



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

Date:

DATE

Data Relative to Subject Property:

Location address: 8418 PLAINVIEW DR

Zoning District: AGRICULTURAL

Lot No.: 4 Block No.: 3 Acreage: .338

Census Tract:

Street Frontage (in Feet): 1) 85' 2) _____ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): DFW HOME SOLUTIONS

Applicant: BRANDON ELIAS

Telephone: 2146322776

Mailing Address: 1230 RIVERBEND #220

Zip Code: 75247

E-mail Address: B74ELIAS@YAHOO.COM

Represented by: KEVIN JARA

Telephone: 972-800-4867

Mailing Address: 2351 W Northwest Hwy

Zip Code: 75220

E-mail Address: ADMIN@PERMITPROS.ORG

Affirm that an appeal has been made for a Variance, or Special Exception, of 1) Variance to Side setback, 2) SE to ADU 3) ADU encroaching side and rear setbacks (slightly outside of 2/3)

Application is made to the Board of Adjustment, in accordance with the provisions of the Dallas Development Code, to Grant the described appeal for the following reason:
MAIN STRUCTURE WAS ALREADY EXISTING PAST THE "25' SETBACK".

Note to Applicant: If the appeal requested in this application is granted by the Board of Adjustment, a permit must be applied for within 180 days of the date of the final action of the Board, unless the Board specifically grants a longer period.

Affidavit

Before me the undersigned on this day personally appeared

Kevin Jara

(Affiant/Applicant's name printed)

who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property

Respectfully submitted:

Kevin Jara
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 7 day of May, 2025

CAROLINA DE LA PAZ

ID #132861040

My Commission Expires
February 17, 2028

Carolina De La Paz
Notary Public in and for Dallas County, Texas

WARRANTY DEED WITH VENDOR'S LIEN

THAT
VICKI DARLENE POWELL, AS TO SOLE AND SEPARATE PROPERTY NOT AS
TO HOMESTEAD, AND BARBARA ANN RAWLINSON, AS TO SOLE AND
SEPARATE PROPERTY NOT AS TO HOMESTEAD

DFW HOME SOLUTIONS, LLC, A TEXAS LIMITED LIABILITY COMPANY
Whose address is: **2720 McKinnon Street, Dallas, TX 75201**

And by these presents does Grant, Sell and Convey, unto the said Grantee, all that certain property located in Dallas County, Texas, and described as follows:

Lot 4 in BLOCK 3/8526 of FOREST PLAINS ADDITION, an Addition to the City of Dallas, Texas, according to the Map thereof recorded in Volume 31, Page 187 of the Map Records of Dallas County, Texas

together with all improvements thereon, if any, and all rights, privileges, tenements, hereditaments, rights of way, easements, appendages and appurtenances, in anyway appertaining thereto, and all right, title and interest of Grantor in and to any streets, ways, alleys, strips or gores of land adjoining the above-described property or any part thereof (hereinafter, the "Property").

This deed is executed and delivered subject to all easements, reservations, conditions, covenants and restrictive covenants as the same appear of record, to the extent such are valid and subsisting, in the office of the County Clerk of the county in which the Property is located, and property taxes for the current year and subsequent years, the payment of which Grantee assumes.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, his, her or its successors, heirs and assigns, as the case may be, forever; and Grantor does hereby bind Grantor and Grantor's successors, heirs, executors and administrators, as the case may be, to Warrant and Forever Defend all and singular the Property unto the said Grantee and Grantee's successors, heirs and assigns, as the case may be, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

But it is expressly agreed and stipulated that the aforesaid Vendor's Lien is retained and reserved, and assigned herein to Payee without recourse, until the above-described note and all interest thereon are fully paid according to its face and tenor, effect and reading, when this deed shall become absolute.

EXECUTED THIS THE 13th DAY OF December, 2024.

Vikki Darlene Powell
VIKKI DARLENE POWELL

ACKNOWLEDGMENT

STATE OF Texas §
COUNTY OF Tarrant §

Before me, the undersigned authority, on this day personally appeared **VIKI DARLENE POWELL AND BARBARA RAWLINSON** (check one) known to me or proved to me through Divers Ident (description of identity card) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that said person executed the same for the purposes and consideration therein.

Given under my hand and seal of office this 13 day of December, 2024.



Sandra Horton
Notary Public, State of Texas
Printed name: Sandra Horton
Commission expires 11-7-2025

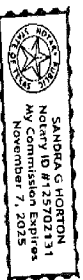
Barbara Ann Rawlinson
BARBARA ANN RAWLINSON

ACKNOWLEDGMENT

STATE OF _____ §
COUNTY OF _____ §

Before me, the undersigned authority, on this day personally appeared BARBARA ANN RAWLINSON (check one) _____ known to me or ☒ proved to me through Doreas Vance (description of identity card) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that said person executed the same for the purposes and consideration therein.

Given under my hand and seal of office this 13 day of December, 2024.



Sandra Horton
Notary Public, State of Texas
Printed name: Sandra Horton
Commission expires 11-7-2025

AFTER RECORDING RETURN TO:
DFW HOME SOLUTIONS, LLC
2720 McKinnon Street
Dallas, TX 75201

PREPARED IN THE OFFICE OF:
Adam J. Setiff PLLC
2750 S. Preston Rd., Ste 116193
Celina, TX 75009

Dallas County
John F. Warren
Dallas County Clerk

Instrument Number: 202400253051

eRecording - Real Property

Recorded On: December 16, 2024 08:27 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$37.00

***** **THIS PAGE IS PART OF THE INSTRUMENT** *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 202400253051

Record and Return To:
Simplifile

Receipt Number: 20241213000934

Recorded Date/Time: December 16, 2024 08:27 AM

User: Chanteon R

Station: Cc143



STATE OF TEXAS
COUNTY OF DALLAS

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Dallas County, Texas.

John F. Warren
Dallas County Clerk
Dallas County, TX

A handwritten signature in black ink, appearing to be "JFW", is written over a horizontal line.



CITY OF DALLAS

May 7, 2025

ADDRESS: 8418 Plainview Dr.

RE: **DCAD #00000814234000000**

DEAR SIR/MADAM,

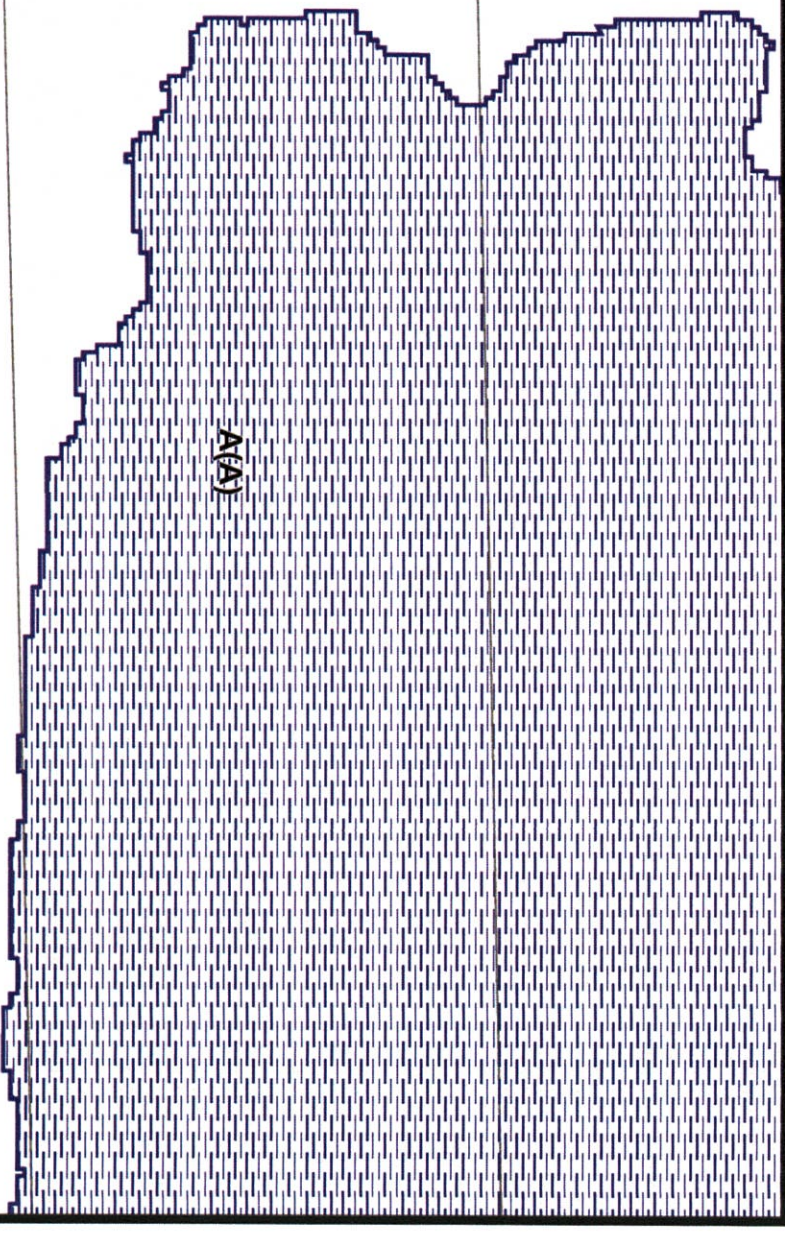
No information was found responsive to your request for identification of City liens in the records of Special Collections. This response does not constitute legal advice regarding the status of the real property at: 8418 Plainview Dr. There may be additional liens of record in the County Clerk's office. This response is made to your request for public information and constitutes neither estoppel against the City of Dallas nor relinquishment, waiver, release, or other change in any lien interest of record.

Should you have any further questions please contact Special Collections at 214-670-3438.

Sincerely,

A handwritten signature in cursive script that reads "Eva Nelson".

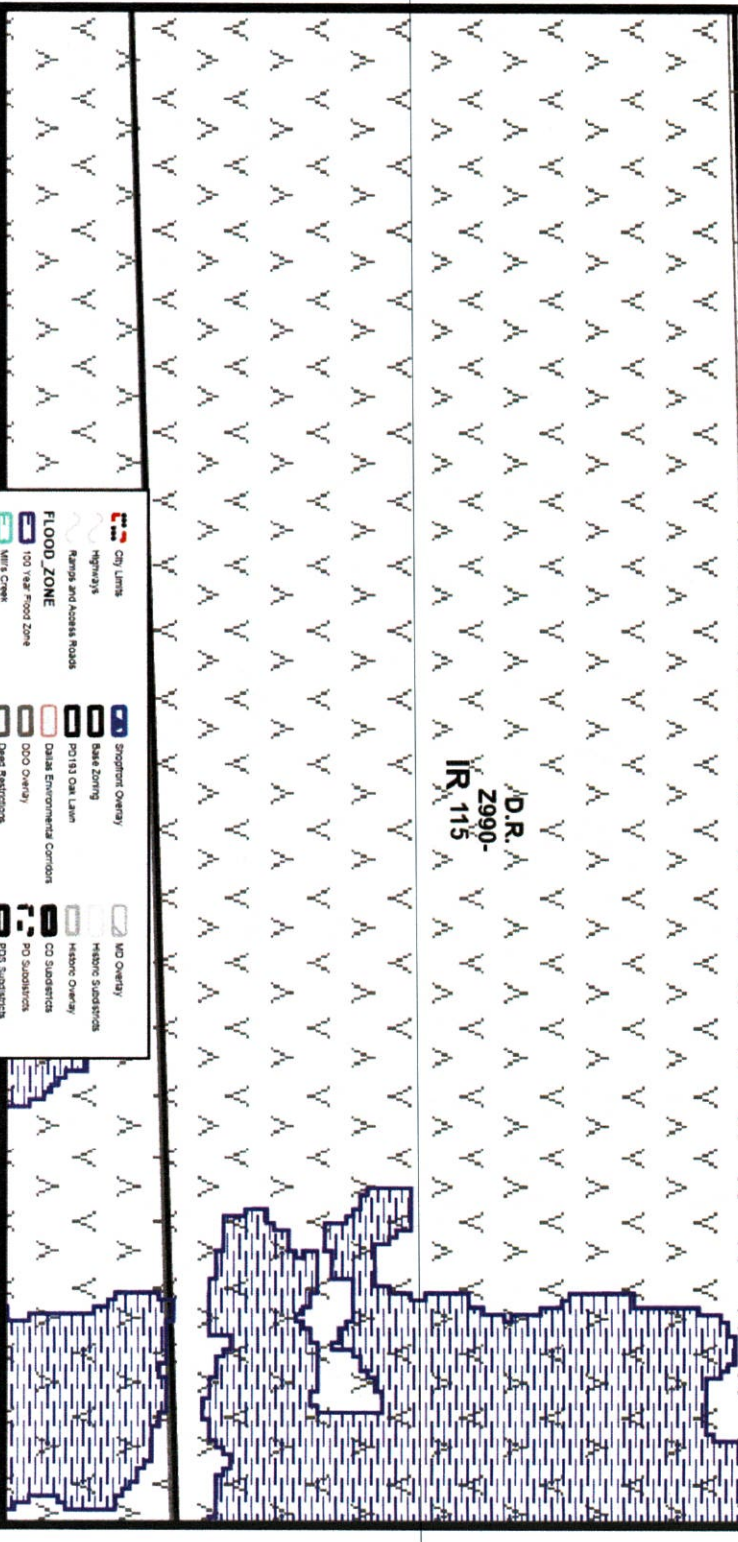
Special Collections Division
Dallas Water Utilities



PLAINVIEW DR



D.R.
2990-
IR 115



1:1,600

	City Limits		NO Overlay
	Highways		Historic Subdistrict
	Ramps and Access Roads		Historic Overlay
	FLOOD_ZONE		CO Subdistrict
	100 Year Flood Zone		PO Subdistrict
	Waters Creek		POD Subdistrict
	Plains Station		NSO Overlay
	X PROTECTED BY LEVEE		NSO Subdistrict
	Dikes		
	Height Map Overlay		
	Planning Management Overlay		
			D-1
			CP
			SP

Case ID:

Printed: 5/14/2025

1500 Marilla Street 5CN

Dallas, TX 75201

Office: 214-948-4364

Email: diana.barkume@dallas.gov



City of Dallas

SERVICE FIRST, NOW!

Connect. Collaborate. Communicate.

“OPEN RECORDS NOTICE: This email and responses may be subject to the Texas Open Records Act and may be disclosed to the public upon request. Please respond accordingly.”

From: Villa, Lorenzo <lorenzo.villa@dallas.gov>

Sent: Wednesday, April 23, 2025 1:22 PM

To: Castaneda, Nora <nora.castaneda@dallas.gov>; Barkume, Diana <diana.barkume@dallas.gov>

Subject: new referral 8418 PLAINVIEW DR

Addition built inside setbacks. Accessory structure ADU. Accessory structure slightly outside of 2/3 in the rear.

Thank you,

Lorenzo Villa

Sr Plans Examiner

Planning and Development Department
320 E Jefferson, Room 105

Dallas, TX 75203

Office: 214-984-4203

Email: lorenzo.villa@dallas.gov



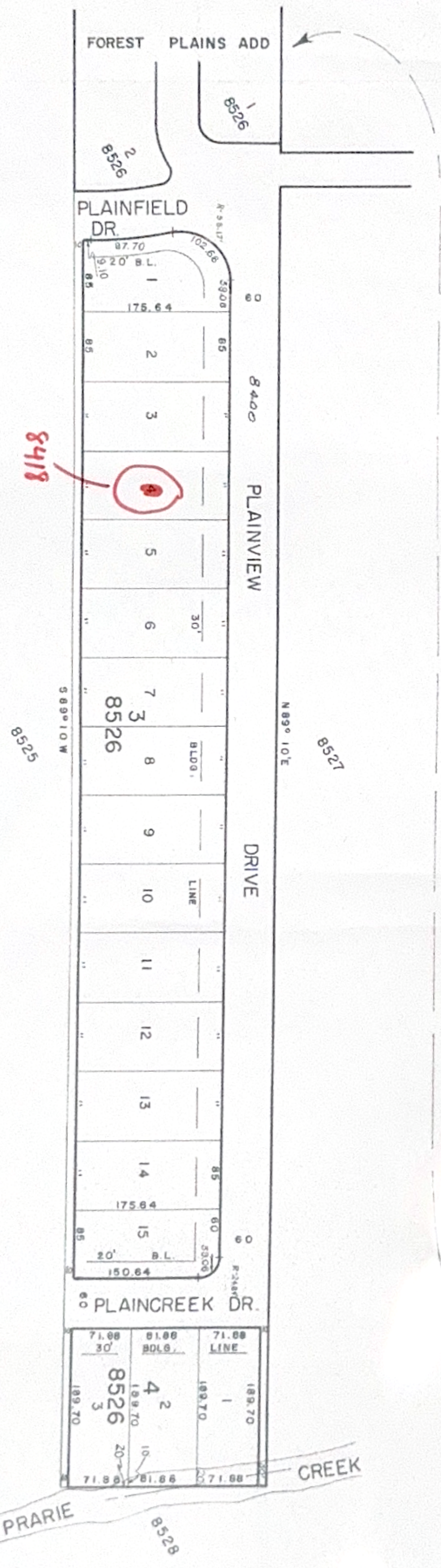
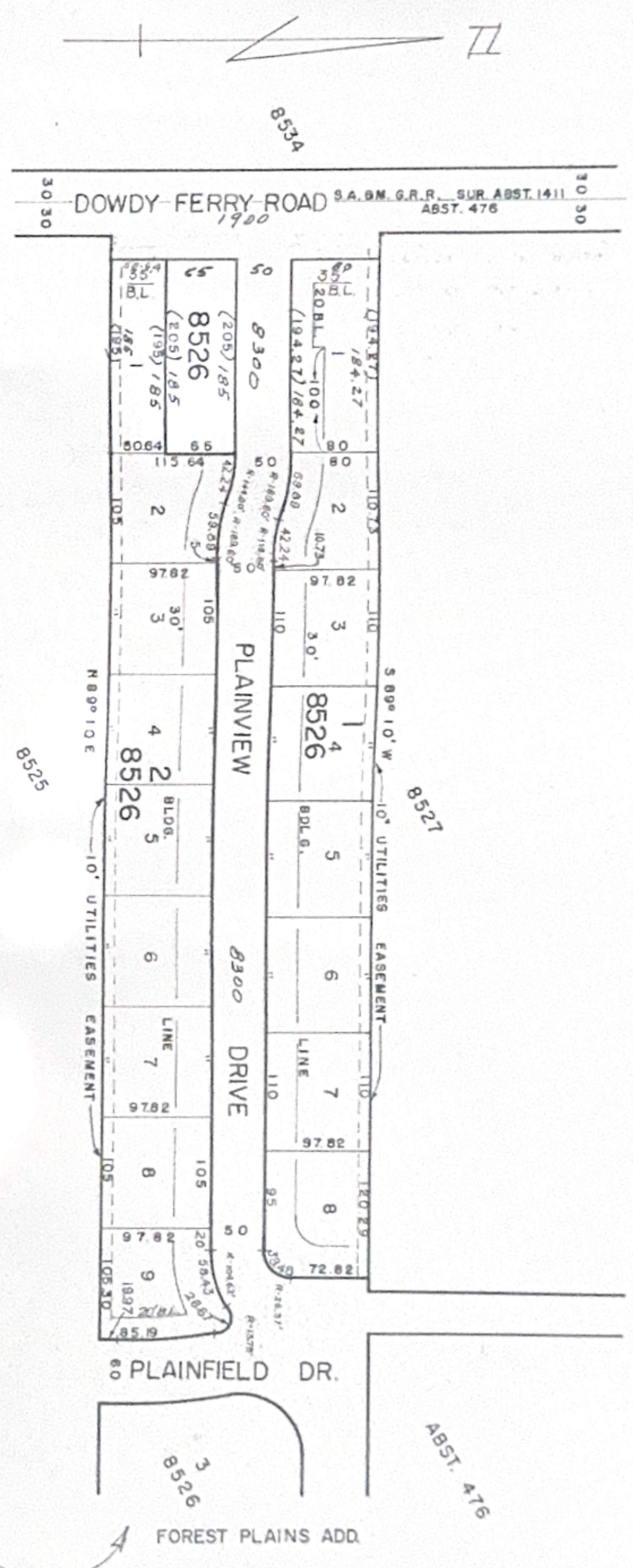
City of Dallas

SERVICE FIRST, NOW!

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SHIPPED DATE: 12-4-62 RECEIVED DATE: 1-7-63
 ANNEXED MAY 14, 1962 ORD. NO. 9240
 SURVEY JOHN R. FONDREN ABST. 476
 FILED 8-24-56
 CITY OF DALLAS PLAT BOOKS
 ADDITION FOREST PLAINS
 SCALE 100 FT. EQUALS 1 INCH
 BLOCKS 1 THRU 4
 8526 & 8526
 SCHOOL DISTRICT DALLAS



TRUE AND CORRECT
 COPY OF RECORD
 ON FILE IN CITY
 BY: [Signature]
 DATE: 5-4-2025



PERMIT PROS

LEGAL DESCRIPTION:
LOT 3, BLOCK H, GLEN OAK ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF. RECORDED IN VOLUMEN 80047 PAGE 435, MAP RECORDS, DALLAS COUNTY, TEXAS.

SCOPE OF WORK:
REMODEL/ADDITION

ADDRESS:
8418 Plainview Dr,
Dallas, TX 75217.



TITLE:
SITE PLAN

SCALE:
3/32"=1'-0"
PAPER SIZE:
36"x24"

DATE:
05 / 12 / 25

SHEET:
A1

CODE INFORMATION

2021 International Building Code (IBC)
2021 International Existing Building Code (IEBC)
2021 International Plumbing Code (IPC)
2021 International Fuel and Gas Code (IFGC)
2021 International Mechanical Code (IMC)
2021 International Fire Code (IFC)
2021 International Energy Conservation Code (IECC)
2020 National Electrical Code (NEC)

SQUARE FOOTAGE	
EXISTING BUILDING AREA:	1,072 S.F.
ADDITION AREA:	323 S.F.
DETACHED ADDITION AREA:	341 S.F.
REMODEL AREA	1,072 S.F.
TOTAL AREA	1,736 S.F.
LOT SIZE	14,790 S.F.
LOT COVERAGE	12%

GENERAL NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODES, INCLUDING ANY AMENDMENTS OR OTHER CODE REQUIREMENTS SET BY THE CITY.
SHALL BE BUILT IN ACCORDANCE WITH THE CURRENT TEXAS ACCESSIBILITY STANDARDS
THE CONTRACTOR SHALL CAREFULLY EXAMINE ALL ELEMENTS OF EXISTING SITE CONDITIONS AND NOTIFY ANY DISCREPANCIES AND DEVIATIONS.
DIMENSIONS AND LOCATIONS ARE APPROXIMATE. MINOR DEVIATIONS, SUBJECT TO CONSTRUCTION REQUIREMENTS AND FIELD CONDITIONS, CAN BE EXPECTED EXACT LOCATIONS, DIMENSIONS AND CONDITIONS MUST BE FIELD VERIFIED BY CONTRACTOR.
HORIZONTAL WASTE AND SOIL PIPE SHALL BE GIVEN A GRADE OF % PER FOOT AND NOT LESS THAN 1/8" PER FOOT. AS PER IPC FLAME SPREAD FOR THE FINISH MATERIALS FOR INTERIOR WALLS AND CEILINGS SHALL COMPLY WITH NFPA SECTION 701.
SUPPORT OF DUCTWORK SHALL STRICTLY COMPLY WITH THE MANUFACTURERS RECOMMENDATIONS OR SHALL COMPLY WITH IMC.
ALL MATERIALS AND FINISHES, FIRE AND SMOKE PROTECTION TO COMPLY WITH IBC CODE.



VICINITY MAP

SITE PLAN

Scale: 3/32"=1'-0"

