

12450 High  
Meadow Dr  
Dallas  
75244

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# Introduction & Property Overview

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**Property Address:** 12450 High Meadow Dr., Dallas, TX.

**Zoning District:** R-10(A).

**Request:** Side-yard setback variance for a previously existing/permitted bedroom addition.

**Purpose:** To finalize occupancy permits for a completed, code-compliant modern home.



# Timeline & Good Faith Effort

**May 2025:** Property purchased as-is with an unfinished bedroom structure connecting the house and garage.

**Permit Issued:** City of Dallas granted a Remodel Permit (RES-ALT-25-000365) for the work.

**Investment:** Over \$200000 complete modernization of the house

		<b>Permit # RES-ALT-ADD-25-000365</b>			
		Issue Date: 6/23/2025			
City of Dallas					
Sustainable Construction and Development   Building Inspection Division   214/948-4480   www.dallascityhall.com					
Address:	12450 HIGH MEADOW DR 75244				
Land Use Description:	Alteration				
Work Description:	REMODEL EXISTING SFD				
Value Of Work:					
Owner Or Tenant:	STEVE ZARATE MISHA'S CONSTRUCTION LLC 8416 GARNET WAY MCKINNEY, TX 75072				
Applicant:	STEVE ZARATE				
Contractor:	MISHAS CONSTRUCTION				
Business Address:	8416 GARNET WAY MCKINNEY, TX 75072-				
Telephone:				Email: MISHASCONSTRUCTION@GMAIL.COM	
Lot/Block:	BLK C/6406 LT 37	Zoning:	R-10(A)	PDD:	SUP:
Historic Dist:		Consrv Dist:		Req Park:	Dwlq Units: 0
Stories:	1	New Area:		Lot Area: 10693.05	Total Area: 1867
Sprinkler:	No	Occ Code: R3	Occ Load:		Type Const: VB
Trees Removed:					


# Timeline & Good Faith Effort

**Inspections:** At the time of final inspections, the city asked us to re-apply for a new permit that had the correct connotation of a “Remodel + Addition”

**New Permit:** Applied for a permit and got one approved for an internal remodel, we did so because everything else was already built out structurally and the city

Record Issued for your RES-ALT-ADD-25-001470 - hakimn@gmail.com - Gmail

pdf [Open with Google Docs](#)



## Permit # RES-ALT-ADD-25-001470

Issue Date: 1/22/2026

**City of Dallas**

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Sustainable Construction and Development | Building Inspection Division | 214/948-4480 |

**Address:** 12450 HIGH MEADOW DR 75244

**Land Use Description:** Both

**Work Description:** NSFAA  
REMODEL OF INTERIOR OF HOME WITH NEW MASTER BEDROOM AND MASTER BATH.

**Value Of Work:** 25000

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**Owner Or Tenant:** HAKIM MEHMOOD  
3112 CARROLL CIR  
PLANO, TX 75203

**Applicant:** STEVE ZARATE  
**Contractor:** MISHAS CONSTRUCTION  
**Business Address:** 8416 GARNET WAY  
MCKINNEY, TX 75072-

**Telephone:** **Email:** MISHASCONSTRUCTION@GMAIL.COM

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<b>Lot/Block:</b> BLK C/6406 LT 37	<b>Zoning:</b> R-10(A)	<b>PDD:</b>	<b>SUP:</b>	
<b>Historic Dist:</b>	<b>Consrv Dist:</b>	<b>Pro Park:</b>	<b>Req Park:</b>	<b>Dwlg Units:</b> 0
<b>Stories:</b> 1	<b>New Area:</b>	<b>Lot Area:</b> 10693.05	<b>Total Area:</b> 3857	<b>Type Const:</b> VB
<b>Sprinkler:</b> No	<b>Occ Code:</b>	<b>Occ Load:</b>		
<b>Trees Removed:</b>				

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## Inspection Phase

- Spent Over \$25,000 spent on inspections remediations (MEG Test, Finished wall removal, finished tile removal ...)



# The Impasse



Setback violation identified only at the *final* inspection stage, despite prior city approval of the plans.

# Unique Physical Hardship

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**Inherited Condition:** The footprint follows the original line of the detached garage that existed for decades.

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**Technical Reclassification:** Connecting the bedroom to the garage reclassified the structure, triggering a setback rule that did not apply when they were separate.

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**Unnecessary Burden:** Strict enforcement would require the demolition of a safe, beautiful addition, costing an estimated **\$140,000** and causing immediate financial insolvency.

# Neighbor Support & Public Interest

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**Zero Negative Impact:** The addition does not obstruct light, air, or views for neighboring properties.

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**Direct Support:** The most affected neighbor (12446 High Meadow Dr.) has **no objection** and maintains a 15-foot setback from the line.

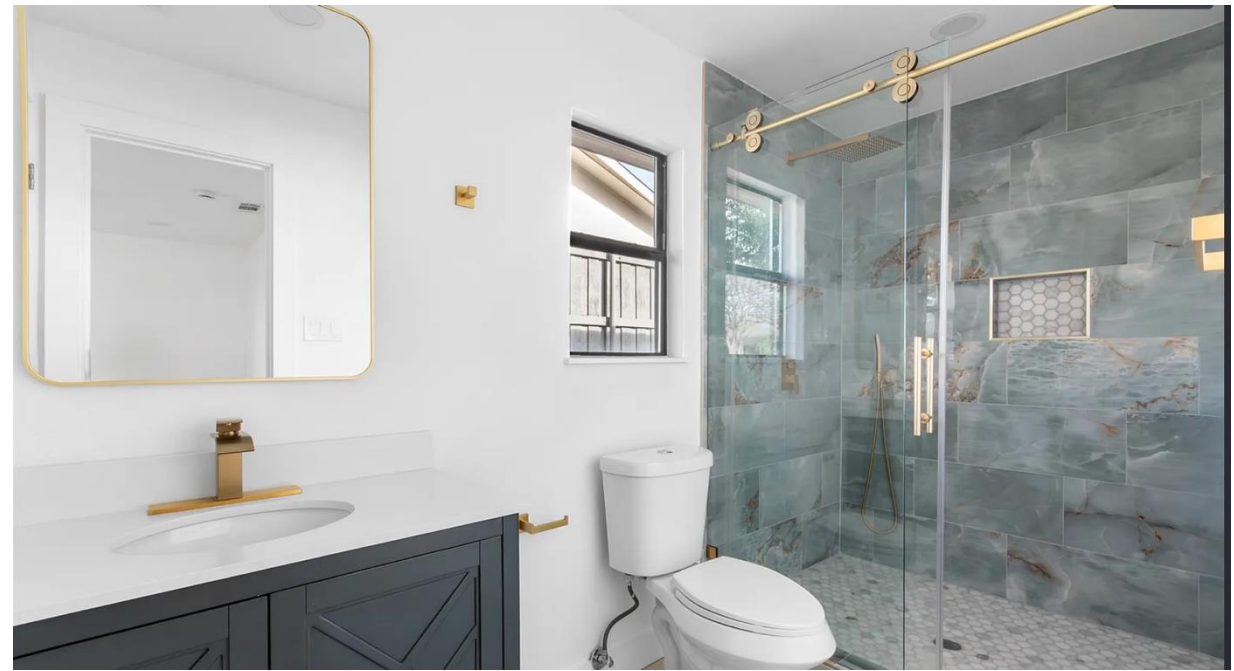
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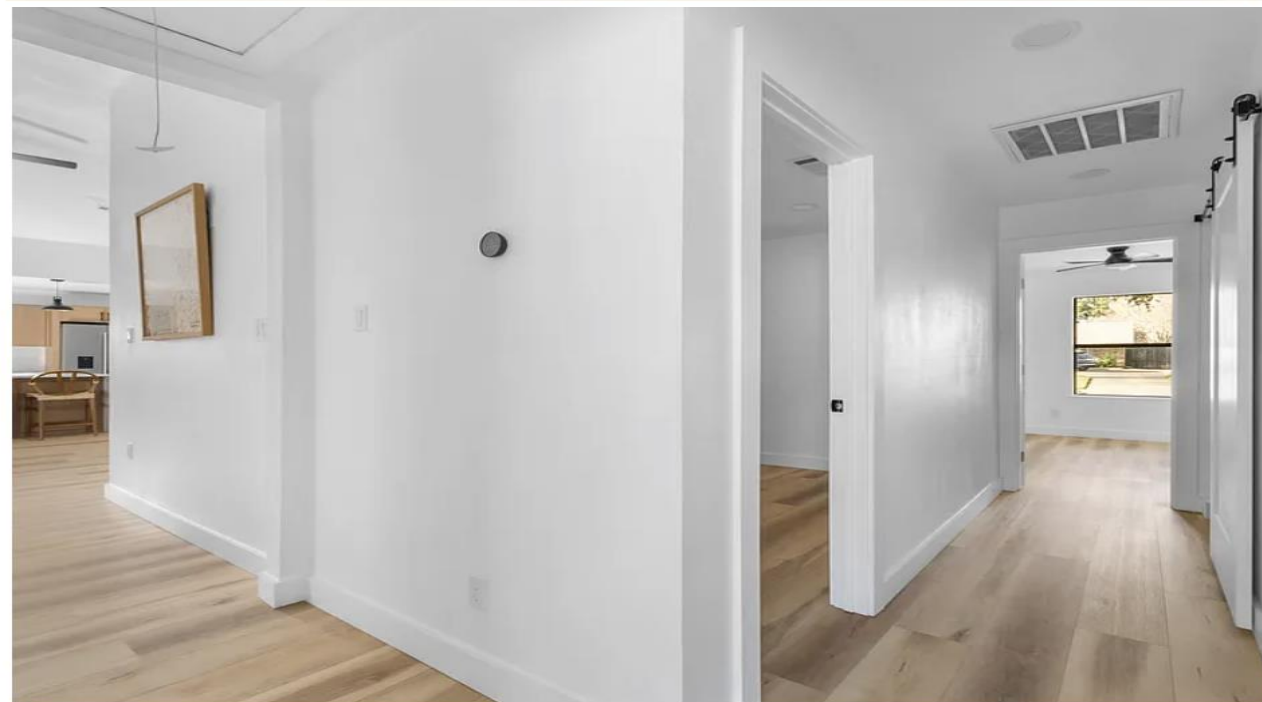
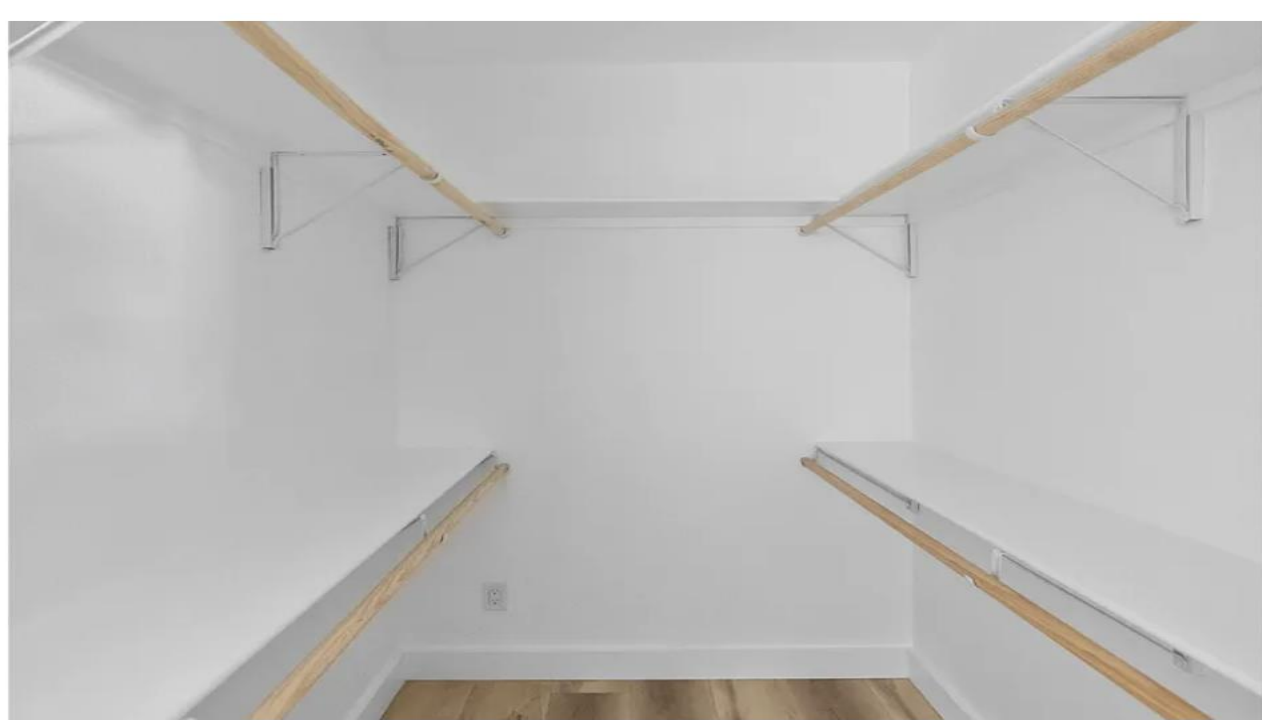
**Neighborhood Character:** The home has been modernized and landscaped, increasing the aesthetic value and safety of the block.

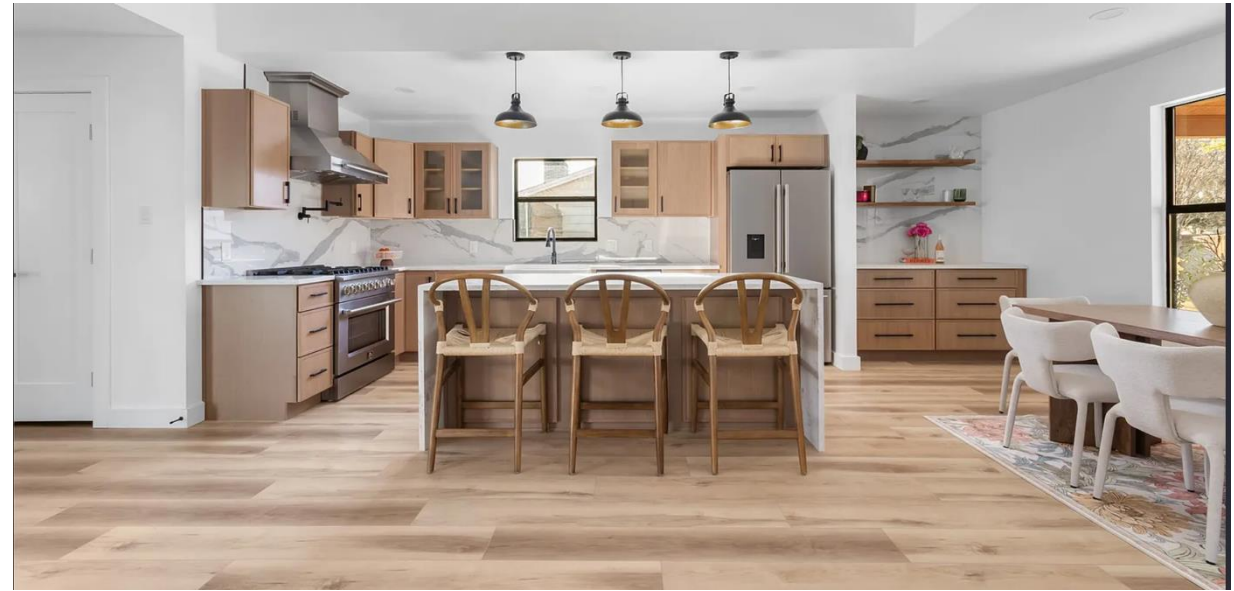
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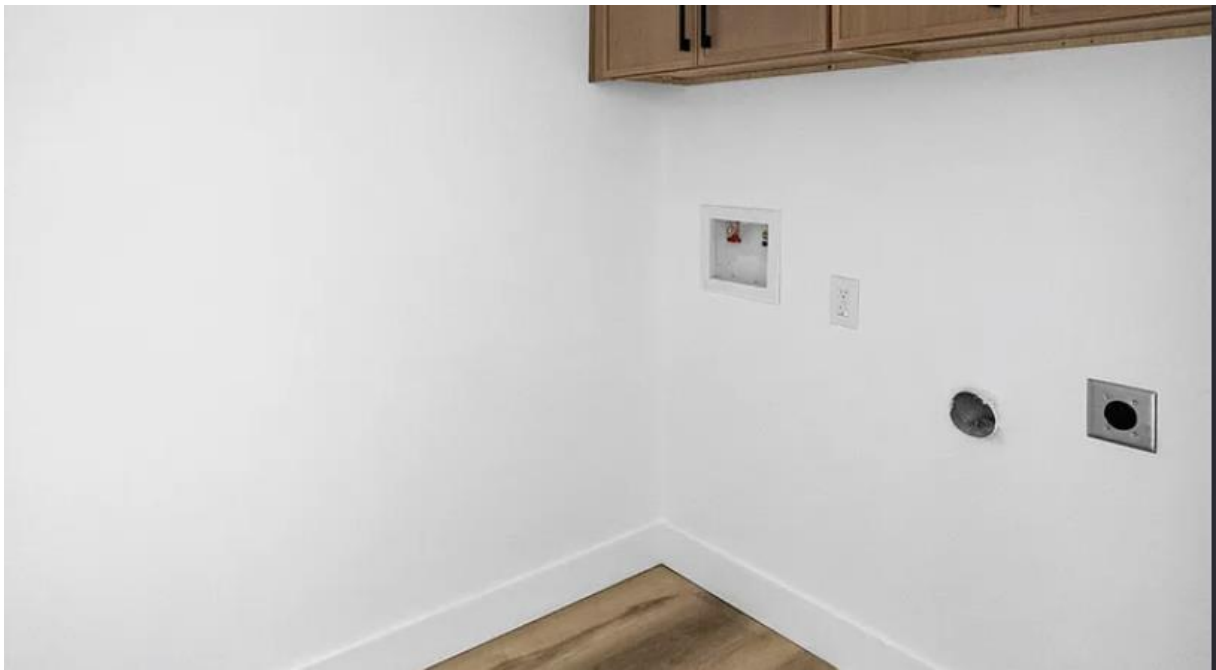
**Community Support:** (Insert number) of neighbors have signed a "Letter of No Objection."













# Conclusion & Request

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**Summary:** This is a request for relief from a technical violation caused by an inherited layout and subsequent permitting oversight.

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**Ask:** Respectfully request the Board grant the side-setback variance to allow for the final Certificate of Occupancy.

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**Final Note:** This variance allows a family to occupy a safe, code-compliant home without facing extreme financial ruin.

# Chronological events

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- Purchased 12450 High Meadow drive in May 2025, Here is the back pictures from from the time of purchase
- Previous owner had started the work to build but did not finish





**To: The City of Dallas Board of Adjustment**

**Subject: Variance Request for Side Setback – 12450 High Meadow Dr.**

Dear Respected Board Members,

I am writing to formally request a variance regarding the side setback requirements for the property located at 12450 High Meadow Dr. This request stems from a unique set of circumstances involving a prior owner's construction and subsequent permitting oversights that have led to significant personal and financial hardship.

**Background and Context** The property was purchased in May 2025 with an unfinished bedroom addition that connected the main house to a previously detached garage. Under the impression that the work was salvageable and compliant, I hired a General Contractor who obtained a city-approved remodel permit (Permit No. [Insert Number]). We proceeded in good faith based on this approved permit.

Subsequently during inspections, we were asked to seek a new permit that is a remodel with addition. This was asked for when we were almost complete with our build phase. The new permit was also approved.

**The Hardship** During the final inspection phase, it was determined that the addition of the bedroom reclassified the structure, resulting in a side-setback violation under R-10(A) zoning. To reach this stage, I have already:

- Invested over **\$25,000** in corrective measures required by inspectors, including the removal of finished sheetrock and tiling for plumbing/gas line verification and a certified MEG test.
- Operated under the guidance of a city-issued permit that initially authorized the floor plan as it currently exists.

**Proposed Resolution** The structure is now complete and ready for occupancy. Demolishing the addition to meet the setback would cost an estimated **\$140,000**—an expense that would lead to immediate financial insolvency. Furthermore:

- **Neighbor Support:** The immediate neighbor most affected by this setback has been consulted and has expressed no concerns, as her own home maintains a substantial 15-foot setback from the property line.
- **Minimal Impact:** The footprint of the building follows the original line of the garage and does not infringe upon the character or safety of the neighborhood.

I respectfully ask the Board to grant this exception. I have made every effort to comply with city regulations and have acted in good faith throughout a very difficult process. Denying this variance would impose a disproportionate financial burden that far outweighs any benefit to the public interest.

Thank you for your time and for your compassionate consideration of this request.

Sincerely,

