

# Record Summary for Board of Adjustments

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## Record

Record #	Status	Opened Date
BOA-26-000001	In Review	01/05/2026

### Application Name

### Detailed Description

BOA-26-000001(BT) Application of Sylvia Garza for (1) a special exception for the handicapped to the front yard setback regulations for a carport, and for (2) a special exception for the handicapped to the side yard setback regulations for a carport at 2511 BROOKFIELD AVENUE. This property is more fully described as Block 3/4695, Lot 10, and is zoned R-7.5(A), which requires a front yard setback of 25 feet and requires a 5-foot side yard setback. The applicant proposes to construct and/or maintain a carport in the required front yard and provide a 19-foot setback, which will require (1) a 6-foot special exception for the handicapped to the front yard setback regulations for a carport, and to construct and/or maintain a carport in the required side yard and provide a 0-foot setback, which will require (2) a 5-foot special exception for the handicapped to the side yard setback regulations for a carport.

### Assigned To Department

Board of Adjustment

### Assigned to Staff

Diana Barkume

### Record Type

Board of Adjustments

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## Custom Fields

### INTERNAL USE ONLY

Source of Request	Code Enforcement
Fee Waiver Granted	-
Number of Parking Spaces	-
Lot Acreage	0.172

### PDOX INFORMATION

PDox Number -

### PROPERTY INFORMATION

Existing Zoning	R-7.5(A)
Lot Number	10
Lot Size (Acres)	0.172
Block Number	3/4695
Lot Size (Sq. Ft)	7500
How many streets about the property?	1
Land Use	Residential
Is the property platted?	Yes
Status of Project	Existing
Status of Property	Owner Occupied
Previous Board of Adjustment case filed on this property	No
Accommodation for someone with disabilities	Yes
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	Code/Permit

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### Custom Lists

#### Board of Adjustment Meeting

1

Room	6ES
Panel	C
Presiding Officer	Robert F. Agnich
BOA Administrator	Kameka Miller-Hoskins
BOA Secretary	Mary Williams
BOA Code Specialist	Diana Barkume
Case Assigned to	Bryant Thompson
Notes	(1) a special exception for the handicapped to the front yard setback regulations for a carport

2

Room	6ES
Panel	B
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	(2) a special exception for the handicapped to the side yard setback regulations for a carport

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#### Board of Adjustment Request

1

Type of Request	Special Exception
Request Description	Equal opportunity for handicapped persons
Application Type	Miscellaneous

2

Type of Request	Special Exception
Request Description	Equal opportunity for handicapped persons

**Case Information**

1

Full Request	The applicant proposes to construct and/or maintain a carport in the required front yard and provide a 19-foot setback, which will require (1) a 6-foot special exception for the handicapped to the front yard setback regulations for a carport
Brief Request	(1) a 6-foot special exception for the handicapped to the front yard setback regulations for a carport
Zoning Requirements	which requires a front yard setback of 25 feet
Relevant History	na
BOA History	No
BOA History Details	na

2

Full Request	and to construct and/or maintain a carport in the required side yard and provide a 0-foot setback, which will require (2) a 5-foot special exception for the handicapped to the side yard setback regulations for a carport.
Brief Request	(2) a 5-foot special exception for the handicapped to the side yard setback regulations for a carport.
Zoning Requirements	requires a 5-foot side yard setback
Relevant History	na
BOA History	No
BOA History Details	na

**GIS Information**

1

Census Tract Number	91.41
Council District	2

**Street Frontage Information**

1

Street Frontage	Front
Linear Feet (Sq. Ft)	50

**Contact Information**

Name	Organization Name	Contact Type	Phone
SYLVIA GARZA	GARZA SYLVIA G &	Applicant	2147949236

Email: GARZA5322@SBCGLOBAL.NET

2511 BROOKFIELD AVE, BENITO JR, DALLAS, TEXAS 752353121

Name	Organization Name	Contact Type	Phone
Benito Garza JR	n/a	Property Owner	2143947132
Email: bengarza@hotmail.com			
2511 Brookfield Ave, Dallas, TX 75235			

### Address

2511 BROOKFIELD AVE, Dallas, TX 75235

### Parcel Information

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000033440200000 0							

### Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Y	GARZA SYLVIA G &	2511 BROOKFIELD AVE, DALLAS, TEXAS 752353121	

### Status History

Status	Comment	Assigned Name	Status Date
Application About to Expire	Updated via: BATCH_BUILDING_ABOUT_TO_EXPIRE	Accela Administrator	01/20/2026
In Review		Diana Barkume	01/21/2026
Payment Due		Diana Barkume	01/27/2026
In Review		Diana Barkume	02/11/2026
Additional Info Required	Please outline the plat and zoning map	Elham Elbadawi	02/18/2026
Document Received	ACA document upload	Accela Administrator	02/19/2026
In Review		Elham Elbadawi	02/20/2026