

**FILE NUMBER:** BOA-26-000019

**BUILDING OFFICIAL'S REPORT:** Application of Hakim Mehmood for **(1)** a variance to the side yard setback regulations at **12450 HIGH MEADOW DRIVE**. This property is more fully described as Block C/6406, Lot 37, and is zoned R-10(A), which requires a side yard setback of 6-feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 2-foot side yard setback, which will require **(1)** a 4-foot variance to the side yard setback regulations.

**LOCATION:** 12450 High Meadow Drive

**APPLICANT:** Hakim Mehmood

**REQUEST:**

- (1) A variance to the side-yard setback regulations.

**STANDARDS OF REVIEW FOR A VARIANCE:**

Section 51A-3.102(d)(10) of the Dallas Development Code specifies that the board has the power to grant variances from the front yard, **side yard**, rear yard, lot width, lot depth, lot coverage, floor area for structures accessory to single-family uses, height, minimum sidewalks, off-street parking or off-street loading, or landscape regulations provided that the variance is:

- (A) **not contrary to the public interest** when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
- (B) necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such a **restrictive area, shape, or slope**, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
- (C) **not granted to relieve a self-created or personal hardship**, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

**SECTION 51A-3.102(d)(10)(B)**

Dallas Development Code § 51A-3.102(d)(10)(B), allows for the board to use their discretion and consider the following as grounds to determine whether the portion of the variance standard of compliance with the ordinance as applied to a structure would result in unnecessary hardship:

- (i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.

- (ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.
- (iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.
- (iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or
- (v) the municipality considers the structure to be a nonconforming structure.

**STAFF RECOMMENDATION:**

**Variance to the side-yard setback regulations:**

**Denial**

**Rationale:** Based upon evidence presented and provided by the applicant, staff concluded that the site is:

- A. Not contrary to the public interest as letters of opposition were not received.
- B. Lot does not appear to be restrictive in area, shape or slope, therefore it can be developed in a manner commensurate with other properties of the same zoning.
- C. Self-created or personal hardship.

**BACKGROUND INFORMATION:**

**Zoning:**

- Site: R-10(A)
- North: R-10(A)
- East: R-10(A)
- South: R-10(A)
- West: R-10(A)

**Land Use:**

The subject site along with properties to immediate north, south, east and west are all developed with single family homes.

**BDA History:**

No BDA history has been found within the last 5 years

**GENERAL FACTS/STAFF ANALYSIS:**

- The application of Hakim Mehmood for the property located at 12450 High Meadow focuses on one request relating to the side-yard setback regulations.
- As illustrated on the site, the applicant proposes to construct and/or maintain a single-family residential accessory structure and provide a 2-foot side yard setback, which will require a 4-foot variance to the side yard setback regulations.
- The minimum side yard requirement for this lot is 6-feet.
- Per the applicant, the footprint of the proposed structure follows the original line of the

detached garage that existed for decades. Connecting the bedroom to the garage triggered a setback rule that did not apply when they were separate.

- Additionally, the applicant states that this technical violation is caused by an inherited layout and subsequent permitting oversight.

The applicant has the burden of proof in establishing the following:

1. That granting the variance to the side-yard setback will not be contrary to the public interest when, owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.

2. The variance is necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and

3. The variance would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

**SECTION 51 A-3.102(d)(10)(B)**

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(iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or

(v) the municipality considers the structure to be a nonconforming structure.

- Granting the variance to the side-yard setback 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.

**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 C.

April 16, 2026: The Planning and Development Senior Planner emailed the applicant 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.



1:1,200

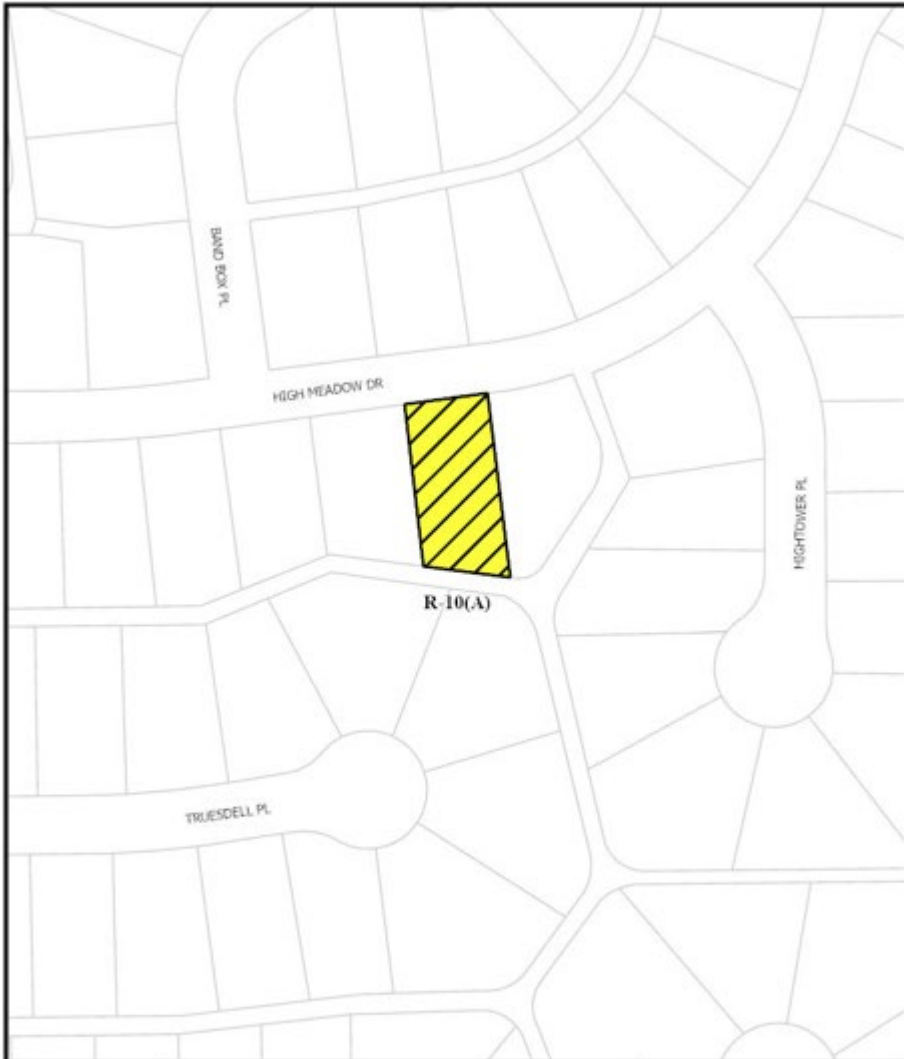
## AERIAL MAP

Case no: **BOA-26-000019**

Date: **04/03/2026**



 1:1,200	<b>NOTIFICATION</b>	Case no: <b>BOA-26-000019</b>			
	<table border="1"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">24</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	24	NUMBER OF PROPERTY OWNERS NOTIFIED
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1:1,200

## ZONING MAP

Case no: BOA-26-000019

Date: 04/03/2026

## *Notification List of Property Owners*

*BOA-26-000019*

*24 Property Owners Notified*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	12450 HIGH MEADOW DR	MEHR REAL ESTATE
2	3738 TRUESDELL PL	BLOOM ALEXANDER &
3	3735 TRUESDELL PL	CAMPOS MARK A & WIFE
4	3731 TRUESDELL PL	Taxpayer at
5	3727 TRUESDELL PL	WILLIAMS RONALD ALAN &
6	3723 TRUESDELL PL	KHATWANI SHALINI
7	12436 HIGH MEADOW DR	WHEELER JOSEPH
8	12440 HIGH MEADOW DR	STECK BEVERLY A
9	12446 HIGH MEADOW DR	SORENSEN MARY
10	12456 HIGH MEADOW DR	BAILEY MATTHEW &
11	12231 HIGHTOWER PL	CORNWELL SUSAN H
12	12221 HIGHTOWER PL	CURRAN CHRISTOPHER LAWRENCE &
13	12215 HIGHTOWER PL	BRANAMAN NANCY
14	12209 HIGHTOWER PL	ZHANG HANWEN &
15	12203 HIGHTOWER PL	PRINCE MARIA DIANE
16	12507 HIGH MEADOW DR	ELIZABETH INVESTMENT LLC &
17	12461 HIGH MEADOW DR	SCHMIDT MICHAEL ALEXANDER &
18	12455 HIGH MEADOW DR	JEON DAVID KWANGSHIK &
19	12449 HIGH MEADOW DR	SANTOS MANUEL A CORREIA &
20	12445 HIGH MEADOW DR	AMES FAMILY TRUST
21	12326 BAND BOX PL	TRIMBLE FLOYD D &
22	12336 BAND BOX PL	WHEELER NANCY
23	12340 BAND BOX PL	ACSQUARED HOLDINGS LLC
24	12431 HIGH MEADOW DR	ROSANDICH DANIEL &

NOTICE OF PUBLIC HEARING

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

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

**DATE:** MONDAY, MAY 18, 2026

**BRIEFING:** 10:30 a.m. via Videoconference and in 6ES COUNCIL BRIEFING at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa0518>

**HEARING:** 1:00 p.m. Videoconference and in 6ES COUNCIL BRIEFING at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa0518>

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

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BOA-26-000019(KMH) Application of Hakim Mehmood for (1) a variance to the side yard setback regulations at 12450 HIGH MEADOW DRIVE. This property is more fully described as Block C/6406, Lot 37, and is zoned R-10(A), which requires a side yard setback of 6-feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 2-foot side yard setback, which will require (1) a 4-foot variance to the side yard setback regulations.

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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](mailto: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 supporting or opposing 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 6ES Council Briefing. 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-C-Register> by the 5 p.m. on Sunday, May 17, 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](http://bit.ly/cityofdallastv) or [YouTube.com/CityofDallasCityHall](http://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 Dr. Kameka Miller-Hoskins, Chief Planner at (214) 948-4478, 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](mailto:BDAREPLY@dallas.gov)  
Letters will be received until 9:00 am  
the day of the hearing.  
**PLEASE REGISTER AT:**  
<https://bit.ly/BDA-C-Register>







