

File Date: 06/19/2026

Application Status: Plan Review

Assigned To: Diana Barkume

Description of Work: BOARD OF ADJUSTMENT CITY OF DALLAS, TEXAS FILE NUMBER: BOA-26-000049 BUILDING OFFICIAL'S REPORT: Application of Ryan Huston for (1) a variance to the floor area for structures accessory to single family use regulations at 5014 ABRAMS ROAD. This property is more fully described as Block 6/5419, Lot 19, 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. The applicant proposes to construct and/or maintain a single-family residential accessory structure with 769.55 square feet of floor area (41.8% of the 1,840 square foot floor area of the main structure), which will require (1) a 309.55 square foot (17 percent) variance to the floor area for structures accessory to single family use regulations. LOCATION: 5014 ABRAMS ROAD APPLICANT: RYAN HUSTON REQUEST: (1) A variance to the floor area for structures accessory to single family use regulations

Application Detail: Detail

Application Name:

Application Type: Board of Adjustments

Documents:	File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
	BOA Packet_application...	BLDG_BDA	Affidavit - Pro...		application/pdf	Uploaded	06/19/2026
	AbramstaxCert.pdf	BLDG_BDA	Certificate - Tax		application/pdf	Uploaded	06/19/2026
	AbramsWarrantydeed.pdf	BLDG_BDA	Certificate - W...		application/pdf	Uploaded	06/19/2026
	AbramstaxCert.pdf	BLDG_BDA	Legal Descripti...		application/pdf	Uploaded	06/19/2026
	5014platt.pdf	BLDG_BDA	Maps - Block		application/pdf	Uploaded	06/19/2026
	5014platt.pdf	BLDG_BDA	Maps - Zoning L...		application/pdf	Uploaded	06/19/2026
	260513_5014 Abrams Rd...	BLDG_BDA	Plans - Site Plan		application/pdf	Uploaded	06/19/2026
	5014platt.pdf	BLDG_BDA	Plat - Certifie...		application/pdf	Uploaded	06/19/2026
	AbramsLien.pdf	BLDG_BDA	Statement - Lien		application/pdf	Uploaded	06/19/2026
	BOA-26-000049_labels.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	07/16/2026
	BOA26000049n.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	07/16/2026
	BOA-26-000049_report.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	07/16/2026
	BOA26000049z.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	07/16/2026
	BOA26000049a.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	07/16/2026
	BOA26000049mva.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	07/16/2026
	BOA-26-000049_Submissi...	BLDG_BDA	Other Support D...		application/pdf	Uploaded	07/16/2026
	Show all						

Address: 5014 ABRAMS RD, Dallas, TX 75214

Owner Name: TERRY JOSEPH D III &

Owner Address: 5014 ABRAMS RD, CHICKI HELD, DALLAS, TEXAS 752142213

Parcel No: 00000395062000000

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	RYAN HUSTON	ESTATE BUILDERS	Applicant	Mailing_4849 Greenvi...	Active
	TERRY JOSEPH D III &	TERRY JOSEPH D...	Property Owner	Mailing_5014 Abrams R...	Active

Licensed Professionals Info:	Primary	Registration Number	License Type	Name	Business Name	Business License #
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Total Fee Assessed: \$725.00

Total Fee Invoiced: \$725.00

Balance: \$0.00

Custom Fields: Property Details

Existing Zoning	Lot Number	Lot Size (Acres)
R-7.5(A)	19	0.27
Block Number	Lot Size (Sq. Ft)	How many streets abut the property?
6/5419	11761	1
Land Use	Is the property platted?	Status of Project

single family	Yes	Proposed
Status of Property	Previous Board of Adjustment case filed on this property	Accommodation for someone with disabilities
Owner Occupied	No	No
File Date	Seleccione si necesitara un interprete	Case Number
06/19/2026		—
Are you applying for a fee waiver?	Have the standards for variance and or special exception been discussed?	Has the Notification Sign Acknowledgement Form been discussed?
No	Yes	Yes
Referred by		
Residential Building- John Forbes		

Internal Use Only

Source of Request	Fee Waiver Granted	Number of Parking Spaces
In Review - Residential		—
Lot Acreage		
0.27		

PDox Information

PDox Number
[252751](#)

Board of Adjustment Request

Type of Request	Request Description	Application Type	Other	Affirm that an appeal has been made for	Application is made to BOA to grant the described appeal	Outcome
Variance	Floor area of the main structure	Single Family/Duplex Variance or Special Exception	exceeding floor area of main- referred by residential team	Variance to maximum square footage for accessory structure under 25% of main house limit	Variance for square footage	

Street Frontage Information

Street Frontage	Linear Feet (Sq. Ft) (Number)
Front	66

Case Information

Full Request	Brief Request	Zoning Requirements	Relevant History	BOA History	BOA History Details
to construct and/or maintain a single-family residential accessory structure with 769.55 square feet of floor area (41.8% of the 1840 square foot floor area of the main structure), which will require a 309.55 square foot variance to the floor area ratio regulations.	variance to the floor area ratio regulations	an accessory structure may not exceed 25% of the floor area of the main structure	NA	No	referred to the board-in review

Board of Adjustment Meeting

Hearing Type	Action Date	Time	Room	Panel	Presiding Officer	BOA Administrator	BOA Secretary	BOA Code Specialist	Case Assigned to	Notes	Outcome	Filing Date
			6ES	C	Robert F. Agnich	Kameka Miller-Hoskins	Mary Williams	Diana Barkume		floor area	Scheduled	

GIS Information

Parcel Number (Number)	Service	Layer	Attribute Value	Census Tract Number (Number)	Council District	School District	Escarpment	Floodplain
				14.72	9-Paula Blackmon			

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Intake	Diana Barkume	Intake Complete	07/02/2026	Accela Administ...
GIS AOR Review	Elham Elbadawi	Review Complete	07/16/2026	Elham Elbadawi
Case Assignment	Kameka Miller-H...	Case Manager...	07/20/2026	Kameka Miller-H...
Site Inspection		Site Inspect...	07/20/2026	Kameka Miller-H...
Plans Distribution		Accepted - P...	07/20/2026	Kameka Miller-H...
Subdivision Review		Not Required	07/20/2026	Kameka Miller-H...
Q Team Review		Not Required	07/20/2026	Kameka Miller-H...
Arborist Review		Not Required	07/20/2026	Kameka Miller-H...

Task	Assigned To	Status	Status Date	Action By
Building Code Review		Not Required	07/20/2026	Kameka Miller-H...
Zoning Review		Not Required	07/20/2026	Kameka Miller-H...
Electrical Review		Not Required	07/20/2026	Kameka Miller-H...
Eng Water and Wastewat...		Not Required	07/20/2026	Kameka Miller-H...
Historic Preservation ...		Not Required	07/20/2026	Kameka Miller-H...
Eng Paving and Drainag...		Not Required	07/20/2026	Kameka Miller-H...
Eng Flood Plain Review		Not Required	07/20/2026	Kameka Miller-H...
Board of Adjustment Re...		Approved	07/20/2026	Kameka Miller-H...
Conservation Review		Not Required	07/20/2026	Kameka Miller-H...
Traffic Review		Not Required	07/20/2026	Kameka Miller-H...
GIS Review		Not Required	07/20/2026	Kameka Miller-H...
Residential Team Review		Not Required	07/20/2026	Kameka Miller-H...
Signs Review		Not Required	07/20/2026	Kameka Miller-H...
Plans Coordination		Review Complete	07/20/2026	Kameka Miller-H...
Board of Adjustment He...				
Two-Year Waiver Period				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
	BOA History	This will display in t...	Applied	06/19/2026	Notice	
	General Facts/Staff An...	This will display in t...	Applied	06/19/2026	Notice	
	Land Use	This will display in t...	Applied	06/19/2026	Notice	
	Staff Recommendation	Staff Recommendation	Applied	06/19/2026	Notice	
	Standard of Review	This will display in t...	Applied	06/19/2026	Notice	
	Timeline	This will display in t...	Applied	06/19/2026	Notice	
	Zoning	This will display in t...	Applied	06/19/2026	Notice	

Application Comments:	View ID	Comment	Date
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Initiated by Product: ACA

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
	Site Visit Inspection	08/03/2026		Scheduled	Scheduled via Script

Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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