



## Board of Adjustment Report

July 22, 2025

**TO:** Board of Adjustment

**FROM:** Jessica Rees, AICP, City Planner

**SUBJECT:** BOA 25-004: Applicant Bill Wade requesting a variance to the Zoning Ordinance to allow for a larger driveway approach. The address for the property is 2940 Daniel Ave. and is zoned SF-4.

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### BACKGROUND:

A single-family structure is currently under construction at the property located at 2940 Daniel Avenue. This will be the residence of the new Southern Methodist University President. The City of University Park has an ordinance limiting the size of an approach on a public street. Due to the design and orientation of the new structure, SMU is seeking a variance to this size requirement to have a bigger approach than what is currently allowed.

Section 7.3.B.2. states: Driveway approaches from a public street to lots in residential zoning districts, must be at least 9 feet in width and may not exceed 15 feet in width, measured at the property line.

The proposed driveway approach located off of Dublin Street is 37'-0 1/4", not including radii.

A proposed site plan is attached to this report for reference.

**NOTIFICATION:**

A public notice was published in the Daily Commercial Record on July 9, 2025, and notices were mailed to owners of real property within two hundred (200) feet of the subject tract. At the time of this report, staff has received one response which is attached. Staff will provide an update on responses at the meeting.

**RECOMMENDATION:**

Staff recommends that the Board of Adjustment approve this variance request.

**ATTACHMENTS:**

BOA Application

Proposed Plans

Summary of Responses