



# Planning & Development Department

320 E Jefferson Blvd, Dallas TX 75203

(214) 948-4480

BOARD OF ADJUSTMENT REFERRAL FORM	
Referred by: JOHN FORBES	Date: 3-4-2026
Department:	
Phone/Email: 214-948-4461/JOHN.FORBES@DALLAS.GOV	
Manager signature: <i>Loree Lewis</i>	
Consulted with: Hakim Mehmood	
<input type="checkbox"/> Applicant	
<input type="checkbox"/> Representative	
<input checked="" type="checkbox"/> Owner	
Name: Hakim Mehmood	
Phone/Email: 214-213-0030/hakimn@gmail.com	
Property Information	
Address: 12450 High Meadow Dr Dallas, Tx 75244	
Lot: 37	
City Block: C/6406	
Zoning Classification: R-10(A)	
Issues that require Board action Addition/garage conversion side setback at 5'6" rather than 6' for R-10(A)	
List the City of Dallas Development Code(s) this project is non-compliant with:	
<b>Check all that apply:</b> <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Special Exception	
<input checked="" type="checkbox"/> Yard setback	
<input type="checkbox"/> Lot Width	
<input type="checkbox"/> Lot Depth	
<input type="checkbox"/> Lot coverage	
<input type="checkbox"/> Floor area for accessory structures for single-family uses	
<input type="checkbox"/> Height	
<input type="checkbox"/> Minimum width of sidewalk	
<input type="checkbox"/> Off-street parking	
<input type="checkbox"/> Off-street loading	
<input type="checkbox"/> Landscape regulations	
<input type="checkbox"/> fence height and/or standards	
<input type="checkbox"/> Visibility triangle obstructions	
<input type="checkbox"/> Parking demand	
<input type="checkbox"/> Additional dwelling unit (not for rent) <input type="checkbox"/> Accessory dwelling unit (for rent)	
<input type="checkbox"/> Carport	
<input type="checkbox"/> Non-conforming use or structure	
<input type="checkbox"/> Administrative Official Appeal	
<input type="checkbox"/> Other:	
Description: Existing Garage is at 5' 6" rather than 6'. Site plan supplied and survey later attained contradict actual side setback.	
Alternative resolutions discussed/offered:	



**SHC**  
DESIGN & CONSTRUCTION



JOB NO. 118480-HIGH MEADOWSITE  
PERMIT BY: 01-21-2026  
DATE  
SCALE  
A1  
or

PROJECT:  
MISHA'S CONSTRUCTION LLC  
12450 HIGH MEADOW DRIVE  
DALLAS, TEXAS 75244  
LOT: 57 BLK: C/6406

REV.	DATE
1	
2	
3	
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6	

REV.	DATE
1	
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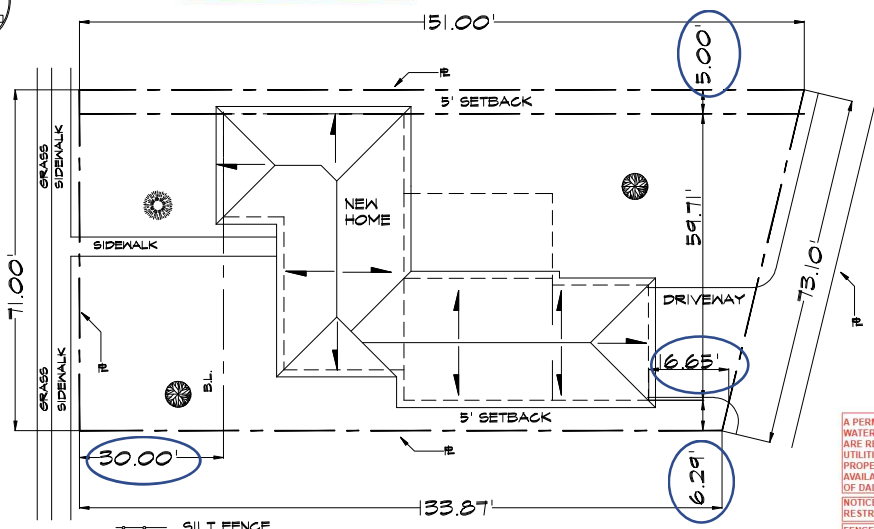
THIS DRAWING IS THE PROPERTY OF SHEA DESIGN & CONSTRUCTION (SDC). THE USE OF THIS DRAWING WITHOUT THE EXPRESSED WRITTEN PERMISSION OF SDC IS PROHIBITED.

SILT FENCE REQUIRED FOR EROSION CONTROL.

WATER SHALL NOT BE REDIRECTED TO DRAIN ONTO ADJOINING PRIVATE PROPERTY



HIGH MEADOW DRIVE



SITE PLAN  
SCALE: 1" = 20'

KEEP 20FT X 20FT SOFT VISIBILITY TRIANGLES CLEAR.

A PERMIT IS BEING ISSUED FOR WATER/WASTEWATER UTILITIES, YOU ARE RESPONSIBLE TO VERIFY THAT UTILITIES ARE AVAILABLE FOR THIS PROPERTY. IF UTILITIES ARE NOT AVAILABLE FOR THIS SITE, THE CITY OF DALLAS IS NOT RESPONSIBLE.

NOTICE: CHECK FOR PRIVATE DEED RESTRICTIONS AT COUNTY OFFICE.  
FENCE/GATE/RETAINING WALL REQUIRE SEPARATE PERMIT.

UTILITY EASEMENT MUST REMAIN OPEN AND UNOBTSTRUCTED. NO ENCROACHMENT'S PERMITTED

WATER SHALL NOT BE REDIRECTED TO DRAIN ONTO ADJOINING PRIVATE PROPERTY

SILT FENCE REQUIRED FOR EROSION CONTROL.

SMOKE DETECTORS REQUIRED INSIDE & IMMEDIATELY OUTSIDE ALL BEDROOMS & AT ALL LEVELS OF THE DWELLING. CARBON MONOXIDE DETECTORS REQUIRED IMMEDIATELY OUTSIDE ALL BEDROOMS. R314 & R315.2021 IRC

R-16(A)  
F- 35'  
S- 10'  
R- 10'  
HT- 30'  
LOT COV- 40%  
P- 1

THESE PLANS HAVE BEEN REVIEWED BY THE BUILDING INSPECTOR (OVERSEEN) AND ARE APPROVED FOR THE START OF CONSTRUCTION. ANY DEVIATIONS FROM THESE PLANS SHALL BE APPROVED BY THE BUILDING OFFICIAL.  
SD DATE: 1-21-2026  
BY: John Forbes  
REVIEW: 1-21-2026  
BY: John Forbes  
THIS APPROVAL DOES NOT PERMIT THE VIOLATION OF ANY CITY ORDINANCE OR STATE LAW