



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 234-017

Data Relative to Subject Property: _____ Date: DEC 07 2023

Location address: 6030 S. Cockrell Hill Rd. Zoning District: BY: R-10

Lot No.: 12 Block No.: A16947 Acreage: 0.643 Census Tract: _____

Street Frontage (in Feet): 1) 100 2) _____ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Lori A. Barrientos

Applicant: Lori A. Barrientos Telephone: 214 995 3337

Mailing Address: 6030 S. Cockrell Hill Rd. Zip Code: 75236

E-mail Address: lori.barrientos@hotmail.com

Represented by: _____ Telephone: _____

Mailing Address: _____ Zip Code: _____

E-mail Address: _____

Affirm that an appeal has been made for a Variance or Special Exception of *Special exception to an additional dwelling unit. Variance to floor area exceeding 25%.

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:

Additional living space for guest - pool house to accommodate guest while using pool.

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 Lori A. Barrientos

(Affiant/Applicant's name printed)

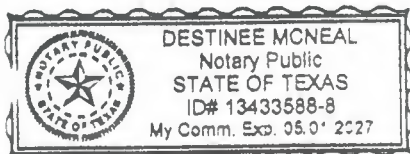
who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property

Respectfully submitted: _____
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 7 day of December 2023

[Signature]

Notary Public in and for Dallas County, Texas



MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT

Date of Hearing _____

Appeal was--Granted OR Denied

Remarks _____

Chairman

Building Official's Report

I hereby certify that LORRI A. BARRIENTOS

did submit a request for (1) a special exception to the single family regulations, and for (2) a variance to the floor area ratio regulations

at 6030 S Cockrell Hill Rd

BDA234-017. Application of LORRI A BARRIENTOS for (1) a special exception to the single family use regulations, and for (2) a variance to the floor area ratio regulations at 6030 S COCKRELL HILL RD. This property is more fully described as Blcok A/6947, Lot 12, and is zoned R-10(A), which limits the number of dwelling units to one and an accessory structure may not exceed 25% of the floor area of the main structure. The applicant proposes to construct an additional dwelling unit (NFR/FR), which will require a (1) special exception to the single-family zoning use regulations, and to construct and/or maintain a single family residential accessory structure with 1418-square-feet of floor area (43% of the 3323 square foot floor area of the main structure), which will require (2) a 587 square foot variance to the floor area ratio regulations.

Sincerely,



Andrew Espinoza, CBO, MCP, CFM, CCEA



8 MCKINNEY & WILLIAMS SURVEY ABST. 1053
ABST. 10

DUNCANVILLE SCHOOL DISTRICT
DALLAS SCHOOL DISTRICT
BIRD LANE

4300 RED
BIRD
ACRES
ADDITION

60

RANCHITA ACRES ADDITION



60 COCKRELL HILL ROAD 60
ABST. 10
A. BLEDSOE SURVEY ABST. 112
DALLAS SCHOOL DISTRICT
DUNCANVILLE SCHOOL DISTRICT

RED BIRD ACRES ADDITION

RANCHITA ACRES ADDITION

6949

6948

6948

WOODHAVEN

WOODHAVEN BLVD.

ADDITION

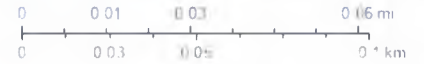
BDA234-017

ArcGIS Web Map



12/6/2023, 10:50:35 AM

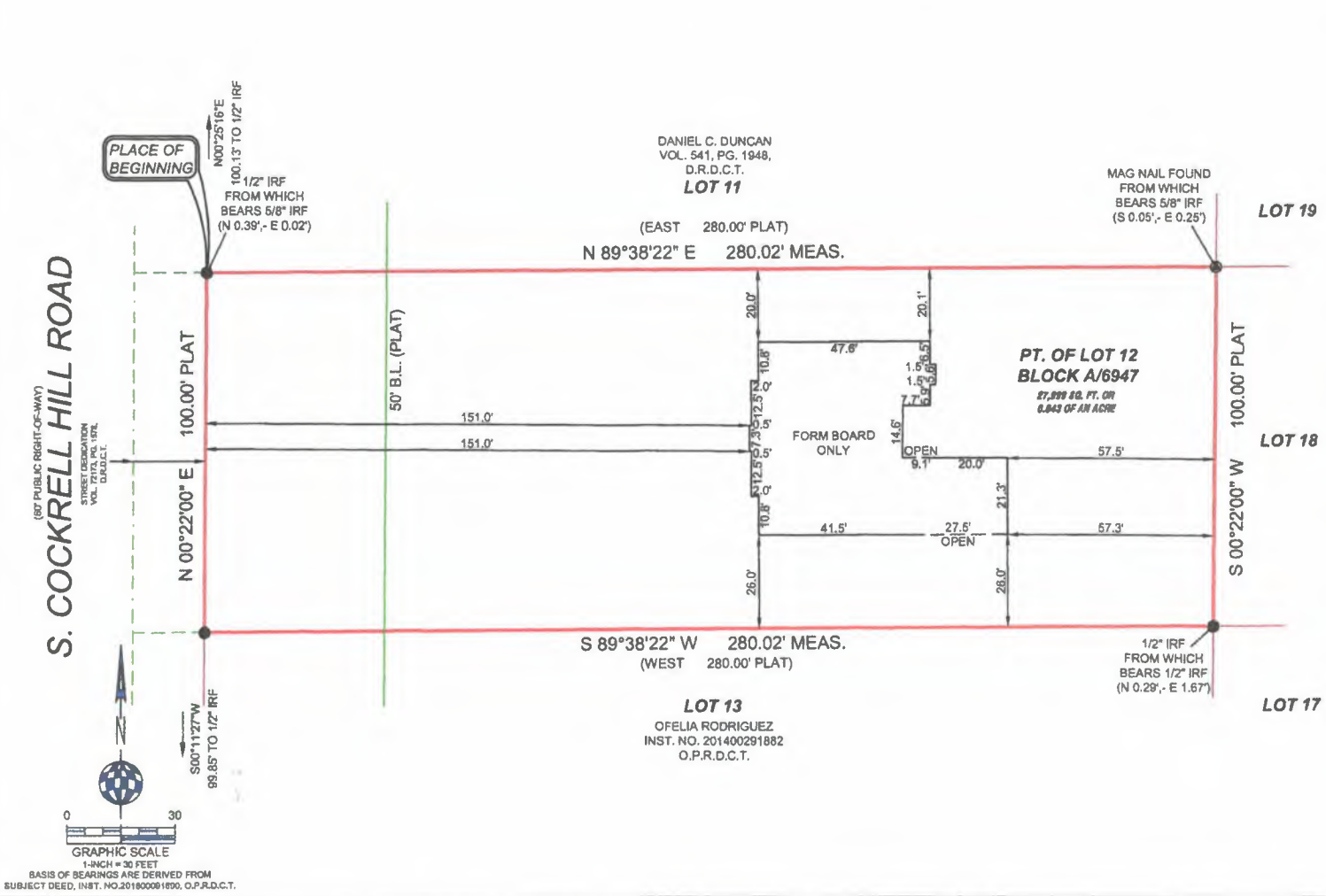
1:1 596



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community

BDA234-017

FORM BOARD SURVEY: 6030 S. COCKRELL HILL ROAD



LEGAL DESCRIPTION

Being part of Lot 12, in Block A/6947, of Ranchita Acres Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 12, Page 283, of the Map Records of Dallas County, Texas, also being all that certain tract of land described to Rodolfo Barron and Socorra Escalante, recorded in Instrument No. 201600091690, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod found in the present East line of South Cockrell Hill Road, a 60' right-of-way, also being the Northeast corner of a Street Dedication, recorded in Volume 72173, Page 1578, Deed Records, Dallas County, Texas, also being in the common line of Lots 11 and 12, in said Block A/6947, also being the Southwest corner of a tract of land described to Daniel C. Duncan, recorded in Volume 541, Page 1948, Deed Records, Dallas County, Texas;

Thence North 89°38'22" East, a distance of 280.02' to a mag nail found, and being the common rear corner of Lots 11, 12, 18 and 19, in said Block A/6947, also being the Southeast corner of said Daniel C. Duncan tract;

Thence South 00°22'00" West, a distance of 100.00' to a 1/2" iron rod found, at the common rear corner of Lots 12, 13, 17 and 18, in said Block A/6947, also being the Northeast corner of a tract of land described to Ofelia Rodriguez and Erick Rodriguez, recorded in Instrument No. 201400291882, Official Public Records, Dallas County, Texas;

Thence South 89°38'22" West, a distance of 280.02' to a 1/2" iron rod found in said present East line of S. Cockrell Hill Road, also being in the common line of said Lots 12 and 13, also being the Northwest corner of said Rodriguez tract;

Thence North 00°22'00" East, along said present East line, a distance of 100.00' to the PLACE OF BEGINNING and containing 27,999 or 0.643 of an acre of land.

NOTES

- 1) This survey was performed without the benefit of an abstractor, therefore, no search of record easements was performed on subject property.
- 2) The purpose of this survey is to locate the existing forms. Other Improvements not shown.
- 3) All 1/2" IRs are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".

LEGEND

⊕ X-FOUND	☐ TELE. BOX	⊕ WATER VALVE	⚡ LIGHT POLE	— PLASTIC FENCE	— BOUNDARY	— CONCRETE
⊕ A-SET	☐ CABLE BOX	⊕ FIRE HYDRANT	⚡ TRAFFIC SIGN	— ASPHALT	— HIGH BANK LINE	— GRAVEL
⊕ 1/2" IR FOUND	☐ ELECTRIC BOX	⊕ BOLLARD POST	⚡ UTILITY POLE	— CHU— OVERHEAD UTILITY LINE	— BUILDING LINE	— BRICK
⊕ 1/2" IR SET	☐ BRICK COLUMN	⊕ SEPTIC COVER	⚡ WATER METER	— GUY WIRE ANCHOR	— EASEMENT	— STONE
⊕ 6/8" IR FOUND	⊕ 1" IR FOUND	⊕ SAN. SEW. MAN.	⚡ GAS METER	— BARBED WIRE FENCE	— FIRE LANE STRIPE	— WOOD DECK
⊕ 3/4" IR FOUND	⊕ 1" IR FOUND	⊕ IRRIGATION VALVE	⚡ A.C. PAD	— IRON FENCE	— BRICK RET. WALL	— BUILDING WALL
⊕ 80-0 NAIL FOUND	⊕ POINT FOR CORNER	⊕ STONE COLUMN	⊕ TRANS. BOX	— CHAINLINK FENCE	— STONE RET. WALL	— TILE
⊕ PK NAIL SET	⊕ CON. MONUMENT	⊕ STORM DRAIN NH.	⊕ POOL EQUIP.	— WOOD FENCE	— CON. RET. WALL	— HANDICAP SPACE
⊕ 1/2" IR FOUND	⊕ 3/4" IR FOUND	⊕ SAN. SEW. CO.		— PIPE RAIL FENCE	— BTUC. RET. WALL	

This survey was performed exclusively for the parties shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and International treaties. All rights reserved. Do not make illegal copies.

John S. Turner
JOHN S. TURNER
RPLS 5310

A&W SURVEYORS, INC.
Professional Land Surveyors

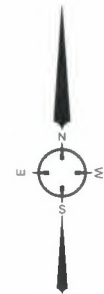
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4976 FAX: (972) 681-4954
WWW.AWSURVEY.COM

JOB NO: 16-1386FB DRAWN BY: 444
DATE: 03-20-2018
CERTIFY TO: CROWN ROOFING
"A professional company operating in your best interest"

BDA234-017

S. COCKRELL HILL ROAD
(60' ROW)

N 00°12'00" E 100.00' PLAT



6030 S. COCKRELL HILL RD.
DALLAS, TX 75249
RANCHITA ACRES
LOT 12 - BLK A/6941 HEIGHTS

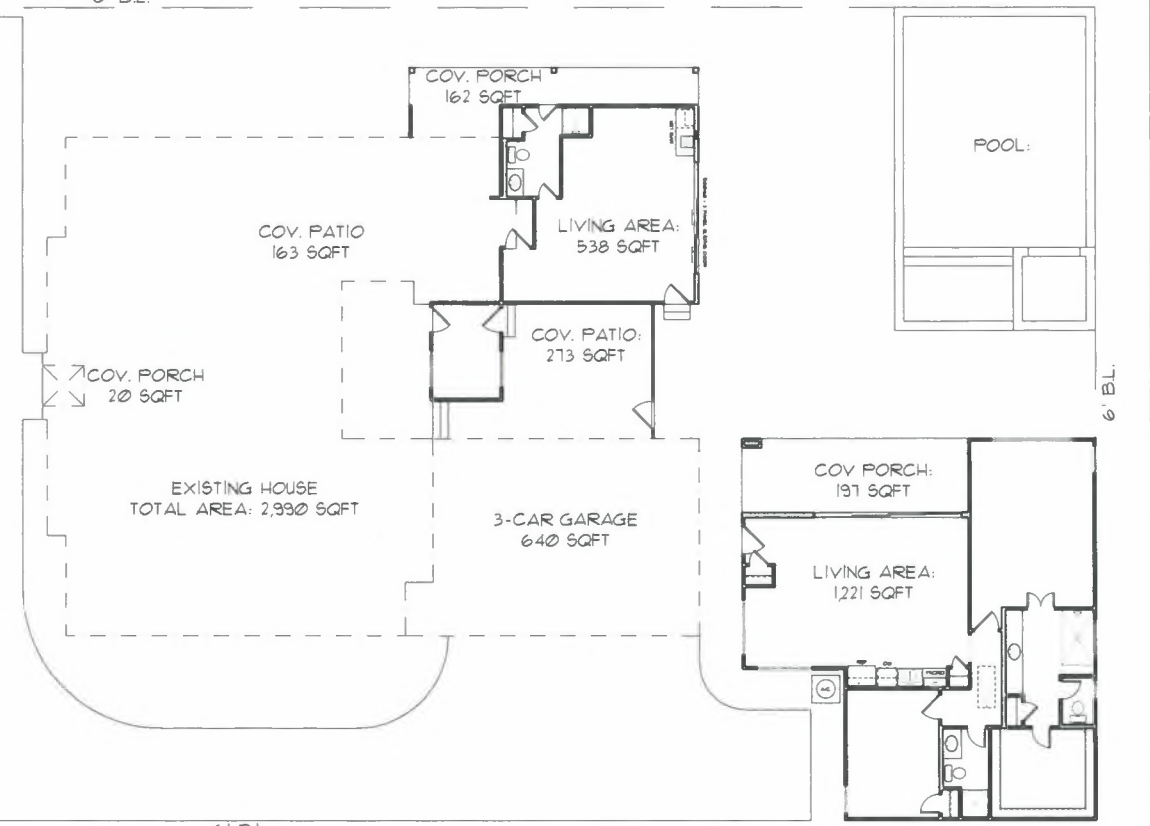
50' BL.

AREAS CALCULATIONS TABLE

EXISTING HOME:	
TOTAL LIVING AREA:	2,167 SQFT
3-CAR GARAGE:	640 SQFT
COVERED PORCH:	20 SQFT
COVERED PATIO:	163 SQFT
HOUSE FRAME UNDER ROOF:	2,990 SQFT
TOTAL CONCRETE SLAB:	2,990 SQFT
NEW CASITA:	
TOTAL LIVING AREA:	1,221 SQFT
COVERED PORCH:	197 SQFT
TOTAL CONCRETE SLAB:	1,418 SQFT
NEW HOME ADDITION:	
TOTAL LIVING AREA:	538 SQFT
COVERED PATIO:	273 SQFT
COVERED PORCH:	162 SQFT
TOTAL CONCRETE SLAB:	913 SQFT
TOTAL COVERED AREA:	
TOTAL LOT AREA:	27,990 SQFT
LOT COVERAGE %:	19.22%
TOTAL ACRES:	0.643 ACRE

LOT 11
EAST 280.00' PLAT

6' BL.



6' BL.

S 00°12'00" W 100.00' PLAT

LOT 13
WEST 280.00' PLAT

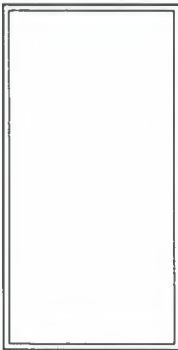
6' BL.

SITE PLAN

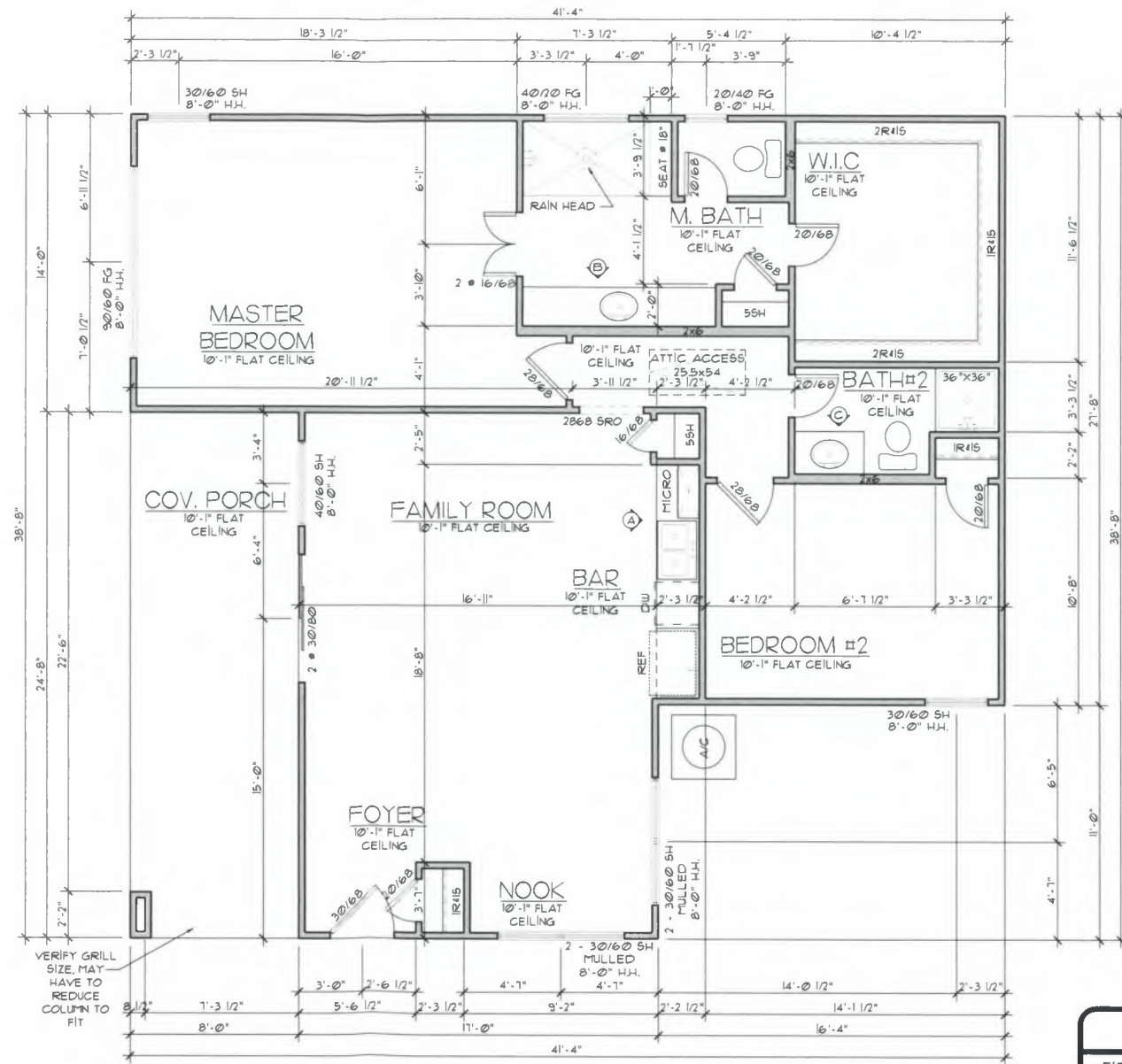
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BDA234-017

REVISIONS		
#	DATE	DESCRIPTION



6030 S. COCKRELL HILL RD.
DALLAS, TX 75249
RANCHITA ACRES
LOT 12 - BLK A/6947 HEIGHTS



CASITA 1st FLOOR PLAN

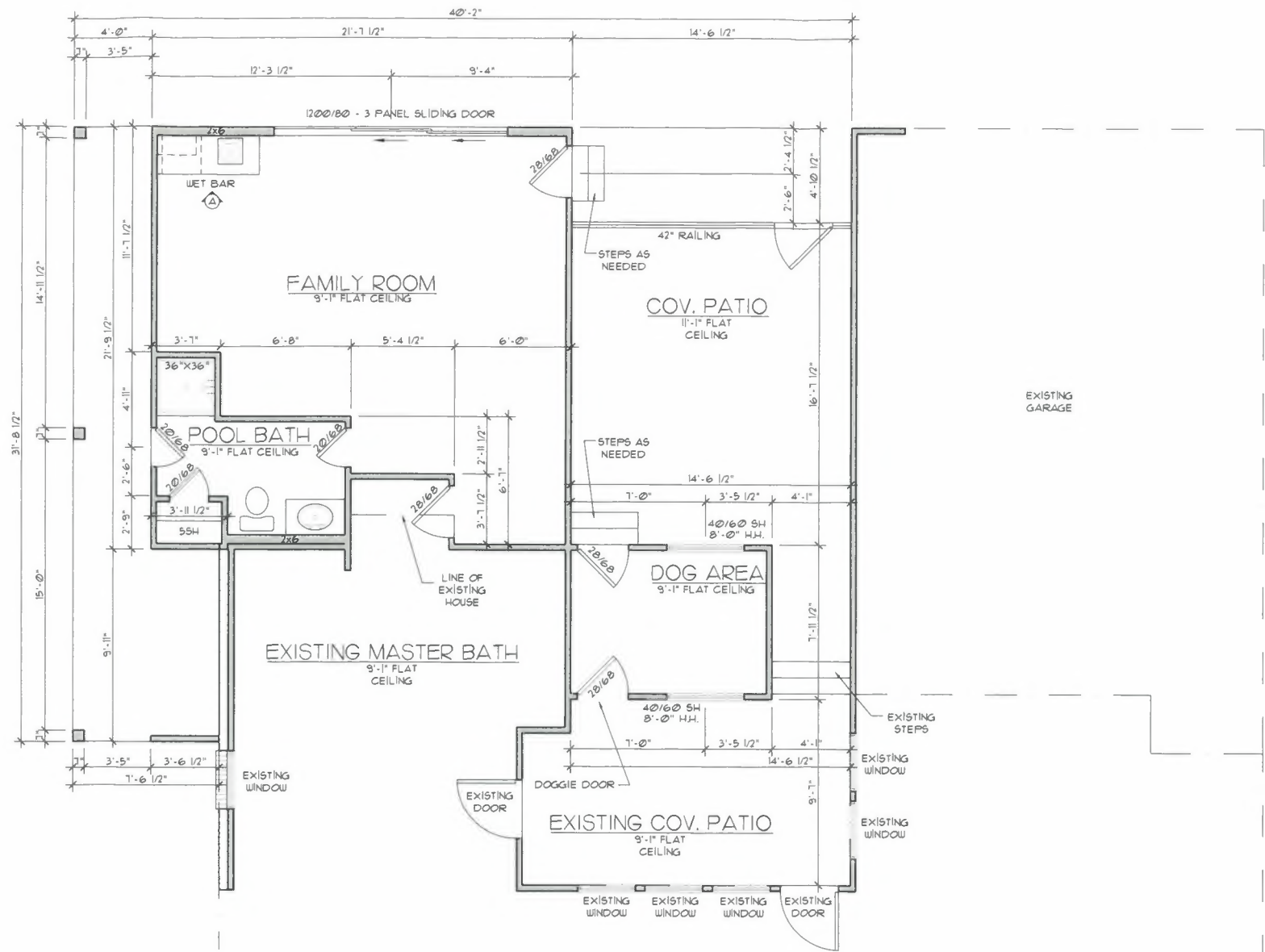
SCALE: 1/8" = 1'-0"

SQFT - CASITA		
FIRST FLOOR	1221	S.F.
SECOND FLOOR	0	S.F.
TOTAL AREA	1221	S.F.
COVERED PORCH	197	S.F.
COVERED PATIO	0	S.F.
BALCONY DECK	0	S.F.
TOTAL CVRD. PORCH/PATIO/BAL.	197	S.F.
GARAGE AND/OR STORAGE	0	S.F.
TOTAL UNDER ROOF	1418	S.F.
TOTAL SLAB AREA	1418	S.F.
OVERALL WIDTH	41'-4"	
OVERALL DEPTH	38'-8"	

BDA 234-07A

REVISIONS

#	DATE	ID	DESCRIPTION



SQFT - ADDITION	
FIRST FLOOR	538 S.F.
SECOND FLOOR	0 S.F.
TOTAL AREA	538 S.F.
COVERED PORCH	162 S.F.
COVERED PATIO	213 S.F.
BALCONY DECK	0 S.F.
TOTAL CVRD. PORCH/PATIO/BAL.	435 S.F.
GARAGE AND/OR STORAGE	0 S.F.
TOTAL UNDER ROOF	973 S.F.
TOTAL SLAB AREA	973 S.F.
OVERALL WIDTH	40'-2"
OVERALL DEPTH	31'-8 1/2"

ADDITION 1st FLOOR PLAN

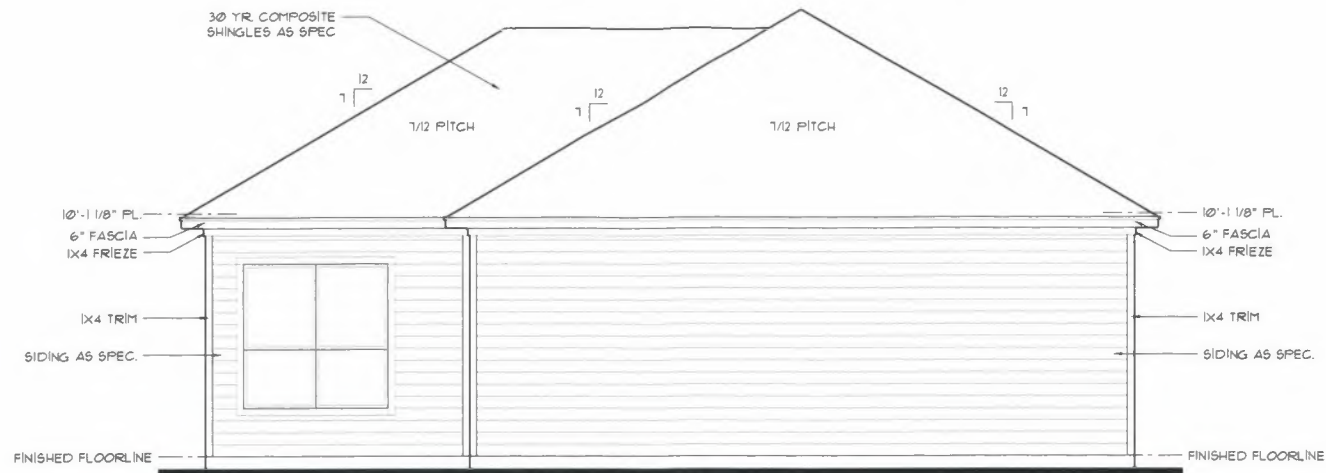
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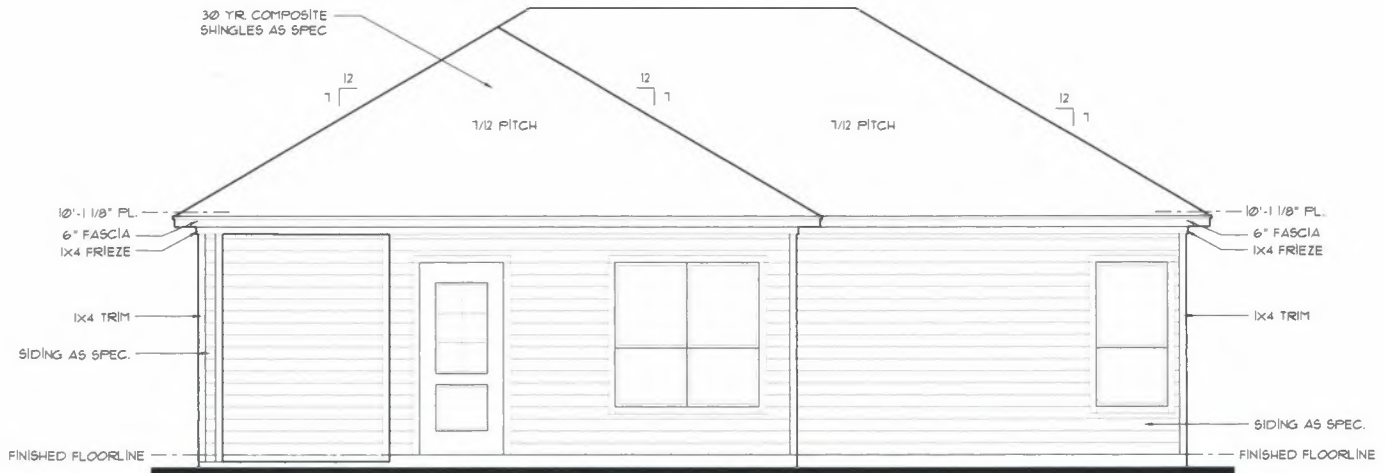
6030 S. COCKRELL HILL RD.
DALLAS, TX 75249
RANCHITA ACRES
LOT 12 - BLK A/6947 HEIGHTS

REVISIONS	
#	DATE DESCRIPTION



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

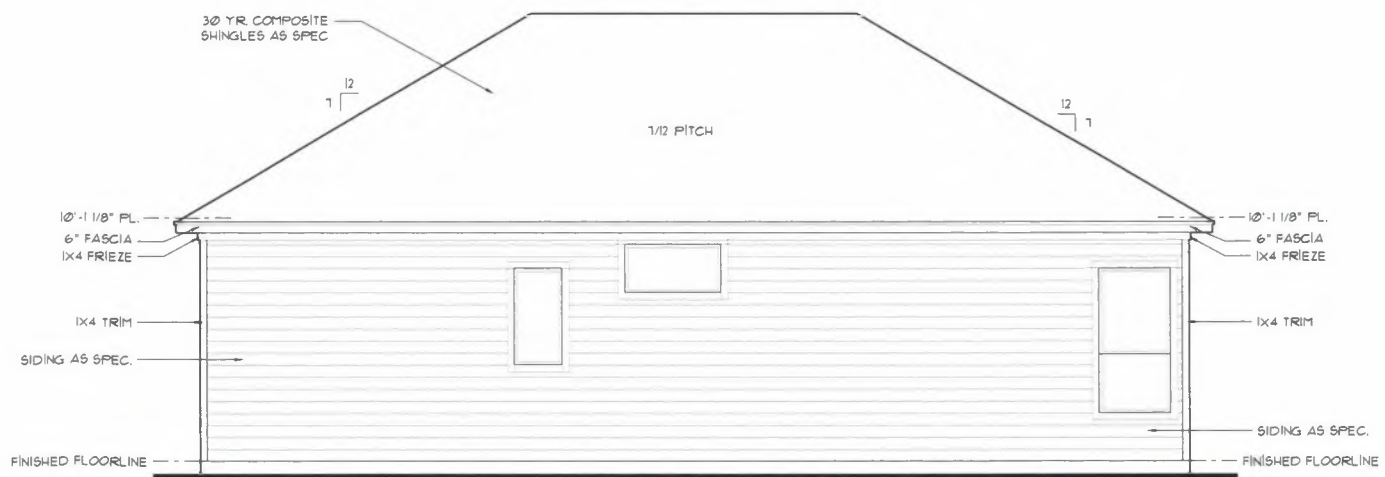
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LEFT ELEVATION

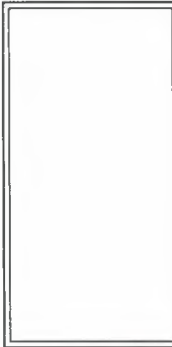
FACING POOL

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



6030 S. COCKRELL HILL RD.
DALLAS, TX 75249
RANCHITA ACRES
LOT 12 - BLK A/6947 HEIGHTS

BDA234-017

