

BOA-25-000100

Menu Reports Help

File Date: [12/22/2025](#)

Application Status: [Approved](#)

Assigned To: [Kameka Miller-Hoskins](#)

Description of Work: [BOARD OF ADJUSTMENT WEDNESDAY, FEBRUARY 18, 2026 CITY OF DALLAS, TEXAS FILE NUMBER: BOA-25-000100 BUILDING OFFICIAL'S REPORT: Application for front yard setback regulations at 11211 STRAIT LANE. This property is more fully described as Block 1/6391, Lot 3, and is zoned R-1/2ac\(A\), NSQ 1 \(Tract 1\), which requires The applicant proposes to construct and/or maintain a single-family residential structure and accessory structure and provide a 40-foot front yard setback, which will \(1\) require setback regulations. LOCATION: 11211 Strait Lane APPLICANT: Karl Crawley REQUEST: \(1\) A request for a variance to the front yard setback regulations.](#)

Application Detail: [Detail](#)

Application Name:

Application Type: [Board of Adjustments](#)

Documents:	File Name	Document Group	Category	Description	Type	Docurr
	Tax Certificate.pdf	BLDG_BDA	Certificate - Tax		application/pdf	Upload
	Certified Deed.pdf	BLDG_BDA	Certificate - W...		application/pdf	Upload
	Legal Description.docx	BLDG_BDA	Legal Descripti...		application/msword	Upload
	City Block Map.pdf	BLDG_BDA	Maps - Block		application/pdf	Upload
	Zoning Map.pdf	BLDG_BDA	Maps - Zoning L...		application/pdf	Upload
	Certified Plat.pdf	BLDG_BDA	Plat - Certifie...		application/pdf	Upload
	11211 Strait Lane_No L...	BLDG_BDA	Statement - Lien		application/pdf	Upload
	Signed Authorization L...	BLDG_BDA	Affidavit - BDA...	Signed authorizatio...	application/pdf	Upload
	A04 -ELEVATION.pdf	BLDG_BDA	Plans - Elevation	Street facing eleva...	application/pdf	Upload
	BOA-25-000100_labels.docx	BLDG_BDA	Other Support D...		application/msword	Upload
	BOA-25-000100_report.docx	BLDG_BDA	Other Support D...		application/msword	Upload
	BOA25000100mva.jpg	BLDG_BDA	Other Support D...		image/jpeg	Upload
	BOA-25-000100_Submissi...	BLDG_BDA	Other Support D...		application/pdf	Upload
	BOA25000100n.jpg	BLDG_BDA	Other Support D...		image/jpeg	Upload
	BOA25000100a.jpg	BLDG_BDA	Other Support D...		image/jpeg	Upload
	BOA25000100z.jpg	BLDG_BDA	Other Support D...		image/jpeg	Upload
	Sign Affidavit 11211 St...	BLDG_BDA	Affidavit - Sig...	Sign posting form	application/pdf	Upload
	A02 - FLOOR PLAN 1ST L...	BLDG_BDA	Plans - Floor	1st floor	application/pdf	Upload
	A03- FLOOR PLAN 2ND LE...	BLDG_BDA	Plans - Floor	1st floor	application/pdf	Upload
	11211 Strait Ln-Revise...	BLDG_BDA	Plans - Site Plan	Revised site plan	application/pdf	Upload
	A01 SITE PLAN REVISED.pdf	BLDG_BDA	Plans - Site Plan	Revised Site Plan 0...	application/pdf	Upload
	A02 FLOOR PLAN REVISED...	BLDG_BDA	Plans - Floor	Revised First Floor...	application/pdf	Upload
	A03 SECONF FLOOR REVIS...	BLDG_BDA	Plans - Floor	Revised Second floo...	application/pdf	Upload
	A05 - ELEVATION REVISE...	BLDG_BDA	Plans - Elevation	Revised Elevation 0...	application/pdf	Upload
	BOA-25-000100_Panel B ...	BLDG_BDA	Letter - BDA Ap...		application/pdf	Upload

[Show all](#)

Address: [11211 STRAIT LN, Dallas, TX 75229](#)

Owner Name: [JACKSON GREGORY NEAL &](#)

Owner Address: [11211 STRAIT LN, KYLE JFANNE, DALLAS, TEXAS 752294348](#)

Parcel No: [00639100010030000](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Crawley	Masterplan Cons...	Applicant	Mailing_3333 Welborn ...	Active
	Karl A Crawley	Masterplan Cons...	Authorized Agent	Mailing_3333 Welborn ...	Active
	Gregory Jackson		Property Owner	Mailing_11211 Strait ...	Active

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

Total Fee Invoiced: [\\$725.00](#)

Balance: [\\$0.00](#)

Custom Fields: Property Details

Existing Zoning	R-1/2ac(A)	Lot Number	3	Lot Size (Acres)	1.009
Block Number	1/6391	Lot Size (Sq. Ft)	43952	How many streets abut the property?	1
Land Use	single family	Is the property platted?	Yes	Status of Project	Proposed
Status of Property	Owner Occupied	Previous Board of Adjustment case filed on this property	Yes	Accommodation for someone with disabilities	No
File Date	9/27/2022	Seleccione si necesitara un interprete		Case Number	BDA212-077 Panel B
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 F	Yes
Referred by	BJ				

Internal Use Only

Source of Request	Fee Waiver Granted	Number of Parking Spaces
-		-
Lot Acreage		
1.009		

PDox Information
 PDox Number
[243886](#)

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
Variance	Front-yard	Single Family/Duplex Variance or Special Exception			

Street Frontage Information

Street Frontage	Linear Feet (Sq. Ft) (Number)
Front	352

Case Information

Full Request	Brief Request	Zoning Requirements	Relevant History
to construct and/or maintain a single-family residential structure and provide a 40-foot front yard setback, which will require a 20-foot variance to the front yard setback regulations.	a 20-foot variance to the front yard setback regulations.	requires a 60-foot front yard setback per the NSO 1 subarea 1 regulations.	NSO district required 60-foot front yard setback

Board of Adjustment Meeting

Hearing Type	Action Date	Time	Room	Panel	Presiding Officer	BOA Administrator	BOA Secretary	BOA Code Specialist	Case Assigned to	Notes	Out
Individual	02/18/2026	13:00	6ES	B	Cheri Gambow	Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Bryant Thompson		Grar

GIS Information

Parcel Number (Number)	Service	Layer	Attribute Value	Census Tract Number (Number)	Council District	School District	Escarpment	Floodplain
				6.01	13-Gay Donnell Willis			

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Intake		Intake Complete	12/29/2025	Accela Administ...
	GIS AOR Review	Anna Brickey	Review Complete	12/30/2025	Anna Brickey
	Case Assignment	Kameka Miller-H...	Case Manager...	01/08/2026	Kameka Miller-H...
	Site Inspection	Kameka Miller-H...	Site Inspect...	02/19/2026	Kameka Miller-H...
	Plans Distribution		Accepted - P...	02/19/2026	Kameka Miller-H...
	Subdivision Review		Not Required	02/19/2026	Kameka Miller-H...
	Q Team Review		Not Required	02/19/2026	Kameka Miller-H...
	Arborist Review		Not Required	02/19/2026	Kameka Miller-H...
	Building Code Review		Not Required	02/19/2026	Kameka Miller-H...
	Zoning Review		Not Required	02/19/2026	Kameka Miller-H...
	Electrical Review		Not Required	02/19/2026	Kameka Miller-H...
	Eng Water and Wastewat...		Not Required	02/19/2026	Kameka Miller-H...
	Historic Preservation ...		Not Required	02/19/2026	Kameka Miller-H...
	Eng Paving and Drainag...		Not Required	02/19/2026	Kameka Miller-H...
	Eng Flood Plain Review		Not Required	02/19/2026	Kameka Miller-H...
	Board of Adjustment Re...		Approved	02/19/2026	Kameka Miller-H...
	Conservation Review		Not Required	02/19/2026	Kameka Miller-H...
	Traffic Review		Not Required	02/19/2026	Kameka Miller-H...
	GIS Review		Not Required	02/19/2026	Kameka Miller-H...
	Residential Team Review		Not Required	02/19/2026	Kameka Miller-H...
	Signs Review		Not Required	02/19/2026	Kameka Miller-H...
	Plans Coordination		Review Complete	02/19/2026	Kameka Miller-H...
	Board of Adjustment He...		Approved	02/20/2026	Diana Barkume
	Two-Year Waiver Period		Approved	02/18/2026	Kameka Miller-H...

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
	BOA History	This will display in t...	Applied	12/22/2025	Notice	
	General Facts/Staff An...	This will display in t...	Applied	12/22/2025	Notice	
	Land Use	This will display in t...	Applied	12/22/2025	Notice	
	Staff Recommendation	Staff Recommendation	Applied	12/22/2025	Notice	
	Standard of Review	This will display in t...	Applied	12/22/2025	Notice	
	Timeline	This will display in t...	Applied	12/22/2025	Notice	
	Zoning	This will display in t...	Applied	12/22/2025	Notice	

Application Comments:	View ID	Comment	Date
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Initiated by Product: ACA

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
	Site Visit Inspection	01/22/2026		Scheduled	Scheduled via Script

Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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