

Record Summary for Board of Adjustments

Record

Record #	Status	Opened Date
BOA-25-000034	In Review	07/17/2025

Application Name

Detailed Description

A BOA square footage variance to the floor area of. Also a special exception to the ADU, not for rent.

Assigned To Department

Board of Adjustment

Assigned to Staff

Nora Castaneda

Record Type

Board of Adjustments

Custom Fields

INTERNAL USE ONLY

Source of Request	Self
Fee Waiver Granted	-
Number of Parking Spaces	-
Lot Acreage	.32

PDOX INFORMATION

PDox Number	-
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PROPERTY INFORMATION

Existing Zoning	R-13(A)
Lot Number	18
Lot Size (Acres)	0.32
Block Number	5/6915
Lot Size (Sq. Ft)	13939
How many streets abut the property?	1
Land Use	single family
Is the property platted?	Yes
Status of Project	Proposed
Status of Property	Owner Occupied
Previous Board of Adjustment case filed on this property	No
Accommodation for someone with disabilities	No
File Date	-
Seleccione si necesitara un interprete	-
Case Number	-
Are you applying for a fee waiver?	No

Have the standards for variance and or special exception been discussed?	Yes
Has the Notification Sign Acknowledgement Form been discussed?	Yes
Referred by	self

Custom Lists

Board of Adjustment Meeting

1	Room	6ES
2	Room	6ES

Board of Adjustment Request

1	Type of Request	Variance
	Request Description	Floor area of the main structure
	Application Type	Single Family/Duplex Variance or Special Exception
	Affirm that an appeal has been made for	Variance for the square footage to the floor area
	Application is made to BOA to grant the described appeal	To provide a housing option for elderly parents so they can age in place and be monitored.
2	Type of Request	Special Exception
	Request Description	Additional dwelling unit-not for rent
	Application Type	Single Family/Duplex Variance or Special Exception
	Affirm that an appeal has been made for	A special exception to the ADU, not for rent.
	Application is made to BOA to grant the described appeal	This is a housing option for elderly parents so they can age in place and be monitored

Case Information

1	Full Request	to construct a single-family residential accessory structure with 900 SF of floor area (42% of the 2,142 square foot floor area of the main structure), which will require a 364.5 SF variance to the floor area regulations
	Brief Request	for a variance to the floor area regulations
	Zoning Requirements	an accessory structure may not exceed 25% of the floor area of the main structure
	Relevant History	n/a
	BOA History	No

Full Request	applicant proposes to construct and/or maintain an additional dwelling unit (not for rent), which will require a special exception to the single-family use regulations
Brief Request	a special exception to the single-family use regulations
Zoning Requirements	limits the number of dwelling units to one
Relevant History	n/a
BOA History	No

GIS Information

1		
	Census Tract Number	18.69
	Council District	3

Street Frontage Information

1		
	Street Frontage	Front
	Linear Feet (Sq. Ft)	99.73

Contact Information

Name	Organization Name	Contact Type	Phone
Leon Waddell Email: ashanti1976@gmail.com 1545 ACAPULCO DR, DALLAS, TEXAS 752323005	WADDELL LEON A	Applicant	4143647614
Name	Organization Name	Contact Type	Phone
Ryan Huston Email: estatebuildersDFW@gmail.com 4849 Greenville Ave, Suite 100, Dallas, TX 75206 4849 Greenville, Dallas, TX 75206	Estate Builders	Authorized Agent	2145434959
Name	Organization Name	Contact Type	Phone
Leon Waddell Email: ashanti1976@gmail.com	WADDELL LEON	PublicUserLink	4143647614

Address

1545 ACAPULCO DR, Dallas, TX 75232

Parcel Information

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000065314000000 0							

Owner Information

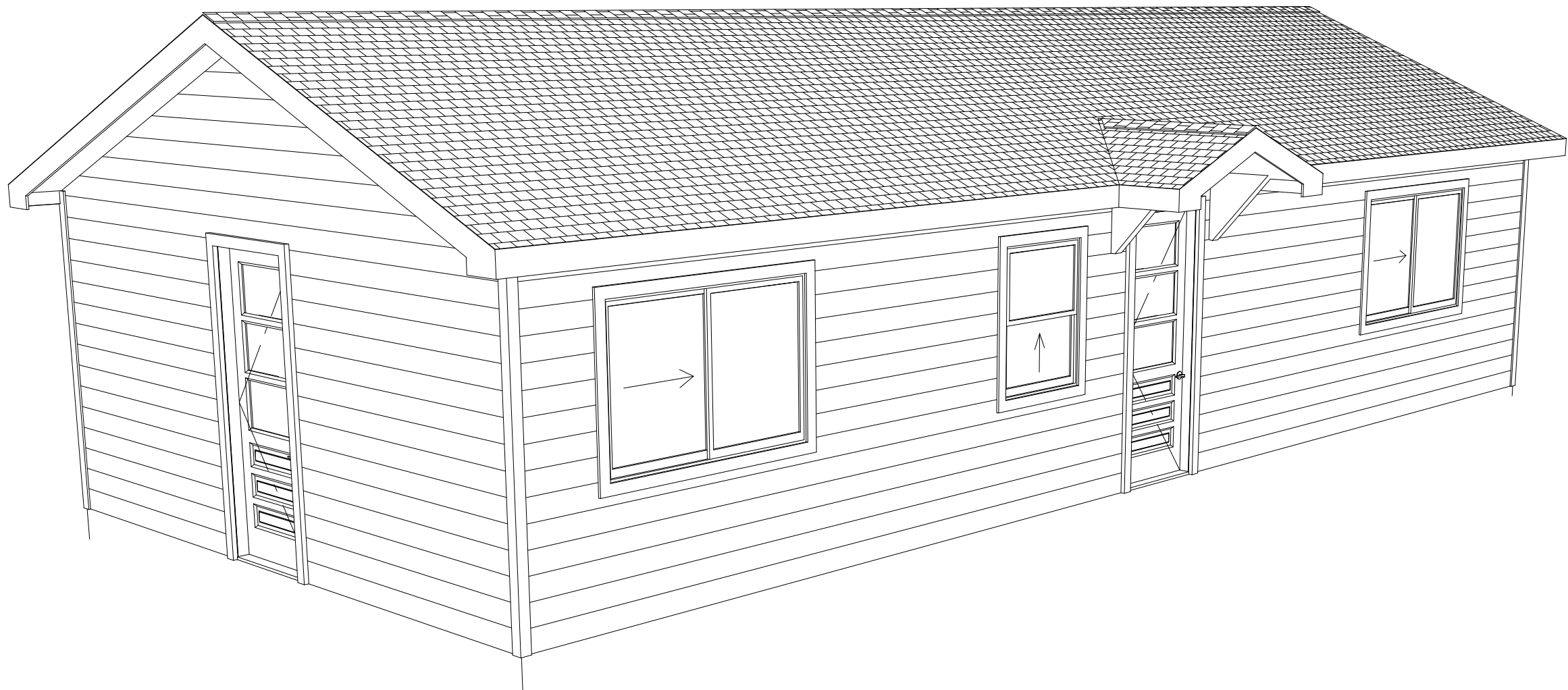
Primary	Owner Name	Owner Address	Owner Phone
Y	WADDELL LEON A	1545 ACAPULCO DR, DALLAS, TEXAS 752323005	

Status History

Status	Comment	Assigned Name	Status Date
In Review		Nora Castaneda	07/17/2025
Payment Due		Nora Castaneda	07/21/2025
In Review	Updated By Script	Accela Administrator	07/21/2025
In Review		Elham Elbadawi	07/21/2025

1545 ACAPULCO DR

DALLAS, TX 75232



SHEET INDEX

SHEET NAME	SHEET NO.
COVER SHEET	A1.00
SITE PLAN	A2.00
FLOORPLAN/ELECTR./ELEV.	A3.00
ROOF/SLAB/QUANTITIES	A4.00
EXISTING HOUSE ELEVATION	A5.00

TOTAL FOOTAGES
TOTAL LIVING: 900 SF
TOTAL SLAB: 900 SF



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REVISION TABLE

NO	DATE	REVISED BY	DESCRIPTION
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1545 ACAPULCO DR

COVER SHEET

DRAWN BY:



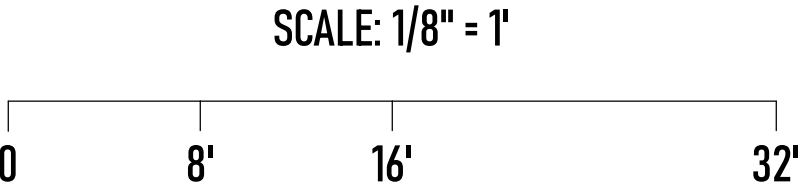
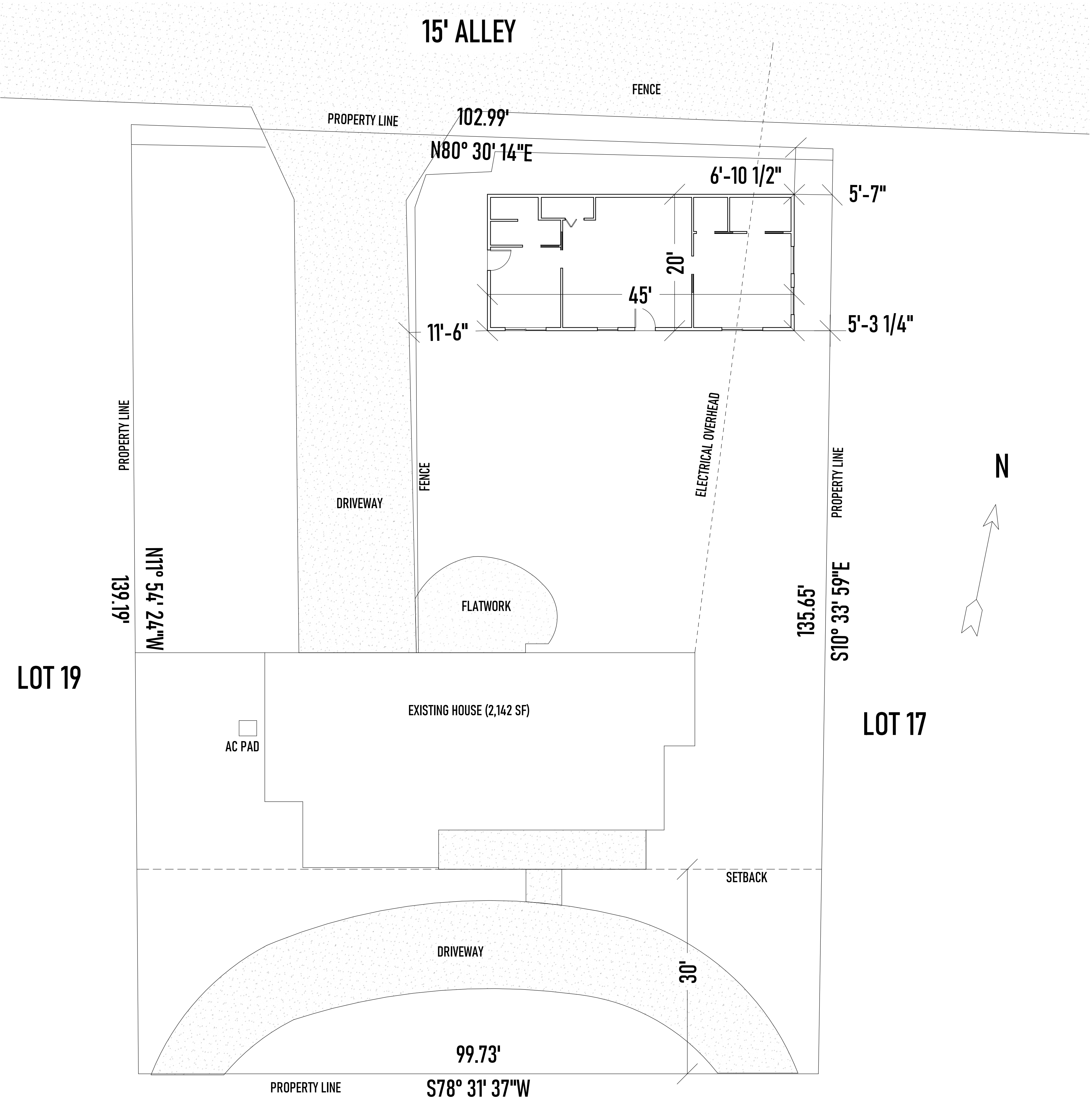
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SHEET:

A1.00

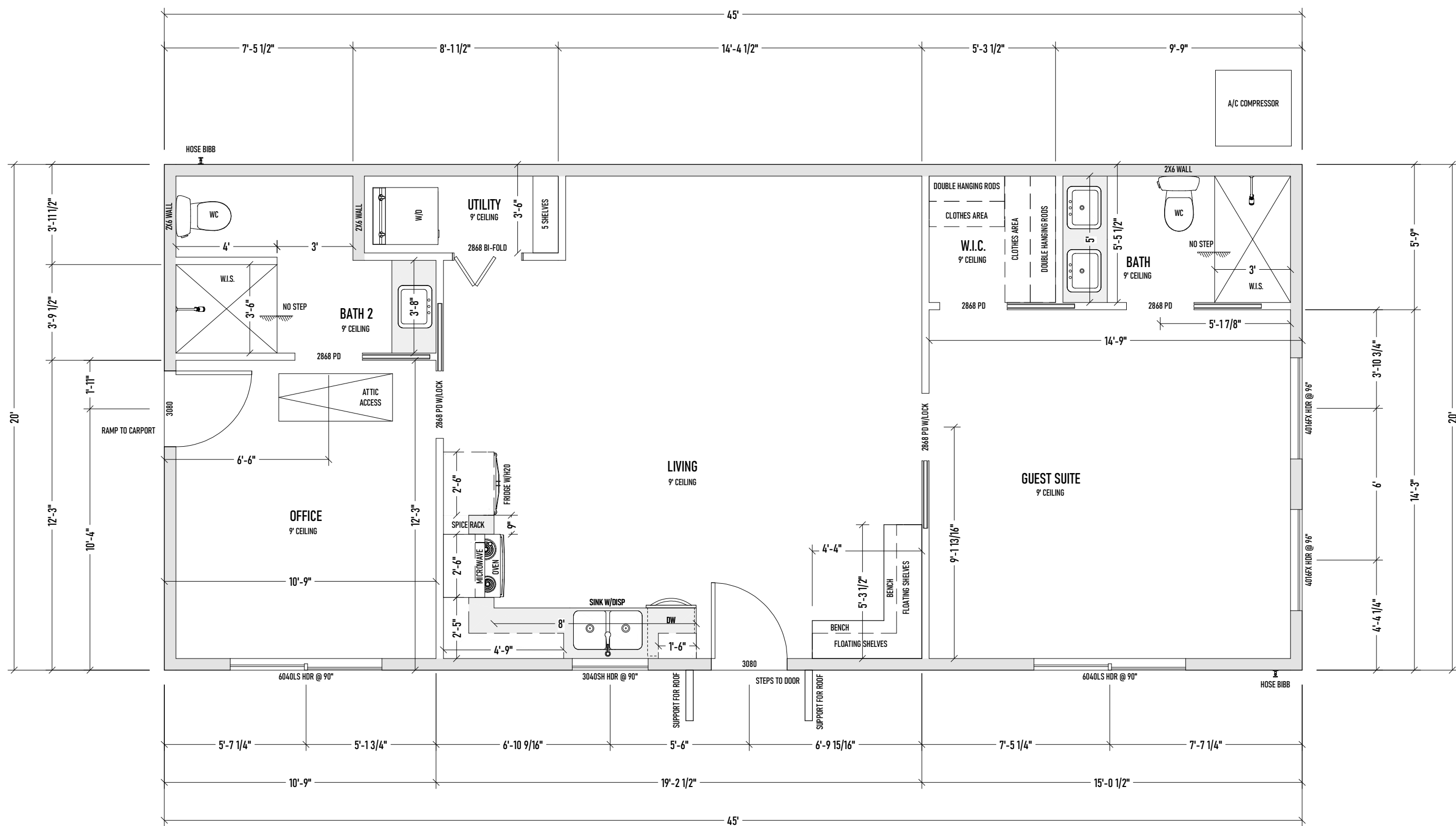
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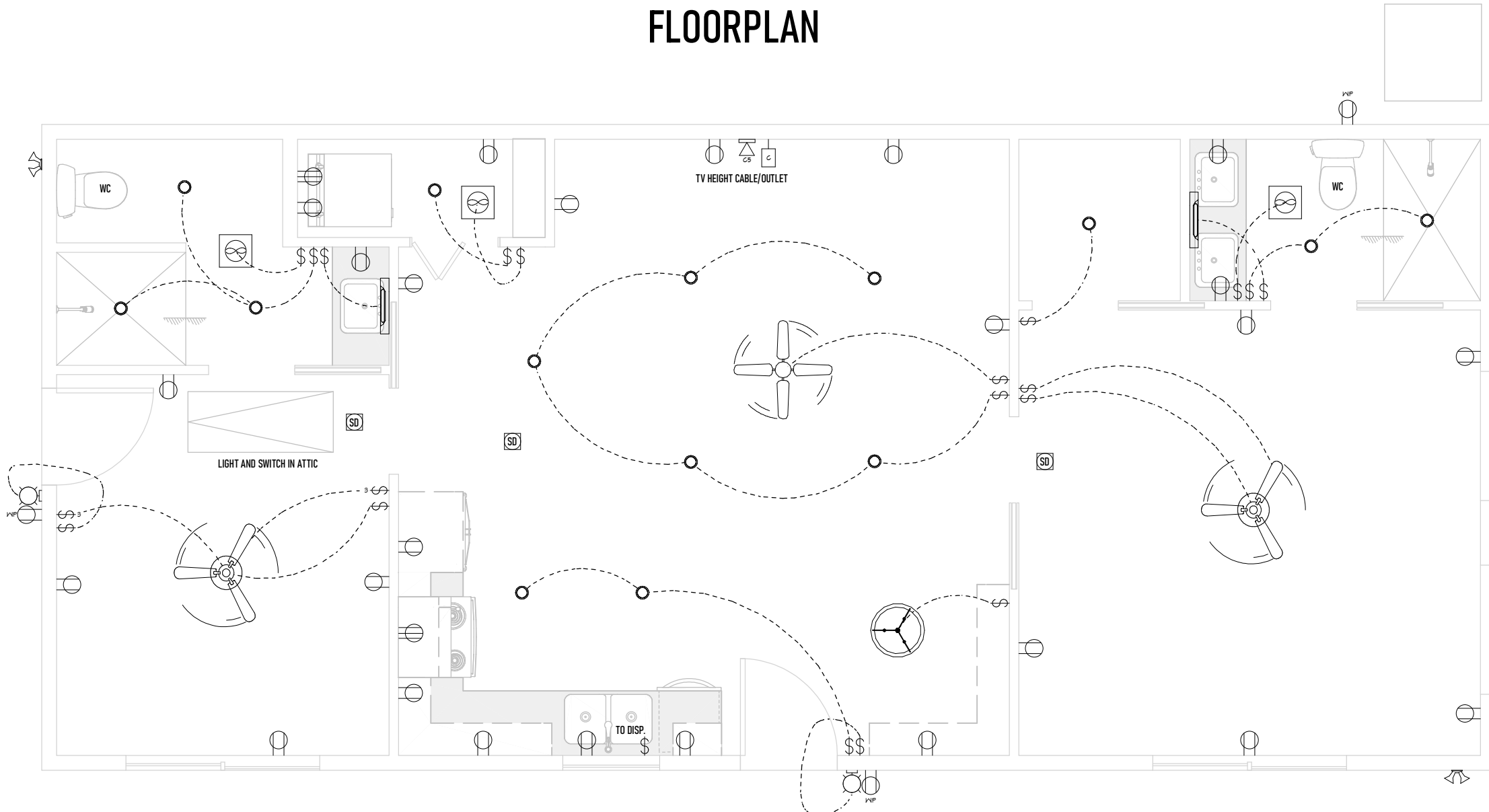
NOTE: PROPERTY BOUNDARY RECONSTRUCTED FROM SURVEY (VERIFY)

REVISION TABLE NO. DATE REVISION BY DESCRIPTION	
1545 ACAPULCO DR	
SITE PLAN	
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SHEET:
A2.00
DESIGNER: SS



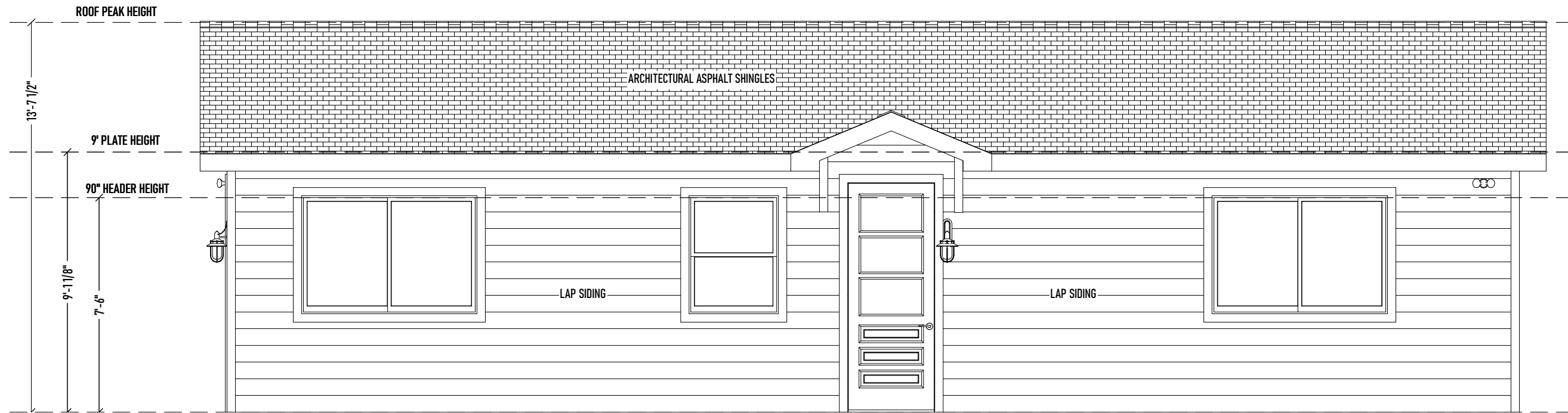
FLOORPLAN



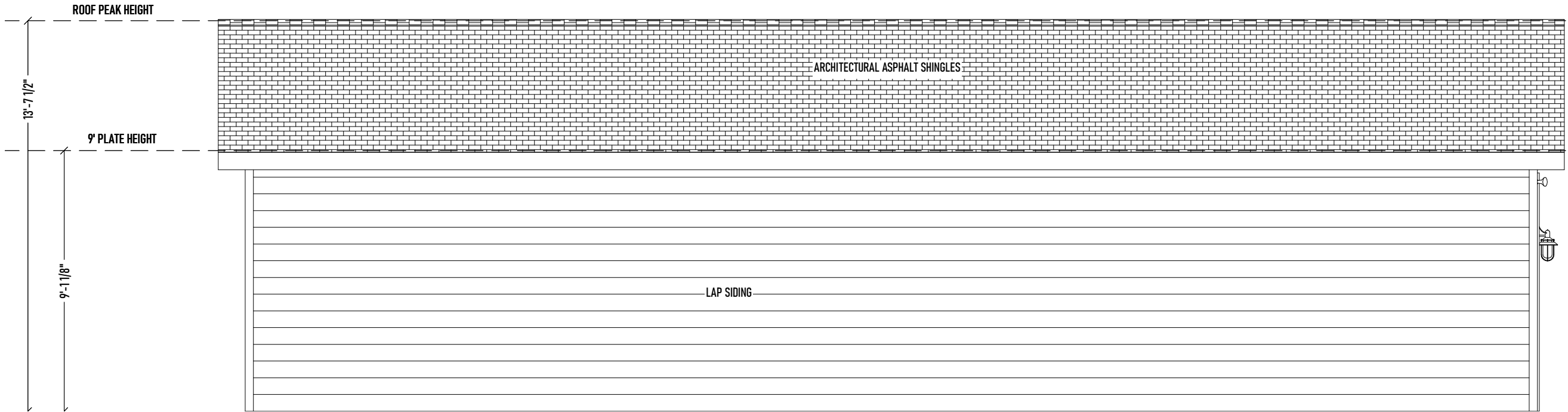
ELECTRICAL LAYOUT

Electrical		
> E1	220V Outlet	2
> E2	3-Way Switch	2
E3	Cable Jack	1
E4	CAT5 Jack	1
E5	Ceiling Fan	1
> E6	Ceiling Fan w/lights	2
> E7	Dual Spotlight	2
> E8	Duplex Outlet	25
> E9	Duplex Weatherproof	3
> E10	Exhaust Fan	3
E11	PENDANT LIGHT	1
> E12	Recessed Can Light	14
> E13	Sconce Light	2
> E14	Single Pole Switch	19
> E15	Vanity Light	2

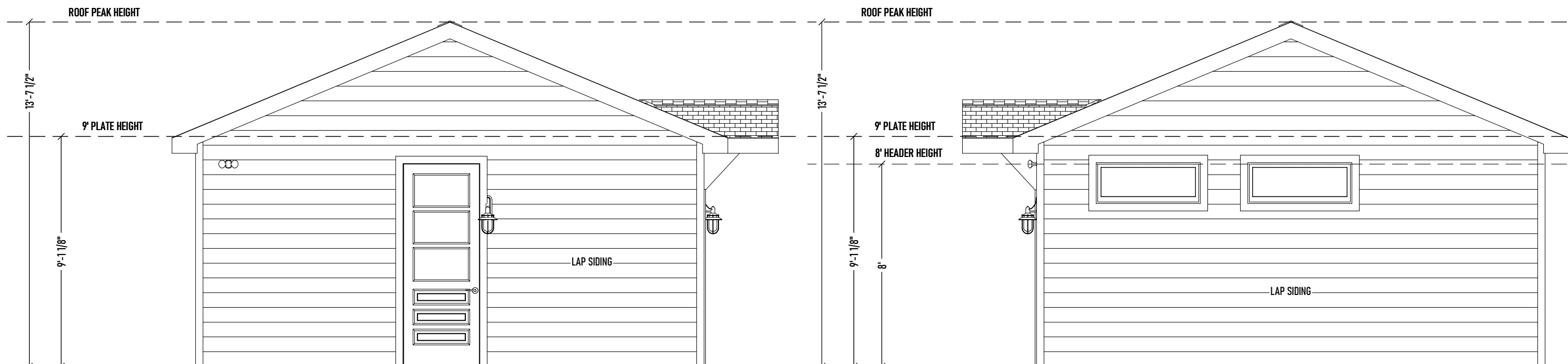
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FRONT



REAR



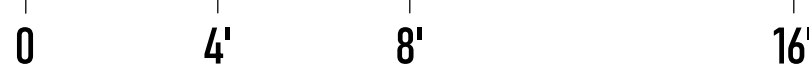
LEFT

RIGHT

Roofing		
> R1	SHINGLE ROOF AREA	1135.55 sq ft
Windows		
W1	3040SH HDR @ 90°	1
> W2	4016FX HDR @ 96°	2
> W3	6040LS HDR @ 90°	2
Doors		
D1	2868 L Pocket-Door	1
D2	2868 R	1
> D3	2868 R Pocket-Door	4
> D4	3080 L Inswing Ext. Hinged-Door	2
Cabinets		
> C1	BASE CABINET WIDTH	6'-2"
C2	BASE CABINET WIDTH	3'-0"
> C3	COUNTERTOP AREA	39.16 sq ft
> C4	VANITY WIDTH	8'-8"
> C5	WALL CABINET WIDTH	21'-1"

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SCALE: 1/4" = 1'



REVISION TABLE
NO DATE REVISED BY DESCRIPTION

1545 ACAPULCO DR

FLOORPLAN/ELECTR./ELEV.

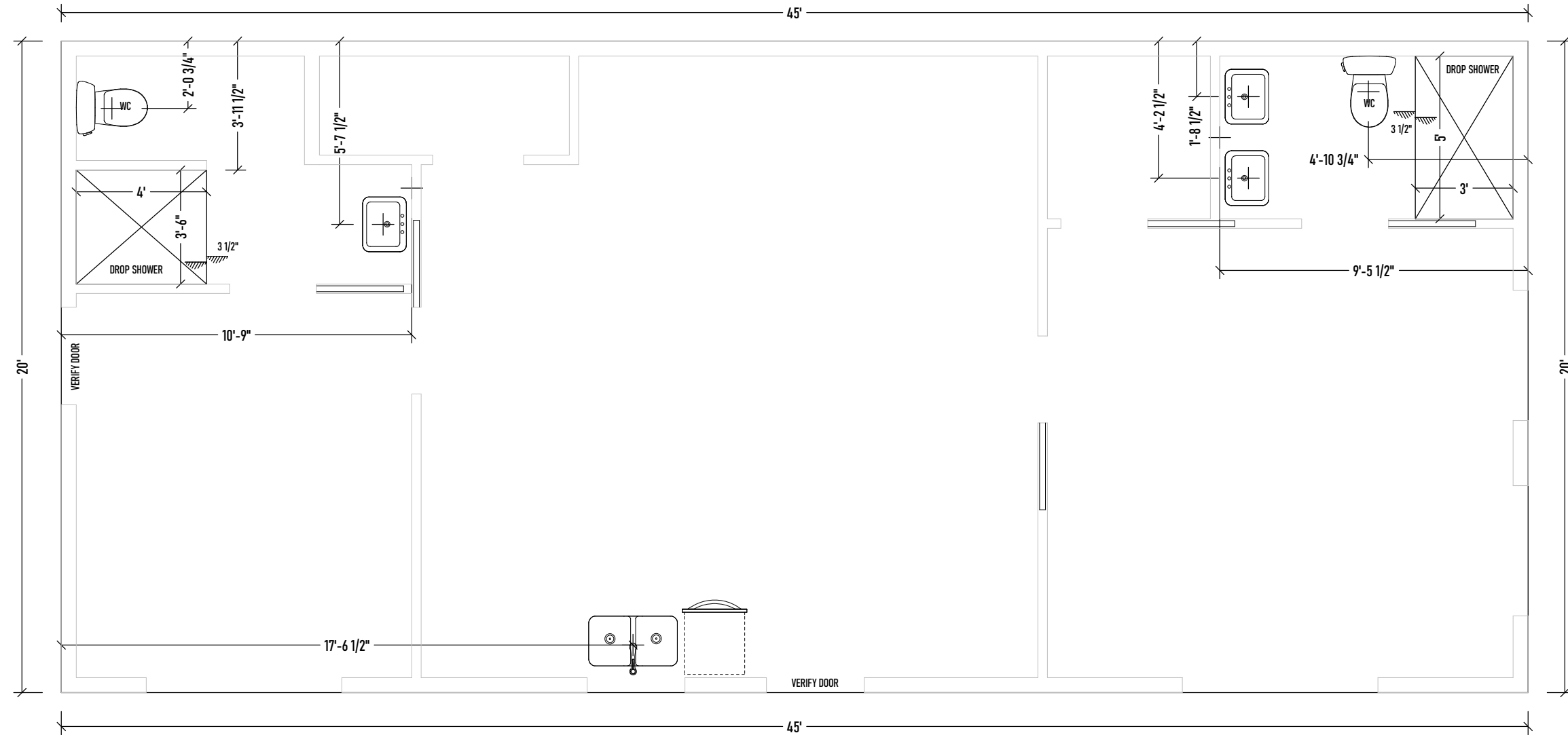
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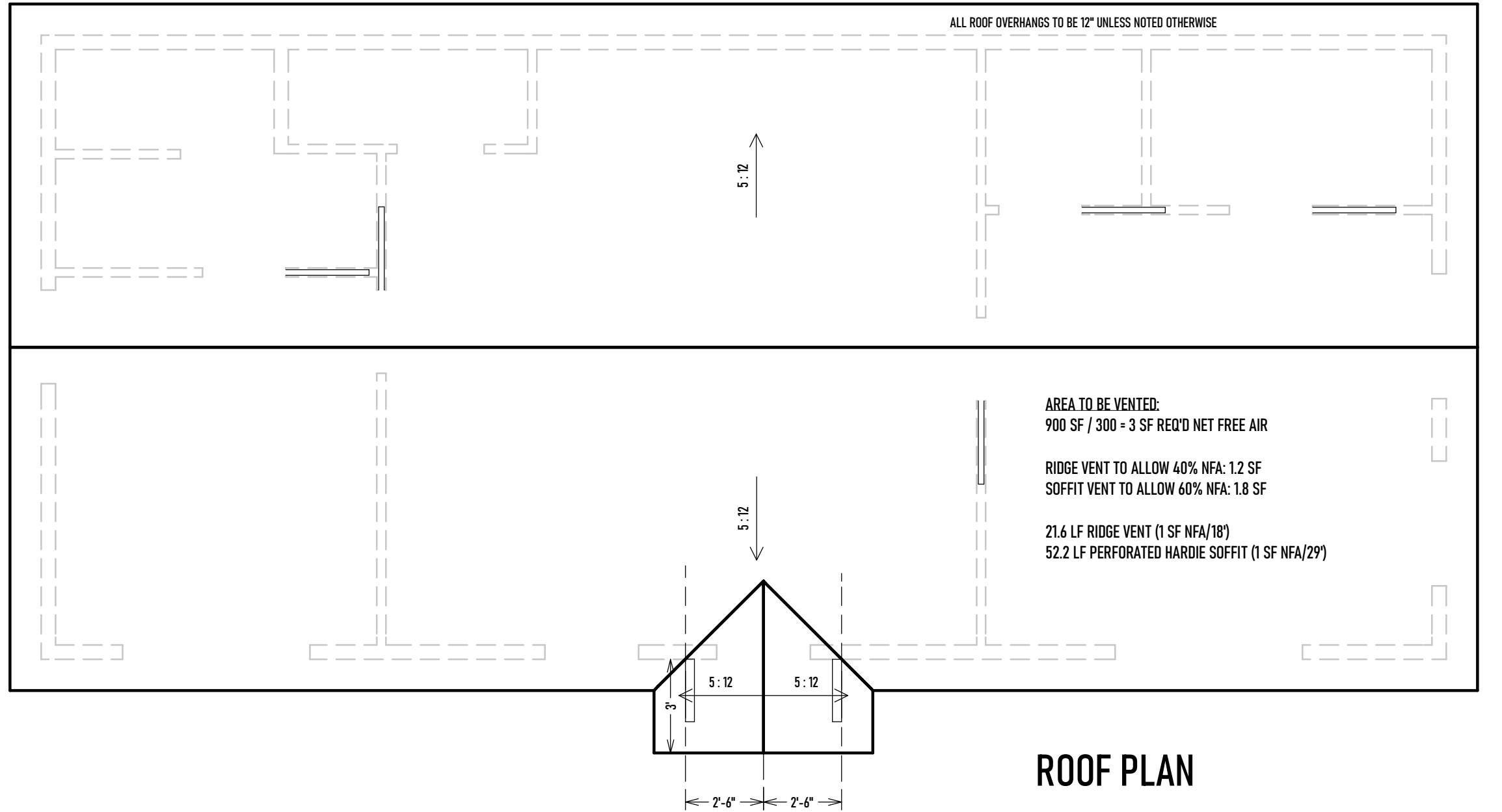
SHEET:

A3.00

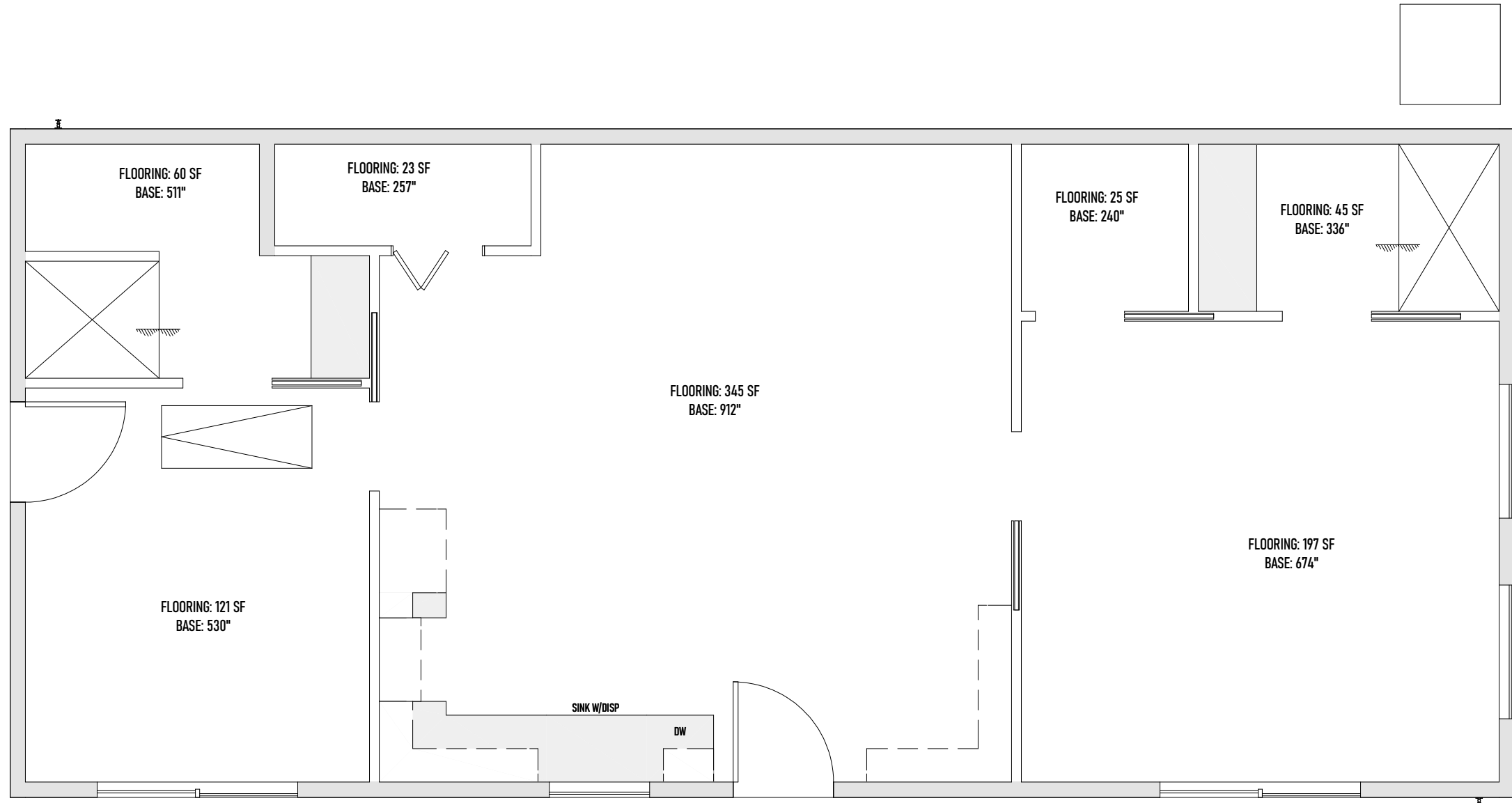
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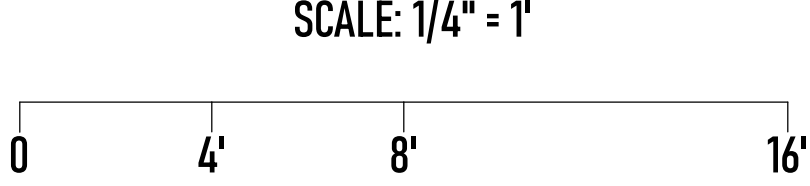
SLAB LAYOUT



ROOF PLAN



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REVISION TABLE NO. DATE REVISION BY DESCRIPTION	
1545 ACAPULCO DR	ROOF/SLAB/QUANTITIES
 DRAWN BY:	
SHEET: A4.00	
DESIGNER: SS	



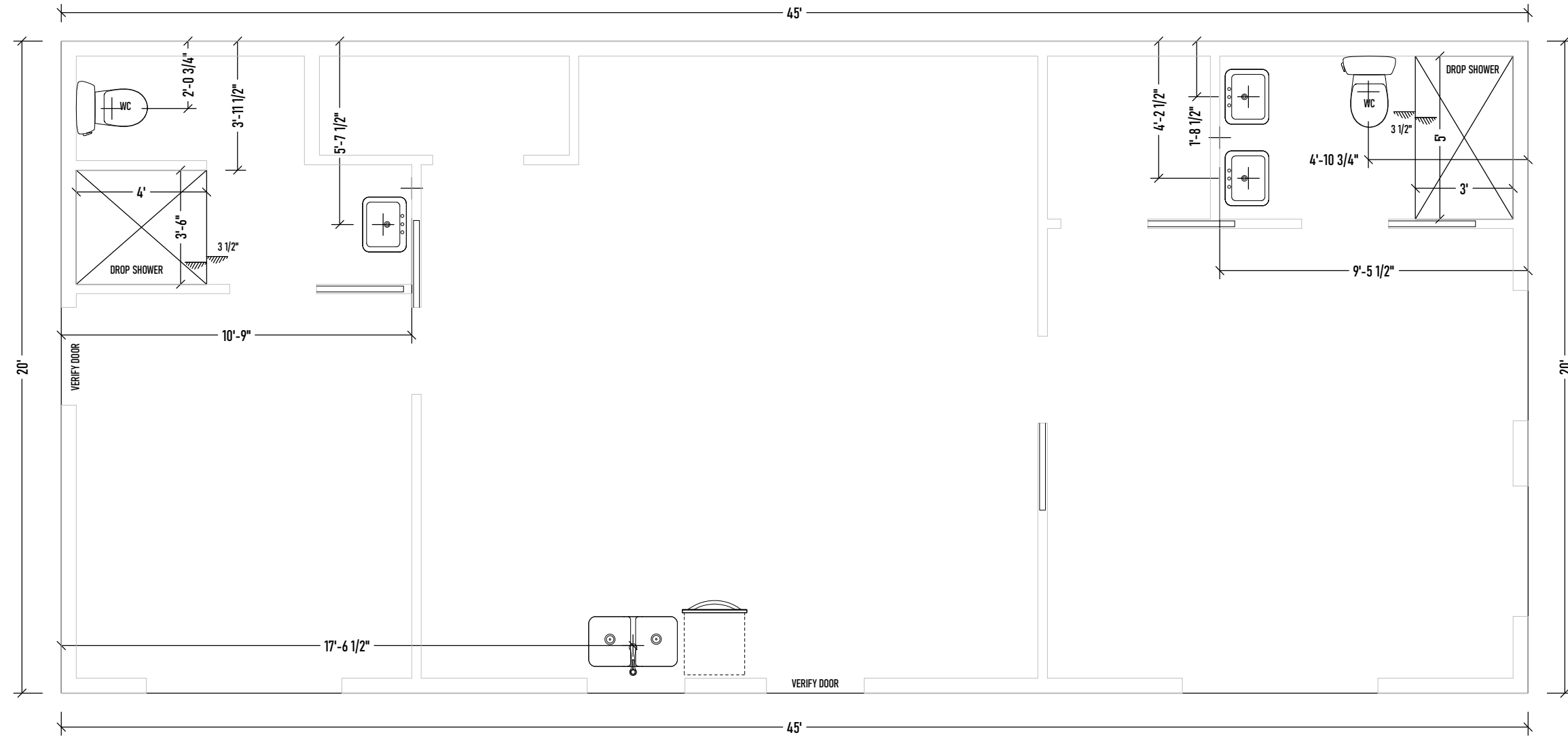
SHEET:
A5.00

DESIGNER: SS

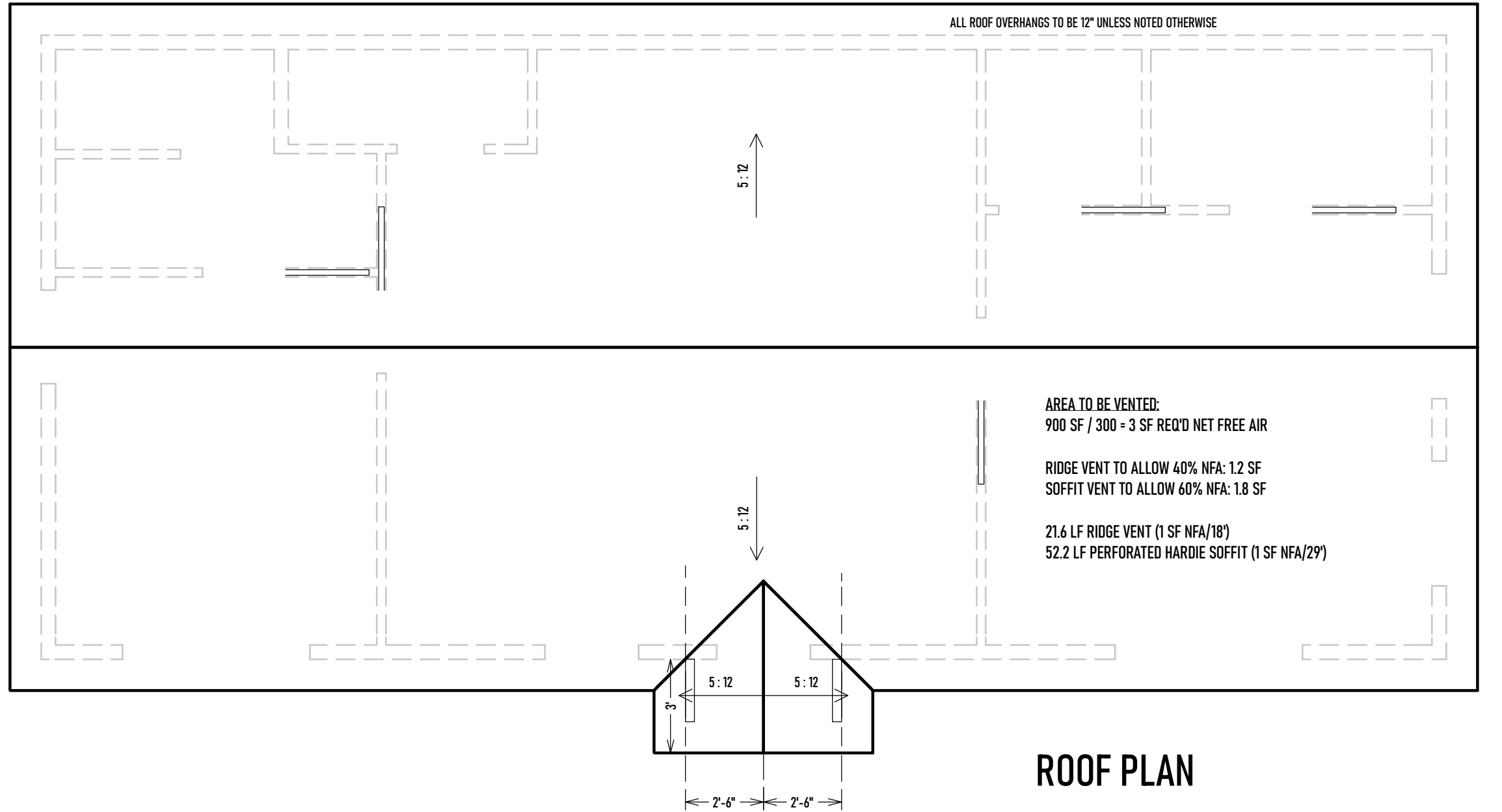


1545 ACAPULCO DR
EXISTING HOUSE ELEVATION

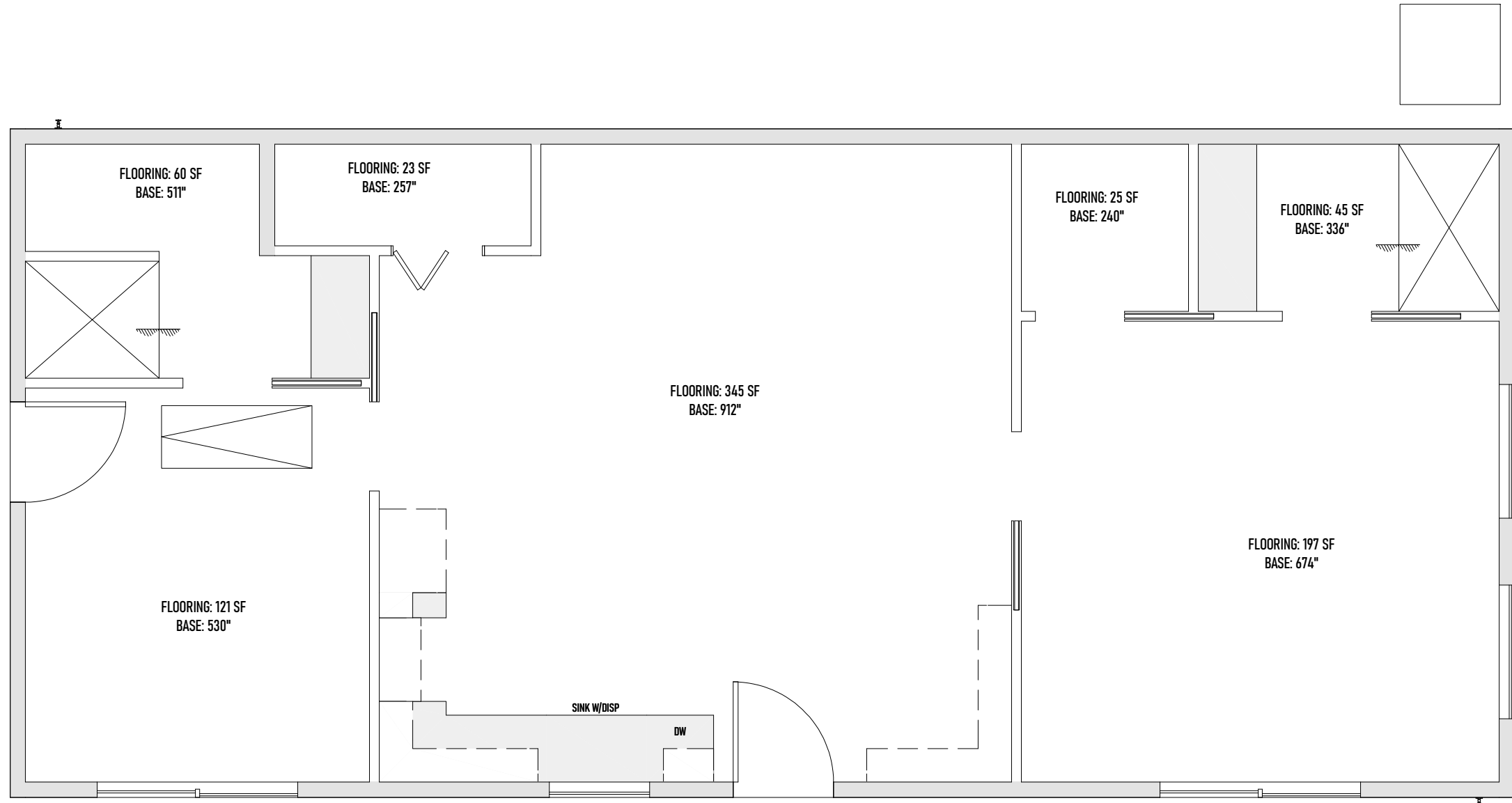
REVISION TABLE
NO DATE REVISION BY DESCRIPTION



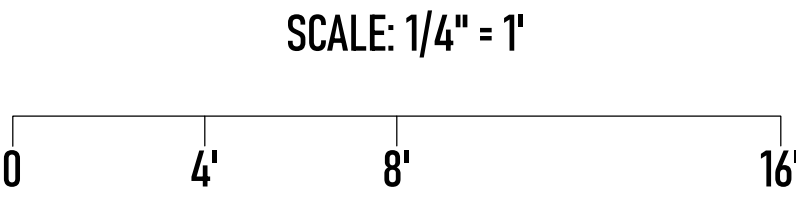
SLAB LAYOUT



ROOF PLAN



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SCALE: 1/4" = 1'

REVISION TABLE
NO. DATE REVISION BY DESCRIPTION

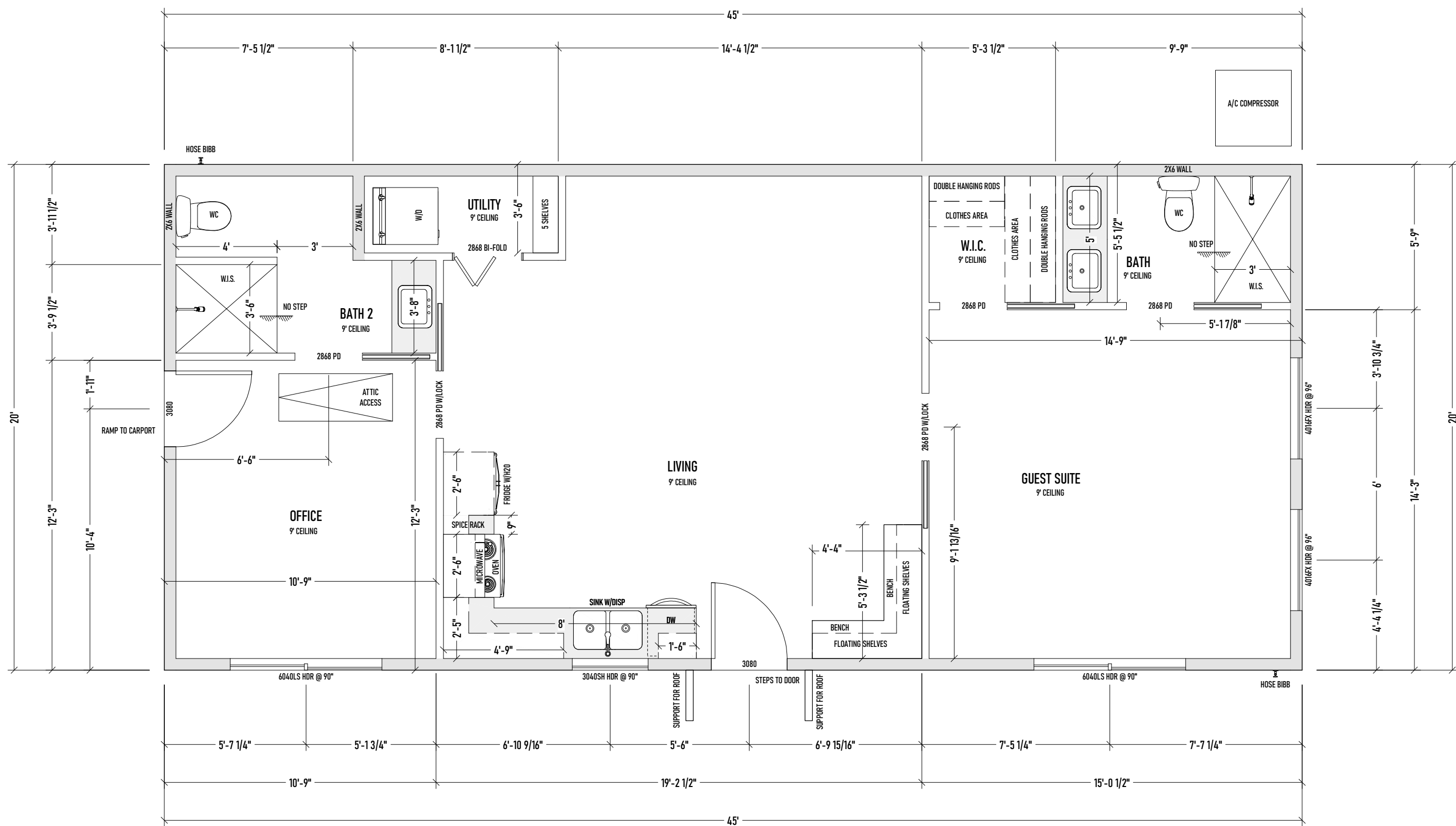
1545 ACAPULCO DR

ROOF/SLAB/QUANTITIES

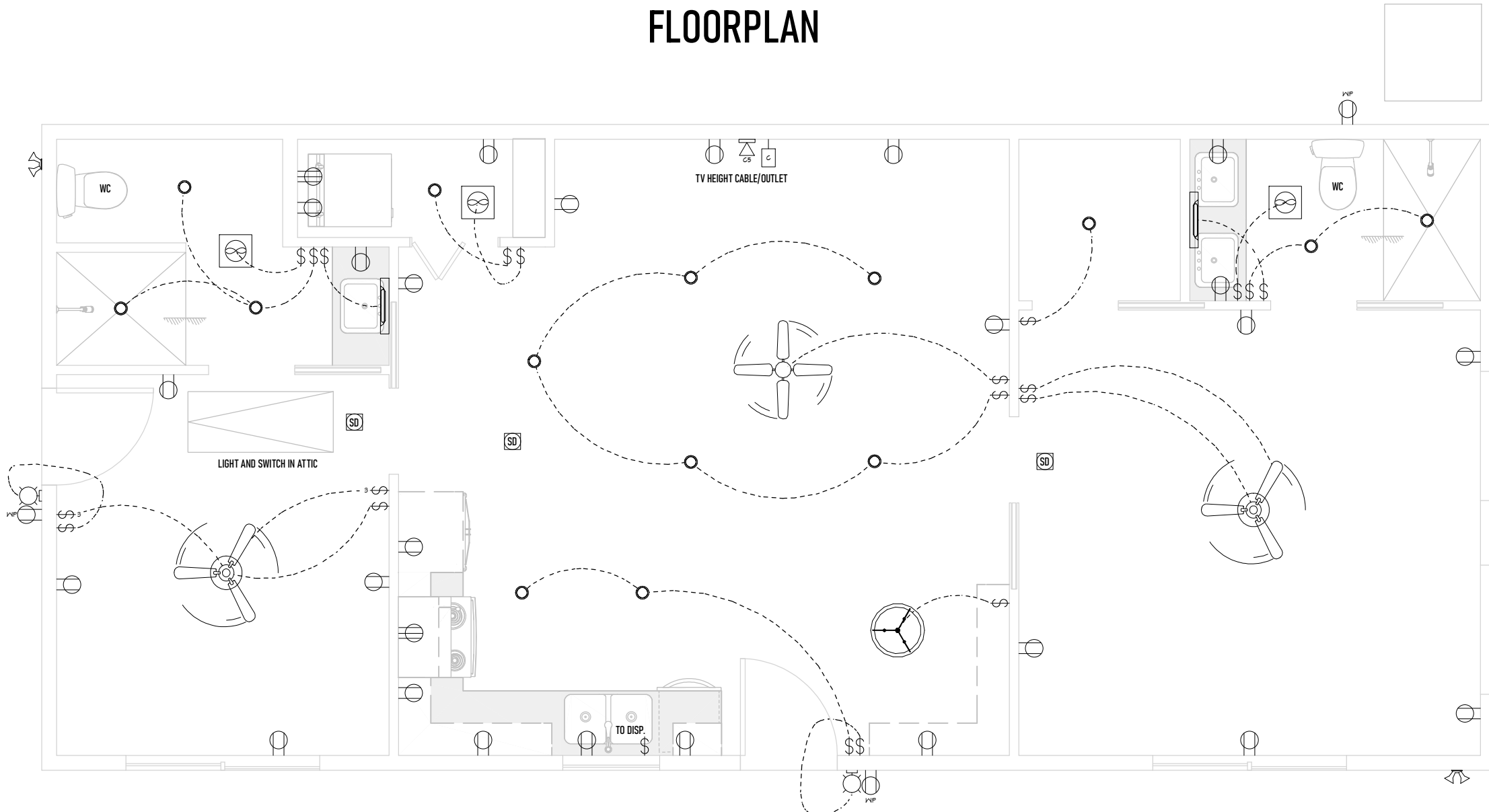
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A4.00

DESIGNER: SS



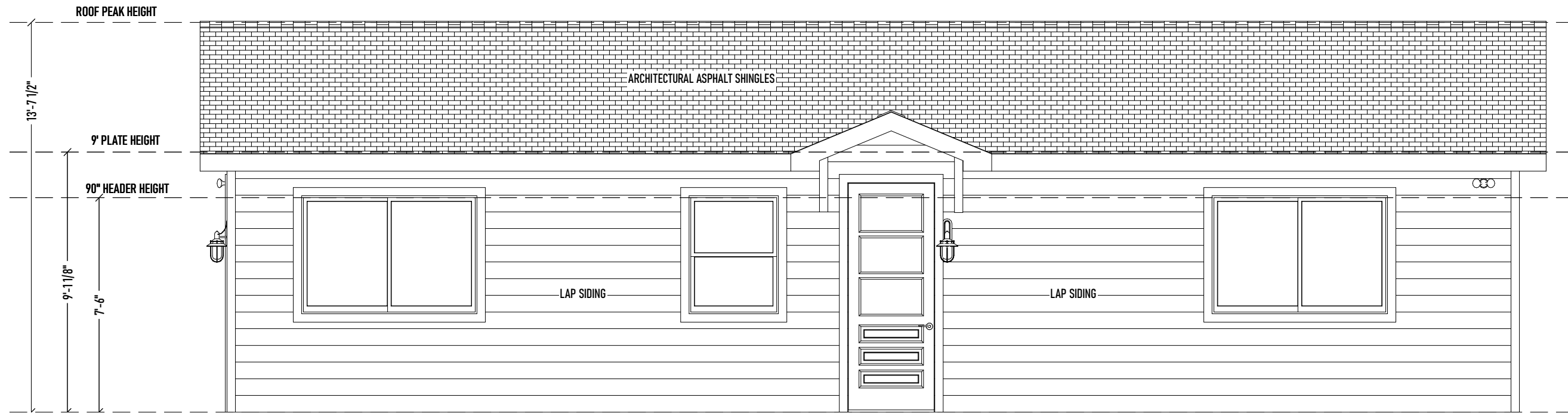
FLOORPLAN



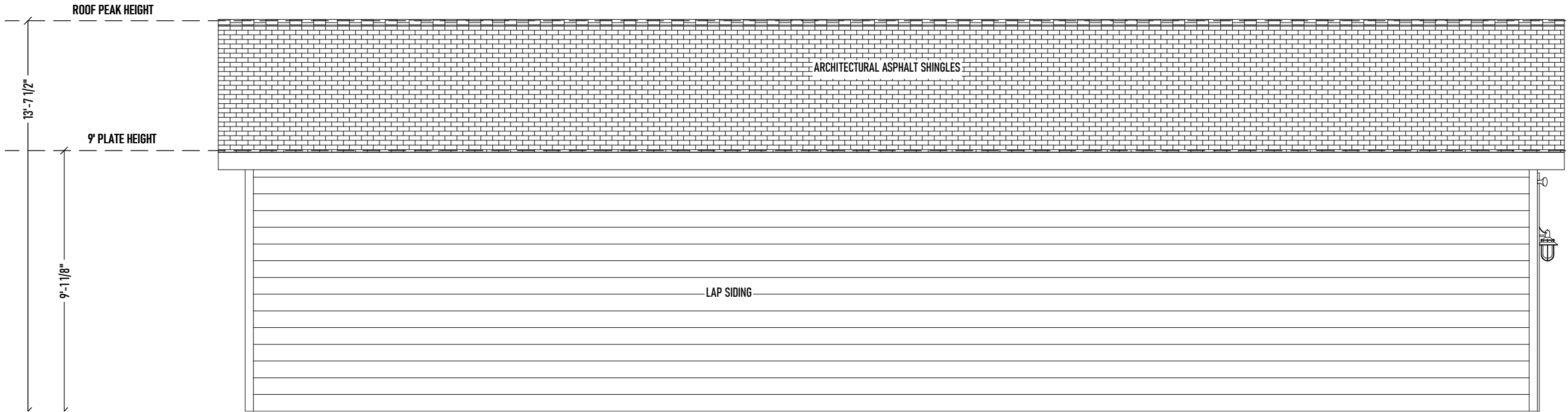
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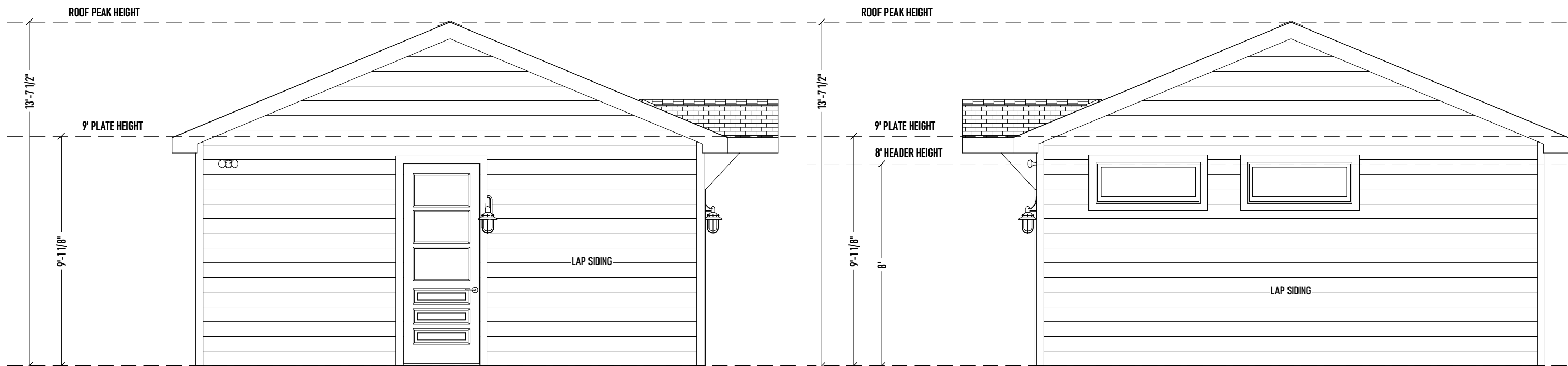
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FRONT



REAR



LEFT

RIGHT

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SCALE: 1/4" = 1'

0 4' 8' 16'

REVISION TABLE
NO DATE REVISED BY DESCRIPTION

1545 ACAPULCO DR

FLOORPLAN/ELECTR./ELEV.

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