

FILE NUMBER: BOA-26-000001(BT)

BUILDING OFFICIAL'S REPORT: Application of Sylvia Garza for **(1)** a special exception for the handicapped to the front yard setback regulations for a carport, and for **(2)** a special exception for the handicapped to the side yard setback regulations for a carport at **2511 BROOKFIELD AVENUE**. This property is more fully described as Block 3/4695 Lot 10, and is zoned R-7.5(A), which requires a 25-foot front yard setback and requires a 5-foot side yard setback. The applicant proposes to construct and/or maintain a carport in the required front yard and provide a 19-foot setback, which will require **(1)** a 6-foot special exception for the handicapped to the front yard setback regulations for a carport, and to construct and/or maintain a carport in the required side yard and provide a 0-foot setback, which will require **(2)** a 5-foot special exception for the handicapped to the side yard setback regulations for a carport.

LOCATION: 2511 Brookfield Avenue

APPLICANT: Sylvia Garza

REQUEST:

- (1) A special exception for the handicapped to the front yard setback regulations for a carport.
- (2) A special exception for the handicapped to the side yard setback regulations for a carport.

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 (2):

No staff recommendation is made on these requests.

BACKGROUND INFORMATION:

Zoning:

Site: R-7.5(A)
North: CR and IR
East: R-7.5(A)

South: R-7.5(A)
West: R-7.5(A)

Land Use:

The subject site and surrounding properties to the east, south, and west developed with single-family uses. Further to the east lies Dallas Love Field Airport. To the north are single-family development and uses allowed in CR and IR zoning districts.

BDA History:

No BDA history has been found within the last five years

GENERAL FACTS/STAFF ANALYSIS:

- The application of Sylvia Garza for the property located at 2511 Brookfield Avenue focuses on two requests relating to a special exception for the handicapped to the front-yard setback regulations for a carport and side yard setback regulations for a carport.
- It is imperative to note the existing carport appears to be built without permits.
- Staff site visit yielded visible accessory carport structures in the front yards of some homes within the 200-foot radius.
- Majority of homes within the 200-foot radius have enclosed one car garages and off-street parking is within the front yard setback.
- 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 front yard setback regulations for a carport and side yard setback regulations for a carport 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-26-000001 at 2511 Brookfield Ave](#)

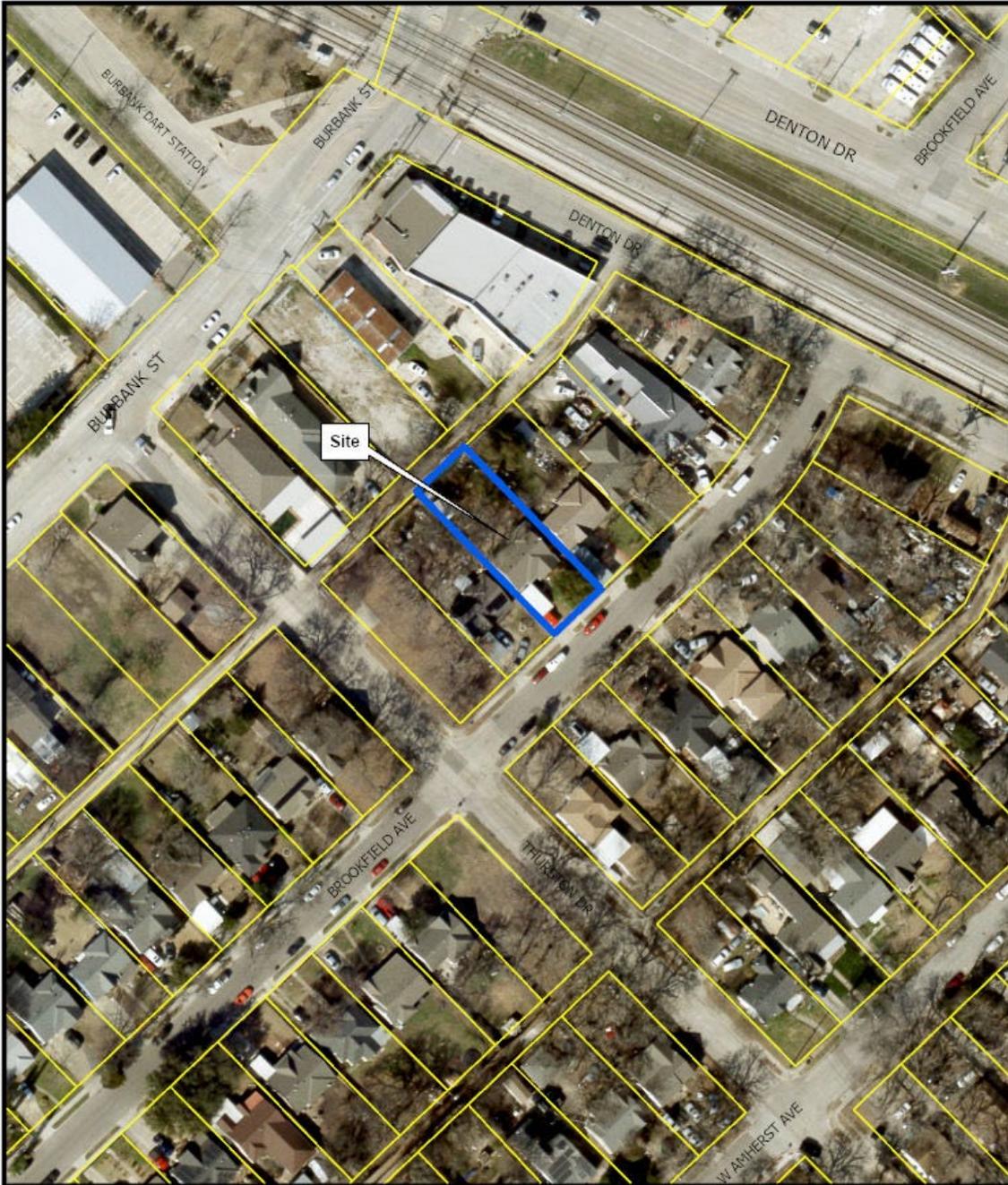
Timeline:

- January 27, 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.
- February 5, 2026: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **C**.
- February 20, 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 **February 24, 2026**, deadline to submit additional evidence for staff to factor into their analysis;

and **March 6, 2026**, deadline to submit additional evidence to be incorporated into the board's docket materials.

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

February 24, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **March** public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

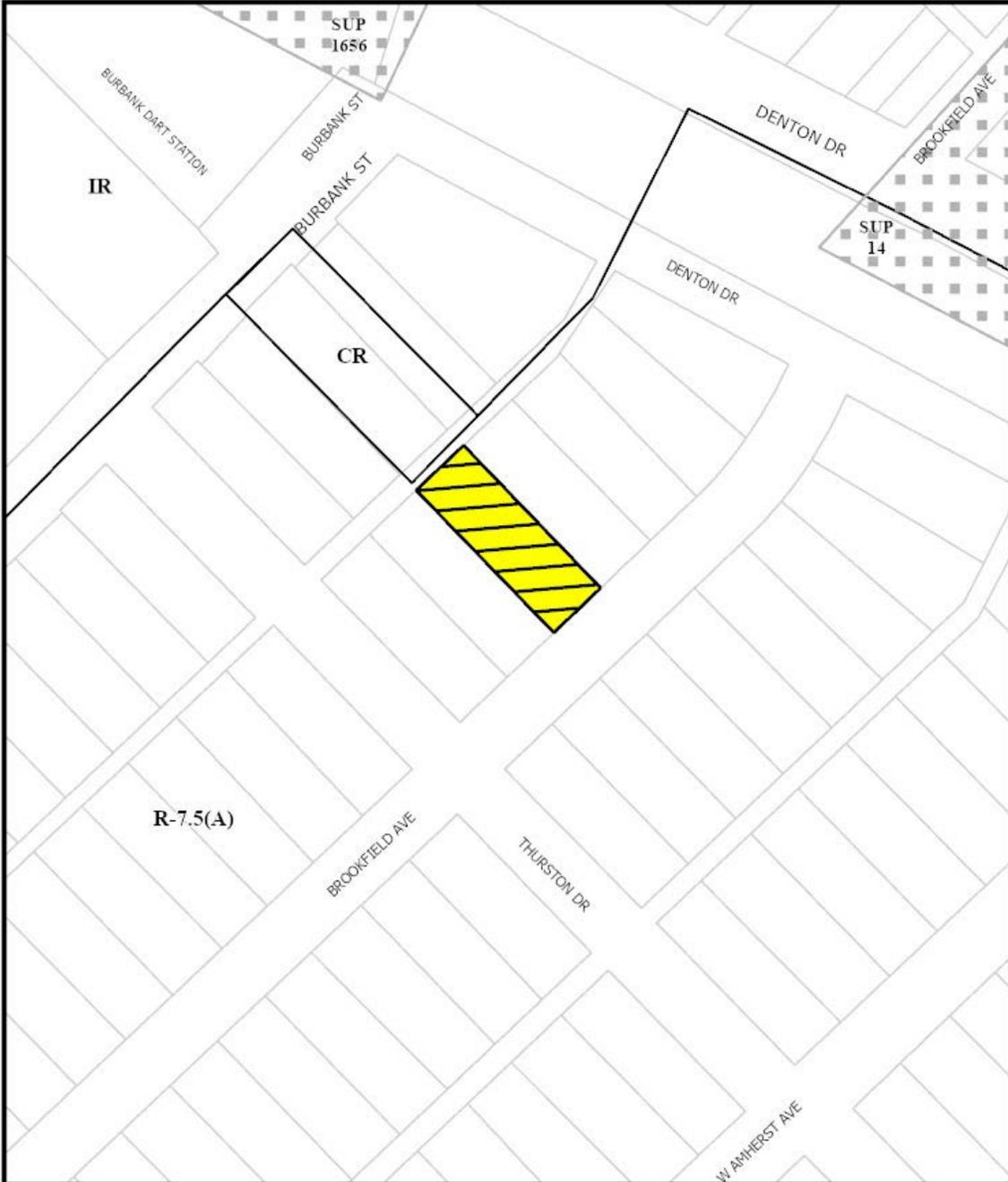


1:1,200

AERIAL MAP

Case no: BOA-26-000001

Date: 02/20/2026



1:1,200

ZONING MAP

Case no: BOA-26-000001
Date: 02/20/2026

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.



The number '0' indicates City of Dallas Ownership

 1:1,200	<h2>NOTIFICATION</h2>	Case no: BOA-26-000001
	<div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">200'</div> <div>AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">22</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	Date: 2/20/2026

Notification List of Property Owners

BOA-26-000001

22 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2511 BROOKFIELD AVE	GARZA SYLVIA G &
2	2424 BURBANK ST	CHAVEZ GABRIELATORRES
3	2427 BROOKFIELD AVE	RODRIGUEZ JUANITA P
4	2502 BURBANK ST	VILLANUEVA JULIAN S &
5	2506 BURBANK ST	RAMIREZ BERTA
6	2510 BURBANK ST	2722 BURBANK LLC
7	8515 DENTON DR	8515 DENTON LLC
8	2529 BROOKFIELD AVE	RUIZ MA GUADALUPE
9	2523 BROOKFIELD AVE	ROCHA DANIEL JESUS
10	2519 BROOKFIELD AVE	BAILEY BEVERLY SUE
11	2515 BROOKFIELD AVE	GARCIA ANTONIO &
12	2505 BROOKFIELD AVE	FLORES ROBERTO & ROSA E
13	2503 BROOKFIELD AVE	MART JV TRUST
14	2502 BROOKFIELD AVE	ROJAS JOSE A ET UX
15	2506 BROOKFIELD AVE	RODRIGUEZ JESUS & ADELA
16	2510 BROOKFIELD AVE	ORTIZ CHRISTINA
17	2514 BROOKFIELD AVE	PEREZ MARTIN
18	2518 BROOKFIELD AVE	HUERTA CIRILO
19	2522 BROOKFIELD AVE	GALVAN RICARDO
20	2526 BROOKFIELD AVE	HOBBS DON E
21	2530 BROOKFIELD AVE	MACHADO JUAN E & MARGARITA
22	2426 BROOKFIELD AVE	SALINAS JAIME JAVIER &

 1:1,200	<h2 style="text-align: center;">NOTIFICATION</h2> <table><tr><td style="border: 1px solid black; padding: 2px;">200'</td><td>AREA OF NOTIFICATION</td></tr><tr><td style="border: 1px solid black; padding: 2px;">22</td><td>NUMBER OF PROPERTY OWNERS NOTIFIED</td></tr></table>	200'	AREA OF NOTIFICATION	22	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u>BOA-26-000001</u> Date: <u>2/20/2026</u>
200'	AREA OF NOTIFICATION					
22	NUMBER OF PROPERTY OWNERS NOTIFIED					

Route Directions:

Start on Thurston Dr.

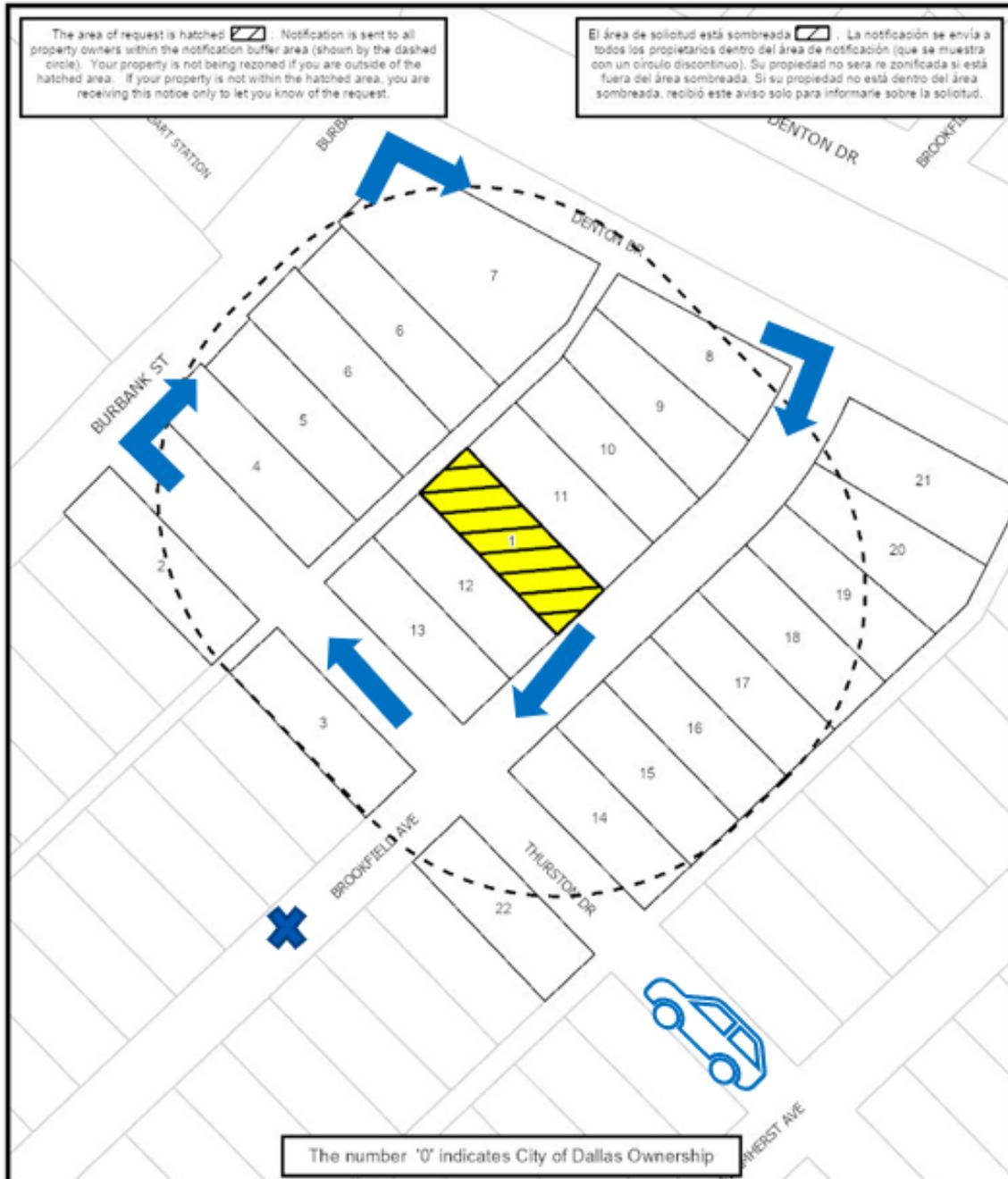
Right on Burbank St.

Right on Denton Dr.

Right on Brookfield Ave.

***Subject site at 1:25.**

200' Radius Route Map



 1:1,200	<h3 style="margin: 0;">NOTIFICATION</h3> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="border: 1px solid black; padding: 2px;">200'</div> AREA OF NOTIFICATION </div> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="border: 1px solid black; padding: 2px;">22</div> NUMBER OF PROPERTY OWNERS NOTIFIED </div>	Case no: BOA-26-000001 Date: 2/20/2026
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NOTICE OF PUBLIC HEARING

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

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

DATE: MONDAY, MARCH 16, 2026

BRIEFING: 10:30 a.m. via Videoconference and in 6ES COUNCIL BRIEFING at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa0316>

HEARING: 1:00 p.m. Videoconference and in 6ES COUNCIL BRIEFING at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa0316>

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

BOA-26-000001(BT) Application of Sylvia Garza for (1) a special exception for the handicapped to the front yard setback regulations for a carport, and for (2) a special exception for the handicapped to the side yard setback regulations for a carport at 2511 BROOKFIELD AVENUE. This property is more fully described as Block 3/4695, Lot 10, and is zoned R-7.5(A), which requires a front yard setback of 25 feet and requires a 5-foot side yard setback. The applicant proposes to construct and/or maintain a carport in the required front yard and provide a 19-foot setback, which will require (1) a 6-foot special exception for the handicapped to the front yard setback regulations for a carport, and to construct and/or maintain a carport in the required side yard and provide a 0-foot setback, which will require (2) a 5-foot special exception for the handicapped to the side yard setback regulations for a carport.

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

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

The Board of Adjustment hearing will be held by videoconference and at 6ES Council Briefing. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure by joining the meeting virtually must register online at <https://bit.ly/BDA-C-Register> by the 5 p.m. on Sunday, March 15, 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 at (214) 948-4502, or Mary Williams, Board Secretary at (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

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

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