

Record Summary for Board of Adjustments

Record

Record #	Status	Opened Date
BOA-26-000015	In Review	02/25/2026

Application Name

Detailed Description

FILE NUMBER:

BOA-26-000015

BUILDING OFFICIAL'S REPORT: Application of Wendell Lockhart for (1) a variance to the front yard setback regulations, and for (2) a variance to the side yard setback regulations at 401 HART ST. This property is more fully described as Block 3/7677, S 33' LOT 1, and is zoned PD-1052 (Subarea 2), which Requires a 25-ft front yard setback, and requires a 5-foot side yard setback. The applicant proposes to construct and/or maintain a single-family residential structure and provide an 18-foot front yard setback, which will require a 7-foot variance to the front yard setback regulations, and to construct and/or maintain a single-family residential structure and provide a 0- foot side yard setback, which will require (2) a 5-foot variance to the side yard setback regulations.

LOCATION:

401 HART ST

APPLICANT:

Wendell Lockhart

REQUEST:

- (1) A request for a variance to the front yard setback regulations;
- (2) A request for a variance to the side yard setback regulations

Assigned To Department

Board of Adjustment

Assigned to Staff

Diana Barkume

Record Type

Board of Adjustments

Custom Fields

INTERNAL USE ONLY

Source of Request	Other
Fee Waiver Granted	-
Number of Parking Spaces	-
Lot Acreage	0.053

PDOX INFORMATION

PDox Number -

PROPERTY INFORMATION

Existing Zoning	PD
Lot Number	S 33' LOT 1
Lot Size (Acres)	0.053
Block Number	3/7677
Lot Size (Sq. Ft)	2307
How many streets abut the property?	2
Land Use	Vacant Residential

Is the property platted?	Yes
Status of Project	Proposed
Status of Property	Vacant Land
Previous Board of Adjustment case filed on this property	No
Accommodation for someone with disabilities	No
File Date	-
Seleccione si necesitara un interprete	-
Case Number	-
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 Form been discussed?	Yes
Referred by	L. Jacques; D. Barkume, Arturo DelCastillo

Custom Lists

Board of Adjustment Meeting

1		
	Room	6ES
	Panel	A
	Presiding Officer	David A. Neumann
	BOA Administrator	Kameka Miller-Hoskins
	BOA Secretary	Mary Williams
	BOA Code Specialist	Diana Barkume
	Case Assigned to	Bryant Thompson
	Notes	VARIANCE-Front yard setback
2		
	Room	6ES
	Panel	A
	Presiding Officer	David A. Neumann
	BOA Administrator	Kameka Miller-Hoskins
	BOA Secretary	Mary Williams
	BOA Code Specialist	Diana Barkume
	Case Assigned to	Bryant Thompson
	Notes	VARIANCE-Side yard setback

Board of Adjustment Request

1		
	Type of Request	Variance
	Request Description	Front-yard
	Application Type	Single Family/Duplex Variance or Special Exception

Affirm that an appeal has been made for

We are requesting a variance of the setbacks for PD 1052, subdistrict 1 with a 5ft build line on the left with the corner, none on the right, and a 15ft build line in the front.

Application is made to BOA to grant the described appeal

The corner lot with the pie shape does not allow for the house to be built using the current setback requirements. With adjusted setbacks as indicated in the previous question, a house can be built that conforms to the neighborhood and is similar to the area the home would be located.

2

Type of Request

Variance

Request Description

Side-yard

Application Type

Single Family/Duplex Variance or Special Exception

Case Information

1

Full Request

to construct and/or maintain a single-family residential structure and provide an 18-foot front yard setback, which will require a 7-foot variance to the front yard setback regulations.

Brief Request

variance to the front yard setback regulations.

Zoning Requirements

Requires a 25-ft front yard setback

Relevant History

PD 1052 Sub 2-The Bottoms
RES-NEW-25-000291-closed W/D

BOA History

No

BOA History Details

NONE

2

Full Request

to construct and/or maintain a single-family residential structure and provide a 0-foot side yard setback, which will require a 5-foot variance to the side yard setback regulations

Brief Request

variance to the side yard setback regulations

Zoning Requirements

Requires a 5-foot side yard setback

Relevant History

PD 1052 Sub 2-The Bottoms
RES-NEW-25-000291-closed W/D

BOA History

No

BOA History Details

NONE

GIS Information

1

Census Tract Number

50.91

Council District

4

Street Frontage Information

1

Street Frontage

Front

Linear Feet (Sq. Ft)

97

Street Frontage
Linear Feet (Sq. Ft)

Side
33

Contact Information

Name	Organization Name	Contact Type	Phone
Wendell Lockhart	Covenant Homes Construction & Renovation, LLC	Applicant	2148171958
Email: Fs4.chcr@gmail.com			
PO Box 1719, PO Box 1719, Cedar Hill, TX 75106			

Name	Organization Name	Contact Type	Phone
Wendell Lockhart	Covenant Homes Construction & Renovation, LLC	Property Owner	2148171958
Email: Fs4.chcr@gmail.com			
PO Box 1719, PO Box 1719, Cedar Hill, TX 75106			

Address

401 HART ST, Dallas, TX 75203

Parcel Information

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000076225900000 0							

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Y	COVENANT HOMES CONSTRUCTION &	4041 W WHEATLAND RD STE 106, DALLAS, TEXAS 752374060	

Status History

Status	Comment	Assigned Name	Status Date
In Review		Diana Barkume	02/27/2026
Payment Due		Diana Barkume	02/27/2026
In Review	Updated By Script	Accela Administrator	03/02/2026