

FILE NUMBER: BOA-26-000018(JG)

BUILDING OFFICIAL'S REPORT: Application of Stuart Threadgold for (1) a special exception to the single-family use regulations at **9411 REDONDO DRIVE**. This property is more fully described as Block D/5312, SW ½ portion of Lot 2, and is zoned R-10(A), which limits the number of dwelling units to one. The applicant proposes to construct and/or maintain an additional dwelling unit (not for rent), which will require (1) a special exception to the single-family use regulations.

LOCATION: 9411 Redondo Drive

APPLICANT: Stuart Threadgold

REQUEST:

(1) A special exception to the single-family use regulations

STANDARD FOR A SPECIAL EXCEPTION TO THE SINGLE-FAMILY USE REGULATIONS:

Section 51A-4.209(b)(6)(E)(i) of the Dallas Development Code states that the board may grant a special exception to authorize an additional dwelling unit on a lot when, in the opinion of the board, the additional dwelling unit **will not**:

- 1) **be used as rental accommodations;** or
- 2) **adversely affect neighboring properties.**

Section 51A-4.209(b)(6)(E)(ii) states that in granting this type of special exception, the board shall require the applicant to deed restrict the subject property to prevent the use of the additional dwelling unit as rental accommodations.

STAFF RECOMMENDATION:

No staff recommendation is made on this request.

BACKGROUND INFORMATION:

Zoning:

Site: R-10(A), NSO-5
North: R-10(A), NSO-5; CR – Community Retail; PD-197
East: R-10(A), NSO-5; PD-197
South: R-10(A), NSO-5
West: D(A) Duplex District

Land Use:

The subject site is developed with a single-family home with surrounding properties sharing the same type development.

BDA History:

- BDA245-031 – An application of Stuart Threadgold for (1) a special exception to the single-family use regulations at 9411 Redondo Drive.
 - This application was denied without prejudice on Tuesday, March 18, 2025.

GENERAL FACTS/STAFF ANALYSIS:

- The application of Stuart Threadgold for the property located at 9411 Redondo Drive focuses on one request relating to a special exception to the single-family use regulations.
- The first request is a special exception to the single-family use regulations. The property is zoned R-10(A), which restricts the site to one dwelling unit. The applicant is proposing to construct and maintain an additional dwelling unit (not for rent).
- Adjacent and neighboring properties appear to have like or similar rear structures as the subject site.
- The Dallas Development Code, single-family use regulations, states that only one dwelling unit may be located on a lot and that the Board of Adjustment may grant a special exception to this provision and authorize an additional dwelling unit on a lot when, in the opinion of the board, the special exception will not: (1) be use as rental accommodations; or (2) adversely affect neighboring properties.
- The applicant has the burden of proof in establishing that the special exception to the single-family use regulations will not adversely affect the neighboring properties and will not be used as rental accommodations.
- Granting the special exception to the single-family use regulations with a condition that the applicant complies with the submitted site plan and elevations would require the proposal to be constructed as shown on the submitted documents.
- Granting the special exception to the single-family use regulations would also require the applicant to deed restrict the subject property to prevent the use of the additional dwelling unit as rental accommodations.
- 200' Radius Video: [LINK](#)

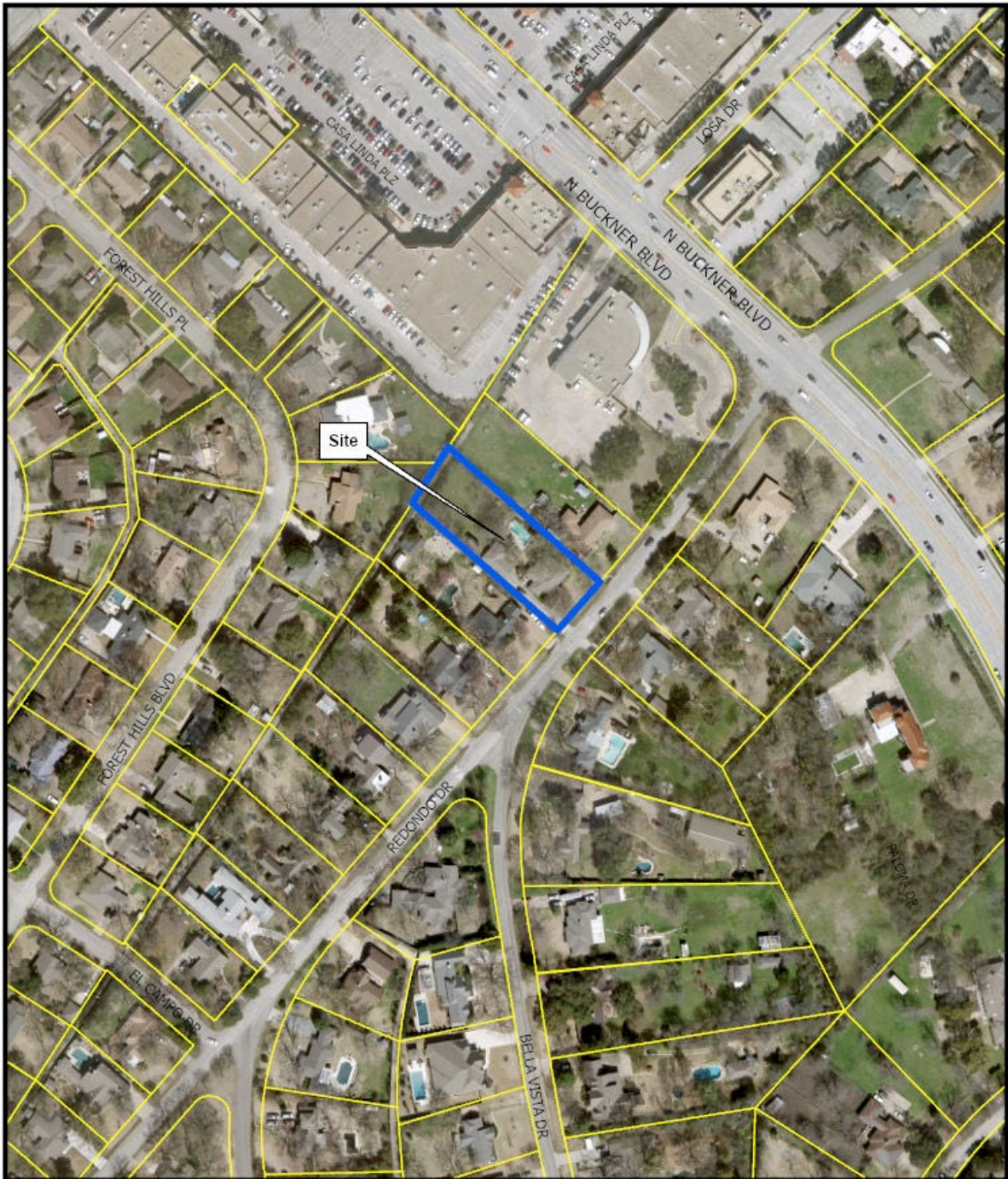
Timeline:

- | | |
|-----------------|--|
| March 19, 2026: | The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report. |
| April 2, 2026 | The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel A . |
| April 16, 2026: | The Planning and Development Senior Planner emailed the applicant with the following information: |

- an attachment that provided the public hearing date and panel that will consider the application; the **April 24, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **May 8, 2026**, deadline to submit additional evidence to be incorporated into the board's docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

April 28, 2026:

The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **May** public hearings. Review team members in attendance included: Planning Manager, The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planners, Project Coordinator, Conservation District Chief Planner, Chief Arborists, and Transportation Engineer. Reports and labels were placed in Accela for this case.

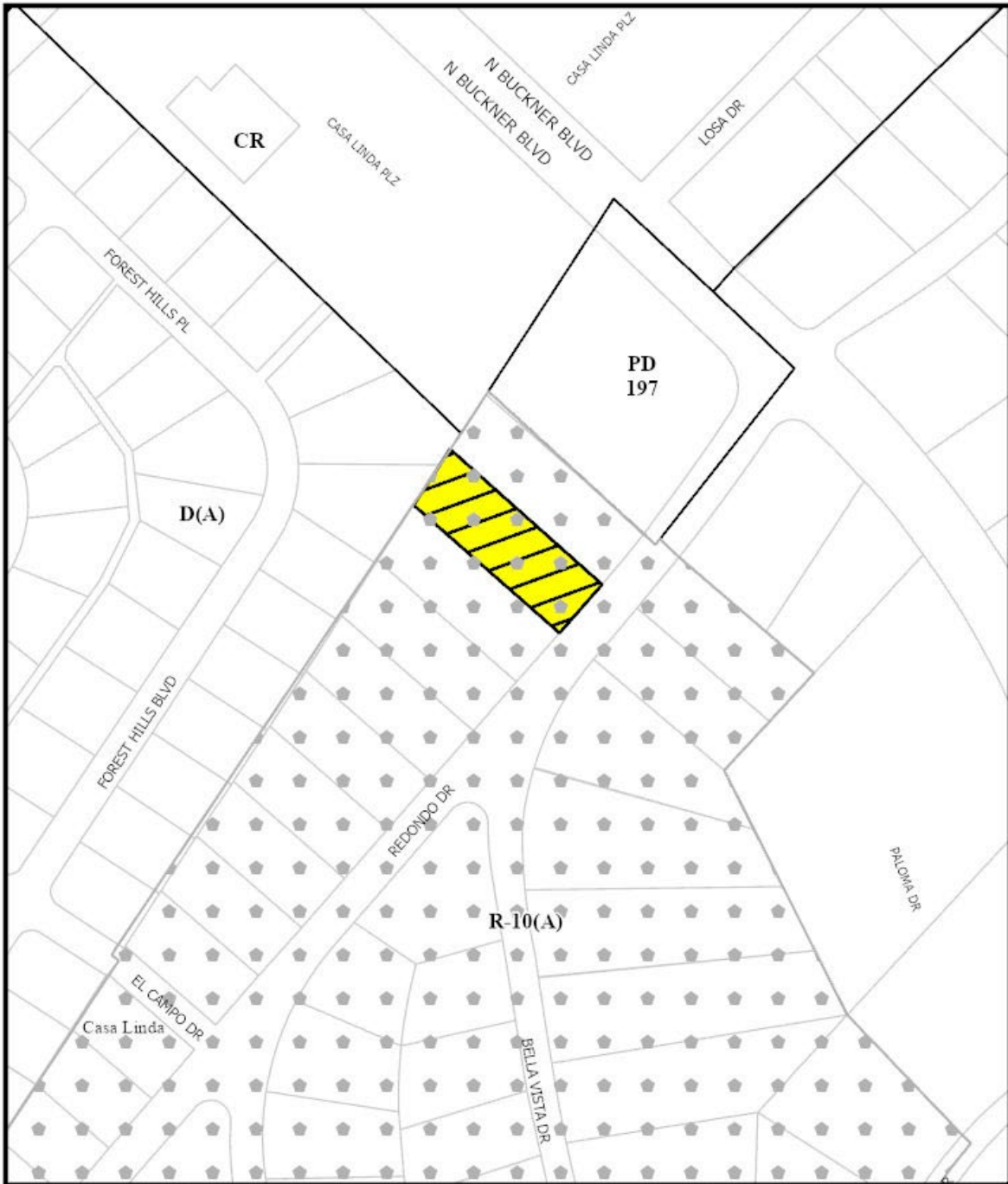


1:2,400

AERIAL MAP

Case no: **BOA-26-000018**

Date: **04/28/2026**





1:2,400

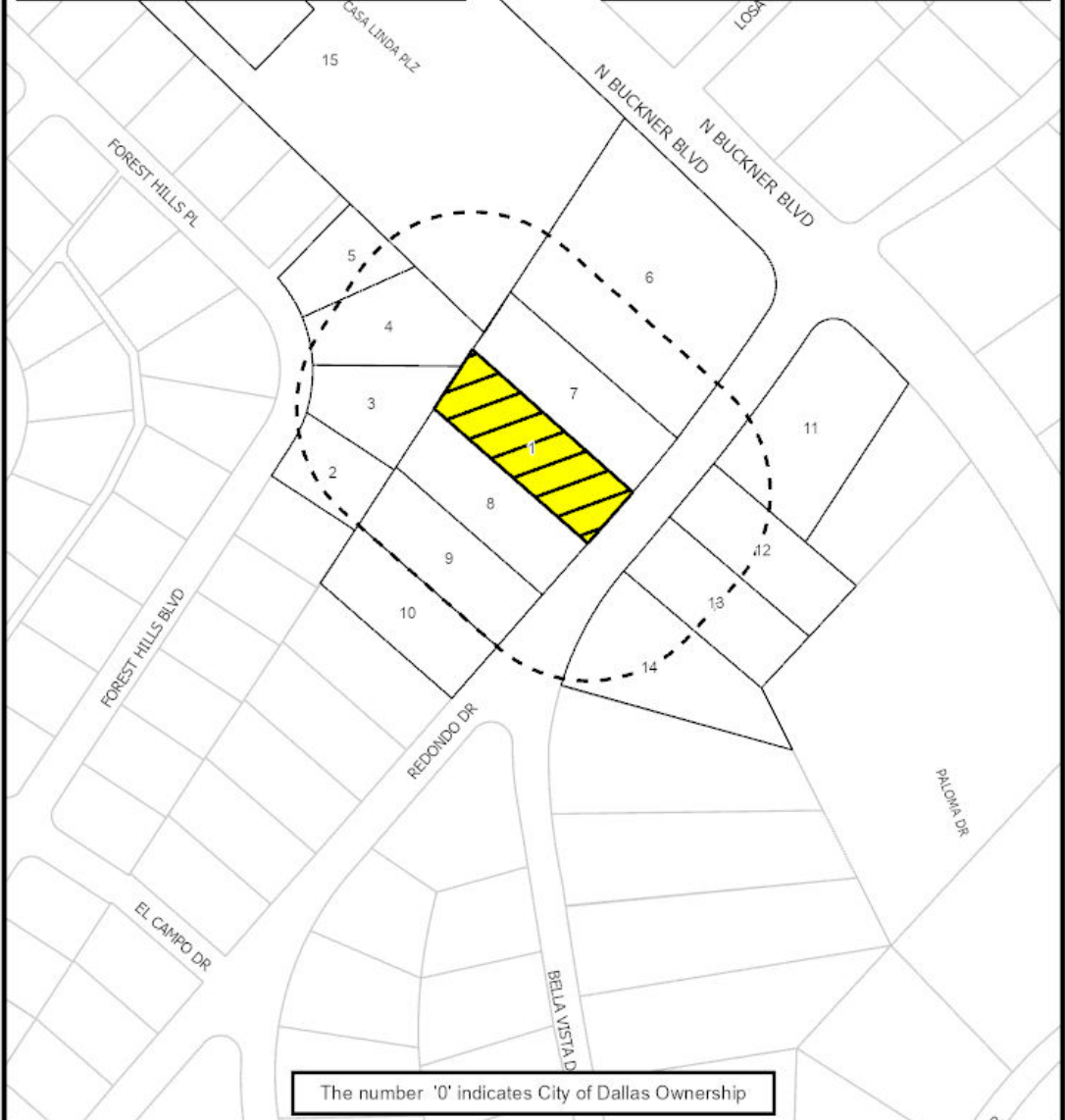
ZONING MAP

Case no: BOA-26-000018

Date: 04/28/2026

The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.

El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re-zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.



The number '0' indicates City of Dallas Ownership

| | | |
|--|---|---|
|  1:2,400 | <h2>NOTIFICATION</h2> <p>200' AREA OF NOTIFICATION</p> <p>15 NUMBER OF PROPERTY OWNERS NOTIFIED</p> | Case no: BOA-26-000018 Date: 4/28/2026 |
|--|---|---|

01/30/2026

Notification List of Property Owners

BOA-26-000006

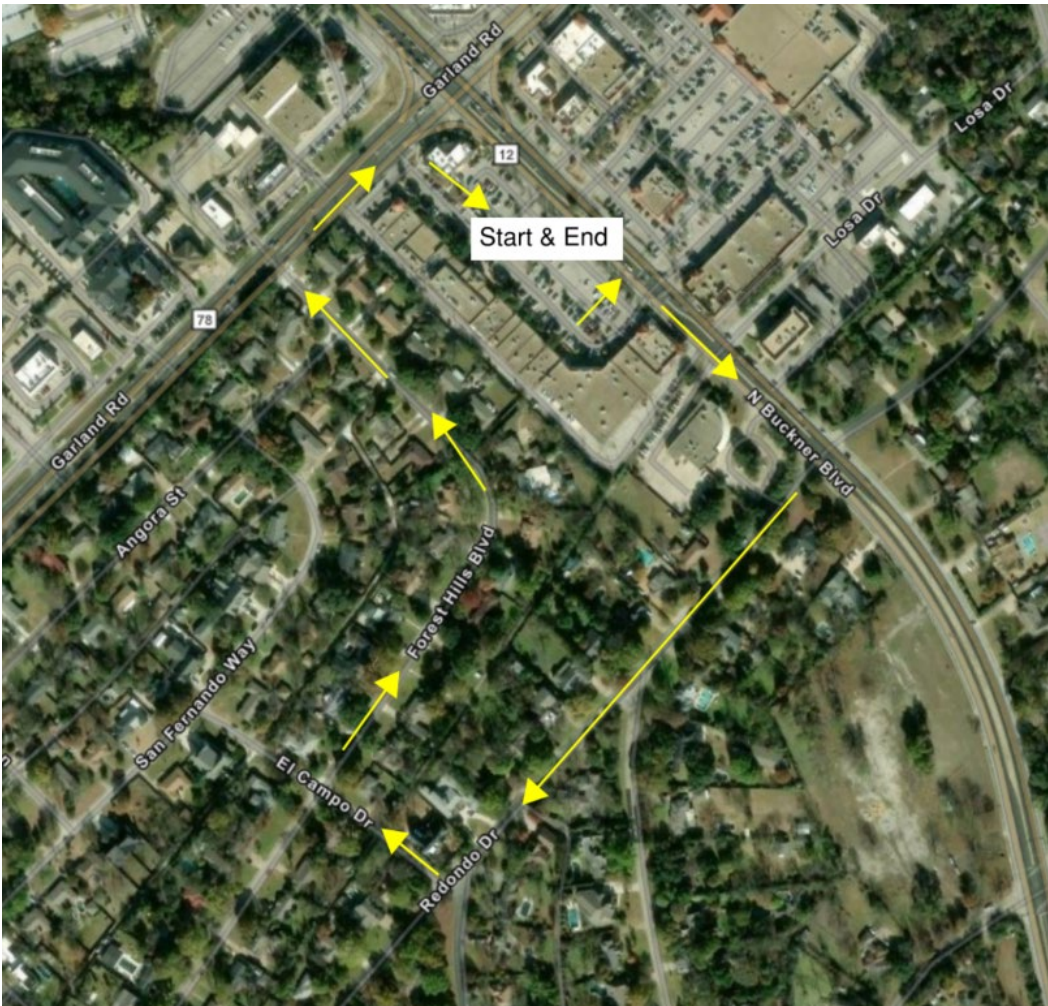
41 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|--------------------------------------|
| 1 | 3520 MEADOW ST | JMD HOLDINGS LLC |
| 2 | 3512 MEADOW ST | TAYLOR RASHAD KHALIL |
| 3 | 3437 ROBERTS AVE | ABDULLAH ABDUL LIVING TRUST |
| 4 | 3514 MEADOW ST | LIBERTY MORTGAGE COMPANY |
| 5 | 3518 MEADOW ST | Taxpayer at |
| 6 | 3524 MEADOW ST | CRUZ VICTOR ALFONSO ARRIAGA |
| 7 | 3455 ROBERTS AVE | Taxpayer at |
| 8 | 3451 ROBERTS AVE | ABDULLAH JEELALY |
| 9 | 3447 ROBERTS AVE | QUEST IRA INC |
| 10 | 3443 ROBERTS AVE | ABDULAH ABDUL LIVING TRUST |
| 11 | 3439 ROBERTS AVE | SINGH SHANTANU KUMAR |
| 12 | 1760 ALBERTUS DR | PARIHAR PRADEEP |
| 13 | 3442 ROBERTS AVE | CLINTON ESTELLA MAE & |
| 14 | 3446 ROBERTS AVE | CALLICULT HUNTER |
| 15 | 3450 ROBERTS AVE | BENTON BOBBIE OLA EST OF |
| 16 | 3454 ROBERTS AVE | RODRIGUEZ ANTONIO DE JESUS J & |
| 17 | 3600 MEADOW ST | VANEGAS NATIVIDAD <u>HERNANDEZ</u> & |
| 18 | 3604 MEADOW ST | EJ'S INVESTMENTS & |
| 19 | 3505 ROBERTS AVE | Taxpayer at |
| 20 | 3501 ROBERTS AVE | SIMPSON MARCUS & MICHELLE |
| 21 | 3507 MEADOW ST | BELL KITTIE M ESTATE OF & |
| 22 | 3511 MEADOW ST | CAMPBELL MARILYN J |
| 23 | 3515 MEADOW ST | Taxpayer at |
| 24 | 3519 MEADOW ST | TORRES FRANCISCO JAVIER R |
| 25 | 3523 MEADOW ST | THOMPSON LEROY |
| 26 | 3527 MEADOW ST | WHITE OTIS EST OF |

| | | | |
|--|--|--|-------------------------------|
|  1:2,400 | NOTIFICATION | | Case no: BOA-26-000018 |
| | <div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">15</div> NUMBER OF PROPERTY OWNERS NOTIFIED | | |

Route Directions:
 Start in parking lot – Casa Linda Plaza
 Turn right onto N Buckner Boulevard, heading south
 Turn right onto Redondo Drive
 Turn right onto El Campo Drive
 Turn right onto Forest Hills Boulevard
 Turn right onto Garland Road
 Turn right into Casa Linda Plaza
 *Subject Site at 01:10 from Lawn Haven Road .

200' Route Map:



NOTICE OF PUBLIC HEARING

BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL A)

NOTICE IS HEREBY GIVEN that the BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL A) will hold a hearing as follows.

DATE: TUESDAY, MAY 19, 2026

BRIEFING: 10:30 a.m. via Videoconference and in 6EN COUNCIL CHAMBERS at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa051926>

HEARING: 1:00 p.m. Videoconference and in 6EN COUNCIL CHAMBERS at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa051926>

The purpose of the hearing is to consider the following appeal(s) now pending before the Board of Adjustment:

BOA-26-000018(BT) Application of Stuart Threadgold for (1) a special exception to the single-family use regulations at 9411 REDONDO DRIVE. This property is more fully described as Block D/5312, SW ½ portion of Lot 2, and is zoned R-10(A), which limits the number of dwelling units to one. The applicant proposes to construct and/or maintain an additional dwelling unit (not for rent), which will require (1) a special exception to the single-family use regulations.

You have received this notice because you own property within 200 feet of the above property. You may be interested in attending the Board of Adjustment hearing to express your support for or opposition to the application. You may also contact the Board of Adjustment by email to BDAREPLY@dallas.gov. Letters will be accepted until 9:00 am the day of the hearing. If you are unable to attend the hearing. If you choose to respond, it is important that you let the Board know your reasons for being in favor of or in opposition to the application. The Board members are very interested in your opinion.

Note: Any materials (such as plans, elevations, etc.) included within this notice may be subject to change.

The Board of Adjustment hearing will be held by videoconference and at 6EN Council Chambers. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure by joining the meeting virtually, must register online at <https://bit.ly/BDA-A-Register> by the 5 p.m. on Monday, May 18, 2026. All virtual speakers will be required to show their video in order to address the board. In Person speakers can register at the hearing. Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; and bit.ly/cityofdallastv or YouTube.com/CityofDallasCityHall.

Speakers at the meeting are allowed a maximum of five (5) minutes to address the Board.

Additional information regarding the application may be obtained by calling Bryant Thompson, Senior Planner (214) 948-4502, or Mary Williams, Board Secretary at (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

Board of Adjustment
Planning and Development Department
1500 Marilla Street 5CN, Dallas TX 75201

PLEASE SEND REPLIES TO:

BDAREPLY@dallas.gov

Letters will be received until 9:00 am
the day of the hearing.

PLEASE REGISTER AT:

<https://bit.ly/BDA-A-Register>