

BOARD OF ADJUSTMENT
CITY OF DALLAS, TEXAS

WEDNESDAY, JANUARY 21, 2026

FILE NUMBER: BOA-25-000055(BT)

BUILDING OFFICIAL'S REPORT: Application of Ryan Huston for **(1)** a variance to the floor area for structures accessory to single-family use regulations, and for **(2)** a variance to the building height for structures accessory to single-family use regulations at **6964 WAKEFIELD STREET**. This property is more fully described as Block H/5437, Lot 12, and is zoned R-7.5(A), which states that an accessory structure may not exceed 25 percent of the floor area of the main structure, and prohibits the building height of an accessory structure to exceed the height of the main structure. The applicant is proposing to construct and/or maintain a single-family residential accessory structure with 621 square feet of floor area (31.4% of the 1,976 square foot floor area of the main structure), which will require **(1)** a 127 square foot variance to the floor area for structures accessory to single family use regulations, and to construct and/or maintain a single-family residential accessory structure with a building height of 21-feet 6-inches, which will require **(2)** a 9-foot 6-inch variance to the maximum building height for structures accessory to single-family use regulations.

LOCATION: 6964 Wakefield Street

APPLICANT: Ryan Huston

REQUEST:

- (1) A variance to the floor area for structures accessory to single-family use regulations, and
- (2) A variance to the building height for structures accessory to single-family use 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 floor area for structures accessory to single-family use 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 no letters of opposition were received.
- B. The subject site is not restrictive in area, shape, or slope. Subject site is a corner lot with a 30-foot building line along Wakefield Street and a 20-foot building line along Larmanda Street. Subject site is oversized compared to other lots in the same blockface; therefore, it can be developed in a manner commensurate with development upon other parcels of land in the same zoning conservation district.
- C. Not self-created nor is it a personal hardship.

Variance to the building height for structures accessory to single-family use 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 no letters of opposition were received.
- B. The subject site is not restrictive in area, shape, or slope. Subject site is a corner lot with a 30-foot building line along Wakefield Street and a 20-foot building line along Larmanda Street. Subject site is oversized compared to other lots in the same blockface; therefore, it can be developed in a manner commensurate with development upon other parcels of land in the same zoning conservation district.

C. Not self-created nor is it a personal hardship.

BACKGROUND INFORMATION:

Zoning:

Site: R-7.5(A)
North: R-7.5(a)
East: R-7.5(A)
South: R-7.5(A) and PD-643
West: R-7.5(A)

Land Use:

The subject site and surrounding properties are developed with single-family uses.

BDA History:

No BDA history has been found within the last five years.

GENERAL FACTS/STAFF ANALYSIS:

- The application of Ryan Huston, for the property located at 6964 Wakefield Street focuses on two variance requests relating to the floor area for structures accessory to single family use regulations and the height for structures accessory to single family use regulations.
- The first request relates to the floor area for structures accessory to the single-family use regulations. The applicant is proposing to construct and maintain an accessory structure greater than 25 percent of the main floor area.
 - The main structure has a floor area of 1,976 square feet, which limits the allowable size of an accessory structure to 494 square feet.
 - The applicant proposes to construct and/or maintain a single-family residential accessory structure with 621 square feet of floor area (31.4 percent) of the 1,976 square foot floor area of the main structure.
 - This will require a 127 square foot (6.4 percent) variance to the floor area for structures accessory to single family use regulations.
- The second request relates to the height for structures accessory to the single-family use regulations. The applicant is proposing to construct and maintain an accessory structure with height greater than the main structure height.
 - The main structure has a midpoint (maximum building height) of 12-feet 0-inches.
 - The applicant proposes to construct and/or maintain a single-family residential accessory structure with a height of 21-feet 6-inches.
 - This will require a 9-foot 6-inch variance to the maximum building height for structures accessory to the single-family use regulations.
- The applicant has the burden of proof in establishing the following:

- 1) That granting the variances to the floor area and height for structures accessory to the single-family use regulations 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 variances are 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 variances 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 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.

- Granting the variances to the floor area for structures accessory to single-family use regulations and variance to the building height for structures accessory to 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.
- 200' Radius Video: [BOA-25-000055 at 6964 Wakefield St](#)

Timeline:

August 24, 2025: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.

September 10, 2025: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **B**.

September 18, 2025: 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 **October 6, 2025**, deadline to submit additional evidence for staff to factor into their analysis; and **October 10, 2025**, 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.

October 1, 2025: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **October** public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

October 16, 2025: The Board of Adjustment Panel **B**, rescheduled until **November 19, 2025**.

November 19, 2025: The Board of Adjustment Panel **B**, at its public hearing held on Wednesday, November 19, 2025, moved to **HOLD** this matter under advisement until **December 17, 2025**. Engineer.

December 3, 2025: The Board of Adjustment Panel **B**, rescheduled until **January 21, 2026**.

December 10, 2025: The Planning and Development Senior Planner emailed the applicant the following information:

- BOA signs were not properly posted and reminder: All signs must be posted in a prominent location adjacent to the public street, evenly spaced along each frontage, and easily visible from the street. Failure to properly post the sign(s) may result in either postponement or denial of the appeal.

December 15, 2025: The applicant provided an email outlining possible other design option that will not require board action. Staff responded to the email with next step process and board actions as a result.

December 16, 2025: The Planning and Development Senior Planner emailed the applicant the following information:

- The hearing date and time reminder of Wednesday, January 21, 2026, Briefing at 10:30 am and Hearing at 1:00 pm. pm.

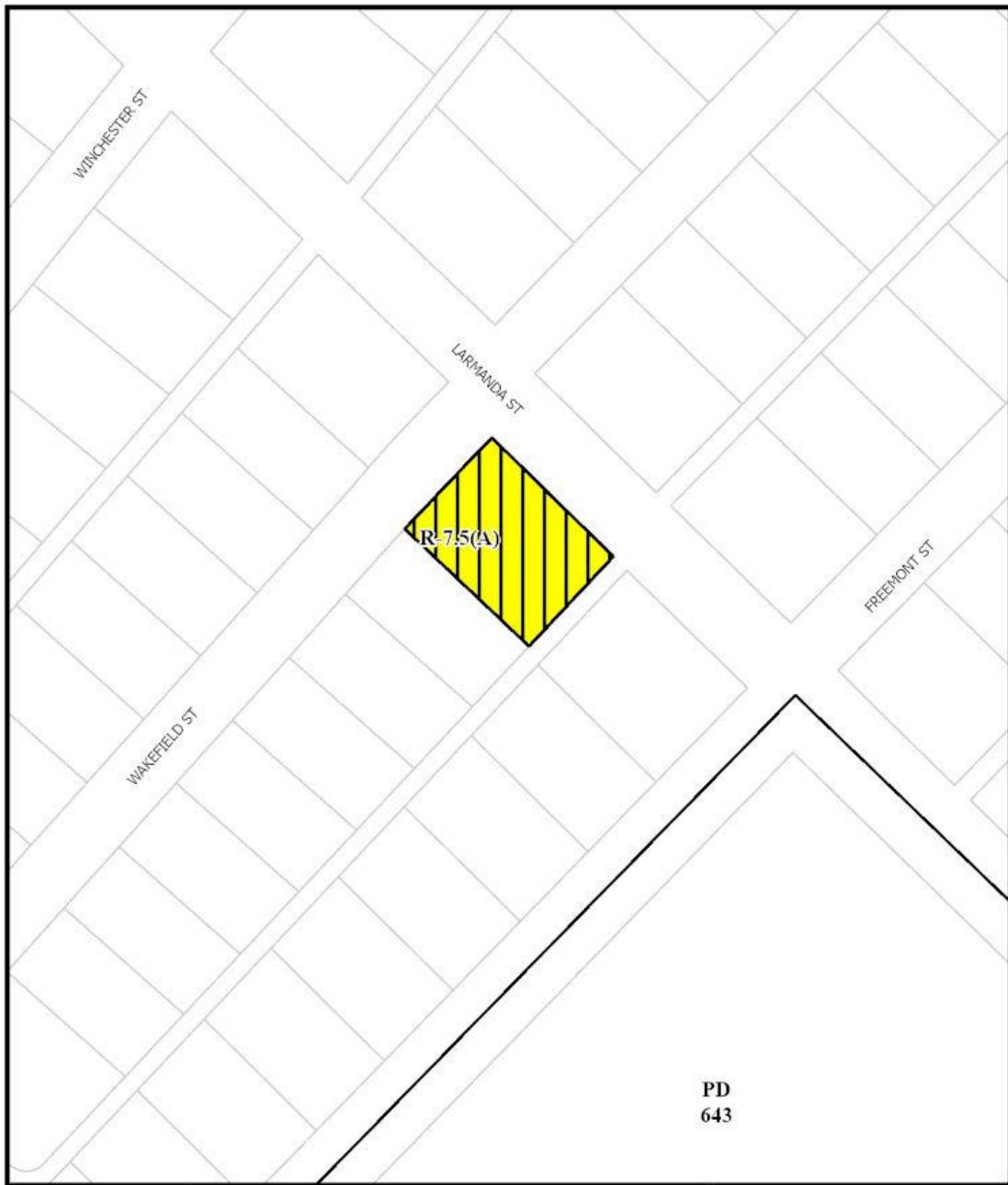


1:1,200

AERIAL MAP

Case no: BOA-25-000055

Date: 09/22/2025



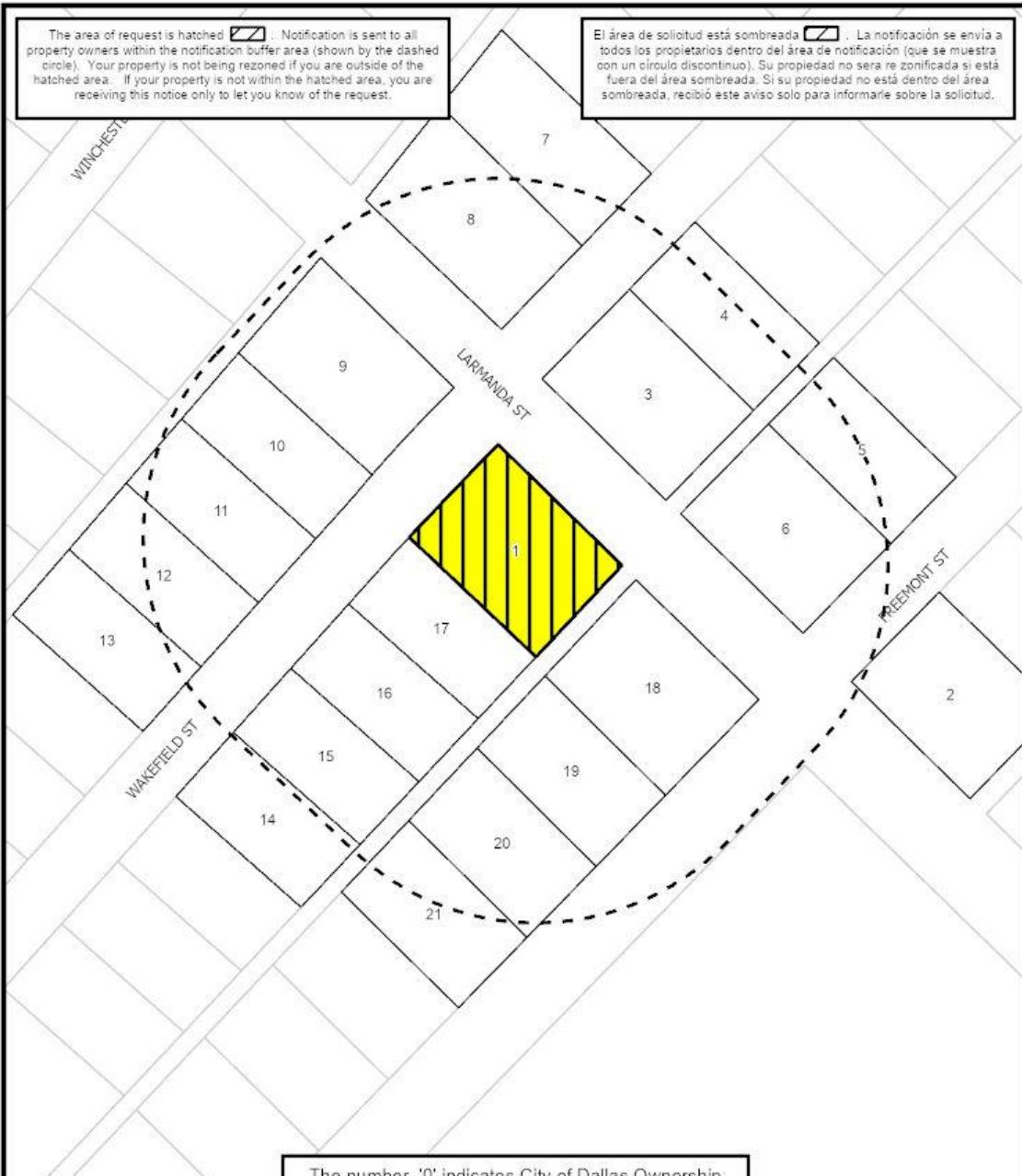
1:1,200

ZONING MAP

Case no: BOA-25-000055
Date: 09/22/2025

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 rezonificada 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

 1:1,200	NOTIFICATION 200' AREA OF NOTIFICATION 21 NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: BOA-25-000055 Date: 9/22/2025
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Notification List of Property Owners

BOA-25-000055

21 Property Owners Notified

Label #	Address	Owner
1	6964 WAKEFIELD ST	MUDGETT STEVEN FOREST
2	7006 FREEMONT ST	ISAACS GERALD A & MARCIA
3	7006 WAKEFIELD ST	RIVAS BRENNA K &
4	7012 WAKEFIELD ST	KLAESS WILLIAM LOUIS &
5	7011 FREEMONT ST	SMITH WALTER A JR &
6	7005 FREEMONT ST	NGUYEN DANH THUY
7	7011 WAKEFIELD ST	EDWARDS JENNIFER LYNN
8	7007 WAKEFIELD ST	WOOD KATHERINE
9	6965 WAKEFIELD ST	SULLINS ROBBY L
10	6957 WAKEFIELD ST	HARTMAN VIRGINIA LEE S EST OF
11	6951 WAKEFIELD ST	HARDAWAY OSCAR O & JOANNE
12	6945 WAKEFIELD ST	ROWELL DEMETRIA DIONE &
13	6939 WAKEFIELD ST	WINDRICK DAVID & SUSAN
14	6938 WAKEFIELD ST	PHILLIPS NANCY J
15	6944 WAKEFIELD ST	GILES DEBORAH
16	6950 WAKEFIELD ST	YOUNG ESTHER ELYSE
17	6956 WAKEFIELD ST	JOHNSON JEAN R
18	6965 FREEMONT ST	HIXON ALAN NEIL
19	6957 FREEMONT ST	MIHALOULOS JOHN
20	6951 FREEMONT ST	JAGGERS RICHARD MARCUS &
21	6945 FREEMONT ST	WORDEN JERRY & CHRISTINA

	NOTIFICATION		Case no: <u>BOA-25-000055</u>
1:1,200	<u>200'</u>	AREA OF NOTIFICATION	Date: <u>9/22/2025</u>
	<u>21</u>	NUMBER OF PROPERTY OWNERS NOTIFIED	

Route Directions:

Start on Freemont St.

Right on Berryhill St.

Right on Wakefield St.

U-turn at Wakefield Cir.

Left on Larmanda St.

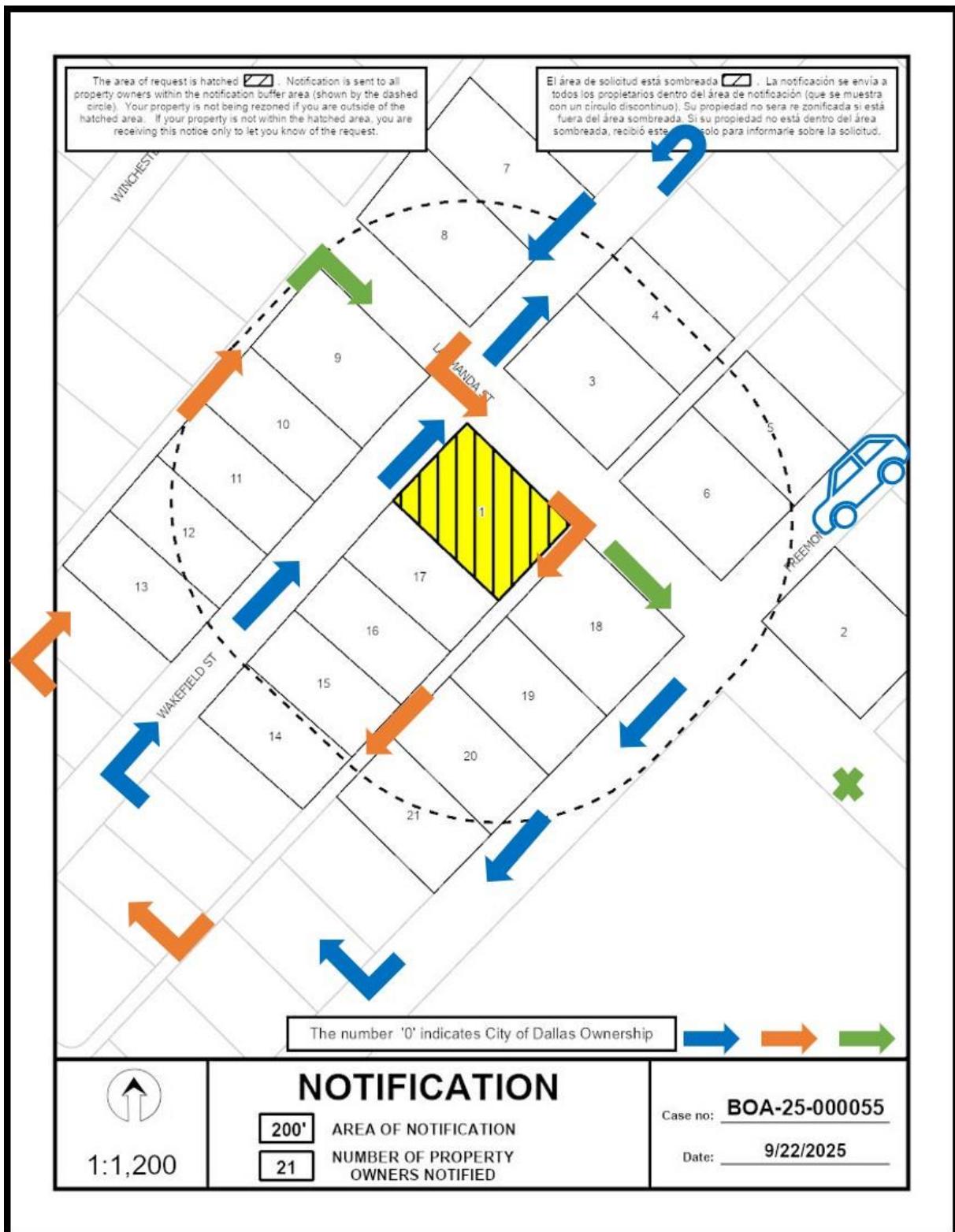
Right at Alley.

Right on Larmanda St.

***Subject Site at 1:44 from Wakefield St.**

****Subject Site at 3:15 and 5:25 from Larmanda St.**

200' Radius Route Map



NOTICE OF PUBLIC HEARING

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

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

DATE: WEDNESDAY, JANUARY 21, 2026

BRIEFING: 10:30 a.m. via Videoconference and in 6ES COUNCIL BRIEFING, Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa012126>

HEARING: 1:00 p.m. via Videoconference and in 6ES COUNCIL BRIEFING, Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa012126>

The purpose of the hearing is to consider the following appeal(s) now pending before the Board of Adjustment. This case was held under advisement on November 19, 2025.

BOA-25-000055(BT) Application of Ryan Huston for (1) a variance to the floor area for structures accessory to single-family use regulations, and for (2) a variance to the building height for structures accessory to single-family use regulations at 6964 WAKEFIELD STREET. This property is more fully described as Block H/5437, Lot 12, and is zoned R-7.5(A), which states that an accessory structure may not exceed 25 percent of the floor area of the main structure and prohibits the building height of an accessory structure to exceed the height of the main structure. The applicant is proposing to construct and/or maintain a single-family residential accessory structure with 621 square feet of floor area (31.4% of the 1,976 square foot floor area of the main structure), which will require (1) a 127 square foot variance to the floor area for structures accessory to single family use regulations, and to construct and/or maintain a single-family residential accessory structure with a building height of 21-feet 6-inches, which will require (2) a 9-foot 6-inch variance to the maximum building height for structures accessory to 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 BDReply@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 in 6ES at City Hall. 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-B-Register> by the close of business Tuesday, January 20, 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](https://www.youtube.com/CityofDallasCityHall)

Speakers at the meeting are allowed a maximum of three minutes to address the Board.

Additional information regarding the application may be obtained by calling Bryant Thompson, Senior Planner at (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 & Development Department
1500 Marilla Street 5CN Dallas TX 75201

PLEASE SEND REPLIES TO:

BDReply@dallas.gov

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

PLEASE REGISTER AT:

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