

BOA-26-000060

File Date: 07/14/2026

Application Status: [Plan Review](#)

Assigned To: [Diana Barkume](#)

Description of Work: [BOARD OF ADJUSTMENT CITY OF DALLAS, TEXAS FILE NUMBER: BOA-26-000060 BUILDING OFFICIAL'S REPORT: Application of Steven F Darling to appeal the decision of an administrative official in the revocation of a Certificate of Occupancy at 2711 ELM STREET. This property is more fully described as Block C/483, part of Lots 40 and 41, and is zoned PD-269 \(Tract A\), which requires that the building official shall revoke a certificate of occupancy if the building official determines that the certificate of occupancy was issued in error, was issued on the basis of false, incomplete, or incorrect information supplied, or the use or occupancy is being operated in a manner that is a substantial danger of injury or an adverse health impact to any person or property and is in violation of the codes, the Dallas Development Code, other city ordinances, rules, or regulations, of any country, state, or federal laws or regulations. The applicant proposes to appeal the decision of an administrative official in the revocation of Certificate of Occupancy No. 2502211021_198585071-003 issued on January 02, 2026. LOCATION: 2711 ELM STREET APPLICANT: Steven F Darling REQUEST: \(1\) A request is made to appeal the decision of an administrative official in the revocation of Certificate of Occupancy number 2502211021_198585071-003 issued on January 02, 2026.](#)

Application Detail: [Detail](#)

Application Name:

Application Type: [Board of Adjustments](#)

Documents:	File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
	Certified County Recor...	BLDG_BDA	Plat - Certifie...		application/pdf	Uploaded	07/14/2026
	Lien Statement.pdf	BLDG_BDA	Statement - Lien		application/pdf	Uploaded	07/14/2026
	Tax Records.pdf	BLDG_BDA	Certificate - Tax		application/pdf	Uploaded	07/14/2026
	Affidavit Form.pdf	BLDG_BDA	Affidavit - Pro...		application/pdf	Uploaded	07/14/2026
	Deed.pdf	BLDG_BDA	Certificate - W...		application/pdf	Uploaded	07/14/2026
	Description.pdf	BLDG_BDA	Legal Descripti...		application/pdf	Uploaded	07/14/2026
	Location.pdf	BLDG_BDA	Maps - Block		application/pdf	Uploaded	07/14/2026
	Oversized Plans Availa...	BLDG_BDA	Plans - Site Plan		image/jpeg	Uploaded	07/14/2026
	Zoning Map.pdf	BLDG_BDA	Maps - Zoning L...		application/pdf	Uploaded	07/14/2026
	BOA-26-000060_Submissi...	BLDG_BDA	Other Support D...		application/pdf	Uploaded	07/24/2026
	BOA-26-000060_report.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	07/24/2026
	BOA-26-000060_labels.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	07/24/2026
	BOA26000060a.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	07/24/2026
	BOA26000060n.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	07/24/2026
	BOA26000060z.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	07/24/2026
	BOA26000060mva.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	07/24/2026
	Show all						

Address: [2711 ELM ST, Dallas, TX 75226](#)

Owner Name: [ELM STREET REALTY LTD](#)

Owner Address: [2550 PACIFIC AVE STE 1600, % WESTDALE ASSET MANAGEMENT, DALLAS, TEXAS 752261495](#)

Parcel No: [00000111013000000](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Steven F Darling	Ferguson Braswe...	Applicant	Mailing, 2500 Dallas P...	Active
	ELM STREET REALTY LTD	TROPHY	Property Owner	Mailing, 2711 Elm St T...	Active

Licensed Professionals Info:	Primary	Registration Number	License Type	Name	Business Name	Business License #
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Total Fee Assessed: [\\$1,025.00](#)

Total Fee Invoiced: [\\$1,025.00](#)

Balance: [\\$0.00](#)

Custom Fields: **Property Details**

Existing Zoning	Lot Number	Lot Size (Acres)
PD	PT LT 40 & LT 41	0.11
Block Number	Lot Size (Sq. Ft)	How many streets abut the property?

C/483	4782	1
Land Use	Is the property platted?	Status of Project
Restaurant without Drive-In or Drive-Th	Yes	Existing
rough Service with TABC MBLH 6.26.2		
5		
Status of Property	Previous Board of Adjustment case filed on this property	Accommodation for someone with disabilities
Owner Occupied	No	No
File Date	Seleccione si necesitara un interprete	Case Number
-		N/A
Are you applying for a fee waiver?	Have the standards for variance and or special exception been discussed?	Has the Notification Sign Acknowledgement Form been discussed?
No	Yes	Yes
Referred by		
BUILDING OFFICIAL		

Internal Use Only		
Source of Request	Fee Waiver Granted	Number of Parking Spaces
Other		-
Lot Acreage		
0.11		

PDox Information
PDox Number
BLOCKED

Board of Adjustment Request

Type of Request	Request Description	Application Type	Other	Affirm that an appeal has been made for	Application is made to BOA to grant the described appeal	Outcome
Administrative Official Appeal	Building Official Appeal AO Appeals			Appellant, Trophy Lounge Texas, LLC, appeals the revocation issued under Sections 52-306.13(1), (2), and (3) of the Dallas City Code (see attached letter dated July 2, 2026) of Certificate of Occupancy No. 2502211021_198585071-003 for the property at 2711 Elm Street, Dallas, Texas. Appellant disputes each stated basis for revocation: (1) that the certificate was issued in error, where the approved land use of "restaurant without drive-in or drive-through service" was and remains an accurate description of the permitted use of the property; (2) that the certificate was issued on the basis of false, incomplete, or incorrect information, where the application and supporting materials accurately and adequately disclosed the intended use of the property; and (3) that the property has been operated in violation of applicable law in a manner presenting a substantial danger of injury or adverse health impact, a conclusion Appellant contends is unsupported by the record. Appellant has the correct Certificate of Occupancy, has not acted outside the scope of the certificate of occupancy, and did not violate any of the three above items. Appellant further notes that the City has never requested Appellant's books and records to determine compliance with local ordinances governing the ratio of alcohol sales to food sales, and that the revocation therefore rests on inspection observations and inference rather than on the financial documentation ordinarily used to assess such compliance. Finally, Appellant notes no written determination has been provided by the Building Official that this appeal should not stay enforcement of Dallas City Codes during the pendency of these appeals.	Appellant, Trophy Lounge Texas, LLC, appeals the revocation issued under Sections 52-306.13(1), (2), and (3) of the Dallas City Code (see attached letter dated July 2, 2026) of Certificate of Occupancy No. 2502211021_198585071-003 for the property at 2711 Elm Street, Dallas, Texas. Appellant disputes each stated basis for revocation: (1) that the certificate was issued in error, where the approved land use of "restaurant without drive-in or drive-through service" was and remains an accurate description of the permitted use of the property; (2) that the certificate was issued on the basis of false, incomplete, or incorrect information, where the application and supporting materials accurately and adequately disclosed the intended use of the property; and (3) that the property has been operated in violation of applicable law in a manner presenting a substantial danger of injury or adverse health impact, a conclusion Appellant contends is unsupported by the record. Appellant has the correct Certificate of Occupancy, has not acted outside the scope of the certificate of occupancy, and did not violate any of the three above items. Appellant further notes that the City has never requested Appellant's books and records to determine compliance with local ordinances governing the ratio of alcohol sales to food sales, and that the revocation therefore rests on inspection observations and inference rather than on the financial documentation ordinarily used to assess such compliance. Finally, Appellant notes no written determination has been provided by the Building Official that this appeal should not stay enforcement of Dallas City Codes during the pendency of these appeals.	

Street Frontage Information

Street Frontage Linear Feet (Sq. Ft) (Number)

Front	95
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Case Information

Full Request	Brief Request	Zoning Requirements	Relevant History	BOA History	BOA History Details
to appeal the decision of an administrative official in the revocation of a Certificate of Occupancy, which requires that the building official shall not issue a certificate of occupancy if the building official determines that the use would be operated in violation of the Dallas Development Code, other city ordinances, rules, or regulations, or any county, state, or federal laws or regulations.	The applicant proposes to appeal the decision of an administrative official in the revocation of Certificate of Occupancy number 2502211021 198585071-003 issued on January 02, 2026.	which requires that the building official shall not issue a certificate of occupancy if the building official determines that the use would be operated in violation of the Dallas Development Code, other city ordinances, rules, or regulations, or any county, state, or federal laws or regulations.	N/A	No	REVOCATION DATE: July 2, 2026 CO 2502211021198585071-003 Restaurant w/o drive thru Certificate Issued in Error Section 52-306.13(1) authorizes the Building Official to revoke a certificate of occupancy that was issued in error. The approved certificate of occupancy authorizes the premises to operate as a restaurant. During the permit review process, the proposed use was represented as a restaurant without drive-in service. However, information subsequently obtained through inspections and other City records demonstrates that the intended operation of the establishment was materially different from the land use approved under the certificate of occupancy. Based on the totality of the information reviewed, the City has determined that the approved land use does not accurately reflect either the intended or actual operation of the establishment. Accordingly, the certificate of occupancy was issued in error. Certificate Issued on the Basis of Materially Incomplete Information Section 52-306.13(2) authorizes revocation when a certificate of occupancy was issued on the basis of false, incomplete, or incorrect information.

Board of Adjustment Meeting

Hearing Type	Action Date	Time	Room	Panel	Presiding Officer	BOA Administrator	BOA Secretary	BOA Code Specialist	Case Assigned to	Notes	Outcome	Filing Date
			6ES	C	Robert F. Agnich	Jason Pool	Mary Williams	Diana Barkume	Kameka Miller-Hoskins	Appeal the decision of an administrative official in the revocation of Certificate of Occupancy number 2502211021		

GIS Information

Parcel Number (Number) **Service** **Layer** **Attribute Value** **Census Tract Number (Number)** **Council District** **School District** **Escarpment** **Floodplain**

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Intake	Diana Barkume	Intake Complete	07/17/2026	Accela Administ...
	GIS AOR Review	Elham Elbadawi	Review Complete	07/24/2026	Elham Elbadawi
	Case Assignment	Kameka Miller-H...	Case Manager...	08/25/2026	Kameka Miller-H...
	Site Inspection	Kameka Miller-H...	Site Inspect...	08/25/2026	Kameka Miller-H...
	Plans Distribution		Accepted - P...	08/25/2026	Kameka Miller-H...
	Subdivision Review		Not Required	08/25/2026	Kameka Miller-H...
	Q Team Review		Not Required	08/25/2026	Kameka Miller-H...

Task	Assigned To	Status	Status Date	Action By
Arborist Review		Not Required	08/25/2026	Kameka Miller-H...
Building Code Review		Not Required	08/25/2026	Kameka Miller-H...
Zoning Review		Not Required	08/25/2026	Kameka Miller-H...
Electrical Review		Not Required	08/25/2026	Kameka Miller-H...
Eng Water and Wastewat...		Not Required	08/25/2026	Kameka Miller-H...
Historic Preservation ...		Not Required	08/25/2026	Kameka Miller-H...
Eng Paving and Drainag...		Not Required	08/25/2026	Kameka Miller-H...
Eng Flood Plain Review		Not Required	08/25/2026	Kameka Miller-H...
Board of Adjustment Re...		Approved	08/25/2026	Kameka Miller-H...
Conservation Review		Not Required	08/25/2026	Kameka Miller-H...
Traffic Review		Not Required	08/25/2026	Kameka Miller-H...
GIS Review		Not Required	08/25/2026	Kameka Miller-H...
Residential Team Review		Not Required	08/25/2026	Kameka Miller-H...
Signs Review		Not Required	08/25/2026	Kameka Miller-H...
Plans Coordination		Review Complete	08/25/2026	Kameka Miller-H...
Board of Adjustment He...				
Two-Year Waiver Period				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
	BOA History	This will display in t...	Applied	07/14/2026	Notice	
	General Facts/Staff An...	This will display in t...	Applied	07/14/2026	Notice	
	Land Use	This will display in t...	Applied	07/14/2026	Notice	
	Staff Recommendation	Staff Recommendation	Applied	07/14/2026	Notice	
	Standard of Review	This will display in t...	Applied	07/14/2026	Notice	
	Timeline	This will display in t...	Applied	07/14/2026	Notice	
	Zoning	This will display in t...	Applied	07/14/2026	Notice	

Application Comments:	View ID	Comment	Date
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Initiated by Product: ACA

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
	Site Visit Inspection	09/08/2026		Scheduled	Scheduled via Script

Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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