposal of 6' fence in required front yard

Alternative resolutions discussed/offered:
Variance approval or fence not to exceed 4'

ZONING INFO
R-7.5(A)

Front Yard	25'
Side Yard	5'
Rear Yard	5'
HT	30'
Lot Cov	45%

PROJECT INFORMATION

ZONING	R7.5(A)
LEGAL DESCRIPTION	POLK TERRACE 9 BLK W/7525
TYPE	V-(B)
CLIMATE ZONE	ZONE 2A (WARM HUMID)
PROJECT DESCRIPTION	ONE STORY SINGLE FAMILY RESIDENCE 3 BEDROOMS, 1 BATHROOMS ONE CAR CARPORT



2 VICINITY MAP
C2.01 NTS

SITE PLAN LEGEND

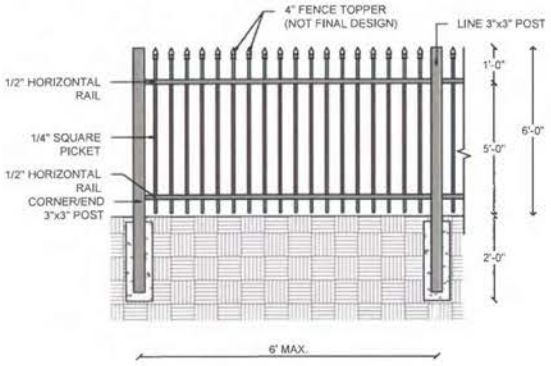
- PROPERTY LINE
- SETBACK / BL
- BLDG FOOTPRINT
- EASEMENT
- LOT SUBDIVISION
- WOOD FENCE
- IRON FENCE
- LOT CORNER
- UTILITY POLE
- ELECTRIC POLE
- WATER METER
- MAN HOLE
- LIVING AREA
- GARAGE / CARPORT
- PORCH / PATIO
- PAVING

PROJECT AREA CALCULATION

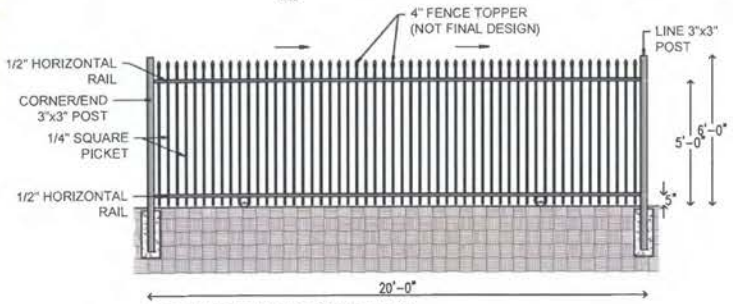
LIVING AREA (AC)		NON CONDITION AREA	
FIRST LEVEL	1,086 S.F.	CARPORT	252 S.F.
		COVD. PATIO	920 S.F.
		COVD. PORCH	75 S.F.
		SHED	130 S.F.

LOT AREA CALCULATION

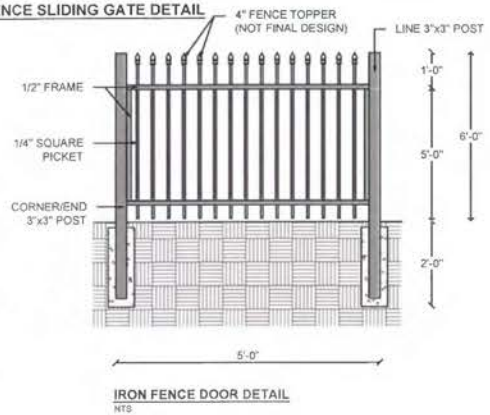
TOTAL LIVING AREA	1,086 S.F.	LOT AREA	7,534 S.F.
TOTAL UNDER ROOF	2,463 S.F.	NON ROOF AREA	5,071 S.F
FOOTPRINT	2,463 S.F.	% OF LOT	32.69 %



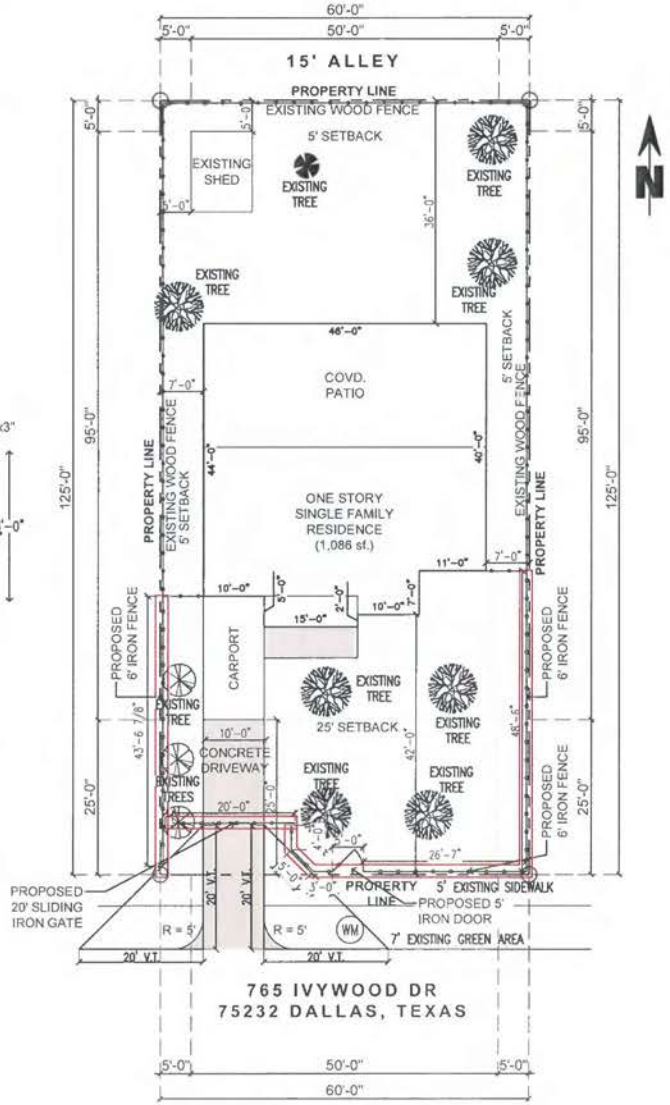
IRON FENCE DETAIL
NTS



IRON FENCE SLIDING GATE DETAIL
NTS



IRON FENCE DOOR DETAIL
NTS



1 SITE PLAN
C2.01 1" = 20' - 0"

POLK TERRACE 9 BLK W/7525

NOTE: All new residential homes require a drive approach and sidewalk installation. Unless an existing, compliant drive approach and sidewalk are already present on the lot. Drive approach, sidewalk and right of way (ROW) permits to be pulled simultaneously. Minimum of two site trees required. Please refer to the city site tree specifications to comply with the applicable jurisdictional requirements. Should a fence permit need to be added to your drawings, an additional fee will apply. Please contact our customer service team at 214-948-4300.

SEAL

CONSTRUCTION CONCEPTS INC.
"Planning and Designing a Better Tomorrow"
317 E. JEFFERSON BLVD.
DALLAS, TX. 75203
TEL. (214) 948-4300
FAX. (214) 948-9544

REVISIONS	
DRAFTER	SENT DATE

ADDRESS
765 IVYWOOD DR
DALLAS, TEXAS
75232

DATE
9/1/26

DRAWN BY
KR

CHECKED BY
ER

DESCRIPTION
ONE STORY
SINGLE FAMILY RESIDENCE,
3 BEDROOMS,1 BATHROOMS
ONE CAR CARPORT

SCALE
1" = 20' - 0"

SHEET TITLE
SITE PLAN

SHEET #
C2.01

FILE NAME
C2.01_SITE PLAN

© All Rights Reserved