



# Planning & Development Department

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

## BOARD OF ADJUSTMENT REFERRAL FORM

Referred by: Michael Flowers

Date: 11/10/2025

Department: Planning and Development, Conservation Districts

Phone/Email: 214-671-6725 / michael.flowers@dallas.gov

Manager signature: *Melissa Potts*

Consulted with:

- Applicant
- Representative
- Owner

Name: Rick Garza

Phone/Email: 817-793-1026

### Property Information

Address: 1116 Kensington Dr Dallas, TX 75208

Lot: 3

City Block: 3/3821

Zoning Classification: CD-13 Kessler Park

Issues that require Board action : applicant is seeking front yard set back variance

List the City of Dallas Development Code(s) this project is non-compliant with: Ord. 25984(3)(u)(1)

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: Applicant is seeking variance to allow for additions to be constructed within the front yard setbacks. The house sits on a triangular shaped lot and has multiple front yards which will not allow for the addition due to Ord. 25984(3)(u)(1). The average front yard setback of the two contiguous lots is 39' 7".

Alternative resolutions discussed/offered: