



Planning & Development Department

320 E Jefferson Blvd,
Dallas TX 75203
(214) 948-4480

Board of Adjustment:
1500 Marilla Street, 5CN
Dallas Tx 75201
(214) 948-4480

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

OFFICE USE ONLY

Case no. _____

Date _____

Data Relative to Subject Property: _____

Location address: 7710 El Santo Ln, Dallas TX 75248 Zoning District: R-7.5(A)

Lot No.: 11 Block No.: 18198 Acreage: .10 Census Tract: _____

Street Frontage (in Ft.): 1) 40 ft 2) _____ 3) _____ 4) _____ (5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Samuel and Elisabeth Leyendecker

Applicant: Mae Reedy Design + Build Telephone: (575) 621-9731 (mae)

Mailing Address: 4508 Legacy Dr. Suite 300 Zip Code: 75024

E-mail Address: ordering@maereedydesign.com

Represented by: NA Telephone: NA

Mailing Address: NA Zip Code: NA

E-mail Address: NA

Affirm that an appeal has been made for a ☒ Variance or ☐ Special Exception, of:
Requesting a lot coverage variance, the home is currently over lot coverage and would like to add 100 more square feet.

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:

To provide accessible living quarters for the residents, as the husband's multiple sclerosis prevents him from living independently, they are moving in with family for support.

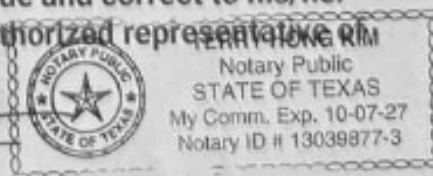
Note to Applicant: If the appeal requested in this application is granted by the Board of Adjustment, a permit must be applied for within 180 days of the date of the final action of the Board, unless the Board specifically grants a longer period.

Affidavit

Before me, the undersigned on this day personally appeared D. Mae Reedy
(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: [Signature]
(Affiant/ Applicant's signature)



Subscribed and sworn to before me this 2nd day of August, 2025

Notary Public in and for Dallas County, Texas

Together we are planning and building a better Dallas for all!

4/30/2025



Planning & Development Department

320 E Jefferson Blvd, Dallas TX 75203
(214) 948-4480

BOARD OF ADJUSTMENT REFERRAL FORM

Referred by: Felisha Perez

Date: 7-31-2025

Department: Planning and Development Department

Phone/Email: Felisha.perez@dallas.gov

Manager signature: 

Consulted with:

☒ Applicant

☐ Representative

☐ Owner

Name: Mae Reedy

Phone/Email: ordering@Maereedydesign.com 5756219731

Property Information

Address: 7710 El santo lane

Lot: 11

City Block: 10/8196

Zoning Classification: R 7.5(A)

Issues that require Board action: Over lot coverage

List the City of Dallas Development Code(s) this project is non-compliant with:

Check all that apply: ☒ Variance ☐ Special Exception

☐ Yard setback

☐ Lot Width

☐ Lot Depth

☒ Lot coverage

☐ Floor area for accessory structures for single-family uses

☐ Height

☐ Minimum width of sidewalk

☐ Off-street parking

☐ Off-street loading

☐ Landscape regulations

☐ fence height and/or standards

☐ Visibility triangle obstructions

☐ Parking demand

☐ Additional dwelling unit (not for rent) ☐ Accessory dwelling unit (for rent)

☐ Carport

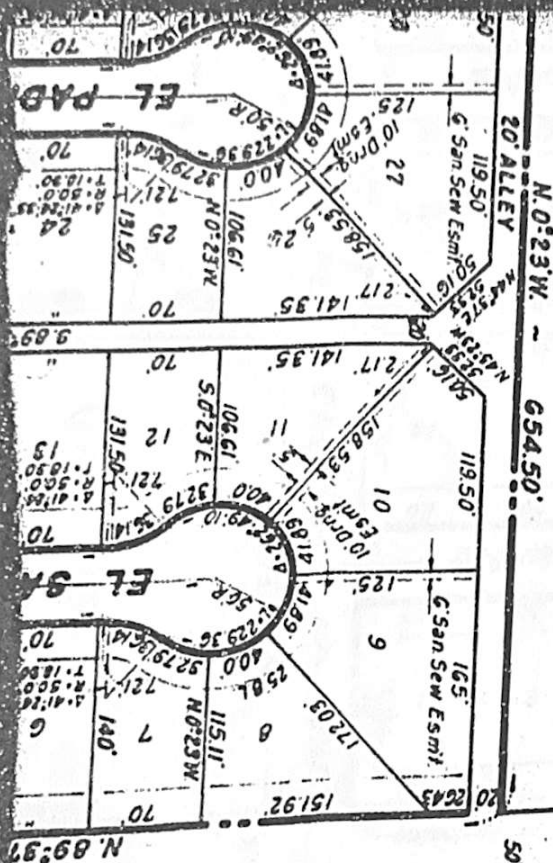
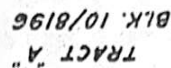
☐ Non-conforming use or structure

☐ Administrative Official Appeal

☐ Other:

Description: This house is over lot coverage and would like to add more to it. This is over the 45% lot coverage.

Alternative resolutions discussed/offered:



~~ARRAHO~~

140	7	8	9	10	11	12
72	73	72	75	72	72	72
72	75	72	73	72	72	72

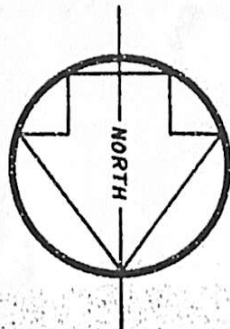
DEED RECORD

10.00

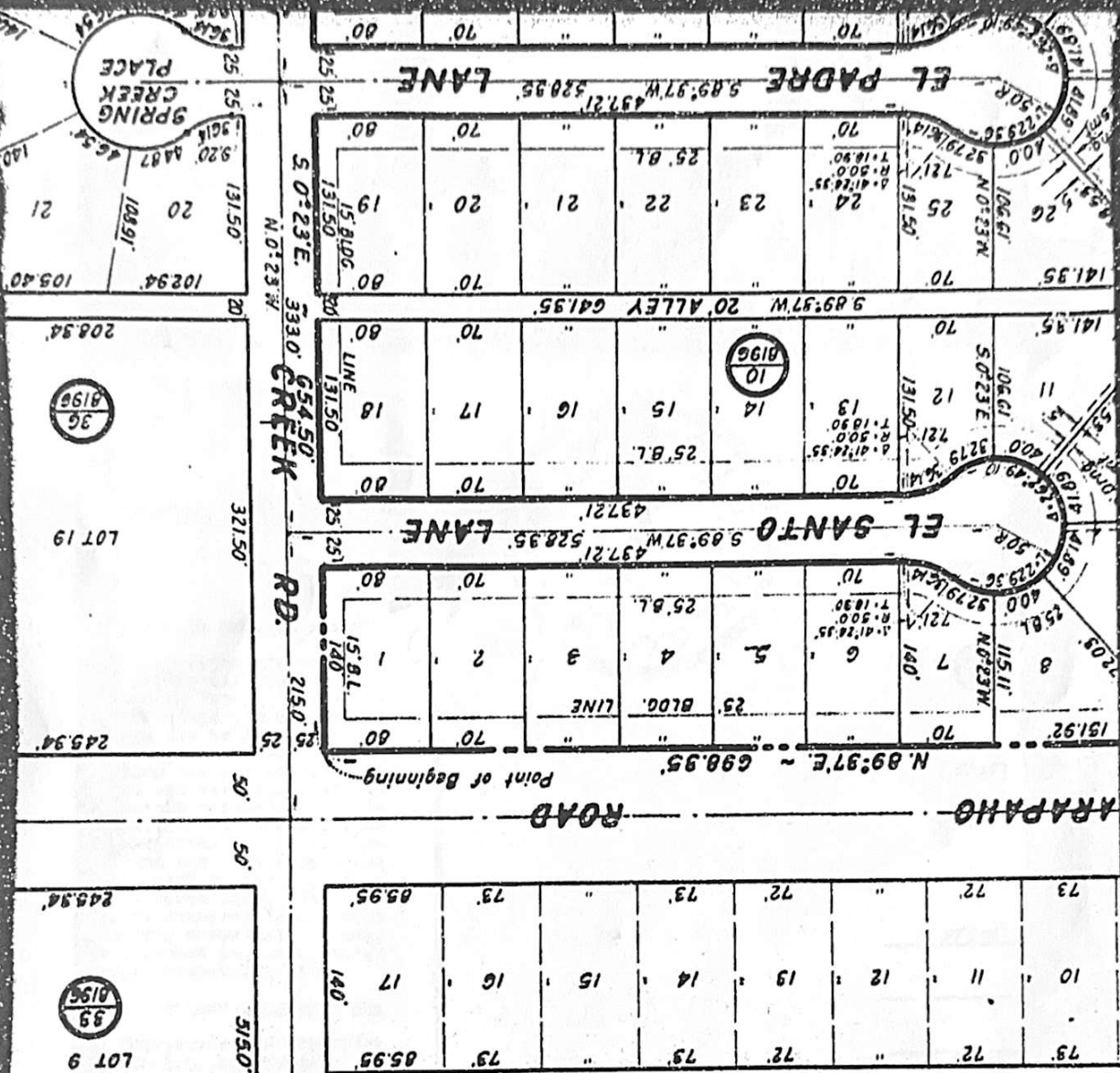
Y-DA

0 1 5 1 1

MM-25-66



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STATE OF TEXAS
COUNTY OF DALLAS



Witness my hand at this
Director of Public Works
City Council Resolution
of Dallas, Texas, signed
subject to all planning
the necessity of any
maintaining, and adding
ment steps for the purp
at all times have the
of its respective syste
when in any way endang
or part of any building
or using same. Any purp
and does hereby reserve
does hereby dedicate to
Plate of Richardson Heights
above described property
That Richardson Heights
NOW HEREBY KNOWN, ALL NEI
beginning and containing
THENCE 0.094712 Acre, with
the south line of the plat
THENCE 0.094712 Acre, with
from State and for corner
line of Tract A, Block 12
THENCE 0.094712 Acre, with
on the north line of a 20
THENCE 0.094712 Acre, with
City of Dallas, Texas, at
10/0196 of the Board of
and Spring Creek Road is
BEGINNING at the same
more particularly describ
John Becknell Survey, who
WHEREAS, Richardson

STATE OF TEXAS
COUNTY OF DALLAS

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22
21
105.40
208.94
9196
LOT 19
245.94
248.94
9196
LOT 9

786 2081

OWNER'S CERTIFICATE

Richardson Heights, Inc. is the owner of a tract of land situated in the survey, Abstract No. 53, City of Dallas, Dallas County, Texas, and being described as follows:

At the southwest corner of the intersection of Arapaho Road (a 100' R/W) Road (a 50' R/W), said point being the northeast corner of Block Revised Plat of Richardson Heights Estates West, an addition to the Texas, an iron stake set for corner;
3'E with the west line of said Spring Creek Road, 654.50' to a point of a 20' alley, an iron stake set for corner;
37'W with the north line of said alley, 698.35' to a point in the East Block 10/8196, said point being on the west line of a 20' alley, an iron stake set for corner;
3'W with the west line of said 20' Alley, 654.50' to a point on the aforementioned Arapaho Road, an iron stake set for corner;
37'E with the south line of said Arapaho Road, 698.35' to the place of containing 10.49 acres of land.

NOW ALL MEN BY THESE PRESENTS:

Richardson Heights, Inc. does hereby adopt this plat designating the herein property as a Replat of Lots 1 through 32, Block 10/8196 of the Revised Richardson Heights Estates West, an addition to the City of Dallas, Texas, and dedicate to the public use forever the streets and alleys shown thereon. Reserve the easement strips shown on this plat for the mutual use and garbage collection agencies and all public utilities desiring to use. Any public utility shall have the right to remove and keep removed all buildings, fences, trees, shrubs, or other improvements or growths that endanger or interfere with the construction, maintenance, or efficiency of the systems on any of these easement strips and any public utility shall have the right of ingress and egress to and from and upon the said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, adding to or removing all or part of its respective systems without any time of procuring the permission of anyone. This plat approved by the platting ordinances, rules, regulations and resolutions of the City of Dallas. Sidewalks shall be constructed by the homebuilder as required by the Ordinance No. 58-5422 and in accordance with the requirements of the Public Works of the City of Dallas, Texas.

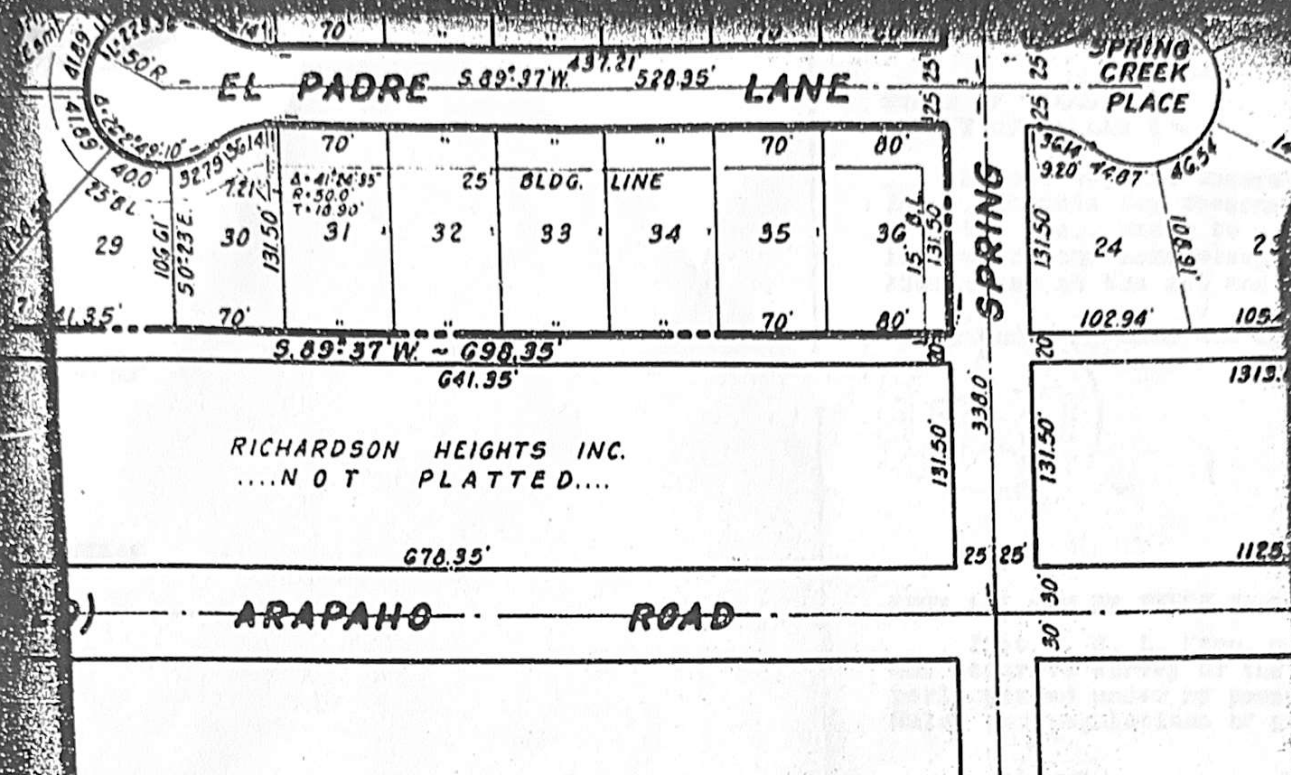
At Richardson, Texas, this the 8 day of March, 1966.

RICHARDSON HEIGHTS, INC.



James L. Embrey
Vice-President

The undersigned authority, a Notary Public in and for Dallas County,



REPLAT
LOTS 1 THRU 32 BLOCK 10/8196
OF THE
REVISED PLAT
OF
RICHARDSON HEIGHTS ESTATES WEST
DALLAS, TEXAS

JOHN BECKNELL SURVEY — **ABSTRACT NO. 53**
DALLAS COUNTY, TEXAS

RICHARDSON HEIGHTS INC. ~ **OWNER**
NO. 3 RICHARDSON HEIGHTS VILLAGE **RICHARDSON, TEXAS**

C. L. MOON, INC. — **ENGINEERS**

11554 E. NORTHWEST HWY. **DALLAS, TEXAS**

SCALE: 1" = 100' **MARCH, 1966**

C. P. FILE NO. 65-220-AB **VOL. PAGE**

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22

23

105.40'

1913.05'

1125.13'

RECEIVED

MAR 8 1966

City Plan Office



STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned, on this day personally known to me to be the instrument and acknowledged stated and as the act and deed

Given under my hand and seal



KNOW ALL MEN BY THESE PRESENTS

That I, C. L. Moon, do hereby certify that I prepared and accurate survey of the 1 perly placed under my personal Rules and Regulations of the

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned, on this day personally name is subscribed to the for the same for the purpose and

Given under my hand and seal



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the undersigned authority, a Notary Public in and for Dallas County,
y personally appeared James L. Ambrey, Vice-President of Richardson
known to me to be the person whose name is subscribed to the foregoing
acknowledged to me that he executed the same in the capacity therein
act and deed of said Corporation.

and seal of office, this the 8 day of March, 1966.

Mary Hemby
Notary Public in and for
Dallas, Texas

ENGINEER'S CERTIFICATE

THESE PRESENTS:

C. L. Moon, do hereby certify that I prepared this plat from an actual
survey of the land and that the corner monuments shown thereon were pre-
pared by my personal supervision, in accordance with the approved Platting
actions of the City Planning Commission of the City of Dallas, Texas.

C. L. Moon
C. L. Moon, Registered
Professional Engineer

the undersigned authority, a Notary Public in and for Dallas County,
y personally appeared C. L. Moon, known to me to be the person whose
d to the foregoing instrument and acknowledged to me that he executed
purpose and considerations therein expressed.

nd and seal of office, this the 8 day of March, 1966.

Ann Taylor
Notary Public in and for
Dallas County, Texas



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2085

Richardson Heights Estates Plat

1966 MAR 25 PM 2 40

FILED
J. E. Kelly
COUNTY CLERK
DALLAS COUNTY

Return to

G. L. Moon

11554 E. Northwest Hwy.
Dallas,

To the County Clerk of Dallas County:

Under Ordinance 3889 of the City of Dallas, the approval of this plat by the City Plan Commission is automatically terminated after the 25th day of April, 1966, and unless this plat is presented for filing on or before said date it should not be accepted for filing.

Department of City Planning
by [Signature]
Director of Planning

CERTIFICATE OF APPROVAL

CITY OF DALLAS
1966 AND PRIOR TAXES
PAID Not reqd.

CITY OF DALLAS
FILING FEE PAID

3-18-66
AS REQUIRED BY
ORDINANCE 3808

STATE OF TEXAS
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the record books of Dallas County, Texas as stamped herein by me.

MAR 25 1966



J. E. Kelly
COUNTY CLERK, Dallas County, Texas

L. A. B. Laurens
V-Chairman of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the 10th day of February, A.D. 1966 and same was duly approved on the 24th day of March, A.D. 1966 by said Commission.

[Signature]
V-Chairman
City Plan Commission
Dallas, Texas

Attest:

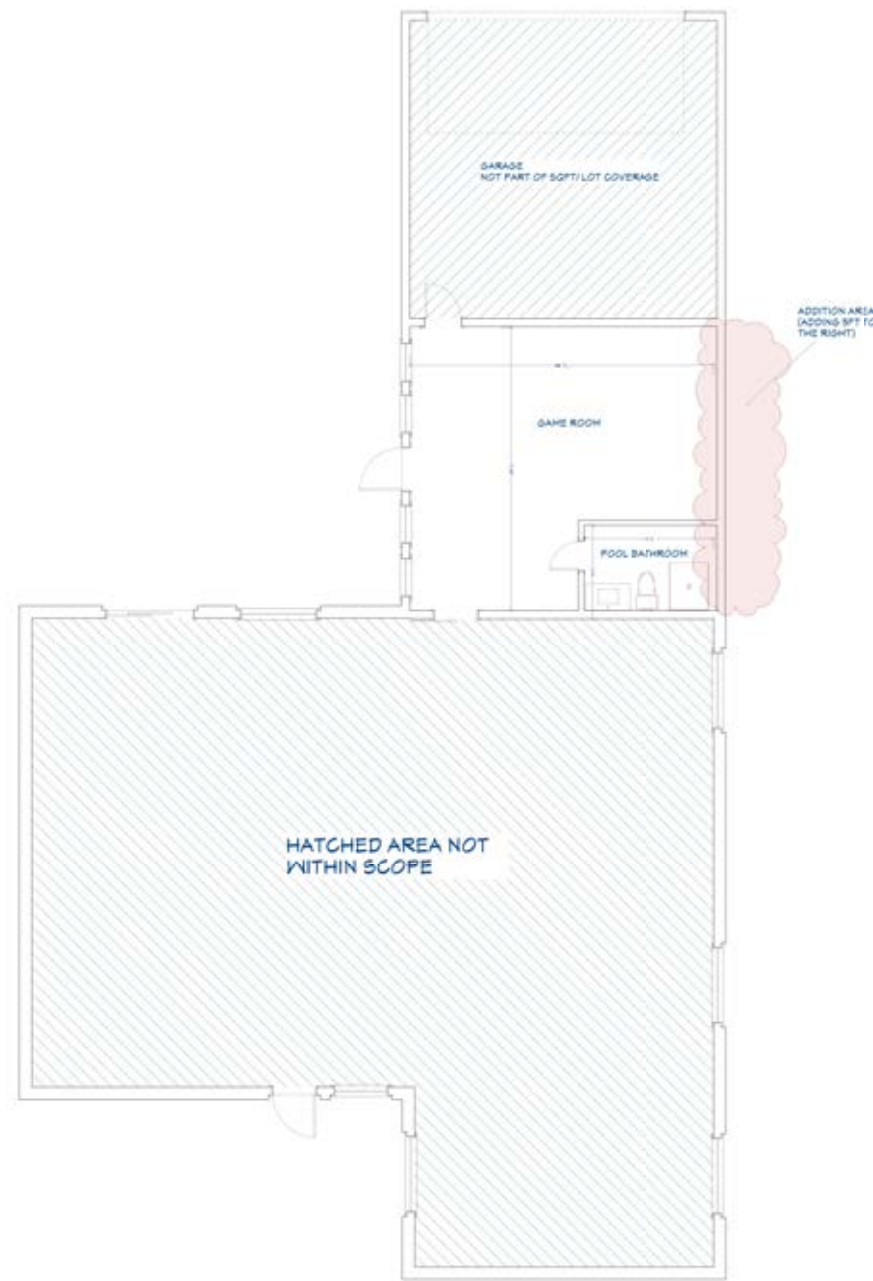
[Signature]
Secretary

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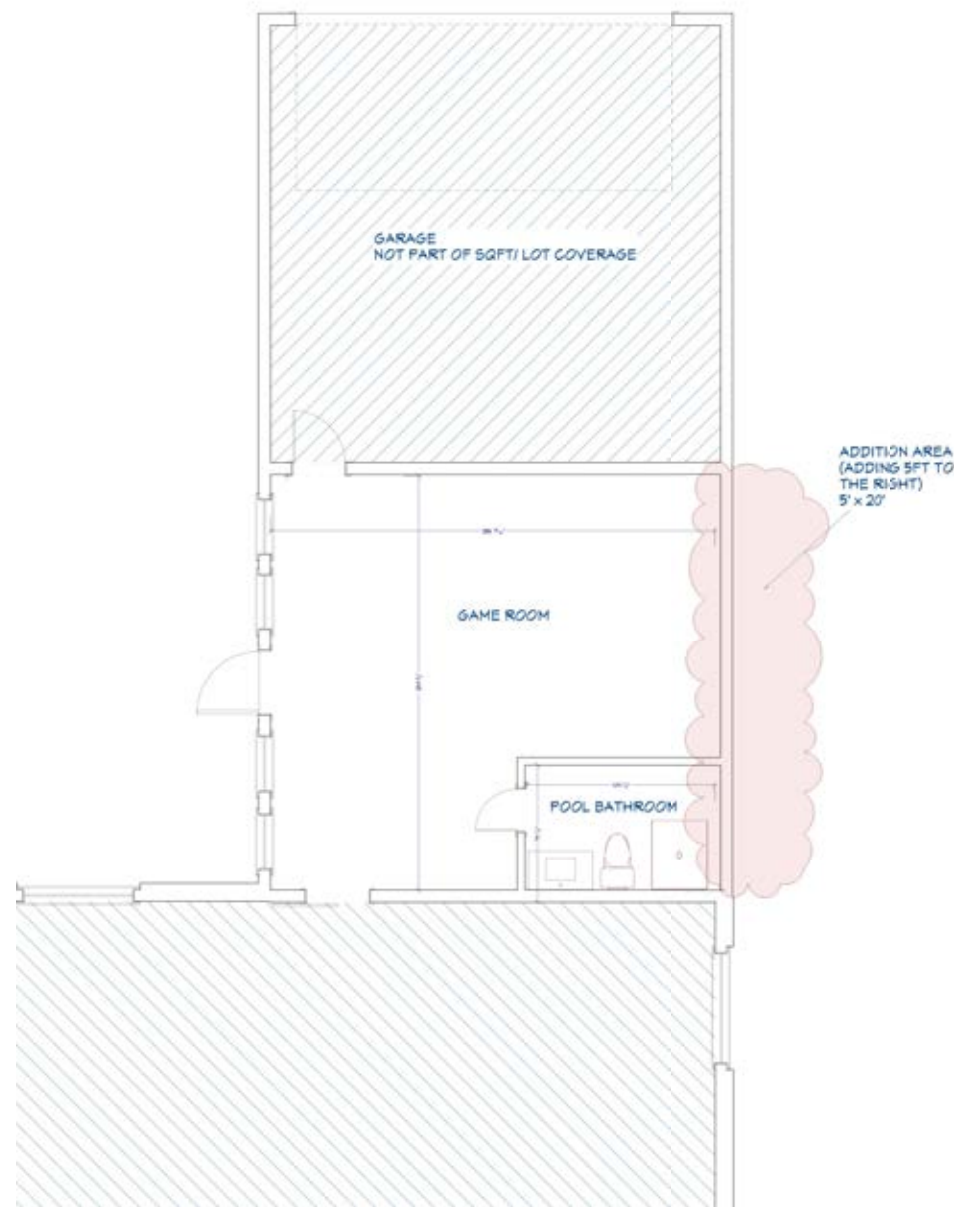
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COUNTY CLERK'S COPY

FILE # 65-220-AB



EXG. FLOOR PLAN



EXG. FLOOR PLAN CLOSE UP



EXG. LEFT ELEVATION (WEST SIDE)



Project Overview
EXG. FLOOR PLAN/ ELEVATIONS
REMODEL/ ADDITION

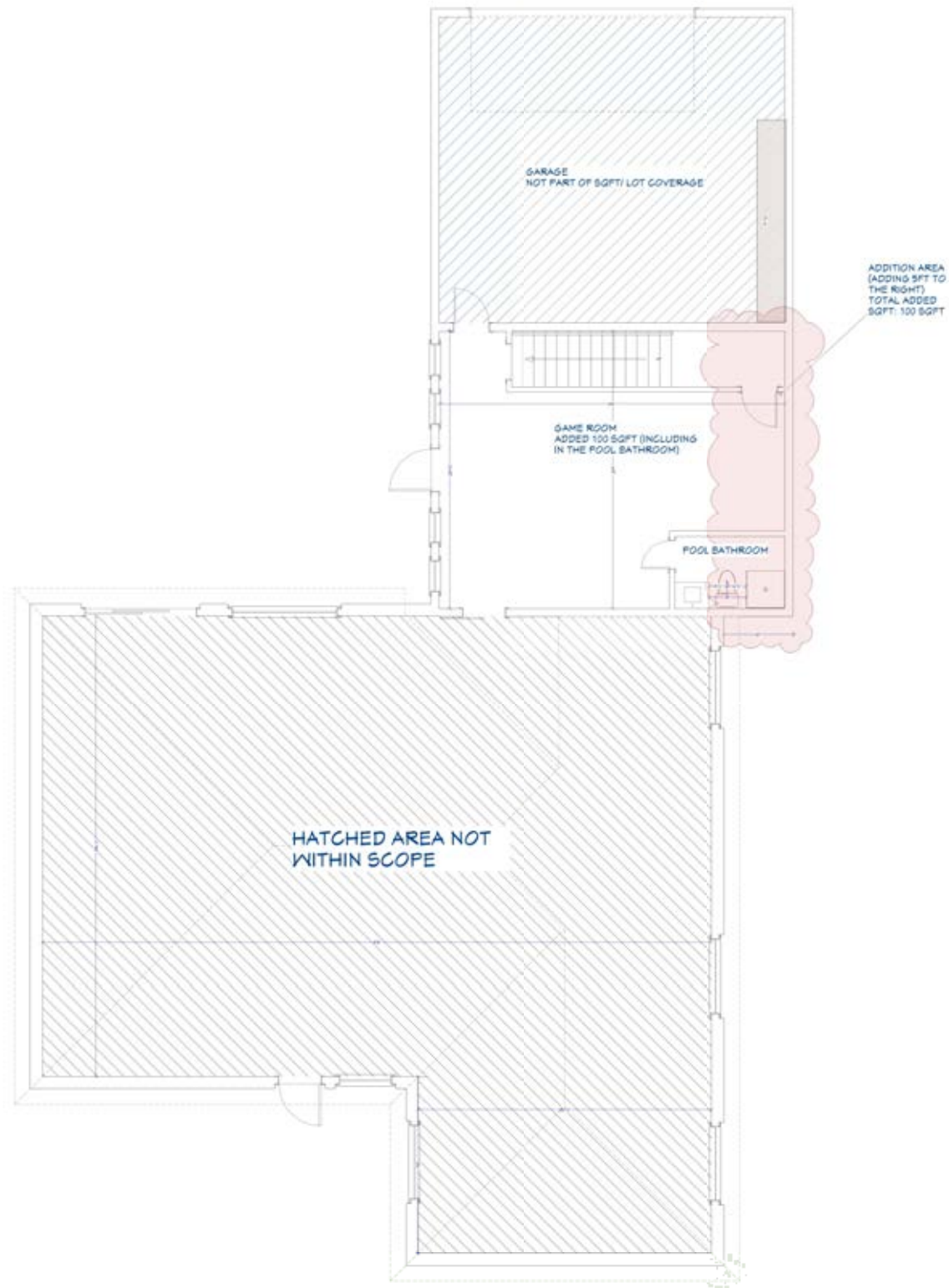
CLIENT INFO:
7710 EL SANTO LANE
DALLAS, TX 75248

DRAWINGS PROVIDED BY:
MAE REEDY
BUILD + DESIGN

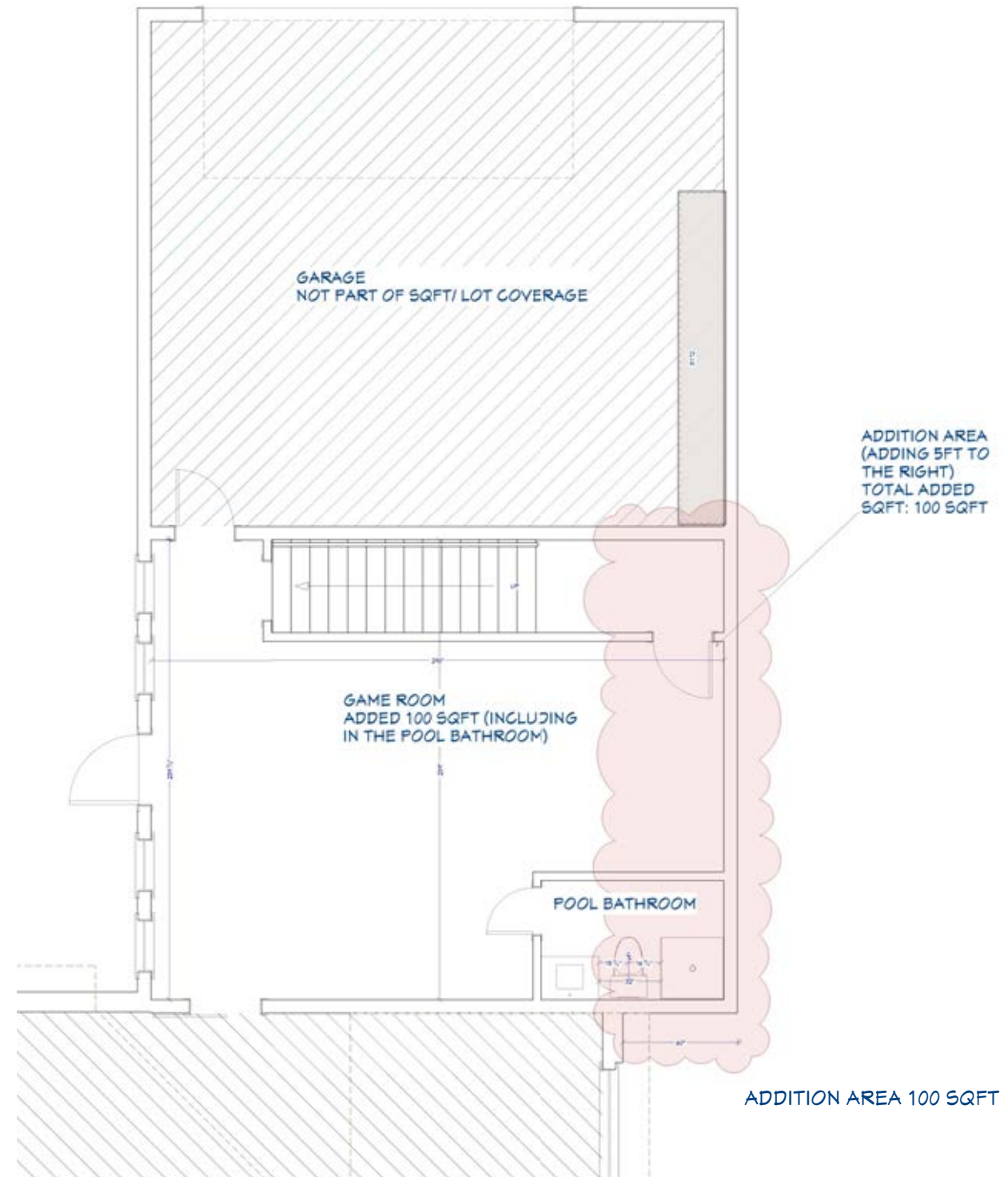
DATE:
8/26/2025

SCALE:
1/2" = 1'-0"

SHEET:
P-1



PROP. FLOOR PLAN



PROP. FLOOR PLAN
(1ST FLOOR)



PROJECT OVERVIEW

PROP. FLOOR PLANS WITH ADDITION
REMODEL/ ADDITION

CLIENT INFO:

7710 EL SANTO LANE
DALLAS, TX 75248

DRAWINGS PROVIDED BY:

MAE REEDY
BUILD + DESIGN

DATE:

8/26/2025

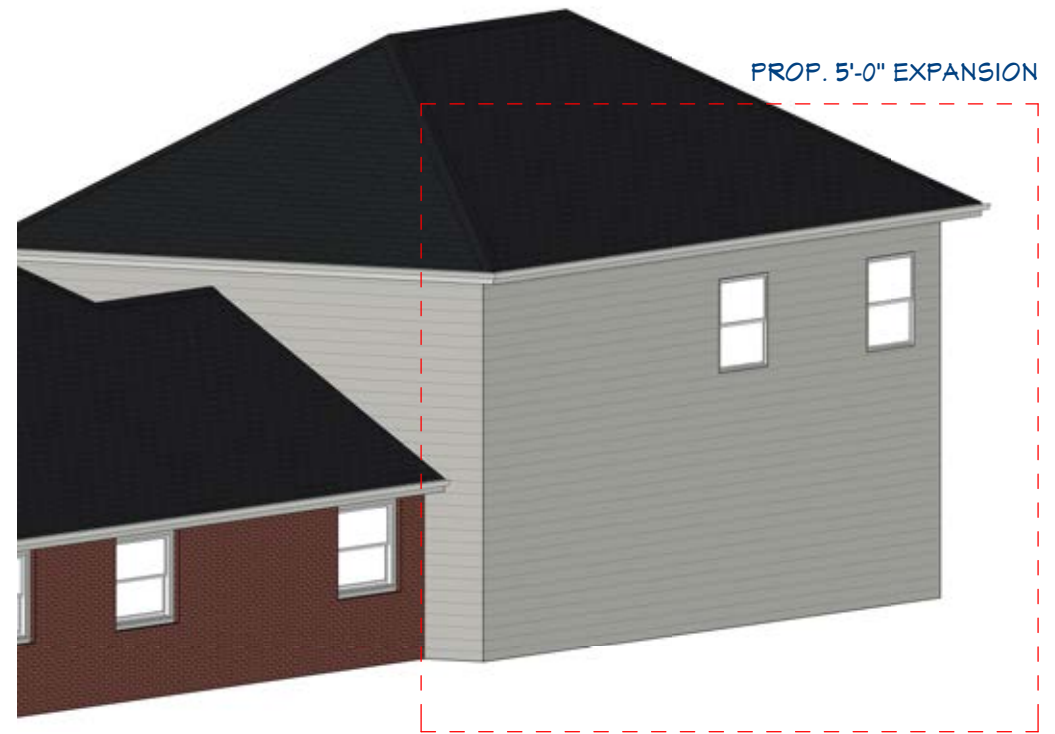
SCALE:

1/2" = 1'-0"

SHEET:



PROP. RIGHT AND REAR ELEVATION (WEST & SOUTH SIDE)



PROP. LEFT ELEVATION (NORTH WEST SIDE)



PROP. LEFT ELEVATION (WEST SIDE)



PROJECT OVERVIEW

PROP. ELEVATIONS
REMODEL/ ADDITION

CLIENT INFO:

7710 EL SANTO LANE
DALLAS, TX 75248

DRAWINGS PROVIDED BY:

MAE REEDY
BUILD + DESIGN

DATE:

8/26/2025

SCALE:

1/2" = 1'-0"

SHEET:

LOT COVERAGE TABLE: EXISTING
SQUARE FOOTAGE

EXISTING HOUSE (INCLUDES THE FRONT
PORCH): = 2,554 SQFT
EXISTING GARAGE (WITHOUT PERMIT): = 400
SQFT
TOTAL: = 2,954 SQFT
LOT SIZE: = 4,238
LOT COVERAGE = TOTAL / LOT SIZE = 60%
(WITHOUT THE GARAGE)

LOT COVERAGE TABLE: PROPOSED
SQUARE FOOTAGE

EXISTING HOUSE (INCLUDES THE FRONT
PORCH) = 2,554
EXISTING GARAGE (WITHOUT PERMIT) = 400
PROPOSED ADDITION = 100 SQFT
TOTAL = 3,054 SQFT
LOT SIZE = 4,238
LOT COVERAGE = 72% (WITH GARAGE) 62%
(WITHOUT GARAGE)



PROJECT OVERVIEW
EXG. & PROP SITE PLAN
REMODEL/ ADDITION

CLIENT INFO:
7710 EL SANTO LANE
DALLAS, TX 75248

DRAWINGS PROVIDED BY:
MAE REEDY
BUILD + DESIGN

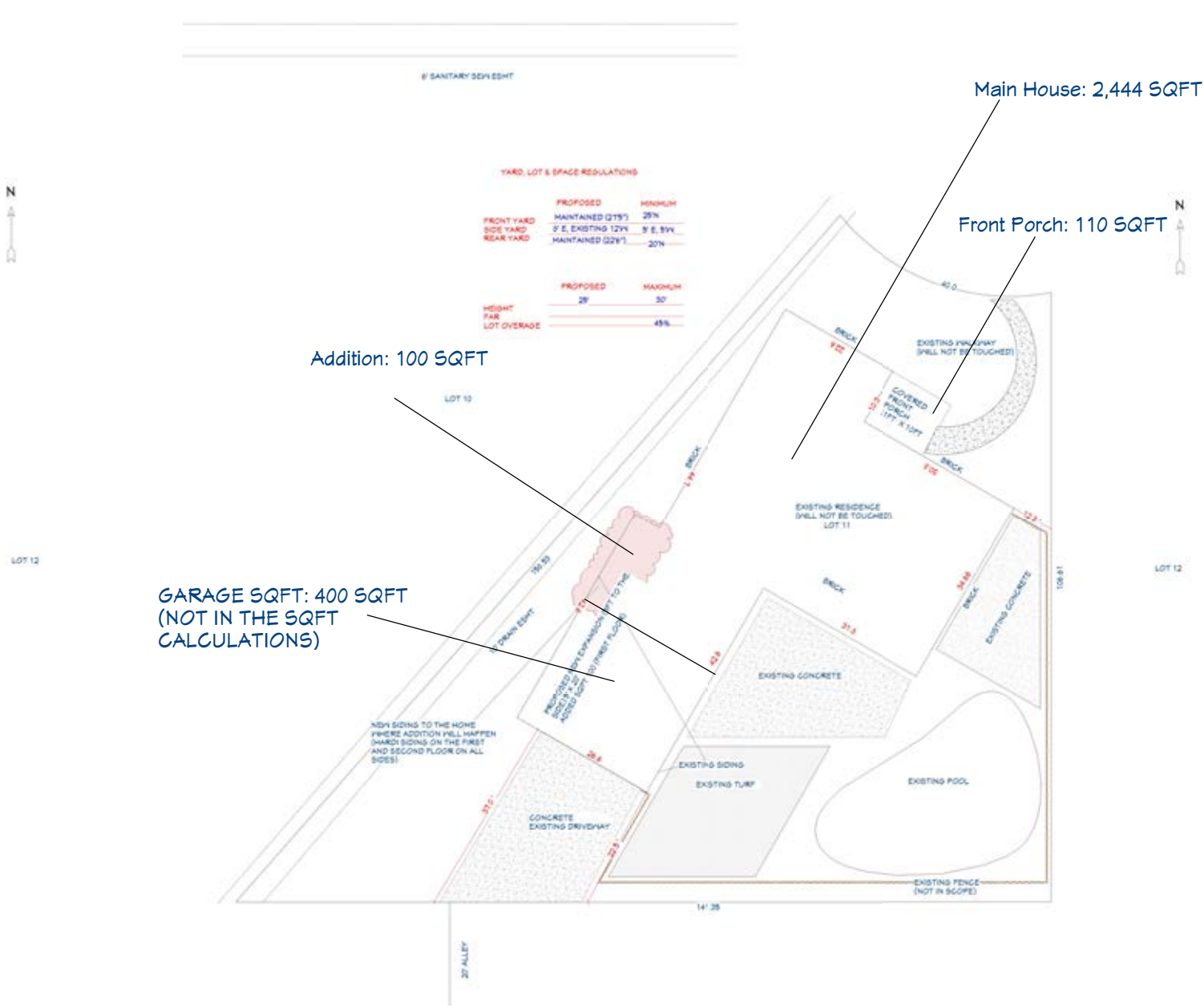
DATE:
8/26/2025

SCALE:
1/2" = 1'-0"

SHEET:



EXISTING SITE PLAN



PROPOSED SITE PLAN