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**CITY SECRETARY
DALLAS, TEXAS**

City of Dallas

*1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201*

Public Notice

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POSTED CITY SECRETARY
DALLAS, TX



Board of Adjustment

Panel A

AUGUST 18, 2026

Briefing at 10:30 AM

Hearing at 1:00 PM



City of Dallas

1500 Marilla Street
Council Chambers,
6th Floor
Dallas, Texas 75201

Agenda

Board of Adjustment, Panel A

Tuesday, August 18, 2026

10:30 AM

COUNCIL CHAMBERS, 6TH FLOOR

Board of Adjustment, Panel A

REGULAR MEETING

TUESDAY, AUGUST 18, 2026

ORDER OF BUSINESS

The Board of Adjustment, Panel A may be briefed on any item on the agenda.

The City of Dallas will make "Reasonable Accommodations" to programs and/or other related activities to ensure all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation to fully participate in the meeting should notify the Board Coordinator by calling (214) 670-4127, at least seventy-two (72) hours (3 days) in advance of the scheduled meeting. A video stream of the meeting will be available two business days after adjournment by visiting <https://dallascityhall.com/government/Pages/Live.aspx>.

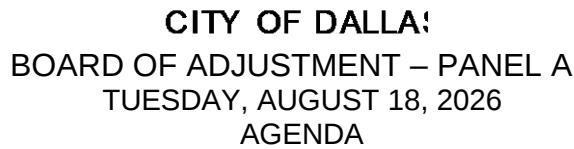
La Ciudad de Dallas llevará a cabo "Adaptaciones Razonables" a los programas y/u otras actividades relacionadas para garantizar que todos y cada uno de los residentes tengan The Landmark Commission may be briefed on any item on the agenda. The City of Dallas will make "Reasonable Accommodations" to programs and/or other related activities to ensure all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation to fully participate in the meeting should notify the Board Coordinator by calling (214) 670-4127, at least seventy-two (72) hours (3 days) in advance of the scheduled meeting. A video stream of the meeting will be available two business days after adjournment by visiting <https://dallascityhall.com/government/Pages/Live.aspx>.

The public may listen to the meeting as an attendee at the following videoconference link:

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m632b2f7bd72276853565dad38be333d7>

(NOTE: IF THE LINK ABOVE DOES NOT WORK, COPY AND PASTE THE LINK IN YOUR WEB BROWSER)

Individuals and interested parties wishing to speak must register at: <https://bit.ly/BDA-A-Register>



(The Board of Adjustment may be briefed on any item on the agenda if it becomes necessary.)

PURPOSE: To consider the attached agendas.

Se anima al público a asistir a la reunión virtualmente; sin embargo, la audiencia está disponible para aquellos que deseen asistir en persona. La ciudad de Dallas llevará a cabo “Adecuaciones/Modificaciones Razonables” a los programas y/u otras actividades relacionadas para asegurar que todos y cada uno de los residentes tengan acceso a los servicios y recursos para asegurar una reunión equitativa e inclusiva. Cualquier persona que requiera asistencia adicional, servicio, y/o traducción (intérprete) para poder participar de forma íntegra en la reunión debe notificar a Departamento de Planificación y Desarrollo enviando un correo electrónico a mary.williams1@dallas.gov, llamando al (214) 670-4127, por lo menos setenta y dos (72) horas (3 días) antes de la reunión programada. Una transmisión en video de la reunión estará disponible dos días hábiles luego de la finalización de la reunión en <https://dallastx.new.swagit.com/views/113>.

**AGENDA
BOARD OF ADJUSTMENT - PANEL A MEETING
TUESDAY, AUGUST 18, 2026
ORDER OF BUSINESS**

The Board of Adjustment meeting will be held by videoconference and in the Council Chambers 6th Floor EN at City Hall. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure must sign up with the Planning and Development Department's Office.

The public may attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person.

The following videoconference link is available to the public to listen to the meeting and Public Affairs and Outreach will also stream the Board of Adjustment meeting on Spectrum Cable Channel 96 or 99 and [bit.ly/cityofdallastv](https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m632b2f7bd72276853565dad38be333d7):

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m632b2f7bd72276853565dad38be333d7>

Public hearings will not be heard before 1:00 p.m.

BRIEFING ITEMS

APPROVAL OF MINUTES

APPROVAL OF JULY 14, 2026, PANEL A HEARING MINUTES Pg. 11

ACTION ITEMS:

MISCELLANEOUS ZONING ITEMS:

1- BOA-26-000083_FW2 – 2615 STEPHENSON STREET Pg. 32

UNCONTESTED ITEMS:

2- BOA-26-000056 – 1204 REVEREND CBT SMITH STREET Pg. 34

HOLDOVER ITEMS

3- BOA-26-000034 – 5303 BONITA AVENUE Pg. 62

INDIVIDUAL ITEMS:

4- BOA-26-000053 – 2919 MAPLE SPRINGS BOULEVARD Pg. 86

ADJOURMENT

Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistol oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."

I. Call to Order**II. Staff Presentation/Briefing****III. Public Hearing****IV. Public Testimony****V. Miscellaneous Items**

APPROVAL OF JULY 14, 2026, PANEL A HEARING MINUTES

VI. Case Docket**MISCELLANEOUS ITEM(S)**

1. [26-2510A](#) Application of Arthur Terry for a fee waiver for **(1)** a variance to the height regulations, and for **(2)** a variance to the floor area for structures accessory to single family use regulations at **2615 STEPHENSON STREET**. This property is more fully described as Block E/2488, Lot 17, and is zoned PD-595 (R-5(A)).

Location: **2615 STEPHENSON STREET**

Applicant: Arthur Terry

Senior Planner: Bryant Thompson

Request(s): A request for a fee waiver for a variance to the height regulations, and for a variance to the floor area for structures accessory to single family use regulations.

Staff Recommendation: No staff recommendation.

BOA-25-000083 FW2

Attachments: [Case Report](#)

UNCONTESTED CASE(S)

2. [26-2506A](#) Application of Eleni Papaioannou for **(1)** a special exception to the front yard setback regulations at **1204 REVEREND CBT SMITH STREET**. This property is more fully described as Block 49/3030, part of Lot 5, and is zoned PD-571 (Subdistrict 2), which requires all main buildings to have a front yard setback within five percent of the average front yard setback of the other main buildings on the same blockface, resulting in a minimum allowable setback of 24 feet and a maximum allowable setback of 26 feet 6 inches. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 20-foot front yard setback, which will require **(1)** a 4-foot special exception to the front yard setback regulations.

Location: **1204 REVEREND CBT SMITH STREET**

Applicant: Eleni Papaioannou

Senior Planner: Dr. Kameka Miller-Hoskins

Request(s): **(1)** a special exception to the front yard setback regulations

Staff Recommendation: No staff recommendation.

BOA-26-000056

Attachments: [Case Report](#)
[Application Summary](#)
[Referral](#)
[Site Plan](#)
[Elevation](#)
[Elevation](#)
[Floor Plan](#)

HOLDOVER CASE(S)

3. [26-2508A](#) Application of Ben Fogler for **(1)** a special exception to the fence height regulations, **(2)** special exception to the fence opacity regulations, and **(3)** a special exception to the 20-foot visibility obstruction regulation at **5303 BONITA AVENUE**. This property is more fully described as Block 22/1942, Part of Lot 28, and is zoned R-7.5(A), which limits the height of a fence in the front yard to 4-feet, requires a fence panel with a surface area that is less than 50 percent open may not be located less than five feet from the front lot line, and requires a 20-foot visibility triangle at the driveway approach. The applicant proposes to construct and/or maintain an 8-foot high fence in a required front-yard along Laneri Avenue, which will require **(1)** a 4-foot special exception to the fence height regulations, to construct and/or maintain a fence in a required front-yard with a fence panel having less than 50 percent open surface area located less than 5 feet from the front lot line along Laneri Avenue, which will require **(2)** a special exception to the fence opacity regulations, and to construct and/or maintain a single-family residential fence structure in a required 20-foot visibility obstruction triangle at the driveway approach along Laneri Avenue, which will require **(3)** a special exception to the 20-foot visibility obstruction regulation.

Location: **5303 BONITA AVENUE**

Applicant: Ben Fogler

Senior Planner: Bryant Thompson

Request(s): **(1)** a special exception to the fence height regulations; **(2)** a special exception to the fence opacity regulations; **(3)** a special exception to the 20-foot visibility obstruction regulation

Staff Recommendation: No staff recommendation.

BOA-26-000034

Attachments: [Case Report](#)
[Application Summary](#)
[Site Plan-Revised](#)

INDIVIDUAL CASES

4. [26-2509A](#) Application of Jojo Anaya for **(1)** a variance to the front yard setback regulations at **2919 MAPLE SPRINGS BOULEVARD**. This property is more fully described as Block F/2332, Lot 31, and is zoned PD-193 (R-7.5 Subdistrict), which requires a front yard setback of 25-feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 10-foot front yard setback along Bradford Drive, which will require **(1)** a 15-foot variance to the front yard setback regulations.

Location: **2919 MAPLE SPRINGS BOULEVARD**

Applicant: Jojo Anaya

Senior Planner: Bryant Thompson

Request(s): **(1)** a variance to the front yard setback regulations

Staff Recommendation: Denial.

BOA-26-000053

Attachments: [Case Report](#)
 [Application Summary](#)
 [Site Plans](#)

VII. Adjournment

EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code § 551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code § 551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code § 551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code § 551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code § 551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code § 551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code § 551.089]
8. deliberating cybersecurity measures, policies, or contracts solely intended to protect a critical infrastructure facility. [Tex. Gov't Code § 551.0761]



BOARD OF ADJUSTMENT

Panel A Meeting Minutes

July 14, 2026

DRAFT

Council Briefing 6ES

24923176153@dallascityhall.webex.com

David A. Neumann, Chairman

PRESENT: [4]

David A. Neumann, Chairman	
Kathleen Davis	
Michael Hopkovitz	
Michael Dorn	
Dr. Emmanuel Glover – Left at 11:30 am	

ABSENT: [1]

Kacy Rodgers II	

Chairman David A. Neumann called the briefing to order at **10:30 A.M.** with a quorum of the Board of Adjustment present.

Chairman David A. Neumann called the hearing to order at **1:02 P.M.** with a quorum of the Board of Adjustment present.

The Chairperson stated that no action of the Board of Adjustment shall set a precedent. Each case must be decided upon its own merits and circumstances, unless otherwise indicated, each use is presumed to be a legal use. Each appeal must necessarily stand upon the facts and testimony presented before the Board of Adjustment at this public hearing, as well as the Board's inspection of the property.

PUBLIC SPEAKERS

The Board of Adjustment provided public testimony opportunities for individuals to comment on matters that were scheduled on the posted meeting agenda.

- No Registered Speakers

MISCELLANEOUS ITEMS

Approval of the Board of Adjustment Panel A, June 16, 2026, Meeting Minutes.

Motion was made to approve Panel A, June 16, 2026, Public Hearing Minutes.

Maker:	Michael Hopkovitz				
Second:	Kathleen Davis				
Results:	4-0 unanimously				Motion to approve
		Ayes:	-	4	David A. Neumann, Kathleen Davis, Michael Hopkovitz, Michael Dorn
		Against:	-	0	

MISCELLANEOUS CASES

1. 1201 OAK LAWN AVENUE

BDA245-049_198646410-001_R1(BT)

BUILDING OFFICIAL'S REPORT: Application of Jonathan Vinson for **(1)** a reassessment of a special exception to the parking regulations granted by the Board of Adjustment Panel A on July 15, 2025, in Appeal No. BDA245-049 at **1201 OAK LAWN AVENUE**. This property is more fully described as Block 27/7889, part of Lot 1, and is zoned PD-621 (Subdistrict 1), which requires parking to be provided. The applicant proposes to construct and/or maintain a nonresidential structure for a restaurant without drive-in or drive-through service use, an office use, and an office/showroom use and provide 73 of the required 135 parking spaces, which will require **(1)** a 62-space special exception (45.9 % reduction) to the parking regulation.

LOCATION: 1201 OAK LAWN AVENUE

APPLICANT: JONATHAN VINSON

REQUEST:

(1) A reassessment of a special exception to the parking regulations granted by the Board of Adjustment Panel A on July 15, 2025, in Appeal No. BDA245-049

STANDARD FOR A SPECIAL EXCEPTION TO THE OFF-STREET PARKING REGULATIONS:

Section 51P-621.110(b)(2)(D) states that the board may grant a special exception of up to 50 percent of the required off-street parking upon the findings and considerations listed in Section 51A-4.311 minus the number of parking spaces currently not provided due to delta credits, as defined in Section 51A-4.704(b)(4)(A). The board of adjustment may impose conditions on the special exception.

Section 51A-4.311(a) of the Dallas Development Code specifies that the board may grant a special exception to authorize a reduction in the number of off-street parking spaces required under this article if the board finds, after a public hearing, that the parking demand generated by

the use does not warrant the number of off-street parking spaces required, and the special exception would not create a traffic hazard or increase traffic congestion on adjacent or nearby streets.

In determining whether to grant a special exception under Section 51A-4.311, the board shall consider the following factors:

(A) The extent to which the parking spaces provided will be remote, shared, or packed parking.

(B) The parking demand and trip generation characteristics of all uses for which the special exception is requested.

(C) Whether or not the subject property or any property in the general area is part of a modified delta overlay district.

(D) The current and probable future capacities of adjacent and nearby streets based on the city's thoroughfare plan.

(E) The availability of public transit and the likelihood of its use.

(F) The feasibility of parking mitigation measures and the likelihood of their effectiveness.

In granting a special exception under this section, the board shall specify the use or uses to which the special exception applies. A special exception granted by the board for a particular use automatically and immediately terminates if and when that use is changed or discontinued.

In granting a special exception under this section, the board may:

(A) establish a termination date for the special exception or otherwise provide for the reassessment of conditions after a specified period of time;

(B) impose restrictions on access to or from the subject property; or

(C) impose any other reasonable condition that would have the effect of improving traffic safety or lessening congestion on the streets.

STAFF RECOMMENDATION:

No staff recommendation is made on this type of request.

BACKGROUND INFORMATION:

Zoning:

Site: PD-621 (Subdistrict 1)
North: PD-621 (Subdistrict 1)
East: PD-621 (Subdistrict 1)
South: PD-621 (Subdistrict 1)
West: PD-621 (Subdistrict 1)

Land Use:

The subject site is developed with office showroom/warehouse and restaurant without drive-in or drive-through service uses. The areas to the north, south, east, and west are developed with various uses such as but not limited to motor vehicle fueling station, personal service, office showroom/warehouse, and restaurant without drive-in or drive-through service.

BDA History:

No BDA history found within the last 5 years

GENERAL FACTS AND ANALYSIS

- On July 15, 2025, Panel A granted a special exception to the parking regulations for the property located at 1201 Oak Lawn Avenue. As part of the approval, the applicant would have to reappear before Panel A within 12 months of final issuance of a certificate of occupancy.
- A certificate of occupancy was issued for office showroom/warehouse on July, 21, 2025.
- The application of Jonathan Vinson for the property located at 1201 Oak Lawn Avenue focused on one request relating to the parking regulations.
- The proposed request of a 62-space special exception (45.9 percent reduction) is made to construct and/or maintain a nonresidential structure.
- The subject site lot size is 78,878.29 square feet.
- The existing building footprint is 39,750 square feet (50.39 percent lot coverage)
- PD-621 (Subdistrict 1) requires the following parking ratio per specified use:
 - o 1 parking space per 105 square feet of floor area for restaurant without drive-in or drive-through service ($12,600 / 105 = 120$).
 - o 1 parking space per 1100 square feet of floor area for Office/Showroom Warehouse up to 20,000 square feet floor area ($20,000 / 1100 = 18.18$).
 - o 1 parking space per 4100 square feet of floor area for Office/Showroom Warehouse above 20,000 square feet floor area ($7,150 / 4100 = 1.74$).
- Additionally, a parking agreement is required for calculating adjusted standard parking requirements.
- Granting the proposed 62-space special exception (45.9 percent reduction) to the parking regulations with a condition that the special exception automatically and immediately terminates if when the restaurant without drive-in or drive-through service, office, and office/showroom uses are changed or discontinued.
- 200' Radius Video: [BDA245-049 at 1201 Oak Lawn Ave](#)

Timeline:

- | | |
|-----------------|--|
| April 16, 2025: | The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report. |
| March 5, 2025: | The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel A. |
| March 14, 2025: | Planning and Development Department Senior Planner emailed the applicant the following information: <ul style="list-style-type: none">• an attachment that provided the public hearing date and panel that will consider the application; the March 21, 2025, deadline |

to submit additional evidence for staff to factor into their analysis; and April 4, 2025, deadline to submit additional evidence to be incorporated into the board's docket materials.

- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

March 25, 2025: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the April public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner and Transportation Engineer.

March 25, 2025: The applicant provided revised Shared Parking Chart.

April 4, 2025: The applicant provided additional documentary evidence.

April 15, 2025: The Board of Adjustment Panel **A**, at its public hearing held on Tuesday, April 15, 2025, moved to **HOLD** this matter under advisement until **May 20, 2025**.

April 17, 2025: Planning and Development Department Senior Planner emailed the applicant the following information:

- 1:00 p.m., **May 9, 2025**, deadline to submit additional evidence to be incorporated into the board's docket materials.

May 9, 2025: The applicant provided additional documentary evidence.

May 20, 2025: The Board of Adjustment Panel **A**, at its public hearing held on Tuesday, May 20, 2025, moved to **HOLD** this matter under advisement until **June 17, 2025**.

May 21, 2025: Planning and Development Department Senior Planner emailed the applicant the following information:

- 1:00 p.m., **June 6, 2025**, deadline to submit additional evidence to be incorporated into the board's docket materials.

June 5, 2025: The applicant provided additional documentary evidence.

June 17, 2025: The Board of Adjustment Panel **A**, at its public hearing held on Tuesday, June 17, 2025, moved to **HOLD** this matter under advisement until **July 15, 2025**.

June 18, 2025: Planning and Development Department Senior Planner emailed the applicant the following information:

- 1:00 p.m., **July 3, 2025**, deadline to submit additional evidence to be incorporated into the board's docket materials.

July 2, 2025: The applicant provided additional documentary evidence.

May 29, 2026: A courtesy email was sent to the applicant regarding the reassessment

June 25, 2026: The applicant submitted a reassessment report.

Speakers:

For: Jonathan Vinson, 2323 Ross Ave/. Suite 600, Dallas, TX 75201
Lloyd Denman, 2928 Westminster, Dallas TX 75205

Against: No Speakers

Motion

I move that the Board of Adjustment, in Appeal No. BDA 245-049_198646410-001, on application of Jonathan Vinson, **DENY** the special exception to the parking regulations requested by this applicant **without prejudice**, because our evaluation of the property and the testimony shows this special exception will increase traffic hazards or increase traffic congestion on adjacent or nearby streets, and the parking demand generated by the use warrants the number of required parking spaces.

Maker:	Michael Hopkovitz				
Second:	Kathleen Davis				
Results:	4-0 Unanimously				Motion to deny without prejudice
		Ayes:	-	4	David A. Neumann, Kathleen Davis, Michael Hopkovitz, Michael Dorn
		Against:	-	0	

UNCONTESTED CASES

2. 6632 CHURCHILL WAY

BOA-26-000026(BT)

****This Case was moved to Individual Cases****

BUILDING OFFICIAL'S REPORT: Application of Scott Clements for **(1)** a special exception to the fence height regulations, for **(2)** a special exception to the fence opacity regulations, and for **(3)** a special exception to the 20-foot visibility obstruction regulation at the driveway approach at **6632 CHURCHILL WAY**. This property is more fully described as Block 2/7459, Lot 3, and is zoned R-16(A), which limits the height of a fence in the front yard to 4-feet, requires a fence panel with a surface area that is less than 50 percent open may not be located less than five feet from the front lot line, and requires a 20-foot visibility triangle at the driveway approach. The applicant proposes to construct and/or maintain an 8-foot-high fence in a required front-yard, which will require **(1)** a 4-foot special exception to the fence height regulations, to construct and/or maintain a fence in a required front-yard with a fence panel having less than 50 percent open surface area located less than 5 feet from the front lot line, which will require **(2)** a special exception to the fence opacity

regulations, and to construct and/or maintain a single-family residential fence structure in a required 20-foot visibility obstruction triangle at the driveway approach along Churchill Way, which will require (3) a special exception to the 20-foot visibility obstruction regulation at the driveway approach.

LOCATION: 6632 Churchill Way

APPLICANT: Scott Clements

REQUEST:

- (1) a special exception to the fence height regulations,
- (2) a special exception to the fence opacity regulations, and
- (3) a special exception to the 20-foot visibility obstruction regulations at the drive approach.

STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO FENCE HEIGHT AND FENCE OPACITY REGULATIONS:

Section 51A-4.602(a)(11) of the Dallas Development Code states that the board may grant a special exception to the fence regulations when in the opinion of the board, the special exception will not adversely affect neighboring property.

STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO VISUAL OBSTRUCTION REGULATIONS:

Section 51A-4.602(d)(3) of the Dallas Development Code states that the board may grant a special exception to the visual obstruction regulations when in the opinion of the board, the special exception will not constitute a traffic hazard.

STAFF RECOMMENDATION:

Special Exceptions (3):

No staff recommendation are made on these requests.

BACKGROUND INFORMATION:

Zoning:

Site: R-16(A)
North: PD-218 & R-1ac(A)
East: R-16(A)
South: R-16(A)
West: R-16(A)

Land Use:

The subject site and surrounding properties are developed with single-family uses.

BDA History:

No BDA history has been found within the last five years.

GENERAL FACTS/STAFF ANALYSIS:

- The application of Scott Clements for the property located at 6632 Churchill Way focuses on three requests relating to the fence height regulations, fence opacity regulations, and visual obstruction regulations.
- The first request, the applicant is proposing to construct and maintain an 8-foot-high fence in a required front-yard, which will require a 4-foot special exception to the fence height regulations.
- The second request, the applicant is proposing to construct and maintain a fence in a required front-yard with a fence panel having less than 50 percent open surface area located less than 5-feet from the front lot line, which requires a special exception to the fence opacity regulations.
- The last request, the applicant is proposing to construct and maintain a fence in a required 20-foot visibility obstruction triangle at the driveway approach along Churchill Way.
- Per staff site visit, fencing exists, with landscaping and multiple cameras.
- Subject site is located at what staff is referring to as a transition point along Churchill Way. The street frontage transitions from 2 lanes divided with curbs and gutters to single lane traffic with no curbs and gutters.
- In addition, sidewalks are only located on the subject site side of Churchill Way.
- Access is prohibited along Churchill Way to the north (PD-218) at the 2-lane divided section; however, access to R-1ac(A) along Churchill Way to the north is allowed.
- It is imperative to note that on the south side of Churchill Way and to the east no fencing; however, to the west fencing and vegetation provided for both R-16(A) and R-1ac(A) sites.
- PD-218 is a gated community.
- The applicant has the burden of proof in establishing that the special exception to the fence standard regulations relating to height and opacity will not adversely affect the neighboring properties.
- The applicant has the burden of proof in establishing that the special exception to the visual obstruction regulations will not constitute a traffic hazard.
- Granting the special exceptions to the fence height and opacity regulations and visual obstruction regulation with a condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.
- 200' Radius Video: [BOA-26-000026 at 6632 Churchill Way](#)

Timeline:

June 5, 2026: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

June 9, 2026: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel A.

BOARD OF ADJUSTMENT
July 14, 2026

June 22, 2026: The Planning and Development Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the **1:00 pm, June 26, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **1:00 pm, July 2, 2026**, deadline to submit additional evidence to be incorporated into the board's docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

June 30, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **July** public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

Speakers:

For: Barry Heath, 4263 CR 2602, Caddo mills, TX, 75087
Scott Clements, 405 N. Ervay, # 2902, Dallas TX 75102
Blake Thompson, 123 Maxwell Creek Rd., Murphy, TX 75094

Against: No Speakers

Motion

I move that the Board of Adjustment in Appeal No. BOA-26-000026 **hold this matter under advisement until September 15, 2026.**

Maker:	Kathleen Davis				
Second:	Michael Dorn				
Results:	4-0				Motion to hold under advisement
		Ayes:	-	4	David A. Neumann, Kathleen Davis, Michael Dorn & Michael Hopkovitz
		Against:	-	0	

3. 4047 DALGREEN DRIVE

BOA-26-000042(BT)

****This Case was moved to Individual Cases****

BUILDING OFFICIAL'S REPORT: Application of Robert Baldwin for **(1)** a special exception to the fence height regulations, and for **(2)** special exception to the fence opacity regulations at **4047 DALGREEN DRIVE**. This property is more fully described as Block 4407, Lot 6, and is zoned R-1ac(A), which limits the height of a fence in the front yard to 4-feet, and requires a fence panel with a surface area that is less than 50 percent open may not be located less than five feet from the front lot line. The applicant proposes to construct and/or maintain an 8-foot 2-inch high fence in a required

front-yard, which will require **(1)** a 4-foot 2-inch special exception to the fence height regulations, and to construct and/or maintain a fence in a required front-yard with a fence panel having less than 50 percent open surface area located less than 5 feet from the front lot line, which will require **(2)** a special exception to the fence opacity regulations.

LOCATION: 4047 Dalgreen Drive

APPLICANT: Robert Baldwin

REQUEST:

- (4) a special exception to the fence height regulations, and
- (5) a special exception to the fence opacity regulations.

STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO FENCE HEIGHT AND FENCE OPACITY REGULATIONS:

Section 51A-4.602(a)(11) of the Dallas Development Code states that the board may grant a special exception to the fence regulations when in the opinion of the board, the special exception will not adversely affect neighboring property.

STAFF RECOMMENDATION:

Special Exceptions (2):

No staff recommendation is made on this request.

BACKGROUND INFORMATION:

Zoning:

Site: R-1ac(A)
North: R-1/2ac(A)
East: R-1ac(A) & R-7.5(A) (SUP 131 – Cox Cemetery)
South: R-1ac(A)
West: R-1ac(A)

Land Use:

The subject site and surrounding properties are developed with single-family uses.

BDA History:

No BDA history has been found within the last five years.

GENERAL FACTS/STAFF ANALYSIS:

- The application of Robert Baldwin for the property located at 4047 Dalgreen focuses on two requests relating to the fence height regulations and fence opacity regulations.
- The first request is that the applicant is proposing to construct and maintain an 8-foot 2-inch-high fence in a required front-yard, which will require a 4-foot 2-inch special exception to the fence height regulations.

BOARD OF ADJUSTMENT
July 14, 2026

- The second request, the applicant is proposing to construct and maintain a fence in a required front-yard with a fence panel having less than 50 percent open surface area located less than 5-feet from the front lot line, which requires a special exception to the fence opacity regulations.
- The applicant has stated that the property is located near a heavily vegetated area near a cemetery and White Rock Lake. For this reason, they have requested submitted a request to allow a fence and columns up to 8'2". Additionally, a request for opacity was also submitted to allow a portion of the fence to be constructed of solid materials.
- Per the applicant, several properties in the area have similar fencing and they feel that their proposed fence will not negatively impact the surrounding homes.
- Per staff site visit, proposed fencing will replace existing.
- The applicant has the burden of proof in establishing that the special exception to the fence standard regulations relating to height and opacity will not adversely affect the neighboring properties.
- Granting the special exceptions to the fence height and opacity regulations with a condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.
- 200' Radius Video: [BOA-26-000042 at 4047 Dalgreen Dr](#)

Timeline:

June 6, 2026:	The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.
June 9, 2026:	The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel A .
June 22, 2026:	The Planning and Development Senior Planner emailed the applicant the following information: • an attachment that provided the public hearing date and panel that will consider the application; the 1:00 pm, June 26, 2026, deadline to submit additional evidence for staff to factor into their analysis; and 1:00 pm, July 2, 2026, deadline to submit additional evidence to be incorporated into the board's docket materials. • the criteria/standard that the board will use in their decision to approve or deny the request; and • the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.
June 30, 2026:	The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the July public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

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BOARD OF ADJUSTMENT
July 14, 2026

Speakers:

For: Rob Baldwin, 3904 Elm Street, B, Dallas TX 75226

Against: No Speakers

Motion # 1

I move that the Board of Adjustment, in Appeal No. BOA-26-000042, on application of Robert Baldwin, **GRANT** the request of this applicant to construct and/or maintain an 8-foot 2-inch high fence as a special exception to the height requirement for fences contained in the Dallas Development Code, as amended, because our evaluation of the property and the testimony shows that this special exception will not adversely affect neighboring property.

I further move that the following condition be imposed to further the purpose and intent of the Dallas Development Code:

Compliance with the most recent version of the submitted site plan and elevations are required.

Maker:	Kathleen Davis				
Second:	Michael Hopkovitz				
Results:	4-0 Unanimously				Motion to grant
		Ayes:	-	4	David A. Neumann, Kathleen Davis, Michael Hopkovitz & Michael Dorn
		Against:	-	0	

Motion # 2

I move that the Board of Adjustment, in Appeal No. BOA-26-000042, on application of Robert Baldwin, **GRANT** the request of this applicant to construct and/or maintain a fence with panel having less than 50 percent open surface area located less than five-feet from the front lot line as a special exception to the surface area openness requirement for fences in the Dallas Development Code, because our evaluation of the property and the testimony shows that this special exception will not adversely affect neighboring property.

I further move that the following condition be imposed to further the purpose and intent of the Dallas Development Code:

Compliance with the most recent version of the submitted site plan and elevations are required.

Maker:	Kathleen Davis				
Second:	David Neumann				
Results:	4-0 Unanimously				Motion to grant
		Ayes:	-	4	David A. Neumann, Kathleen Davis, Michael Hopkovitz & Michael Dorn
		Against:	-	0	

4. 9743 LANWARD CIRCLE
BOA-26-000045(BT)

BUILDING OFFICIAL'S REPORT: Application of Cody Welch for **(1)** a special exception for the handicapped to the single-family use regulations, and for **(2)** a special exception for the handicapped to the floor area for structures accessory to single family use regulations at **9743 LANWARD CIRCLE**. This property is more fully described as Block B/8093, Lot 8, and is zoned R-7.5(A), which limits the number of dwelling units to one, and prohibits an accessory structure to exceed 25 percent of the floor area of the main structure. The applicant proposes to construct and/or maintain an additional dwelling unit (not for rent) which will require **(1)** a special exception for the handicapped to the single-family use regulations, and to construct and/or maintain a single-family residential accessory structure with 891 square feet of floor area (36 percent of the floor area of the main structure) which will require **(2)** an 11 percent (272.25 square foot) special exception for the handicapped to the floor area for structures accessory to single family use regulations.

LOCATION: 9743 Lanward Circle

APPLICANT: Cody Welch

REQUEST:

- (6) A special exception for the handicapped to the single-family regulations, and
- (7) A special exception for the handicapped to the floor area for structures accessory to single family use regulations.

STANDARDS OF REVIEW FOR A SPECIAL EXCEPTIONS FOR THE HANDICAPPED:

Section 51A-1.107 of the Dallas Development Code states that the board of adjustment shall grant a special exception to any regulation in this chapter if, after a public hearing, the board finds that the exception is necessary to afford a handicapped person equal opportunity to use and enjoy a dwelling. The term "handicapped person" means a person with a "handicap," as that term is defined in the Federal Fair Housing Amendments Act of 1988, as amended. The board may impose reasonable conditions upon the granting of this special exception consistent with the purpose stated in this section. This section does not authorize the board to grant a change in the use of a building or structure.

STAFF RECOMMENDATION:

Special Exceptions (2):

No staff recommendation is made on these requests.

BACKGROUND INFORMATION:

Zoning:

Site: R-7.5(A)
North: R-7.5(A)
East: R-7.5(A)
South: R-7.5(A)
West: R-7.5(A) & PD-1078 (Lake Highlands Middle School)

Land Use:

The subject site and surrounding properties to the east, south, and west developed with single-family uses. Further to the west lies Lake Highlands Middle School.

BDA History:

No BDA history has been found within the last five years

GENERAL FACTS/STAFF ANALYSIS:

- The application of Cody Welch for the property located at 9743 Lanward Circle focuses on two requests relating to a special exception for the handicapped to the single-family use regulations, and for a special exception for the handicapped to the floor area for structures accessory to single family regulations.
- The first request relates to the additional dwelling unit (not for rent), which will require a special exception for the handicapped to the single-family zoning use regulations.
- The second request relates to the floor area for structures accessory to the single-family use regulations for the handicapped to enjoy a dwelling. The applicant is proposing to construct and maintain an accessory structure greater than 25 percent of the main floor area.
- The applicant has the burden of proof in establishing that granting a special exception is necessary to afford a handicapped person equal opportunity to use and enjoy a dwelling unit.
- Granting the special exception for the handicapped to the single-family use regulations and floor area regulations with a condition that the applicant complies with the submitted site plan, would require the proposal to be constructed as shown on the submitted documents.
- 200' Radius Video: [BOA-26-000045 at 9743 Lanward Cir](#)

Timeline:

- | | |
|----------------|--|
| June 2, 2026: | The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report. |
| June 9, 2026: | The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel A. |
| June 22, 2026: | The Planning and Development Senior Planner emailed the applicant the following information: <ul style="list-style-type: none">• an attachment that provided the public hearing date and panel that will consider the application; the 1:00 pm, June 26, 2026, deadline to submit additional evidence for staff to factor into their analysis; and 1:00 pm, July 2, 2026, deadline to submit additional evidence to be incorporated into the board's docket materials.• the criteria/standard that the board will use in their decision to approve or deny the request; and |

- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

June 30, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **July** public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

Speakers:

For: Sally Welch, 9743 Lanward Circle, Dallas TX (did not speak)

Against: No Speakers

Motion

I move that the Board of Adjustment **GRANT** the following applications listed on the uncontested docket because it appears, from our evaluation of the property and all relevant evidence that the applications satisfy all the requirements of the Dallas Development Code and are consistent with the general purpose and intent of the Code, as applicable, to wit:

BOA-26-000045 – Application of Cody Welch, for a special exception for the handicapped to the single-family use regulations and a special exception for the handicapped to the floor area for a structure accessory to the single family use regulations contained in the Dallas Development Code, is **granted**, subject to the following conditions:

- Compliance with the most recent version of all submitted plans are required.
- The special exception expires when a handicapped person no longer resides on the property.

Maker:	Michael Hopkovitz				
Second:	Kathleen Davis				
Results:	4-0 Unanimously				Motion to grant
		Ayes:	-	4	David A. Neumann, Kathleen Davis, Michael Hopkovitz & Michael Dorn
		Against:	-	0	

INDIVIDUAL CASES

5. 4300 ROSELAND AVENUE

BOA-26-000029(KMH)

BUILDING OFFICIAL'S REPORT: Application of Franchesca Jennings for **(1)** a variance to the side yard setback regulations, **(2)** a special exception to the fence height regulations, and for **(3)** a special exception to the fence opacity regulations at **4300 ROSELAND AVENUE**. This property is more fully described as Block 2/650, part of Lots 13 & 14, and is zoned PD-298 (Subarea 4), which requires a side yard setback of 10-feet if a side yard setback is provided, limits the height of a fence in the front yard to 4-feet, and requires a fence panel with a surface area that is less than 50 percent open may not be located less than five feet from the front lot line. The applicant proposes to

construct and/or maintain a residential structure and provide a 6-foot 2-inch side yard setback, which will require a **(1)** 3-foot-10-inch variance to the side yard setback regulations, to construct and/or maintain an 8-foot-high fence in a required front-yard, which will require **(2)** a 4-foot special exception to the fence height regulations, and to construct and/or maintain a fence in a required front-yard with a fence panel having less than 50 percent open surface area located less than 5 feet from the front lot line, which will require **(3)** a special exception to the fence opacity regulations.

LOCATION: 4300 Roseland Avenue

APPLICANT: Franchesca Jennings

REQUEST:

- (1) A variance to the side yard setback regulations
- (2) A special exception to the fence height regulations
- (3) A special exception to the fence opacity regulations

STANDARD OF REVIEW FOR A VARIANCE:

Section 51A-3.102(d)(10) of the Dallas Development Code specifies that the board has the power to grant variances from the front yard, **side yard**, rear yard, lot width, lot depth, lot coverage, floor area for structures accessory to single-family uses, height, minimum sidewalks, off-street parking or off-street loading, or landscape regulations, provided that the variance is:

- (A) not contrary to the public interest when, owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
- (B) necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
- (C) not granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

SECTION 51A-3.102(d)(10)(B): Dallas Development Code § 51A-3.102(d)(10)(B), allows for the board to use their discretion and consider the following as grounds to determine whether the portion of the variance standard of compliance with the ordinance as applied to a structure would result in unnecessary hardship:

- (i) The financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.
- (ii) Compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.
- (iii) Compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.
- (iv) Compliance would result in the unreasonable encroachment on an adjacent property or easement; or
- (v) The municipality considers the structure to be a nonconforming structure.

STAFF RECOMMENDATION:

Special Exceptions (2):

No staff recommendation is made on these requests.

Variance to the side yard setback regulations:

Denial

Rationale: Based upon evidence presented and provided by the applicant, staff concluded that the subject site is:

- A. Not contrary to the public interest.
- B. The subject site is not restrictive in area shape or slow; therefore, it can be developed in the same manner commensurate with the development in the same zoning.
- C. Self-created or personal hardship.

BACKGROUND INFORMATION:

Zoning:

Site: PD-298
North: MF-2(A)
East: PD-298
South: PD-298
West: PD-298

Land Use:

The subject site is developed with a single-family residence with surrounding properties sharing the same type of development.

BDA History:

No BDA history found on this property within the past five years.

GENERAL FACTS/STAFF ANALYSIS:

- The application of Franchesca Jennings for the property located at 4300 Roseland Avenue focuses on three requests relating to the side yard setback regulations, the fence height regulations, and the fence opacity regulations.
- The first request is for a variance to the side yard setback regulations. The applicant proposes to construct and/or maintain a residential structure and provide a 6-foot 2-inch side yard setback, which will require a 4-foot-2-inch variance to the side yard setback regulations.
- The second request is for a special exception to the fence height regulations. The applicant is proposing to construct and maintain an 8-foot-high fence in a required front yard, which will require a 4-foot special exception to the fence height regulations.
- Thirdly, the applicant is proposing to construct and maintain the residential fence in a required front yard with a fence panel having less than 50-percent open surface area located

less than 5 feet from the front lot line, which will require a special exception to the fence opacity regulations.

- The property is zoned Planned Development District No. 298 Subarea 4. Section 51-298.112(b)(1) states: *Except as provided in this paragraph, no side yard setback is required in Subareas 1, 1A, 1B, 1C, 1D, 3, 4, 4A, 5, 5A, 7, 8, 10, 10C, 11, 12, and 13; however, if a side yard setback is provided, it must be a minimum of 10 feet.*
- The applicant has the burden of proof in establishing the following:
 1. That granting the variance to the side yard setback regulations will not be contrary to the public interest when, owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
 2. The variance is necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
 3. The variance would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

SECTION 51 A-3.102(d)(10)(B)

Dallas Development Code § 51A-3.102(d)(10)(B), allows for the board to use their discretion and consider the following as grounds to determine whether the portion of the variance standard of compliance with the ordinance as applied to a structure would result in unnecessary hardship:

- (i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.
 - (ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.
 - (iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.
 - (iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or
 - (v) the municipality considers the structure to be a nonconforming structure.
- The applicant has the burden of proof in establishing that the special exception to the fence height and opacity regulations will not adversely affect neighboring properties.
 - Granting the variance to the side yard setback regulations and special exceptions to the fence height and opacity regulations, with the condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.
 - 200' Radius Video: [BOA-26-000029 at 4300 Roseland](#)

Timeline:

- April 28,2026: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.
- June 9,2026: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel **B**.
- June 22,2026: The Planning and Development Senior Planner emailed the applicant the following information:
- an attachment that provided the public hearing date and panel that will consider the application; the **June 26, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **July 2, 2026**, deadline to submit additional evidence to be incorporated into the board’s docket materials.
 - the criteria/standard that the board will use in their decision to approve or deny the request; and
 - the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.
- June 30, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **July** public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

Speakers:

For: Franchesca Jennings, 2275 Hanes Ave., Dallas TX

Against: No Speakers

Motion # 1

I move that the Board of Adjustment, in Appeal No. BOA-26-000029, on application of Franchesca Jennings, **GRANT** the 3-foot 10-inch variance to the side-yard setback regulations requested by this applicant because our evaluation of the property and testimony shows that the physical character of this property is such that a literal enforcement of the provisions of the Dallas Development Code, as amended, would result in unnecessary hardship to this applicant.

I further move that the following condition be imposed to further the purpose and intent of the Dallas Development Code:

Compliance with the most recent version of all submitted plans are required.

Maker:	Kathleen Davis				
Second:	Michael Hopkovitz				
Results:	4-0 Unanimously				Motion to grant

BOARD OF ADJUSTMENT
July 14, 2026

		Ayes:	-	4	David A. Neumann, Kathleen Davis, Michael Hopkovitz & Michael Dorn
		Against:	-	0	

Motion # 2

I move that the Board of Adjustment, in Appeal No. BOA-26-000029, on application of Franchesca Jennings, **GRANT** the request of this applicant to construct and/or maintain an 8-foot high fence as a special exception to the height requirement for fences contained in the Dallas Development Code, as amended, because our evaluation of the property and the testimony shows that this special exception will not adversely affect neighboring property.

I further move that the following condition be imposed to further the purpose and intent of the Dallas Development Code:

Compliance with the most recent version of the submitted site plan and elevations are required.

Maker:	Kathleen Davis				
Second:	Michael Hopkovitz				
Results:	4-0 Unanimously				Motion to grant
		Ayes:	-	4	David A. Neumann, Kathleen Davis, Michael Hopkovitz & Michael Dorn
		Against:	-	0	

Motion # 3

I move that the Board of Adjustment, in Appeal No. BOA-26-000029, on application of Franchesca Jennings, **GRANT** the request of this applicant to construct and/or maintain a fence with panel having less than 50 percent open surface area located less than five-feet from the front lot line as a special exception to the surface area openness requirement for fences in the Dallas Development Code, because our evaluation of the property and the testimony shows that this special exception will not adversely affect neighboring property.

I further move that the following condition be imposed to further the purpose and intent of the Dallas Development Code:

Compliance with the most recent version of the submitted site plan and elevations are required.

Maker:	Kathleen Davis				
Second:	Michael Hopkovitz				
Results:	4-0 Unanimously				Motion to grant
		Ayes:	-	4	David A. Neumann, Kathleen Davis, Michael Hopkovitz & Michael Dorn
		Against:	-	0	

ADJOURNMENT

After all business of the Board of Adjustment had been considered, Chairman Neumann entertained a motion to adjourn at 4:42 p.m.

Maker:	Michael Hopkovitz				
Second:	Michael Dorn				
Result:	4-0 Unanimously				Motion to adjourn

Required Signature:
Mary Williams, Board Secretary
Planning & Development Department

Date

Required Signature:
Dr. Kameka Miller-Hoskins, Board Coordinator
Planning & Development Department

Date

Required Signature:
David A. Neumann, Chairman
Board of Adjustment

Date



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 26-2510A

Item #: 1.

AGENDA DATE: August 18, 2026
PANEL: A
COUNCIL DISTRICT(S): 7
DEPARTMENT: Department of Planning and Development

BUILDING OFFICIAL'S REPORT

Application of Arthur Terry for a fee waiver for **(1)** a variance to the height regulations, and for **(2)** a variance to the floor area for structures accessory to single family use regulations at **2615 STEPHENSON STREET**. This property is more fully described as Block E/2488, Lot 17, and is zoned PD-595 (R-5(A)).

Location: **2615 STEPHENSON STREET**

Applicant: Arthur Terry

Senior Planner: Bryant Thompson

Request(s): A request for a fee waiver for a variance to the height regulations, and for a variance to the floor area for structures accessory to single family use regulations.

Staff Recommendation: No staff recommendation.

BOA-25-000083 FW2

FILE NUMBER: BOA-25-000083_FW2(BT)

BUILDING OFFICIAL'S REPORT: Application of Arthur Terry for a fee waiver for **(1)** a variance to the height regulations, and for **(2)** a variance to the floor area for structures accessory to single family use regulations at **2615 STEPHENSON STREET**. This property is more fully described as Block E/2488, Lot 17, and is zoned PD-595 (R-5(A)).

LOCATION: 2615 Stephenson Drive

APPLICANT: Arthur Terry

REQUEST:

A request for a fee waiver for a variance to the maximum height for structure accessory to single-family use regulations and a variance to the floor area for structures accessory to single-family use regulations.

The applicant is requesting a fee waiver for two separate requests, each with a fee of \$600.00 for a total request waiver amount of \$1,200.00. The request pertains solely to the waiver of fees associated with the proposed deviations from the maximum height for structure accessory to single family use regulations and floor area for structures accessory to single family use regulations

STANDARD FOR A FEE WAIVER OR REIMBURSEMENT:

Section 303.12.1.6 in Chapter 52 of the Dallas City Code specifies the board of adjustment may waive the filing fee if the board finds **that payment of the fee would result in substantial financial hardship to the applicant**. The applicant may either pay the fee and request reimbursement at the hearing on the matter or request that the issue of financial hardship be placed on the board's miscellaneous docket for predetermination. If the issue is placed on the miscellaneous docket, the applicant may not file the application until the merits of the request for waiver have been determined by the board. In making this determination, the board may require the production of financial documents.

STAFF RECOMMENDATION:

The staff does not make a recommendation on fee waiver requests since the standard is whether the board finds that payment of the fee would result in substantial financial hardship to the applicant.



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 26-2506A

Item #: 2.

AGENDA DATE: August 18, 2026
PANEL: A
COUNCIL DISTRICT(S): 4
DEPARTMENT: Department of Planning and Development

BUILDING OFFICIAL'S REPORT

Application of Eleni Papaioannou for (1) a special exception to the front yard setback regulations at 1204 REVEREND CBT SMITH STREET. This property is more fully described as Block 49/3030, part of Lot 5, and is zoned PD-571 (Subdistrict 2), which requires all main buildings to have a front yard setback within five percent of the average front yard setback of the other main buildings on the same blockface, resulting in a minimum allowable setback of 24 feet and a maximum allowable setback of 26 feet 6 inches. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 20-foot front yard setback, which will require (1) a 4-foot special exception to the front yard setback regulations.

Location: 1204 REVEREND CBT SMITH STREET

Applicant: Eleni Papaioannou

Senior Planner: Dr. Kameka Miller-Hoskins

Request(s): (1) a special exception to the front yard setback regulations

Staff Recommendation: No staff recommendation.

BOA-26-000056

FILE NUMBER: BOA-26-000056(CC)

BUILDING OFFICIAL'S REPORT: Application of Eleni Papaioannou for **(1)** a special exception to the front yard setback regulations at **1204 REVEREND CBT SMITH STREET**. This property is more fully described as Block 49/3030, part of Lot 5, and is zoned PD-571 (Subdistrict 2), which requires all main buildings to have a front yard setback within five percent of the average front yard setback of the other main buildings on the same blockface, resulting in a minimum allowable setback of 24 feet and a maximum allowable setback of 26 feet 6 inches. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 20-foot front yard setback, which will require **(1)** a 4-foot special exception to the front yard setback regulations.

LOCATION: 1204 Reverend CBT Smith Street

APPLICANT: Eleni Papaioannou

REQUEST:

(1) a special exception to the front yard setback regulations

STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO THE FRONT YARD SETBACK REGULATIONS IN PD 571:

Section 51P-571.109(c) provides that the board of adjustment may grant a special exception to the front, side, and rear yard setback requirements if the board finds, after a public hearing, that the special exception will not adversely affect the neighboring properties, the improvement is within the general building patterns of the neighborhood, and the special exception will preserve the character of the neighborhood. In granting a special exception to the setback requirements, the board may impose any other reasonable condition that would further the purpose and intent of the setback requirements of PD 571.

STAFF RECOMMENDATION:

Special Exceptions (1):

No staff recommendation is made on these requests.

BACKGROUND INFORMATION:

Zoning:

Site: PD-571 Subdistrict 2 (R-5(A))
North: PD-571 Subdistrict 2
East: PD-571 Subdistrict 2
South: PD-571 Subdistrict 2
West: PD-571 Subdistrict 2

Land Use:

The subject site is undeveloped; north of the subject site is Eloise Lundy Park; to the east and south are residential structures; to the west is Golden Gate Baptist Church.

BDA History:

No BDA history found on this property within the past five years.

GENERAL FACTS/STAFF ANALYSIS:

- The application of Eleni Papaioannou for the property located at 1204 Reverend CBT Smith focuses on one request relating to the front yard setback.
- The applicant proposes to construct and/or maintain a residential structure and provide a 20-foot front yard setback, which will require a 4-foot special exception to the front yard setback regulations.
- The property is zoned Planned Development District No. 571 (Subdistrict 2). Section 51-P-571.109(a) states: *All main buildings must have a front yard setback that is within five percent of the average front yard setback of other main buildings in the same blockface. In the event the blockface consists of all vacant lots, the lot must be developed in accordance with the front yard setback regulations for an R-5(A) Single Family District.*
- The front yard setback regulation for R-5(A) Single Family District is a minimum setback of 20 feet.
- The average front setback of the existing structures on the blockface is **25.25 feet**. Applying the $\pm 5\%$ standard results in an allowable front setback range of approximately **24.0 feet to 26.5 feet**. The applicant is requesting a **20-foot front setback**, which is below the minimum calculated range.
- The applicant has the burden of proof in establishing the following:
 1. The special exception will not adversely affect the neighboring properties;
 2. The improvement is within the general building patterns of the neighborhood; and
 3. The special exception will preserve the character of the neighborhood.
- Granting the special exception to the front yard setback regulations with the condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.
- 200-foot radius link : [BOA-26-000056 at 1204 Rev CBT Smith](#)

Timeline:

- | | |
|----------------|--|
| July 3, 2026: | The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report. |
| June 30, 2026: | The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel A . |
| July 13, 2026: | The Planning and Development Senior Planner emailed the applicant the following information: <ul style="list-style-type: none">• an attachment that provided the public hearing date and panel that will consider the application; the July 24, 2026, deadline to |

submit additional evidence for staff to factor into their analysis; and **August 7, 2026**, deadline to submit additional evidence to be incorporated into the board's docket materials.

- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

July 28, 2026:

The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **August** public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

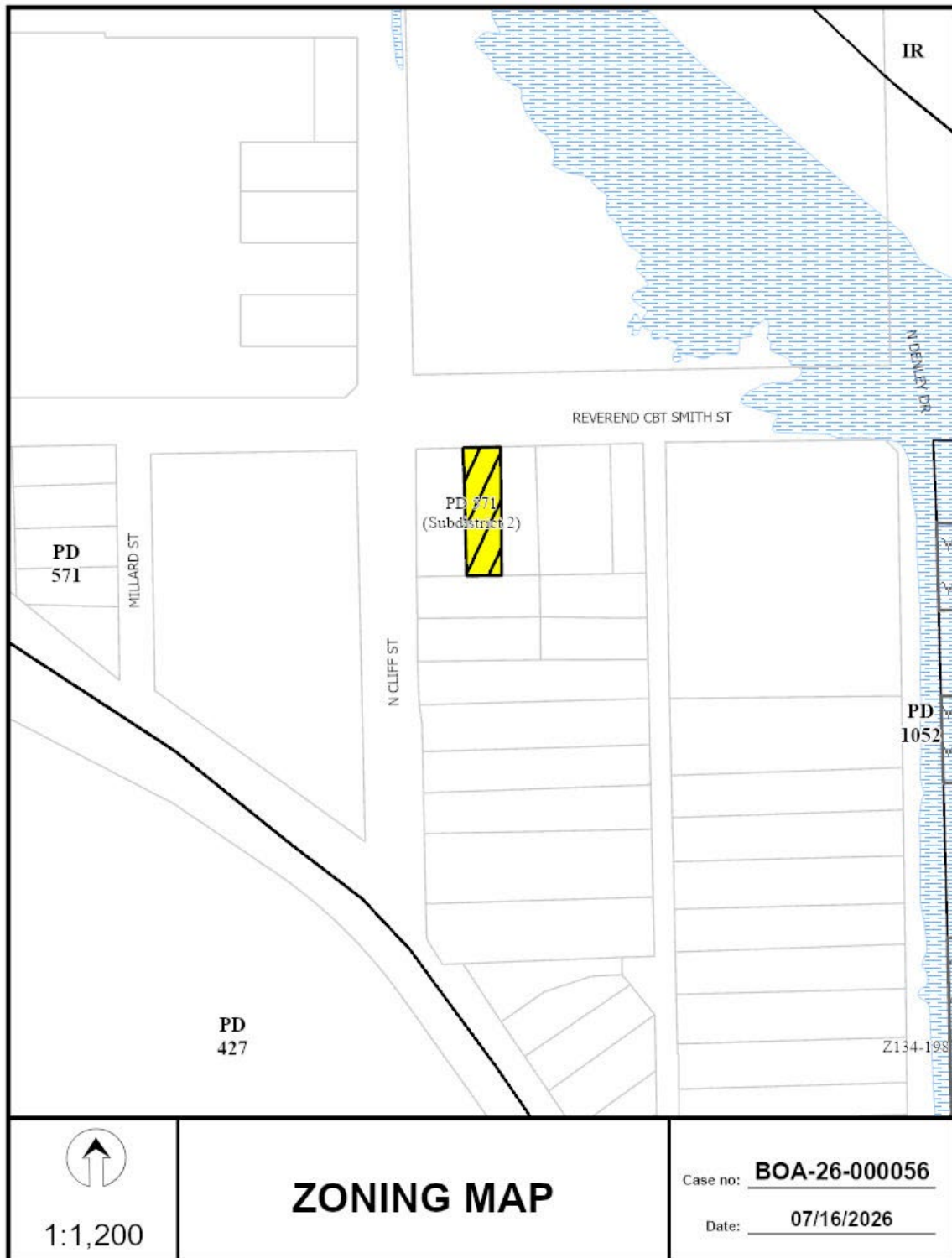


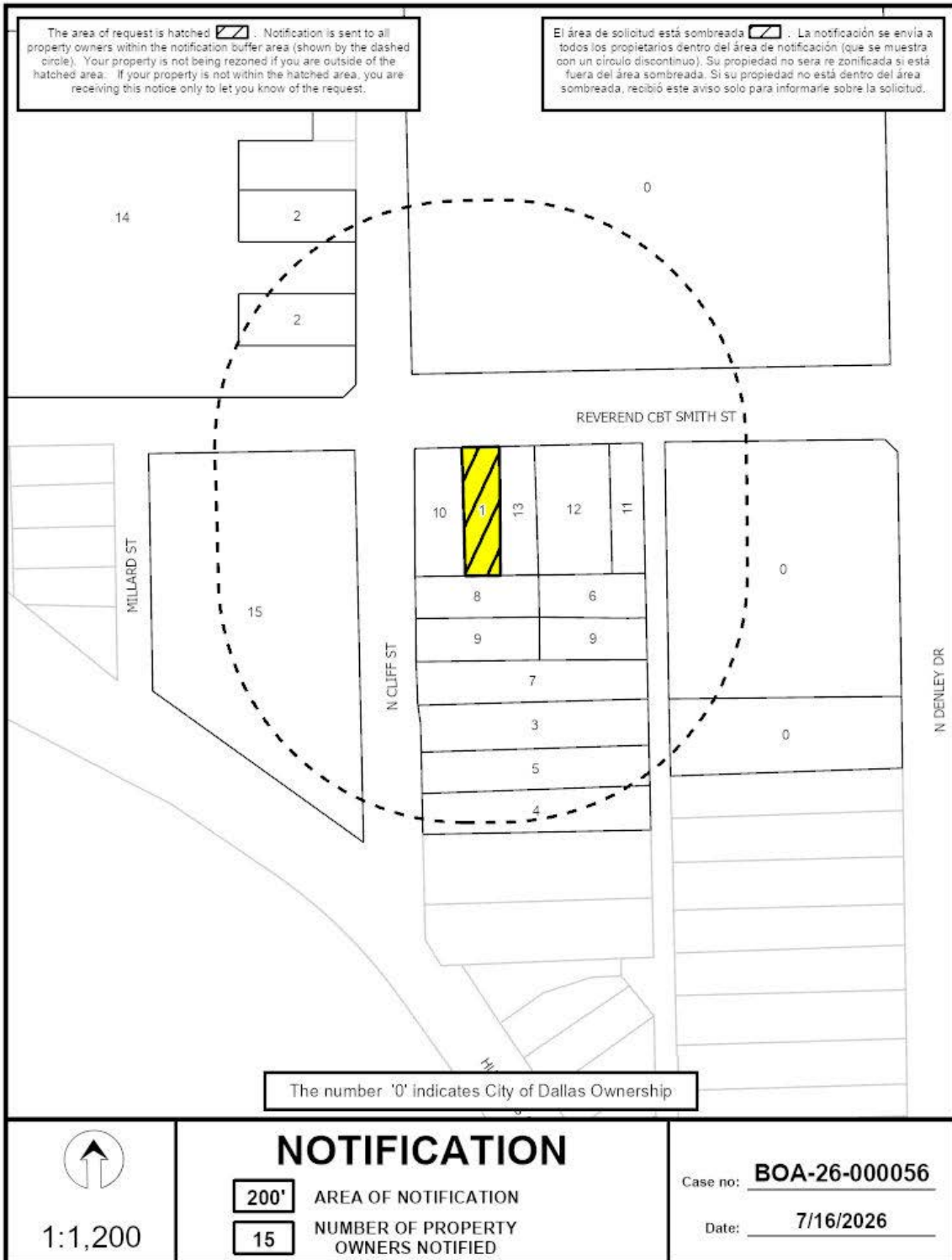
1:1,200

AERIAL MAP

Case no: **BOA-26-000056**

Date: **07/16/2026**





07/16/2026

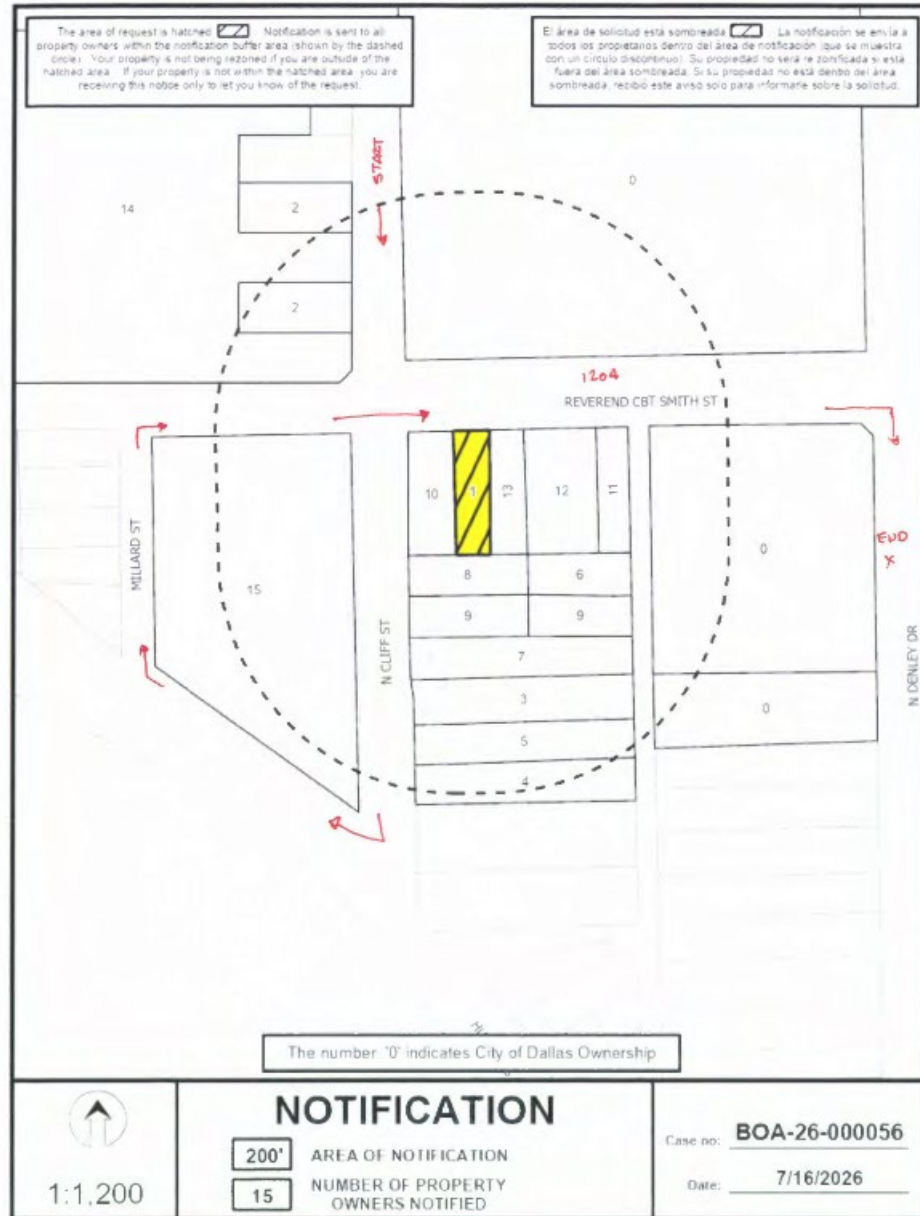
Notification List of Property Owners

BOA-26-000056

15 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1 CORP	1204 REVEREND CBT SMITH ST	DALLAS HOUSING ACQUISITION & DEV
2	711 N CLIFF ST	GOLDEN GATE MISSIONARY
3	608 N CLIFF ST	Taxpayer at
4	604 N CLIFF ST	WILLIAMS ADRIAN D
5 MINISTRY INC	606 N CLIFF ST	GOLDEN GATE ADULT REHABILITATION
6	616 N CLIFF ST	Taxpayer at
7	612 N CLIFF ST	HERRING DOLLIE
8	618 N CLIFF ST	PINEBROOK DESIGN BUILD LLC
9	616 N CLIFF ST	KEMP FREDDIE JR & SHARON
10	1202 REVEREND CBT SMITH ST	GOLDEN GATE MISSIONARY
11	1212 REVEREND CBT SMITH ST	MERCADO FRANCISCA
12	1210 REVEREND CBT SMITH ST	MCLODA DAVID WILLIAM &
13	1206 REVEREND CBT SMITH ST	DAVIS JAMILAH
14	1101 REVEREND CBT SMITH ST	GOLDEN GATE MISSIONARY
15	1128 REVEREND CBT SMITH ST	GOLDEN GATE BAPT CHURCH

200' Radius Route Map



NOTICE OF PUBLIC HEARING

BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL A)

NOTICE IS HEREBY GIVEN that the BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL A) will hold a hearing as follows.

DATE: TUESDAY, AUGUST 18, 2026

BRIEFING: 10:30 a.m. via Videoconference and in 6EN COUNCIL CHAMBERS at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa081826>

HEARING: 1:00 p.m. Videoconference and in 6EN COUNCIL CHAMBERS at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa081826>

The purpose of the hearing is to consider the following appeal(s) now pending before the Board of Adjustment:

BOA-26-000056(KMH) Application of Eleni Papaioannou for (1) a special exception to the front yard setback regulations at **1204 REVEREND CBT SMITH STREET**. This property is more fully described as Block 49/3030, part of Lot 5, and is zoned PD-571 (Subdistrict 2), which requires all main buildings to have a front yard setback within five percent of the average front yard setback of the other main buildings on the same blockface, resulting in a minimum allowable setback of 24 feet and a maximum allowable setback of 26 feet 6 inches. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 20-foot front yard setback, which will require (1) a 4-foot special exception to the front yard setback regulations.

You have received this notice because you own property within 200 feet of the above property. You may be interested in attending the Board of Adjustment hearing to express your support for or opposition to the application. You may also contact the Board of Adjustment by email to BDAREPLY@dallas.gov. Letters will be accepted until 9:00 am the day of the hearing. If you are unable to attend the hearing. If you choose to respond, it is important that you let the Board know your reasons for being in favor of or in opposition to the application. The Board members are very interested in your opinion.

Note: Any materials (such as plans, elevations, etc.) included within this notice may be subject to change.

The Board of Adjustment hearing will be held by videoconference and at **6EN Council Chambers**. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure by **joining the meeting virtually**, must register online at <https://bit.ly/BDA-A-Register> by the 5 p.m. on **Monday, August 17, 2026**. **All virtual speakers will be required to show their video in order to address the board. In Person speakers can register at the hearing.** Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; and bit.ly/cityofdallastv or [YouTube.com/CityofDallasCityHall](https://www.youtube.com/CityofDallasCityHall).

Speakers at the meeting are allowed a maximum of five (5) minutes to address the Board.

Additional information regarding the application may be obtained by calling Dr. Kameka Miller-Hoskins, Chief Planner (214) 948-4478, or Mary Williams, Board Secretary at (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

Board of Adjustment
Planning and Development Department
1500 Marilla Street 5CN, Dallas TX 75201

PLEASE SEND REPLIES TO:
BDAREPLY@dallas.gov
Letters will be received until 9:00 am
the day of the hearing.
PLEASE REGISTER AT:
<https://bit.ly/BDA-A-Register>

AVISO DE AUDIENCIA PÚBLICA

JUNTA DE AJUSTE DE LA CIUDAD DE DALLAS (PANEL A)

SE NOTIFICA POR LA PRESENTE que la JUNTA DE AJUSTE DE LA CIUDAD DE DALLAS (PANEL A) celebrará una audiencia de la siguiente manera.

FECHA: MARTES, 18 DE AGOSTO DE 2026

INFORME: 10:30 A.M. vía Videoconferencia y en las cámaras del consejo de 6EN en el Ayuntamiento de Dallas, 1500 Marilla Street

AUDIENCIA: 1:00 P.M. Videoconferencia y en las cámaras del consejo de 6EN en Ayuntamiento de Dallas, 1500 Marilla Street

El propósito de la audiencia es considerar la(s) siguiente(s) apelación(es) actualmente pendiente(s) ante la Junta de Ajustes:

BOA-26-000056(KMH) Solicitud de Eleni Papaioannou para (1) una excepción especial a las regulaciones de retraso del jardín delantero en **1204 REVEREND CBT SMITH STREET**. Esta propiedad se describe más detalladamente como Bloque 49/3030, parte del Lote 5, y está zonificada como PD-571 (Subdistrito 2), lo que exige que todos los edificios principales tengan un retroceso en el jardín delantero dentro del cinco por ciento del retroceso medio del jardín delantero respecto a los otros edificios principales en la misma cara de bloque, resultando en un retroceso mínimo permitido de 24 pies y un retroceso máximo permitido de 26 pies y 6 pulgadas. El solicitante propone construir y/o mantener una estructura residencial unifamiliar y proporcionar un retraso en el jardín delantero de 20 pies, lo que requerirá (1) una excepción especial de 4 pies a las normativas sobre retroceso del jardín delantero.

Ha recibido este aviso porque posee una propiedad a menos de 200 pies de la propiedad mencionada. Puede que te interese asistir a la audiencia de la Junta de Ajuste para expresar tu apoyo u oposición a la solicitud. También puede contactar con la Junta de Ajuste por correo electrónico a BDAREPLY@dallas.gov. Las cartas serán aceptadas hasta las 9:00 del día de la audiencia. Si no puedes asistir a la audiencia. Si decides responder, es importante que expliques a la Junta tus motivos para estar a favor o en contra de la solicitud. Los miembros de la Junta están muy interesados en tu opinión.

Nota: Cualquier material (como planos, elevaciones, etc.) incluido en este aviso puede estar sujeto a cambios.

La audiencia de la Junta de Ajuste se celebrará por videoconferencia y en la **Sala del Consejo 6EN**. Las personas que deseen hablar conforme al Reglamento de Procedimiento de la Junta de Ajustes, **asistiendo a la reunión de forma virtual**, deben registrarse en línea a <https://bit.ly/BDA-A-Register> **antes de las 17:00 horas, el lunes 17 de agosto de 2026. Todos los oradores virtuales deberán mostrar su video para dirigirse a la junta. Los ponentes presenciales pueden registrarse en la audiencia.** Asuntos Públicos y Divulgación también transmitirán la audiencia pública en Spectrum Cable Canal 96 o 99; y bit.ly/cityofdallastv o [YouTube.com/CityofDallasCityHall](https://www.youtube.com/CityofDallasCityHall).

Los oradores en la reunión disponen de un máximo de cinco (5) minutos para dirigirse a la Junta.

Se puede obtener información adicional sobre la solicitud llamando a la Dra. Kameka Miller-Hoskins, Jefa de Planificación (214) 948-4478, o a Mary Williams, Secretaria de la Junta, al (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

Junta de Ajuste
Departamento de Planificación y Desarrollo
1500 Marilla Street 5CN, Dallas TX 75201

POR FAVOR, ENVÍA RESPUESTAS A:
BDAREPLY@dallas.gov

Las cartas se recibirán hasta las 9:00
a.m. del día de la audiencia.

POR FAVOR, REGÍSTRATE EN:
<https://bit.ly/BDA-A-Register>

BOA-26-000056

A notice was added to this record on 2026-06-26.
Condition: Severity: Notice
Total conditions: 4 (Notice: 4)

[View notice](#)

Menu Reports Help

File Date: [06/26/2026](#)

Application Status: [Plan Review](#)

Assigned To: [Diana Barkume](#)

Description of Work: [BOARD OF ADJUSTMENT CITY OF DALLAS, TEXAS FILE NUMBER: BOA-26-000056 BUILDING OFFICIAL'S REPORT: Application of Eleni Papaioannou for \(1\) a special exception to the front yard setback regulations at 1204 REVEREND CBT SMITH STREET. This property is more fully described as Block 49/3030, part of Lot 5, and is zoned PD-571 \(Subdistrict 2\), which requires that all main buildings must have a front yard setback that is within five percent of the average front yard setback of other main buildings in the same blockface, which is an average setback of 25-feet-5-inches. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 20-foot front yard setback, which will require \(1\) a 5-foot 5-inch special exception to the front yard setback regulations. LOCATION: 1204 REVEREND CBT SMITH STREET APPLICANT: ELENI PAPAIOANNOU REQUEST: \(1\) A special exception to the front yard setback regulations](#)

Application Detail: [Detail](#)

Application Name:

Application Type: [Board of Adjustments](#)

Documents:	File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
	095b8803-f42a-4e2b-915...	BLDG_BDA	Certificate - W...		application/pdf	Uploaded	06/25/2026
	lien release.pdf	BLDG_BDA	Statement - Lien		application/pdf	Uploaded	06/25/2026
	subdivision plat.pdf	BLDG_BDA	Plat - Certifie...		application/pdf	Uploaded	06/25/2026
	1204 REVERENED CBT - S...	BLDG_BDA	Plans - Site Plan		application/pdf	Uploaded	06/25/2026
	tax certificate (1).pdf	BLDG_BDA	Certificate - Tax		application/pdf	Uploaded	06/25/2026
	affidavit.pdf	BLDG_BDA	Affidavit - Pro...		application/pdf	Uploaded	06/25/2026
	SURVEY.pdf	BLDG_BDA	Legal Descripti...		application/pdf	Uploaded	06/25/2026
	SURVEY.pdf	BLDG_BDA	Maps - Block		application/pdf	Uploaded	06/25/2026
	Zoning Location.pdf	BLDG_BDA	Maps - Zoning L...		application/pdf	Uploaded	06/26/2026
	BOA-26-000056_labels.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	07/16/2026
	BOA-26-000056_Submissi...	BLDG_BDA	Other Support D...		application/pdf	Uploaded	07/16/2026
	BOA26000056n.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	07/16/2026
	BOA-26-000056_report.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	07/16/2026
	BOA26000056z.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	07/16/2026
	BOA26000056a.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	07/16/2026
	BOA26000056mva.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	07/16/2026
	Show all						

Address: [1204 REVEREND CBT SMITH ST, Dallas, TX 75203](#)

Owner Name:

Owner Address:

Parcel No: [00000249745000000](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	ELENI PAPAIOANNOU	TB HOME BUILDERS	Applicant	Mailing, 4605 village ...	Active
	ELENI PAPAIOANNOU	TB HOME BUILDERS	Property Owner	Mailing, 4605 village ...	Active

Licensed Professionals Info:	Primary	Registration Number	License Type	Name	Business Name	Business License #
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Total Fee Assessed: [\\$725.00](#)

Total Fee Invoiced: [\\$725.00](#)

Balance: [\\$0.00](#)

Custom Fields: Property Details

Existing Zoning PD	Lot Number Part of Lot 5	Lot Size (Acres) 0.0716
Block Number 49/3030	Lot Size (Sq. Ft) 3120	How many streets abut the property? 1
Land Use Single-Family Residential	Is the property platted? Yes	Status of Project Proposed
Status of Property Vacant Land	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 john forbes		

Internal Use Only

Source of Request In Review - Residential	Fee Waiver Granted	Number of Parking Spaces —
Lot Acreage 0.0716		

PDox Information

PDox Number
[252753](#)

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
Special Exception	Front-yard	Single Family/Duplex Variance or Special Exception	average front is 25'-5"	setback adjustment	SEC. 51P-571.109. YARD, LOT, AND SPACE REGULATIONS. (a) Front yard setback. All main buildings must have a front yard setback that is within five percent of the average front yard setback of other main buildings in the same blockface. In the event the blockface consists of all vacant lots, the lot must be developed in accordance with the front yard setback regulations for an R-5(A) Single Family District.	Accepted

Street Frontage Information

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

[Front](#) 30

Case Information

Full Request	Brief Request	Zoning Requirements	Relevant History	BOA History	BOA History Details
to construct and/or maintain a single-family residential structure and provide a 20-foot front yard setback, which will require a 5-foot 5-inch special exception to the front yard setback regulations	special exception to the front yard setback regulations	requires an average setback of 25-ft-5-in	NA	No	(c) Special exception. The board of adjustment may grant a special exception to the front, side, and rear yard setback requirements if the board finds, after a public hearing, that the special exception will not adversely affect the neighboring properties, the improvement is within the general building patterns of the neighborhood, and the special exception will preserve the character of the neighborhood. In granting a special exception to the setback requirements, the board may impose any other reasonable condition that would further the purpose and intent of the setback requirements of this article.

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	A	David A. Neumann	Kameka Miller-Hoskins	Mary Williams	Diana Barkume		referred to the board-residential review PD 571 allows for a special exception to the front yard setback regulations. Average as provided in referral	Scheduled	

GIS Information

Parcel Number (Number)	Service	Layer	Attribute Value	Census Tract Number (Number)	Council District	School District	Escarpment	Floodplain
				50.91	4-Johnson			

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Intake	Diana Barkume	Intake Complete	07/03/2026	Accela Administ...
	GIS AOR Review	Elham Elbadawi	Review Complete	07/16/2026	Elham Elbadawi
	Case Assignment	Kameka Miller-H...	Case Manager...	07/20/2026	Kameka Miller-H...
	Site Inspection		Site Inspect...	07/20/2026	Kameka Miller-H...
	Plans Distribution		Accepted - P...	07/20/2026	Kameka Miller-H...
	Subdivision Review		Not Required	07/20/2026	Kameka Miller-H...
	Q Team Review		Not Required	07/20/2026	Kameka Miller-H...
	Arborist Review		Not Required	07/20/2026	Kameka Miller-H...
	Building Code Review		Not Required	07/20/2026	Kameka Miller-H...
	Zoning Review		Not Required	07/20/2026	Kameka Miller-H...
	Electrical Review		Not Required	07/20/2026	Kameka Miller-H...
	Eng Water and Wastewat...		Not Required	07/20/2026	Kameka Miller-H...
	Historic Preservation ...		Not Required	07/20/2026	Kameka Miller-H...
	Eng Paving and Drainag...		Not Required	07/20/2026	Kameka Miller-H...
	Eng Flood Plain Review		Not Required	07/20/2026	Kameka Miller-H...
	Board of Adjustment Re...		Approved	07/20/2026	Kameka Miller-H...
	Conservation Review		Not Required	07/20/2026	Kameka Miller-H...
	Traffic Review		Not Required	07/20/2026	Kameka Miller-H...
	GIS Review		Not Required	07/20/2026	Kameka Miller-H...
	Residential Team Review		Not Required	07/20/2026	Kameka Miller-H...
	Signs Review		Not Required	07/20/2026	Kameka Miller-H...
	Plans Coordination		Review Complete	07/20/2026	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	06/26/2026	Notice	
	Flood Zone	Flood Zone	Applied	06/25/2026	Notice	Accela Administ...
	Flood Zone	Flood Zone	Applied	06/26/2026	Notice	Accela Administ...
	Flood Zone	Flood Zone	Applied	06/26/2026	Notice	Accela Administ...
	Flood Zone	Flood Zone	Applied	06/26/2026	Notice	Accela Administ...
	General Facts/Staff An...	This will display in t...	Applied	06/26/2026	Notice	
	Land Use	This will display in t...	Applied	06/26/2026	Notice	
	Staff Recommendation	Staff Recommendation	Applied	06/26/2026	Notice	
	Standard of Review	This will display in t...	Applied	06/26/2026	Notice	
	Timeline	This will display in t...	Applied	06/26/2026	Notice	
	Zoning	This will display in t...	Applied	06/26/2026	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	08/03/2026		Scheduled	Scheduled via Script
Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments



Planning & Development Department

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

BOARD OF ADJUSTMENT REFERRAL FORM

Referred by: JOHN FORBES

Date: 5-28-2026

Department:

Phone/Email: 214-948-4279/JOHN.FORBES@DALLAS.GOV

Manager signature: Mayra Mcneely

Consulted with:

☐ Applicant

☐ Representative

☒ Owner

Name: TB HOME BUILDERS/ELENI PAPAIOANNOU

Phone/Email: (817) 715-6693/tbhomebuilders@gmail.com

Property Information

Address: 1204 REVEREND CBT SMITH ST Dallas, TX 75203

Lot: PT LT 5

City Block: 49/3030

Zoning Classification: PD 571

Issues that require Board action Front and Side Setbacks

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

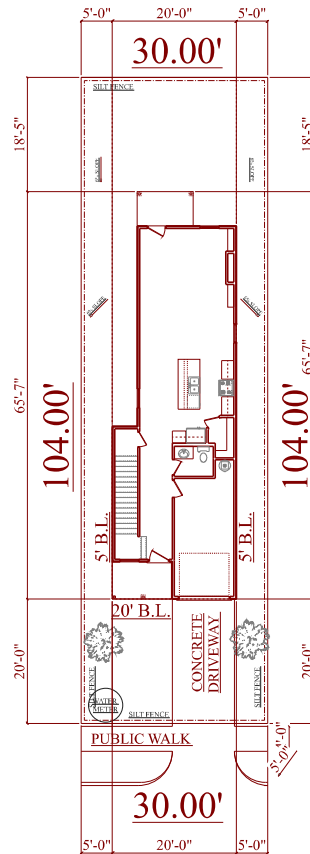
☐ Other:

Description: Property is required to have front yard setback that is within five percent of the average front and side yard setback of other main buildings in the same blockface Per PD571.
Avg for front is 25' 5". Avg for side is 9' 6". Customer wishes to be 20' front, 5' for side.

Alternative resolutions discussed/offered:

Adhere to PD setbacks but lot size does not allow.

LOT 5 BLOCK 49/3030
ORIGINAL TOWN OF OAK CLIFF
DALLAS, TEXAS
DALLAS COUNTY



1204 REVEREND CBT SMITH ST



FLOOD CONTOUR 410

ZONING PD

LOT AREA 3,316

BUILDING AREA 1,178 SQ FT

COVERAGE AREA 38%

NO UTILITY POLE
STORM WATER INLETS, ETC.
ARE PRESENT ON PROPERTY

WATER DRAINAGE
PLAN INDICATED
BY ARROWS

SITE PLAN
SCALE: 1" = 20'-0"



Residential Home Designs
(214) 399-0663
DesignsYourWay.RC@gmail.com
East Marvin Avenue
Waxahachie, Texas 75165

APRIL 17th, 2026

PLAN ID
1565

TB HOME BUILDERS
4605 VILLAGE GAIR
50 DALLAS, TEXAS 75224

A NEW SINGLE FAMILY HOME
TO BE CONSTRUCTED @
1204 REVEREND CBT SMITH ST
LOT 5 BLOCK 49/3030
ORIGINAL TOWN OF OAK CLIFF
DALLAS, TEXAS - DALLAS COUNTY

MEMBER
A I B D
AMERICAN INSTITUTE OF
BUILDING DESIGN

ARTICLE 571.

PD 571.

SEC. 51P-571.101. LEGISLATIVE HISTORY.

PD 571 was established by Ordinance No. 24220, passed by the Dallas City Council on April 12, 2000. Ordinance No. 24220 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 24220; 25163)

SEC. 51P-571.102. PROPERTY LOCATION AND SIZE.

PD 571 is established on property generally bounded by I-35 (South R.L. Thornton Freeway) on the west, the Trinity River levee to the north, Denley Drive to the east, and Hutchins Street to the south. The size of PD 571 is approximately 37 acres. (Ord. Nos. 24220; 25163)

SEC. 51P-571.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.

(b) Unless otherwise stated, all code references are to Chapter 51A. (Ord. Nos. 24220; 25163)

SEC. 51P-571.104. CREATION OF SUBDISTRICTS.

This area is divided into two subdistricts as described in Exhibit 571A, and as shown on the map labelled Exhibit 571B. In the event of a conflict between Exhibits 571A and 571B, Exhibit 571A controls. Subdistrict 1 is considered to be a nonresidential subdistrict. Subdistrict 2 is considered to be a residential subdistrict. *[Note: Exhibit 571A attached to Ordinance No. 24220 does not contain property descriptions of Subdistricts 1 and 2. It is a list of permitted uses in the subdistricts.]* (Ord. Nos. 24220; 25163)

SEC. 51P-571.105. NO DEVELOPMENT PLAN REQUIRED.

No development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendment to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply. (Ord. Nos. 24220; 25163)

SEC. 51P-571.106. MAIN USES PERMITTED IN SUBDISTRICT 1.

(a) Commercial and business service uses.

- Catering service.
- Custom business services.
- Custom woodworking, furniture construction, or repair.
- Electronics service center.

(b) Institutional and community service uses.

- Adult day care facility. [SUP]
- Church.
- Community service center.
- Public or private school. [SUP]

(c) Office uses.

- Medical clinic or ambulatory surgical center. [SUP]

(d) Recreation uses.

- Public park, playground, or golf course.

(e) Residential uses.

- Duplex.
- Single family.

(f) Retail and personal service uses.

- Animal shelter or clinic without outside run.
- Dry cleaning or laundry store.
- General merchandise or food store 3,500 square feet or less.
- Household equipment and appliance repair.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant without drive-in or drive-through service.
- Restaurant with drive-in or drive-through service. [SUP]
- Temporary construction or sales office.

(g) Transportation uses.

- Transit passenger shelter.

(h) Utility and public service uses.

- Tower/antenna for cellular communication. [SUP]

(i) Wholesale, distribution, and storage uses.

- Office showroom/warehouse.
- Mini-warehouse.

(Ord. Nos. 24220; 25163)

SEC. 51P-571.107.

MAIN USES PERMITTED IN SUBDISTRICT 2.

(a) Agricultural uses.

- Crop production.

(b) Institutional and community service uses.

- Adult day care facility. [SUP]
- Child-care facility. [SUP]
- Church.
- Community service center. [SUP]
- Public or private school. [SUP]

(c) Residential uses.

- Duplex.
- Handicapped group dwelling unit. [SUP required if spacing component of Section 51A-4.209(3.1) is not met.]
- Single family.

(d) Transportation uses.

- Transit passenger shelter.

(Ord. Nos. 24220; 25163)

SEC. 51P-571.108. ACCESSORY USES.

(a) Accessory uses permitted in Subdistrict 1:

- Accessory game court (private).
- Occasional sales (garage sales).

(b) Accessory uses permitted in Subdistrict 2:

- Accessory game court (private).
- Home occupation.
- Occasional sales (garage sales).
- Swimming pool (private).

(Ord. Nos. 24220; 25163)

SEC. 51P-571.109. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

(a) Front yard setback. All main buildings must have a front yard setback that is within five percent of the average front yard setback of other main buildings in the same blockface. In the event the blockface consists of all vacant lots, the lot must be developed in accordance with the front yard setback regulations for an R-5(A) Single Family District.

(b) Side and rear yard setback.

(1) Except as provided in Subsection (b)(2) below, rear and side yard setbacks must be within five percent of the average side or rear yard setback of other main buildings in the same

blockface. In the event the blockface consists of all vacant lots, the lot must be developed in accordance with the side and rear yard setback regulations for a D(A) Duplex District.

(2) There is no minimum side yard if the lot is 30 feet or less in width.

(c) Special exception. The board of adjustment may grant a special exception to the front, side, and rear yard setback requirements if the board finds, after a public hearing, that the special exception will not adversely affect the neighboring properties, the improvement is within the general building patterns of the neighborhood, and the special exception will preserve the character of the neighborhood. In granting a special exception to the setback requirements, the board may impose any other reasonable condition that would further the purpose and intent of the setback requirements of this article.

(d) Dwelling unit density. No maximum dwelling unit density.

(e) Floor area. No maximum floor area ratio.

(f) Height.

(1) Subdistrict 1. Maximum structure height is 45 feet.

(2) Subdistrict 2. Maximum structure height is 30 feet.

(g) Lot coverage.

(1) Maximum lot coverage is:

(A) 45 percent for residential structures; and

(B) 25 percent for nonresidential structures.

(2) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(h) Minimum lot area for residential use.

(1) Except as otherwise provided in Paragraphs (2) and (3), minimum lot size for single family structures is 5,000 square feet, and minimum lot size for duplex structures is 6,000 square feet.

(2) All existing single family lots shown in Exhibit 571C that are less than 5,000 square feet are considered to be conforming lots for the development of single family structures. If these lots are replatted, however, they must meet the minimum lot area requirements in Paragraph (1).

(3) All duplex lots shown in Exhibit 571C that are less than 6,000 square feet are considered to be conforming lots for development of duplex structures. If these lots are replatted, however, they must meet the minimum lot area requirements in Paragraph (1).

(i) Stories.

(1) Subdistrict 1. Maximum number of stories above grade is three. Parking garages are exempt from this requirement.

(2) Subdistrict 2. No maximum number of stories above grade. (Ord. Nos. 24220; 25163)

SEC. 51P-571.110. OFF-STREET PARKING AND LOADING.

(a) Consult the use regulations (Division 51A-4.200) for the specific off-street parking/loading requirements for each use.

(b) Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(c) In Subdistrict 2, off-street parking and loading must be provided at or below ground level.

(d) Churches may use remote and/or shared parking to satisfy off-street parking requirements.

(e) Lighting for off-street parking must comply with Section 51A-4.301(e), "Lighting Provisions for Off-street Parking." (Ord. Nos. 24220; 25163)

SEC. 51P-571.111. SIGNS.

(a) Subdistrict 1. Except as provided below, signs must comply with the provisions for business zoning districts contained in Article VII.

(1) Non-premise signs. Non-premise signs are not permitted.

(2) Detached premise signs.

(A) Location. No portion of any detached premise sign may be located within 15 feet of the public right-of-way.

(B) Height. Detached premise signs located within 25 feet of the public right-of-way may not exceed 10 feet in height.

(C) Size. Detached premise signs located within 25 feet of the public right-of-way may not exceed 150 square feet in effective area.

(b) Subdistrict 2. Signs must comply with the provisions for non-business zoning districts contained in Article VII. (Ord. Nos. 24220; 25163)

SEC. 51P-571.112. SCREENING.

(a) In Subdistrict 1, any accessory outside storage must be screened from the public right-of-way by a solid screening fence or hedge a minimum of six feet in height.

(b) In Subdistrict 1, a six-foot-high solid screening fence must be provided along all rear and side lot lines that are adjacent to Subdistrict 2.

(c) On-site and remote parking must be screened with a minimum three-foot-high solid fence, with either:

- (1) an 18-inch wide planting bed located on its street side; or
- (2) shrubs with the potential to attain a minimum height of 30 inches within a three year time period.

(d) Screening must comply with Section 51A-4.602(b)(3). (Ord. Nos. 24220; 25163)

SEC. 51P-571.113. LANDSCAPING.

Landscaping must be provided in accordance with Article X. (Ord. Nos. 24220; 25163)

SEC. 51P-571.114. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 24220; 25163)

SEC. 51P-571.115. ADDITIONAL PROVISIONS.

(a) Development and use of the Property must comply with all applicable federal and state laws and regulations, and with all applicable ordinances, rules, and regulations of the city.

(b) In this planned development district, a lot for a single family use may be supplied by not more than one electrical utility service, and metered by not more than one electrical meter. The board of adjustment may grant a special exception to authorize more than one electrical utility service and more than one electrical meter on a lot in this district when, in the opinion of the board, the special exception will:

- (1) not be contrary to the public interest;
- (2) not adversely affect neighboring properties; and
- (3) not be used to conduct a use not permitted in this planned development district.

(c) The Property must be properly maintained in a state of good repair and neat appearance. (Ord. Nos. 24220; 25163; 26102)

SEC. 51P-571.116. COMPLIANCE WITH CONDITIONS.

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(b) The building official shall not issue a building permit or a certificate of occupancy for a use in this planned development district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 24220; 25163; 26102)

SEC. 51P-571.117.

ZONING MAP.

PD 571 is located on Zoning Map Nos. K-7 and L-7. (Ord. Nos. 24220; 25163)



BUILDING AREA 1,170 SQ. FT.

COVERAGE AREA 38%

WATER DRAINAGE
PLAN INDICATED
BY ARROWS

SITE PLAN
SCALE: 1" = 20'-0"

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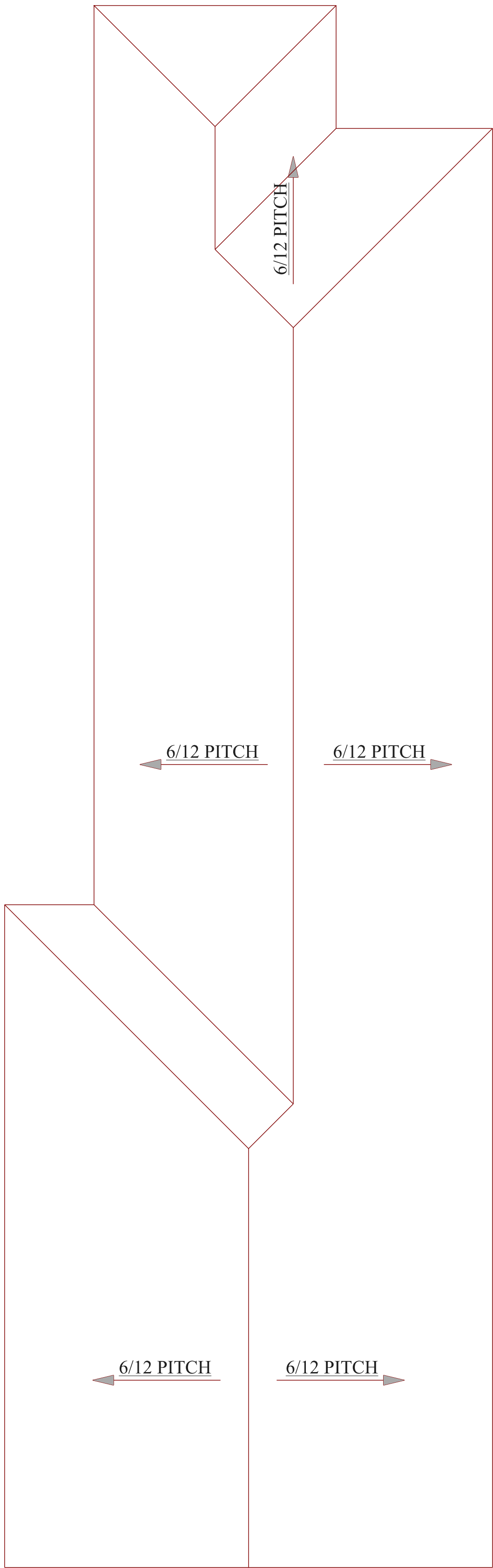
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1. Verify all structural for design, size and reinforcement with local engineer and building officials.
2. Verify all dimensions and all aspects of plans for compliance with all local codes and ordinances where house is to be constructed.
3. Plans indication locations only: engineering aspects should incorporate actual size and soil conditions.

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NOTES:

1. These plans are intended to provide the basic construction information necessary to substantially complete this structure. These plans must be verified and checked completely by the builder. Any discrepancy, error and/or omission if found needs to be brought to the attention of the designer before any construction work or purchases have been made.
2. These plans are designed to be in substantial compliance with the 2024 International Residential Code and the 2023 National Electrical Code (NEC). The construction shall conform to all national, state and local building codes and ordinances. These codes shall take precedence over anything noted in these drawings.
3. Contractor must verify all dimensions and scale drawings.
4. All stud walls are dimensioned 4" nominal, brick 5" nominal and thin walls 2" nominal.
5. Linen closets and pantries to have 5 shelves unless other wise noted.
6. Provide 3/8 inch water line to refrigerator.
7. Gas water heaters in the garage are to be on a 18" platform.
8. Air conditioner condenser must be 3" above grade.
9. In absence of nailing schedule prepared by designer or engineer, and accepted by building office use Table R602.3 in the International Residential Code.
10. Refer to engineer drawings for all foundations.
11. Lot drainage to comply with the International Residential Code.
12. Building area to be cleared of all humus roots and vegetation. Cut stumps to a minimum of 8" below grade and 4" below beams
13. Check plans for level changes, floor outlets and plumbing fixture locations.



ROOF PLAN
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



A NEW SINGLE FAMILY HOME
TO BE CONSTRUCTED @
1204 REVEREND CBT SMITH ST
LOT 5 BLOCK 49/3030
ORIGINAL TOWN OF OAK CLIFF
DALLAS, TEXAS - DALLAS COUNTY

TB HOME BUILDERS
4605 VILLAGE GAIR
DALLAS, TEXAS 75224

APRIL 21st, 2026

PLAN ID
1795

Residential Home Designs

(214) 399-0663

DesignsYourWay.RC@gmail.com

East Marvin Avenue

Waxahatchie, Texas 75165



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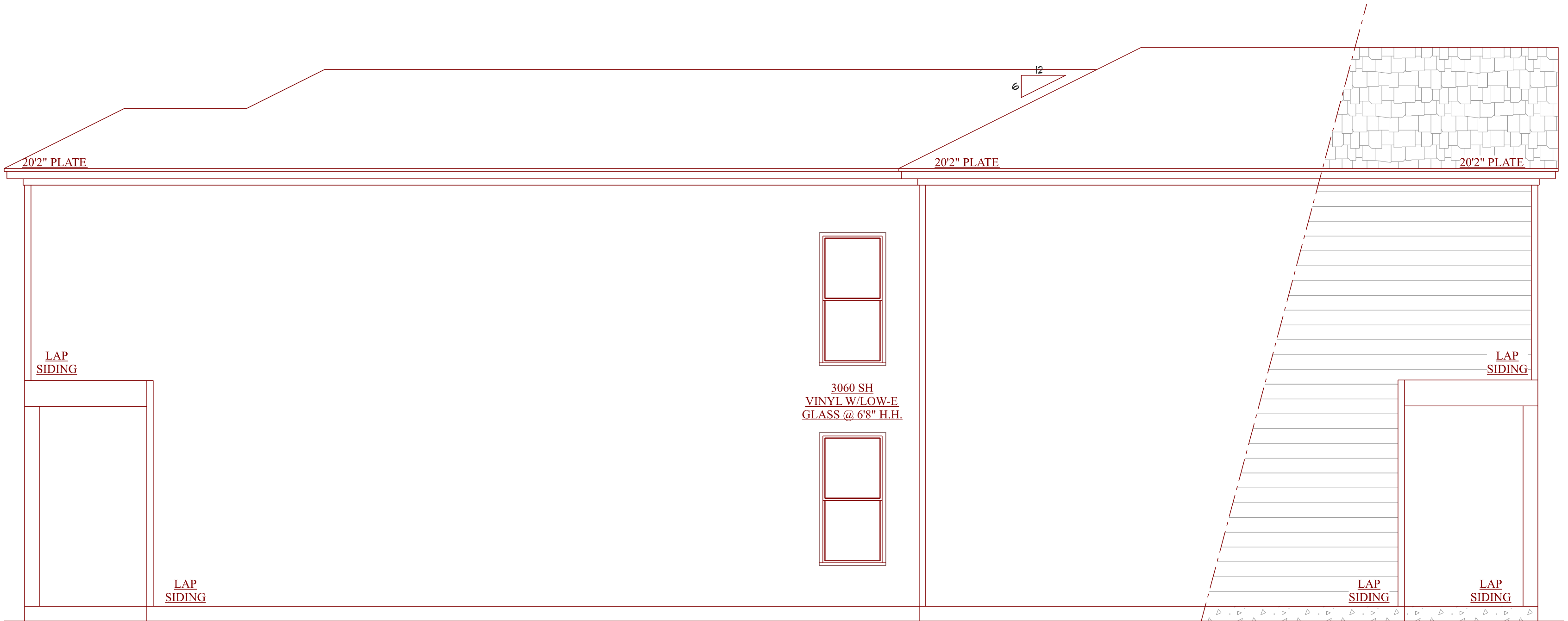
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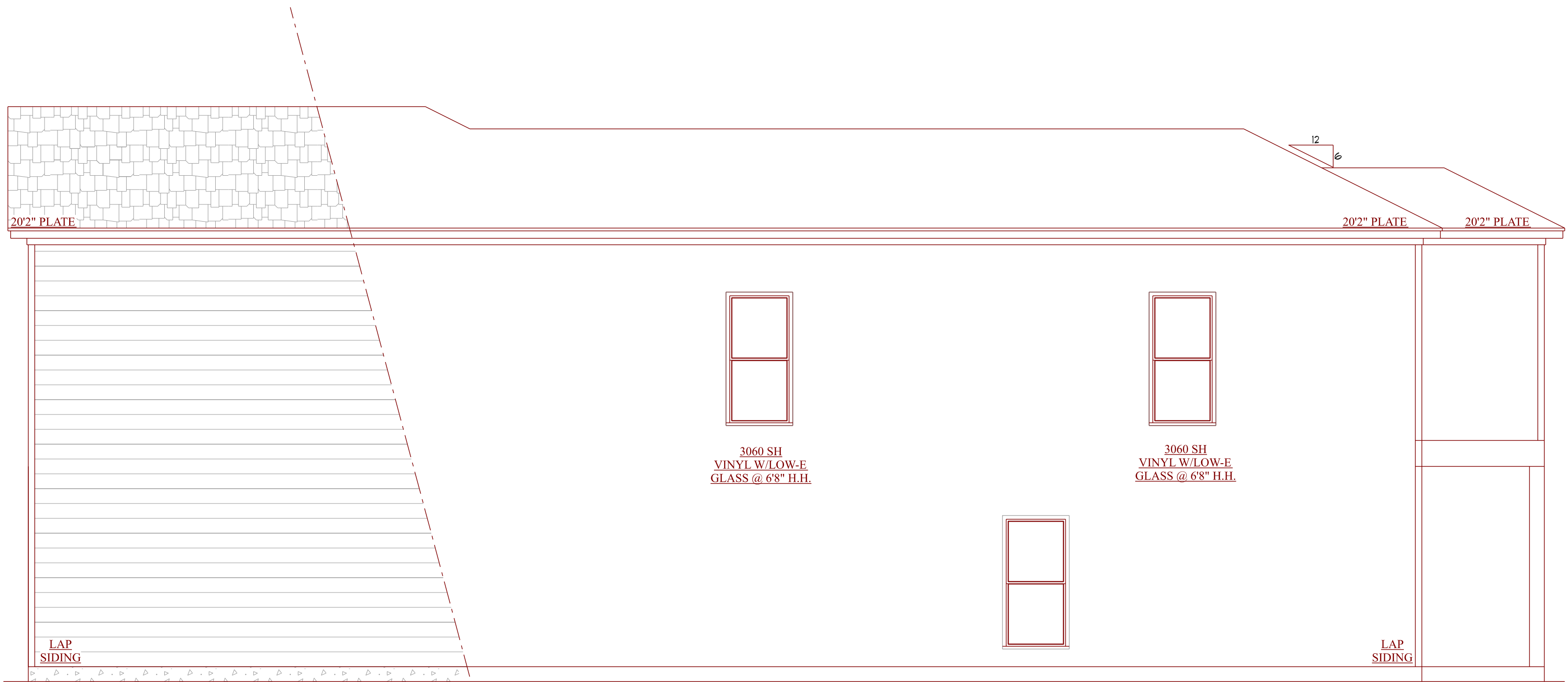
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13. Check plans for level changes, floor outlets and plumbing fixture locations.



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



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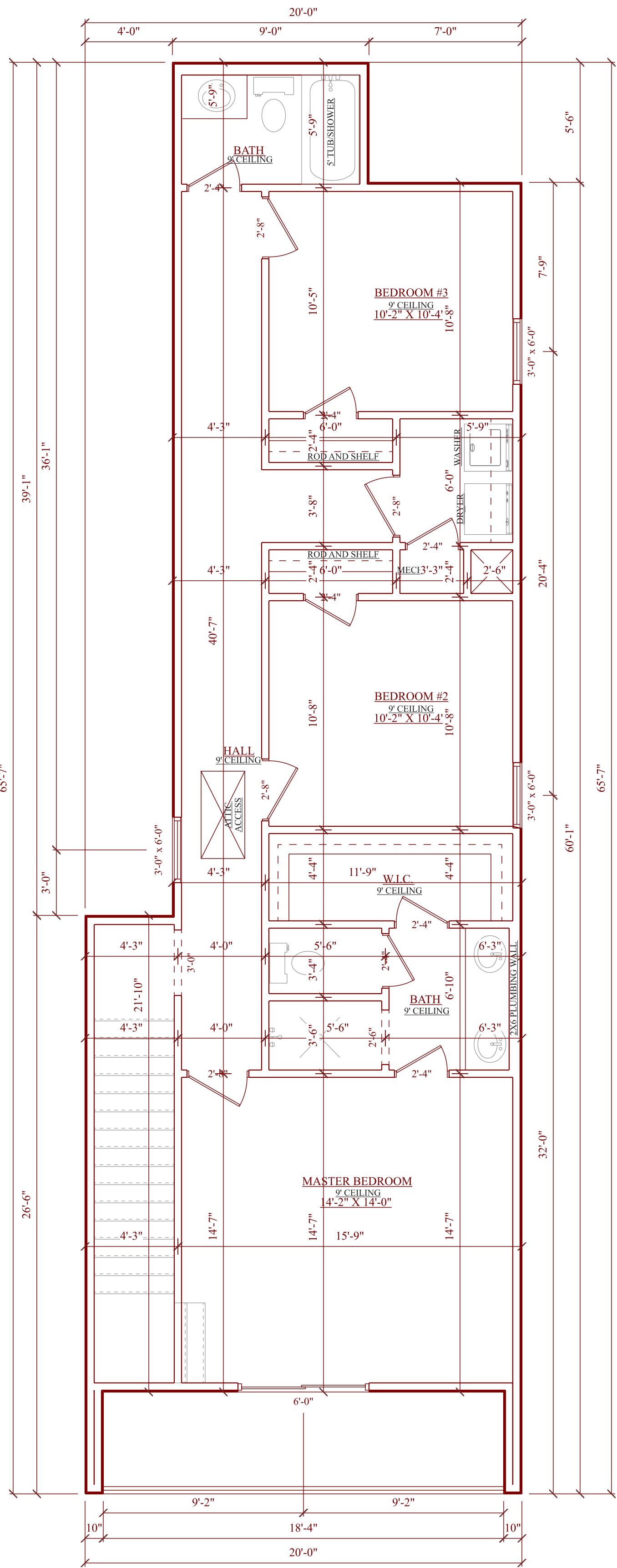
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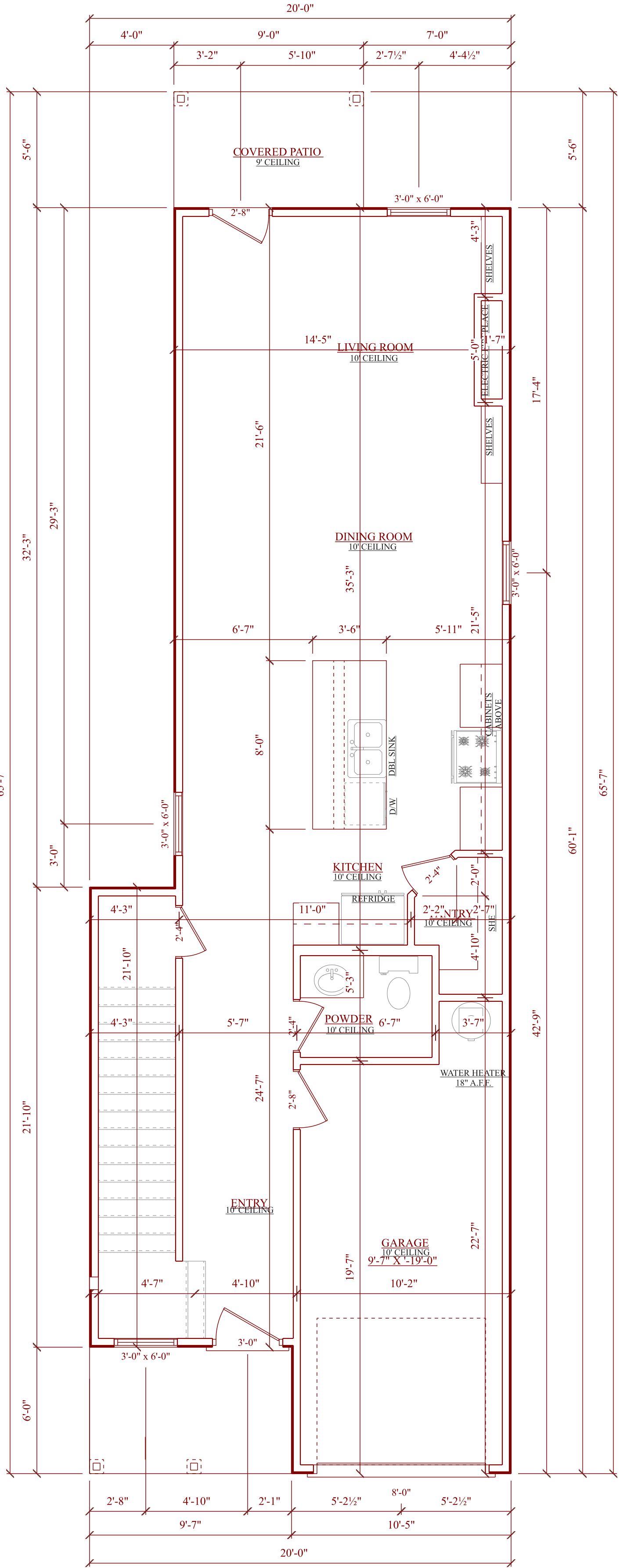
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10. Refer to engineer drawings for all foundations.
11. Lot drainage to comply with the International Residential Code.
12. Building area to be cleared of all humus roots and vegetation. Cut stumps to a minimum of 8" below grade and 4" below beams
13. Check plans for level changes, floor outlets and plumbing fixture locations.



UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"



OPENING SCHEDULE		
SIZE	COUNT	LIBRARY NAME
2'-8"	1	Exterior Door\Colonial
3'-0"	1	Exterior Door\Colonial
6'-0"	1	Exterior Door\Patio
8'-0"	1	Garage
2'-4"	9	Interior Door\Colonial
2'-8"	5	Interior Door\Colonial
3'-0" x 6'-0"	1	Window\Single Hung
2'-4"	1	Interior Door\Colonial

AREA TOTALS	
LOWER LIVING	859
UPPER LIVING	936
TOTAL LIVING	1,795
COVERED PORCH	58
COVERED PATIO	40
1 CAR GARAGE	213
COVERED BALCONY	49
TOTAL FOUNDATION	1,170
TOTAL UNDER ROOF	2,155

FLOOR PLAN
SCALE: 1/4" = 1'-0"



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East Marvin Avenue

Waxahatchie, Texas 75165





Agenda Information Sheet

File #: 26-2508A

Item #: 3.

AGENDA DATE: August 18, 2026
PANEL: A
COUNCIL DISTRICT(S): 14
DEPARTMENT: Department of Planning and Development

BUILDING OFFICIAL'S REPORT

Application of Ben Fogler for (1) a special exception to the fence height regulations, (2) special exception to the fence opacity regulations, and (3) a special exception to the 20-foot visibility obstruction regulation at 5303 BONITA AVENUE. This property is more fully described as Block 22/1942, Part of Lot 28, and is zoned R-7.5(A), which limits the height of a fence in the front yard to 4-feet, requires a fence panel with a surface area that is less than 50 percent open may not be located less than five feet from the front lot line, and requires a 20-foot visibility triangle at the driveway approach. The applicant proposes to construct and/or maintain an 8-foot high fence in a required front-yard along Laneri Avenue, which will require (1) a 4-foot special exception to the fence height regulations, to construct and/or maintain a fence in a required front-yard with a fence panel having less than 50 percent open surface area located less than 5 feet from the front lot line along Laneri Avenue, which will require (2) a special exception to the fence opacity regulations, and to construct and/or maintain a single-family residential fence structure in a required 20-foot visibility obstruction triangle at the driveway approach along Laneri Avenue, which will require (3) a special exception to the 20-foot visibility obstruction regulation.

Location: 5303 BONITA AVENUE

Applicant: Ben Fogler

Senior Planner: Bryant Thompson

Request(s): (1) a special exception to the fence height regulations; (2) a special exception to the fence opacity regulations; (3) a special exception to the 20-foot visibility obstruction regulation

Staff Recommendation: No staff recommendation.

BOA-26-000034

FILE NUMBER: BOA-26-000034(BT)

BUILDING OFFICIAL'S REPORT: Application of Ben Fogler for **(1)** a special exception to the fence height regulations, **(2)** special exception to the fence opacity regulations, and **(3)** a special exception to the 20-foot visibility obstruction regulation at **5303 BONITA AVENUE**. This property is more fully described as Block 22/1942, Part of Lot 28, and is zoned R-7.5(A), which limits the height of a fence in the front yard to 4-feet, requires a fence panel with a surface area that is less than 50 percent open may not be located less than five feet from the front lot line, and requires a 20-foot visibility triangle at the driveway approach. The applicant proposes to construct and/or maintain an 8-foot high fence in a required front-yard, which will require **(1)** a 4-foot special exception to the fence height regulations, to construct and/or maintain a fence in a required front-yard with a fence panel having less than 50 percent open surface area located less than 5 feet from the front lot line, which will require **(2)** a special exception to the fence opacity regulations, and to construct and/or maintain a single-family residential fence structure in a required 20-foot visibility obstruction triangle at the driveway approach along Laneri Avenue, which will require **(3)** a special exception to the 20-foot visibility obstruction regulation.

LOCATION: 5303 Bonita Avenue

APPLICANT: Ben Fogler

REQUEST:

- (1) a special exception to the fence height regulations along Laneri Avenue,
- (2) a special exception to the fence opacity regulations along Laneri Avenue, and
- (3) a special exception to the 20-foot visibility obstruction regulations at the drive approach along Laneri Avenue.

STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO FENCE HEIGHT AND FENCE OPACITY REGULATIONS:

Section 51A-4.602(a)(11) of the Dallas Development Code states that the board may grant a special exception to the fence regulations when in the opinion of the board, the special exception will not adversely affect neighboring property.

STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO VISUAL OBSTRUCTION REGULATIONS:

Section 51A-4.602(d)(3) of the Dallas Development Code states that the board may grant a special exception to the visual obstruction regulations when in the opinion of the board, **the special exception will not constitute a traffic hazard.**

STAFF RECOMMENDATION:

Special Exceptions (3):

No staff recommendation is made on this request.

BACKGROUND INFORMATION:

Zoning:

Site: R-7.5(A)
North: CD-15
East: R-7.5(A)
South: R-7.5(A)
West: R-7.5(A)

Land Use:

The subject site is developed and surrounding properties to the east, west, and south are developed with single-family uses and to the north CD-15 developed with single-family uses.

BDA History:

No BDA history has been found within the last five years.

GENERAL FACTS/STAFF ANALYSIS:

- The application of Ben Fogler for the property located at 5303 Bonita Avenue focuses on three requests relating to the fence height regulations, fence opacity regulations, and visual obstruction regulations all along Laneri Avenue.
- The first request, the applicant is proposing to construct and maintain an 8-foot-high fence in a required front-yard along Laneri Avenue, which will require a 4-foot special exception to the fence height regulations.
- The second request, the applicant is proposing to construct and maintain a fence in a required front-yard with a fence panel having less than 50 percent open surface area located less than 5-feet from the front lot line along Laneri Avenue, which requires a special exception to the fence opacity regulations.
- The last request, the applicant is proposing to construct and maintain a fence in a required 20-foot visibility obstruction triangle at the driveway along Laneri Avenue.
- Per staff site visit, the fencing is proposed.
- Proposed fencing materials vary based on location onsite.
- David Nevarez from Planning and Development Transportation provided the following comments on 06/01/2026:
 - o “Has no objections.”

- The applicant has the burden of proof in establishing that the special exception to the fence standard regulations relating to height and opacity will not adversely affect the neighboring properties.
- The applicant has the burden of proof in establishing that the special exception to the visual obstruction regulations will not constitute a traffic hazard.
- Granting the special exceptions to the fence height and opacity regulations and visual obstruction with a condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.
- 200' Radius Video: [BOA-26-000034 at 5303 Bonita Ave](#)

Timeline:

May 2, 2026:	The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.
May 7, 2026:	The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel A .
May 18, 2026:	The Planning and Development Senior Project Coordinator on behalf of the Senior Planner emailed the applicant the following information: • an attachment that provided the public hearing date and panel that will consider the application; the May 22, 2026, deadline to submit additional evidence for staff to factor into their analysis; and June 5, 2026, deadline to submit additional evidence to be incorporated into the board's docket materials. • the criteria/standard that the board will use in their decision to approve or deny the request; and • the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.
May 28, 2026:	The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the June public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.
June 17, 2026:	The Board of Adjustment Panel A , at its public hearing held on Tuesday, June 17, 2026, moved to HELD this request under advisement until August 18, 2026 .
July 06, 2026:	The applicant provided revised plans.

- July 13, 2026: The Planning and Development Senior Project Coordinator on behalf of the Senior Planner emailed the applicant the following information:
- an attachment that provided the public hearing date and panel that will consider the application; the **1:00 pm, July 24, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **1:00 pm, August 5, 2026**, deadline to submit additional evidence to be incorporated into the board's docket materials.
- July 28, 2026: The Board of Adjustment staff confirm signage properly posted onsite.
- July 06, 2026: Traffic Engineer provided comments.

REVIEW COMMENT SHEET
BOARD OF ADJUSTMENT
HEARING Tuesday, June 16, 2026 (A)

☒ Has no objections

☐ BDA245-044

☐ Has no objections if certain conditions are met (see comments below or attached)

☐ BOA-26-000020

☐ Recommends denial
(see comments below or attached)

☒ BOA-26-000034

☐ No Comments

--	--

☐ Pending☐

7

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COMMENTS:

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□

1

22

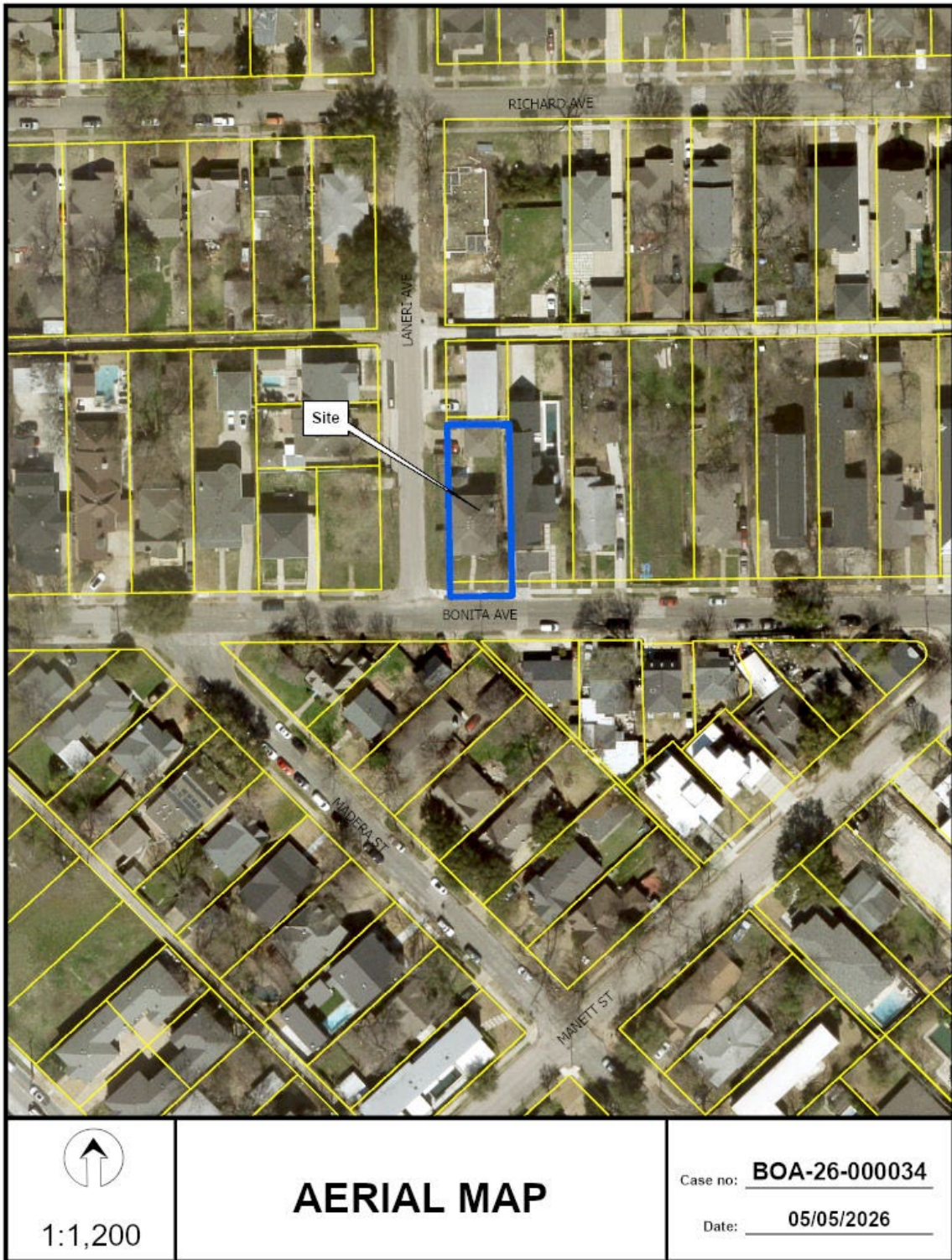
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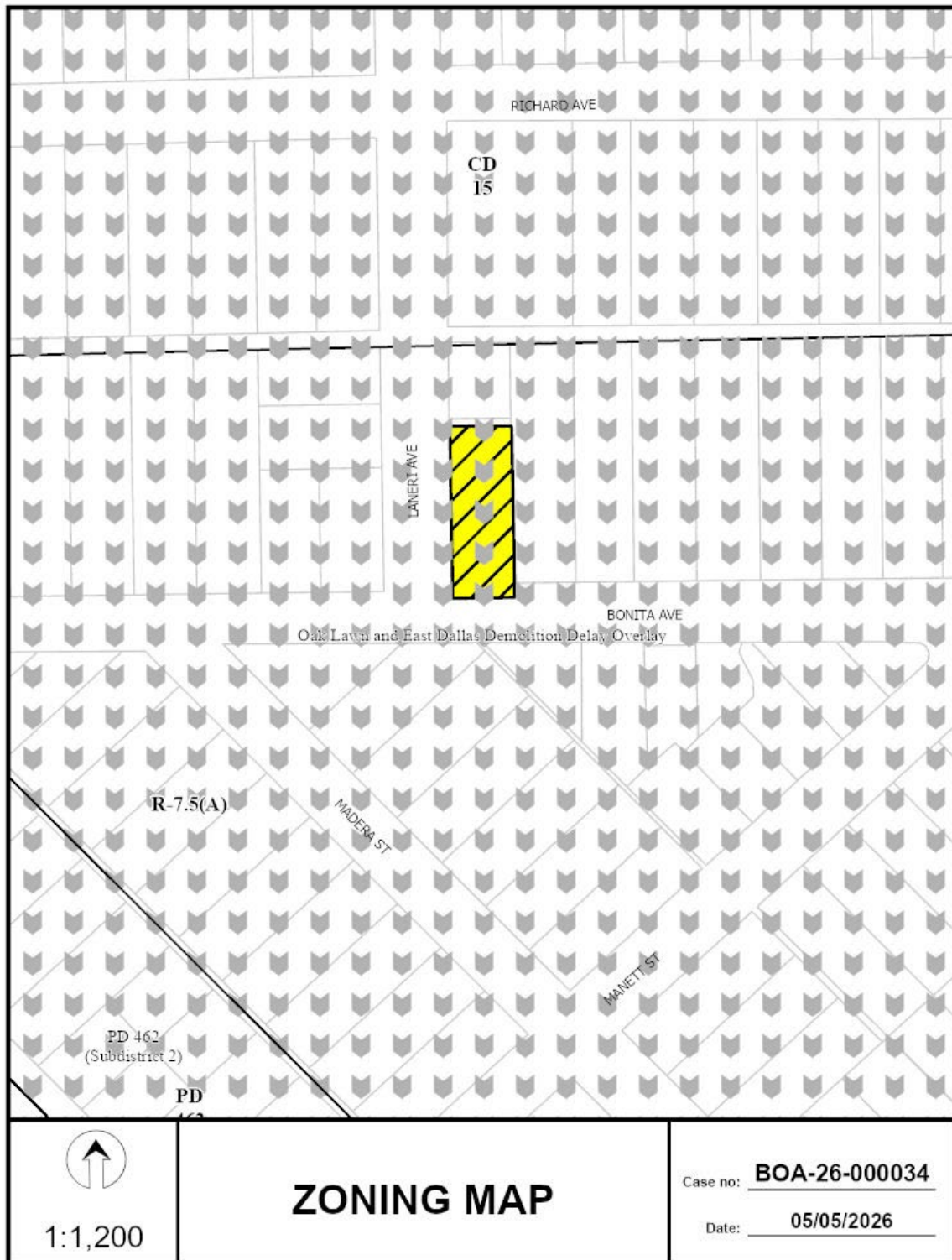
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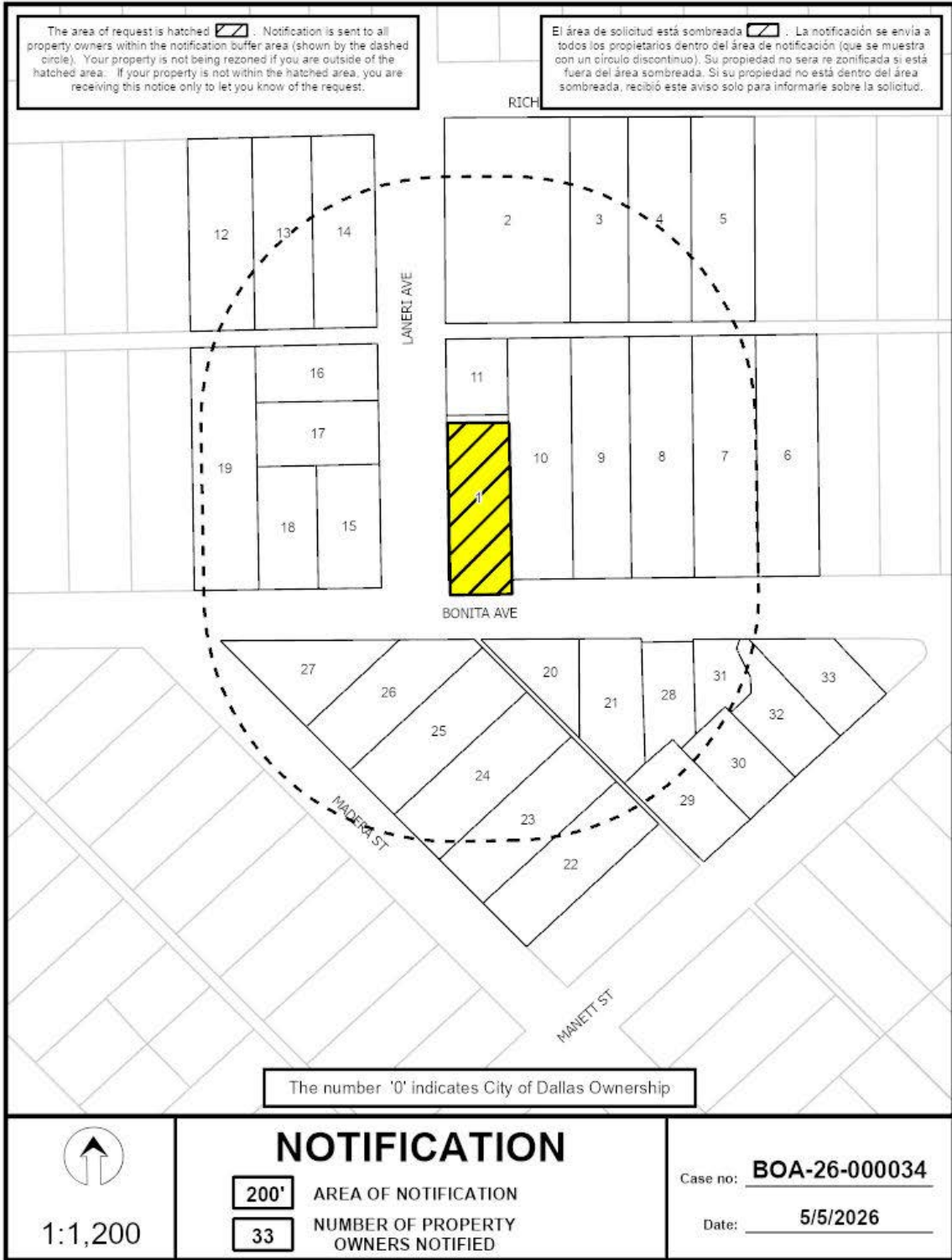
David Nevarez, P.E., PTOE, CFM, Engineering
Name/Title/Department

June 1, 2026
Date

Please respond to each case and provide comments that justify or elaborate on your response. Dockets distributed to the Board will indicate those who have attended the review team meeting and who have responded in writing with comments.







Notification List of Property Owners

BOA-26-000034

33 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5303 BONITA AVE	CARLOCK CAMERON N &
2	5300 RICHARD AVE	DESKINS CASEY
3	5308 RICHARD AVE	MAYNOR JOHN TRACEY
4	5314 RICHARD AVE	GIBSON JAMES E III & LORNA N
5	5316 RICHARD AVE	JENKINS JEFF
6	5323 BONITA AVE	COLVEN WILLIAM PRESTON JR &
7	5319 BONITA AVE	TREVINO JOSE & EVANGELINA
8	5315 BONITA AVE	PATEL ANKIT B & PRIYA
9	5311 BONITA AVE	NAJERA IRENE C &
10	5307 BONITA AVE	FEDERMAN FRAN &
11	2412 LANERI AVE	YORK JEFFREY EDGAR &
12	5246 RICHARD AVE	LOVING OLIVER F & FLOR C
13	5250 RICHARD AVE	CARDOSO JESUS
14	5256 RICHARD AVE	THOMAS GRAHAM
15	5253 BONITA AVE	LOAN RANGER CAPITAL INVESTMENTS LLC
16	2415 LANERI AVE	NELSON JEAN M
17	2411 LANERI AVE	MIRELES FIDEL F &
18	5251 BONITA AVE	SMOYER KELLY OCONNOR FAMILY
19	5247 BONITA AVE	PETTIT KIMBERLY H
20	5302 BONITA AVE	FORD ANGELA J
21	5308 BONITA AVE	RODRIGUEZ PEDRO &
22	2606 MADERA ST	QUINONES DANIEL
23	2610 MADERA ST	ROJAS SOCORRO
24	2614 MADERA ST	GUEVARA PABLO
25	2618 MADERA ST	MARK TEXAS HOMES CORP
26	2622 MADERA ST	BROWN ALEXANDER &

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2626 MADERA ST	WOOD GREGORY &
28	5310 BONITA AVE	JAIMES EMMANUEL
29	5315 MANETT ST	BOND CHRISTOPHER
30	5319 MANETT ST	MCBRIDE THOMAS LUCAS
31	5318 BONITA AVE	PURCELL JONATHAN B &
32	5321 MANETT ST	Taxpayer at
33	5327 MANETT ST	KHAN ESTHER

 1:1,200	NOTIFICATION		Case no: BOA-26-000034
	200' AREA OF NOTIFICATION 33 NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 5/5/2026	

Route Directions:

Start on Richard Ave.

Right on Glencoe St.

Right on Bonita Ave.

Left on Madera St.

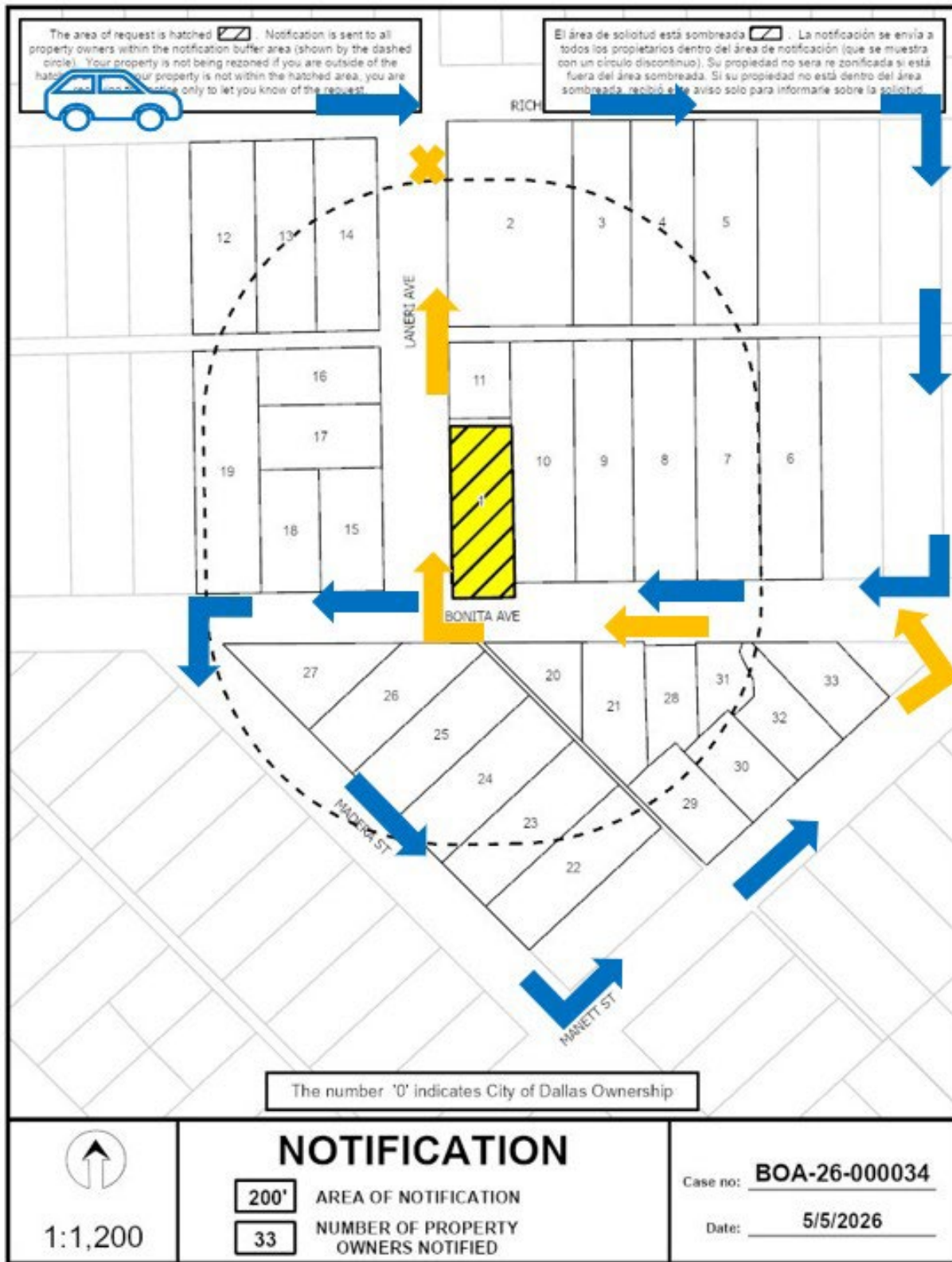
Left on Manett St.

Left on Bonita Ave.

Right on Laneri Ave.

*Subject Site at 1:59 and 3:20.

200' Radius Route Map



NOTICE OF PUBLIC HEARING

BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL A)

NOTICE IS HEREBY GIVEN that the **BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL A)** will hold a hearing as follows.

DATE: **TUESDAY, JUNE 16, 2026**

BRIEFING: **10:30 a.m.** via **Videoconference and in 6EN COUNCIL CHAMBERS** at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa061626>

HEARING: **1:00 p.m. Videoconference and in 6EN COUNCIL CHAMBERS** at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa061626>

The purpose of the hearing is to consider the following appeal(s) now pending before the Board of Adjustment:

BOA-26-000034(BT) Application of Ben Fogler for **(1)** a special exception to the fence height regulations, **(2)** special exception to the fence opacity regulations, and **(3)** a special exception to the 20-foot visibility obstruction regulation at **5303 BONITA AVENUE**. This property is more fully described as Block 22/1942, Part of Lot 28, and is zoned R-7.5(A), which limits the height of a fence in the front yard to 4-feet, requires a fence panel with a surface area that is less than 50 percent open may not be located less than five feet from the front lot line, and requires a 20-foot visibility triangle at the driveway approach. The applicant proposes to construct and/or maintain an 8-foot high fence in a required front-yard along Laneri Avenue, which will require **(1)** a 4-foot special exception to the fence height regulations, to construct and/or maintain a fence in a required front-yard with a fence panel having less than 50 percent open surface area located less than 5 feet from the front lot line along Laneri Avenue, which will require **(2)** a special exception to the fence opacity regulations, and to construct and/or maintain a single-family residential fence structure in a required 20-foot visibility obstruction triangle at the driveway approach along Laneri Avenue, which will require **(3)** a special exception to the 20-foot visibility obstruction regulation.

You have received this notice because you own property within 200 feet of the above property. You may be interested in attending the Board of Adjustment hearing to express your support for or opposition to the application. You may also contact the Board of Adjustment by email to BDAREPLY@dallas.gov. Letters will be accepted until 9:00 am the day of the hearing. If you are unable to attend the hearing. If you choose to respond, it is important that you let the Board know your reasons for being in favor of or in opposition to the application. The Board members are very interested in your opinion.

Note: Any materials (such as plans, elevations, etc.) included within this notice may be subject to change.

The Board of Adjustment hearing will be held by videoconference and at **6EN Council Chambers**. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure **by joining the meeting virtually**, must register online at <https://bit.ly/BDA-A-Register> by the **5 p.m. on Monday, June 15, 2026. All virtual speakers will be required to show their video in order to address the board. In Person speakers can register at the hearing.** Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; and bit.ly/cityofdallastv or YouTube.com/CityofDallasCityHall.

Speakers at the meeting are allowed a maximum of five (5) minutes to address the Board.

Additional information regarding the application may be obtained by calling Bryant Thompson, Senior Planner (214) 948-4502, or Mary Williams, Board Secretary at (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

Board of Adjustment
Planning and Development Department
1500 Marilla Street 5CN, Dallas TX 75201

PLEASE SEND REPLIES TO:
BDAREPLY@dallas.gov
Letters will be received until 9:00 am
the day of the hearing.
PLEASE REGISTER AT:
<https://bit.ly/BDA-A-Register>

BOA-26-000034

Menu Reports Help

File Date: [04/24/2026](#)

Application Status: [Plan Review](#)

Assigned To: [Bryant Thompson](#)

Description of Work: [BOARD OF ADJUSTMENT CITY OF DALLAS, TEXAS FILE NUMBER: BOA-26-000034 BUILDING OFFICIAL'S REPORT: Application of Ben Fogler for \(1\) a special exception to the fence height regulations, \(2\) special exception to the fence opacity regulations, and \(3\) a special exception to the 20-foot visibility obstruction regulation at 5303 BONITA AVENUE. This property is more fully described as Block 22/1942, Part of Lot 28, and is zoned R-7.5\(A\), which limits the height of a fence in the front yard to 4-feet, requires a fence panel with a surface area that is less than 50 percent open may not be located less than five feet from the front lot line, and requires a 20-foot visibility triangle at the driveway approach. The applicant proposes to construct and/or maintain an 8-foot high fence in a required front-yard along Laneri Avenue, which will require \(1\) a 4-foot special exception to the fence height regulations, to construct and/or maintain a fence in a required front-yard with a fence panel having less than 50 percent open surface area located less than 5 feet from the front lot line along Laneri Avenue, which will require \(2\) a special exception to the fence opacity regulations, and to construct and/or maintain a single-family residential fence structure in a required 20-foot visibility obstruction triangle at the driveway approach along Laneri Avenue, which will require \(3\) a special exception to the 20-foot visibility obstruction regulation. LOCATION: 5303 BONITA AVENUE](#)
[APPLICANT: Ben Fogler REQUEST: \(1\) a special exception to the fence height regulations \(2\) a special exception to the fence opacity regulations \(3\) a special exception to the 20-foot visibility obstruction regulation](#)

Application Detail: [Detail](#)

Application Name:

Application Type: [Board of Adjustments](#)

Documents:	File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
	Certified Warranty Dee...	BLDG_BDA	Certificate - W...		application/pdf	Uploaded	04/24/2026
	Lien Statement 5303 Bo...	BLDG_BDA	Statement - Lien		application/pdf	Uploaded	04/24/2026
	Tax Certificate 5303 B...	BLDG_BDA	Certificate - Tax		application/pdf	Uploaded	04/24/2026
	Certified Subdivision ...	BLDG_BDA	Plat - Certifie...		application/pdf	Uploaded	04/24/2026
	5303 Bonita Ave Site P...	BLDG_BDA	Plans - Site Plan		application/pdf	Uploaded	04/24/2026
	5303 Bonita Ave Affada...	BLDG_BDA	Affidavit - Pro...		application/pdf	Uploaded	04/24/2026
	Legal Description of P...	BLDG_BDA	Legal Descripti...		application/msword	Uploaded	04/24/2026
	Maps - Block.docx	BLDG_BDA	Maps - Block		application/msword	Uploaded	04/24/2026
	Maps - Zoning Location...	BLDG_BDA	Maps - Zoning L...		application/msword	Uploaded	04/24/2026
	BOA26000034n.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	05/07/2026
	BOA26000034a.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	05/07/2026
	BOA26000034mva.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	05/07/2026
	BOA26000034z.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	05/07/2026
	BOA-26-000034_labels.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	05/07/2026
	BOA-26-000034_report.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	05/07/2026
	5303 Bonita Ave Site P...	BLDG_BDA	Plans - Site Plan	Revised site plans	application/pdf	Uploaded	05/11/2026
	BOA-26-000034_panel A ...	BLDG_BDA	Letter - Outcome	Held under adviseme...	application/pdf	Uploaded	06/18/2026

[Show all](#)

Address: [5303 BONITA AVE, Dallas, TX 75206](#)

Owner Name: [CARLOCK CAMERON N &](#)

Owner Address: [5303 BONITA AVE, MCKEE MATTHEW, DALLAS, TEXAS 752066878](#)

Parcel No: [00000187603000000](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Ben Fogler	Stand Strong Fe...	Applicant	Mailing_5022 Thursh S...	Active
	Camie McKee		Property Owner	Mailing_5303 Bonita A...	Active
	Cameron McKee		PublicUserLink		Active

Licensed Professionals Info:	Primary	Registration Number	License Type	Name	Business Name	Business License #
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Total Fee Assessed: [\\$1,935.00](#)

Total Fee Invoiced: [\\$1,935.00](#)

Balance: [\\$0.00](#)

Custom Fields: Property Details

Existing Zoning R-7.5(A)	Lot Number 28	Lot Size (Acres) 0.158
Block Number 22/1942	Lot Size (Sq. Ft) 6882	How many streets abut the property? 2
Land Use Single-Family Residential	Is the property platted? Yes	Status of Project Proposed
Status of Property Owner Occupied	Previous Board of Adjustment case filed on this property Yes	Accommodation for someone with disabilities No
File Date 11/18/2008	Seleccione si necesitara un interprete	Case Number BDA078-144
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		

Internal Use Only

Source of Request Self	Fee Waiver Granted	Number of Parking Spaces —
Lot Acreage 0.158		

PDox Information

PDox Number
[249812](#)

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
Special Exception	Fence standards	Single Family/Duplex Variance or Special Exception				
Special Exception	Fence standards	Single Family/Duplex Variance or Special Exception				
Special Exception	Fence standards	Single Family/Duplex Variance or Special Exception				

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

Front	50
Side	138

Case Information

Full Request	Brief Request	Zoning Requirements	Relevant History	BOA History	BOA History Details
to construct and/or maintain a foot inch high fence in a required front yard, which will require a foot inch special exception to the fence regulations	special exception to the fence regulations	A person shall not erect or maintain a fence in a required yard more than four feet above grade.	Request-fence height Previous-front yard-BDA078-144- approved	Yes	front yard-BDA078-144- approved
to construct a fence in a required front yard with a fence panel having less than 50 percent open surface area located less than 5 feet from the front lot line, which will require a special exception to the fence regulations for a special exception to the fence standards regulations	for a special exception to the fence opacity standards regulations	In single family districts, a fence panel with a surface area that is less than 50 percent open may not be located less than five feet from the front lot line.	Request-opacity Previous-front yard-BDA078-144- approved	Yes	front yard-BDA078-144- approved
to construct and/or maintain a single-family residential fence structure in a required visibility obstruction triangle, which will require a special exception to the visibility obstruction regulation	a special exception to the visibility obstruction regulation	A person shall not erect, place, or maintain a structure, berm, plant life, or any other item on a lot if the item in a visibility triangle	Request-VT-20 at drive Previous-front yard-BDA078-144- approved	Yes	front yard-BDA078-144- approved

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
Individual	06/16/2026	13:00	6EN	A	David A. Neumann	Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Bryant Thompson	fence height	Held Under Advisement	06/16/2026
			6ES	A	David A. Neumann	Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Bryant Thompson	OPACITY	Scheduled	
			6ES	A	David A. Neumann	Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Bryant Thompson	VT	Scheduled	

GIS Information

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

28.69

14-Paul Ridley

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Intake	Diana Barkume	Intake Complete	05/02/2026	Accela Administ...
	GIS AOR Review	Elham Elbadawi	Review Complete	05/07/2026	Elham Elbadawi
	Case Assignment	Bryant Thompson	Case Manager...	05/29/2026	Kameka Miller-H...
	Site Inspection		Site Inspect...	05/29/2026	Kameka Miller-H...
	Plans Distribution		Accepted - P...	05/29/2026	Kameka Miller-H...
	Subdivision Review		Not Required	05/29/2026	Kameka Miller-H...
	Q Team Review		Not Required	05/29/2026	Kameka Miller-H...
	Arborist Review		Not Required	05/29/2026	Kameka Miller-H...
	Building Code Review		Not Required	05/29/2026	Kameka Miller-H...
	Zoning Review		Not Required	05/29/2026	Kameka Miller-H...
	Electrical Review		Not Required	05/29/2026	Kameka Miller-H...
	Eng Water and Wastewat...		Not Required	05/29/2026	Kameka Miller-H...
	Historic Preservation ...		Not Required	05/29/2026	Kameka Miller-H...
	Eng Paving and Drainag...		Not Required	05/29/2026	Kameka Miller-H...
	Eng Flood Plain Review		Not Required	05/29/2026	Kameka Miller-H...
	Board of Adjustment Re...		Approved	05/29/2026	Kameka Miller-H...
	Conservation Review		Not Required	05/29/2026	Kameka Miller-H...
	Traffic Review		Not Required	05/29/2026	Kameka Miller-H...
	GIS Review		Not Required	05/29/2026	Kameka Miller-H...
	Residential Team Review		Not Required	05/29/2026	Kameka Miller-H...
	Signs Review		Not Required	05/29/2026	Kameka Miller-H...
	Plans Coordination		Review Complete	05/29/2026	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	04/24/2026	Notice	
	General Facts/Staff An...	This will display in t...	Applied	04/24/2026	Notice	
	Land Use	This will display in t...	Applied	04/24/2026	Notice	
	Staff Recommendation	Staff Recommendation	Applied	04/24/2026	Notice	
	Standard of Review	This will display in t...	Applied	04/24/2026	Notice	
	Timeline	This will display in t...	Applied	04/24/2026	Notice	
	Zoning	This will display in t...	Applied	04/24/2026	Notice	

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

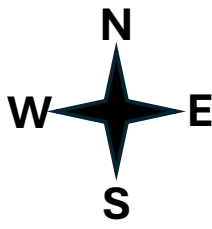
Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
	Site Visit Inspection	06/12/2026		Scheduled	Scheduled via Script

Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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Lot Dimensions:
50' x 138'

SCALE:
1" = 10'-0"



LEGEND:

-  **New Wood Fence (8ft tall, 0% open)**
-  **New Wood Fence (7' tall, 0% open)**
-  **New Wood Fence (6ft tall, 0% open)**
-  **New Iron Fence (6ft tall, ~85% open)**
-  **New Iron Slide Gate (6ft tall, ~85% open)**
-  **Existing Wood Fence (will be left as-is)**
-  **Driveway / Drive Radius**
-  **Convex Safety Mirror**



FENCE SPECS:

Wood Fence:

- 6', 7', and 8' Tall
- Board-on-Board cedar picket (1x6")
- Top cap (2x6") and top trim (1x4")
- Steel PostMaster posts set 6' on center (max)

Iron Fence

- Flat top / flat bottom design
- Powder-coated black
- 1" rails, 5/8" pickets
- Picket spacing: 4.0" O.C.
- 2x2" posts set 8' on center (max

Iron Gate

- Flat top / flat bottom design
- Powder-coated black
- 2" rails, 5/8" pickets
- Picket spacing: 4.0" O.C.
- 4x4" posts

Bonita Ave

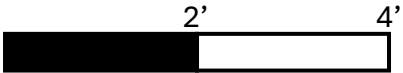
8FT TALL WOOD FENCE

SPECIFICATIONS/DESCRIPTION:

- **Height:** 8ft tall
- **Section Width:** 8ft on center (max)
- **Stain:** Pre-stained Dark Brown, oil-based, semi-transparent stain

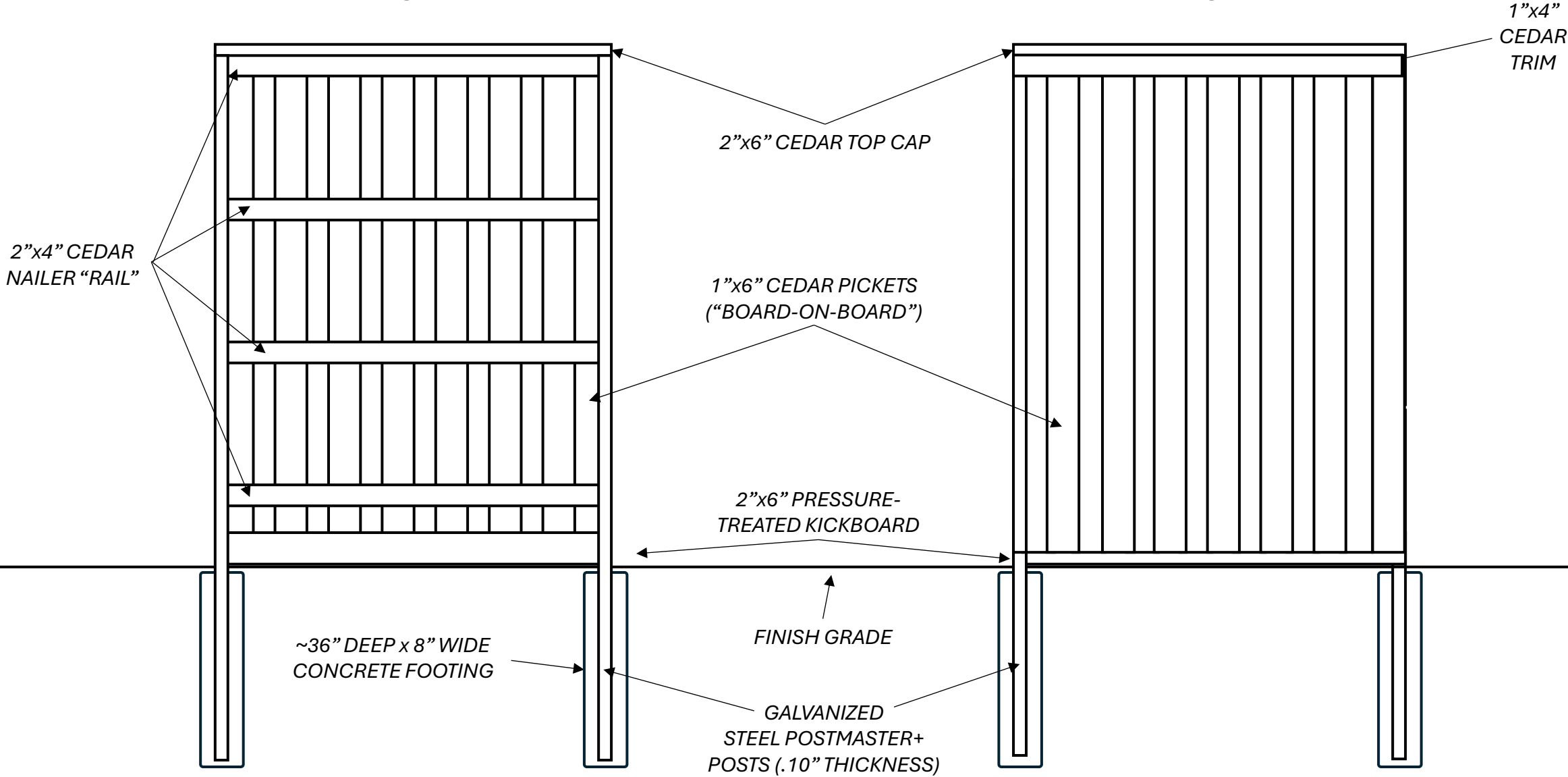
SCALE:

1/2" = 1'-0"



INTERIOR VIEW

EXTERIOR VIEW



8FT TALL WOOD GATE

SPECIFICATIONS/DESCRIPTION:

- **Height:** 8ft tall
- **Width:** ~42"
- **Stain:** Pre-stained Dark Brown, oil-based, semi-transparent stain

SCALE:

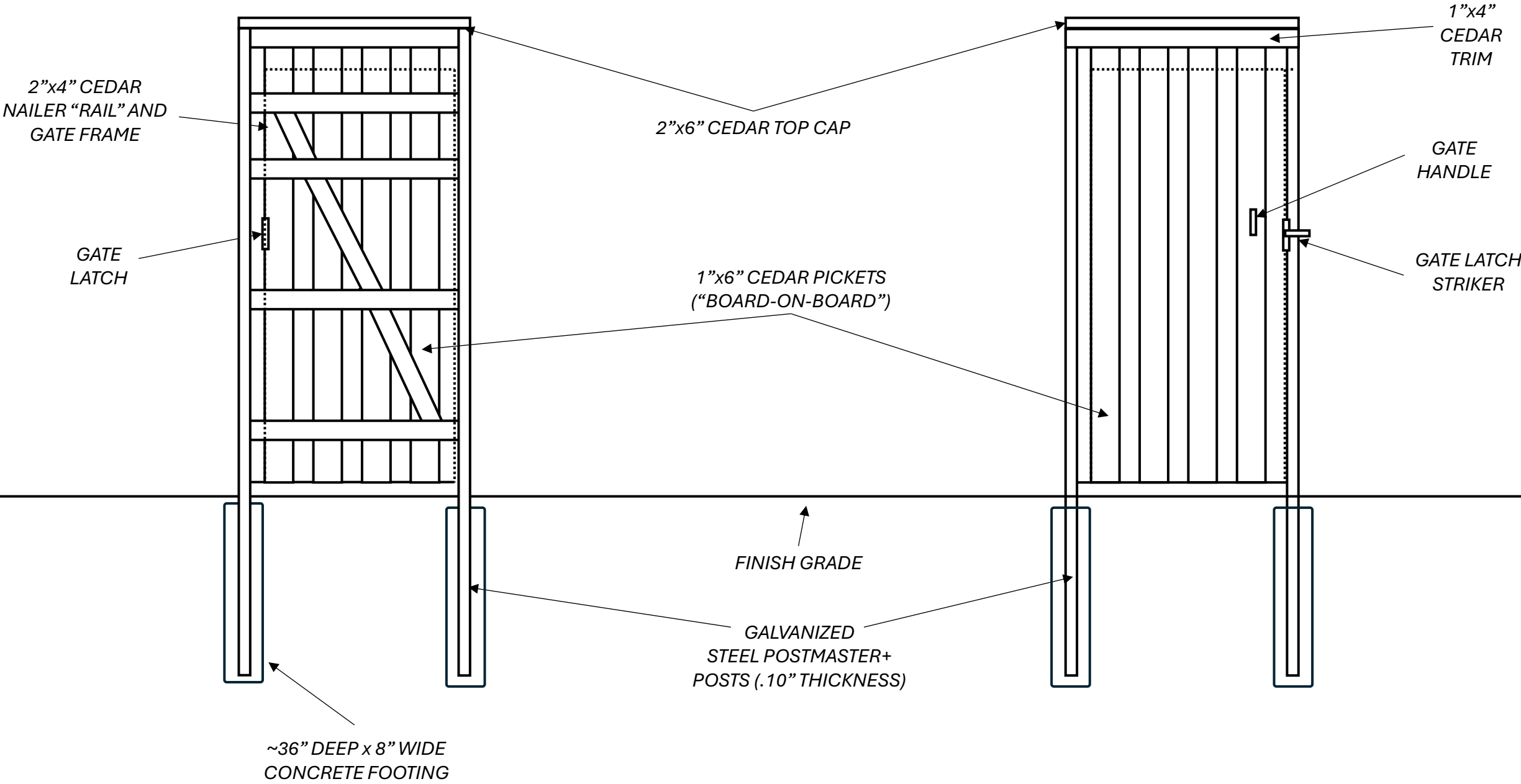
$1/2" = 1'-0"$

2'

4'

INTERIOR VIEW

EXTERIOR VIEW



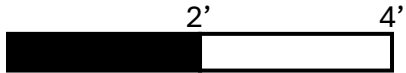
7FT TALL WOOD FENCE

SPECIFICATIONS/DESCRIPTION:

- **Height:** 7ft tall
- **Section Width:** 6ft on center (max)
- **Stain:** Pre-stained Dark Brown, oil-based, semi-transparent stain

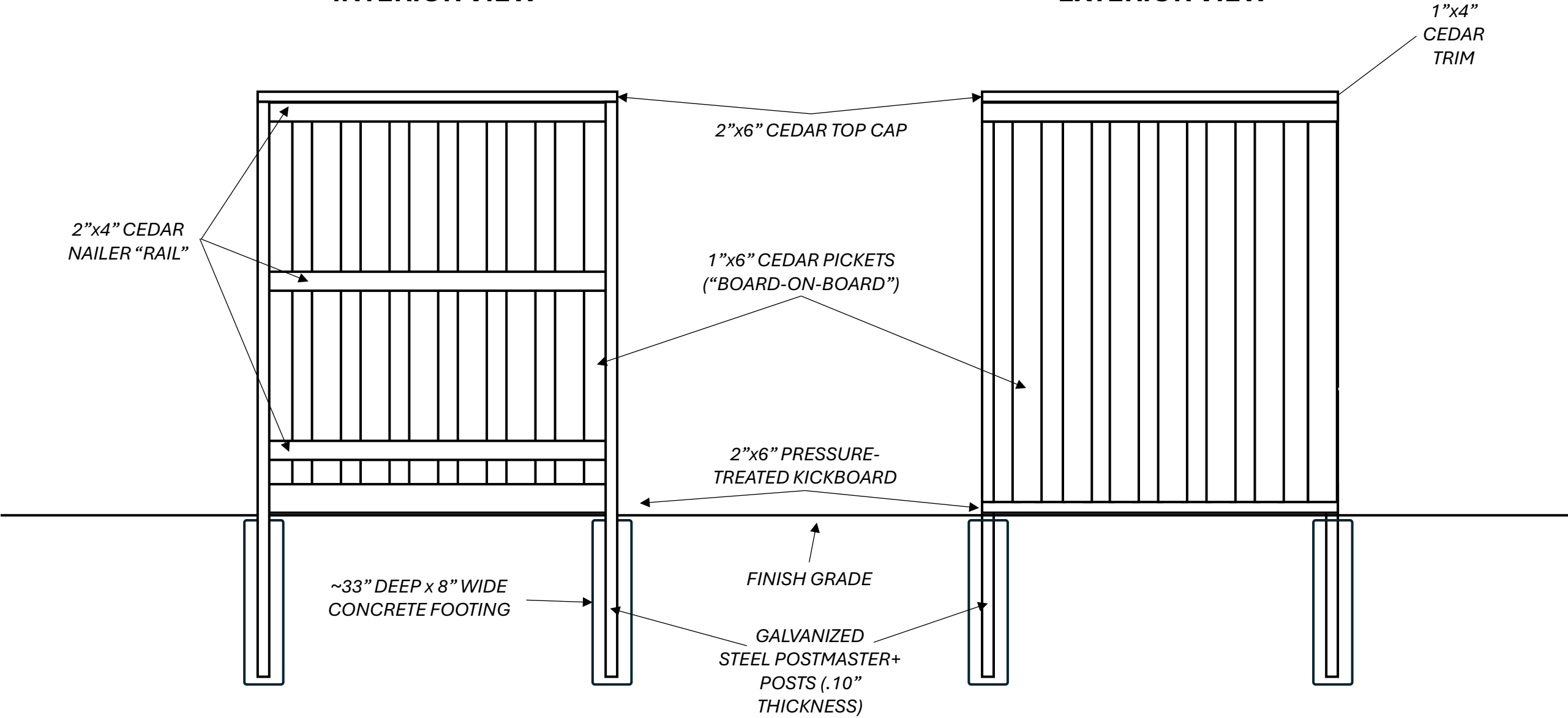
SCALE:

1/2" = 1'-0"



INTERIOR VIEW

EXTERIOR VIEW



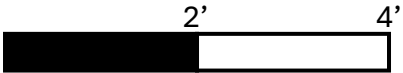
6FT TALL WOOD FENCE

SPECIFICATIONS/DESCRIPTION:

- **Height:** 6ft tall
- **Section Width:** 8ft on center (max)
- **Stain:** Pre-stained Dark Brown, oil-based, semi-transparent stain

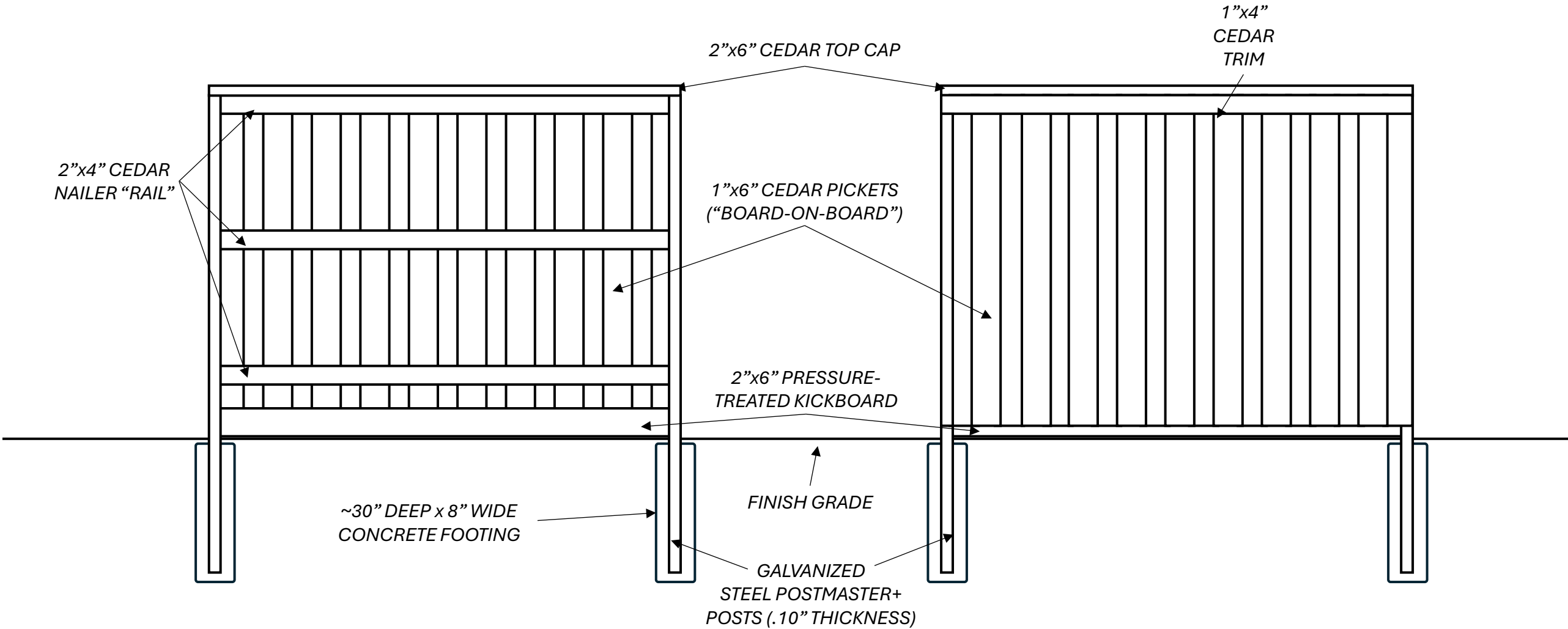
SCALE:

1/2" = 1'-0"



INTERIOR VIEW

EXTERIOR VIEW



SCALE:

1/2" = 1'-0"

2'

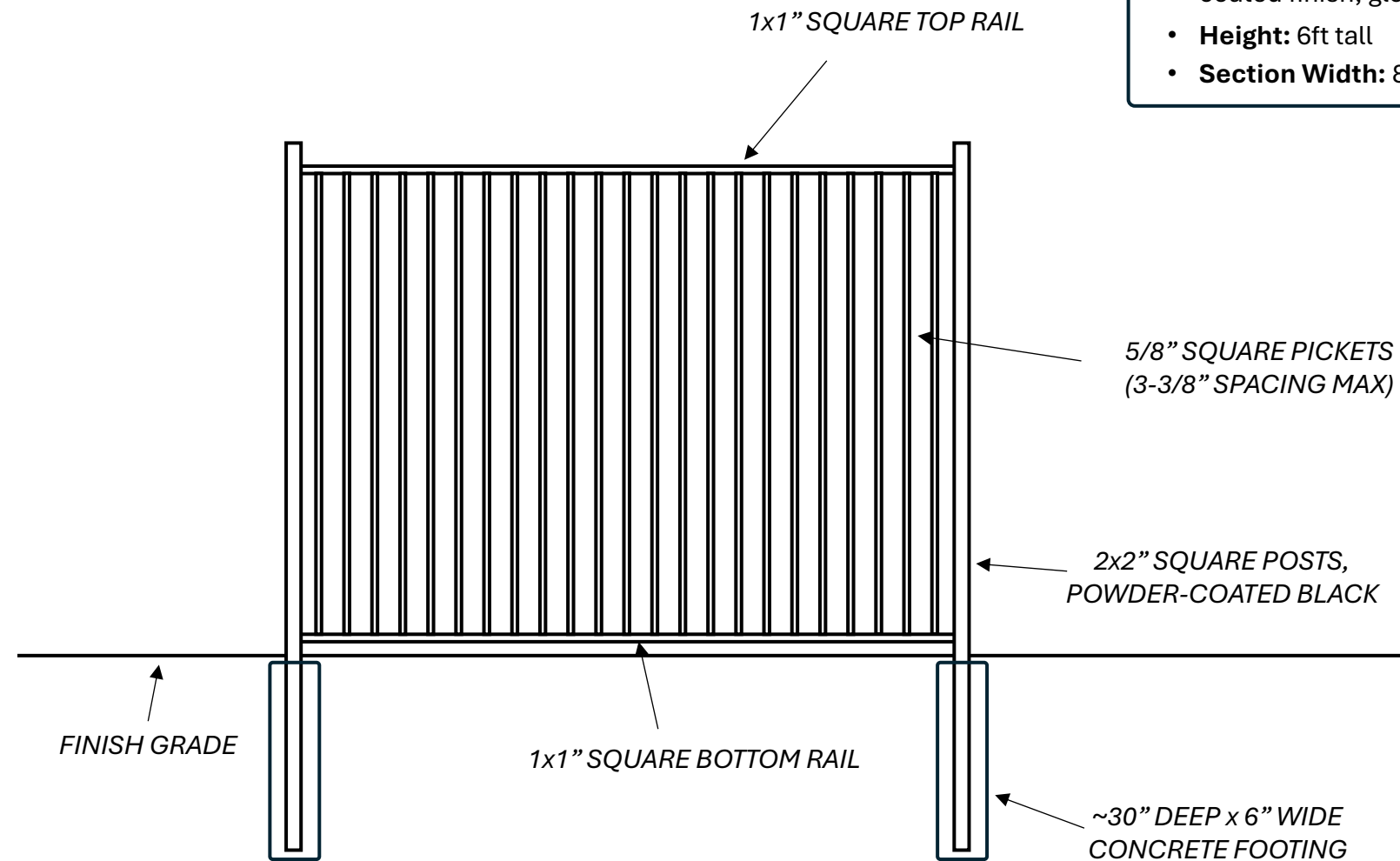
4'

6FT TALL ORNAMENTAL STEEL FENCE (POWDER-COATED BLACK)

INTERIOR / EXTERIOR VIEW

SPECIFICATIONS/DESCRIPTION:

- **Material:** Steel (Black powder-coated finish, gloss)
- **Height:** 6ft tall
- **Section Width:** 8ft on center (max)



SCALE:

1/2" = 1'-0"

2'

4'

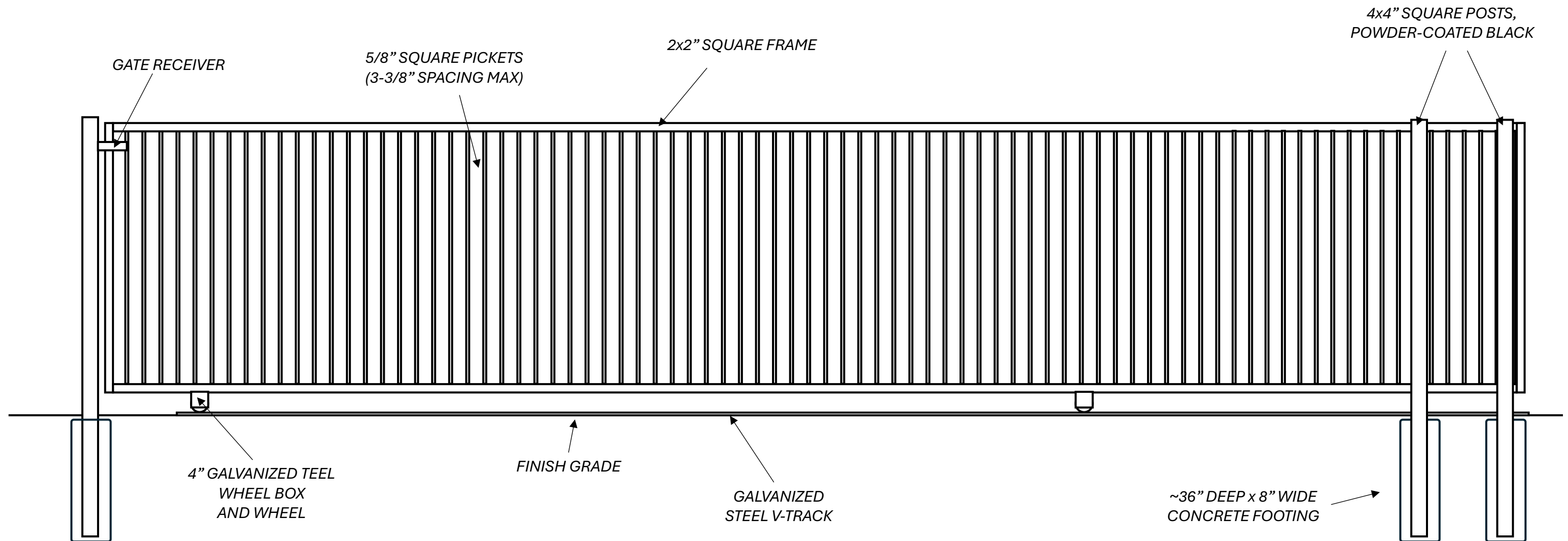


6FT TALL ORNAMENTAL STEEL DRIVE GATE (POWDER-COATED BLACK)

EXTERIOR VIEW

SPECIFICATIONS/DESCRIPTION:

- **Material:** Steel (Black powder-coated finish, gloss)
- **Height:** 6ft tall



SCALE:

1/2" = 1'-0"

2'

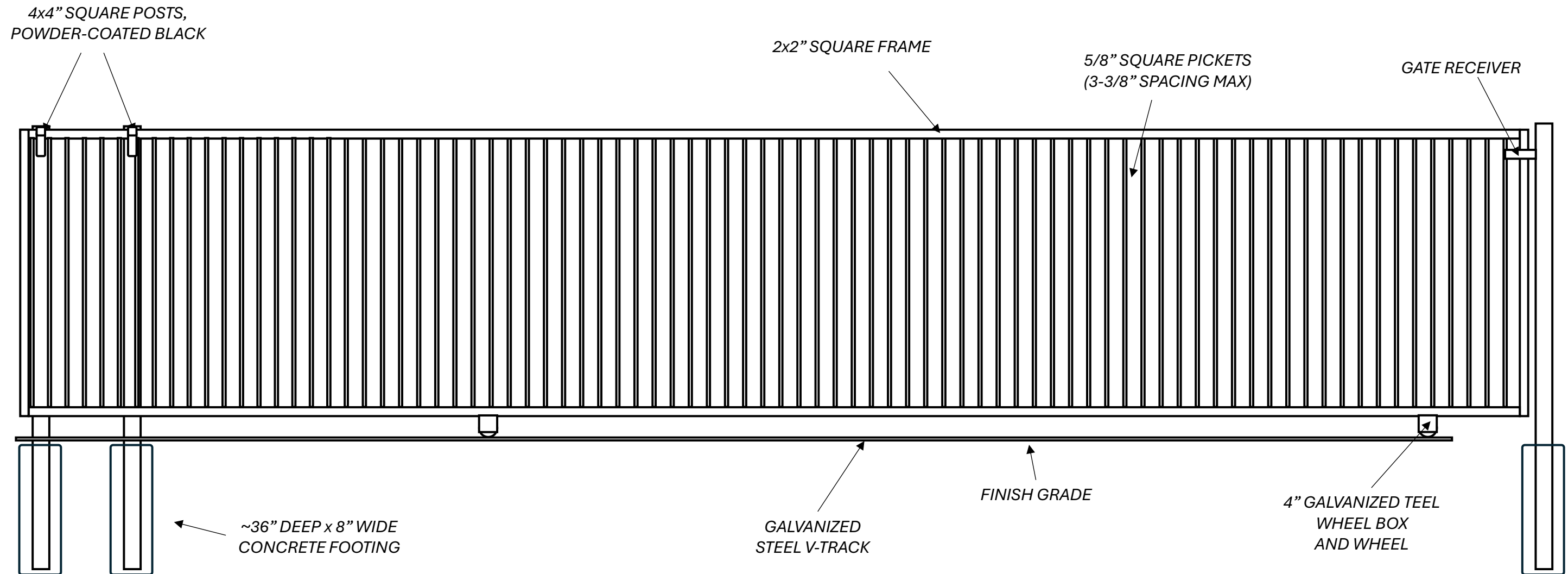
4'

6FT TALL ORNAMENTAL STEEL DRIVE GATE (POWDER-COATED BLACK)

INTERIOR VIEW

SPECIFICATIONS/DESCRIPTION:

- **Material:** Steel (Black powder-coated finish, gloss)
- **Height:** 6ft tall





Agenda Information Sheet

File #: 26-2509A

Item #: 4.

AGENDA DATE: August 18, 2026
PANEL: A
COUNCIL DISTRICT(S): 2
DEPARTMENT: Department of Planning and Development

BUILDING OFFICIAL'S REPORT

Application of Jojo Anaya for (1) a variance to the front yard setback regulations at 2919 MAPLE SPRINGS BOULEVARD. This property is more fully described as Block F/2332, Lot 31, and is zoned PD-193 (R-7.5 Subdistrict), which requires a front yard setback of 25-feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 10-foot front yard setback along Bradford Drive, which will require (1) a 15-foot variance to the front yard setback regulations.

Location: 2919 MAPLE SPRINGS BOULEVARD

Applicant: Jojo Anaya

Senior Planner: Bryant Thompson

Request(s): (1) a variance to the front yard setback regulations

Staff Recommendation: Denial.

BOA-26-000053

FILE NUMBER: BOA-26-000053(BT)

BUILDING OFFICIAL'S REPORT: Application of JoJo Anaya for **(1)** a variance to the front yard setback regulations at **2919 MAPLE SPRINGS BOULEVARD**. This property is more fully described as Block F/2332, Lot 31, and is zoned PD-193 (R-7.5 Subdistrict), which requires a front yard setback of 25-feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 10-foot front yard setback along Bradford Drive, which will require **(1)** a 15-foot variance to the front yard setback regulations.

LOCATION: 2919 Maple Springs Boulevard

APPLICANT: JoJo Anaya

REQUEST:

- (1) A request for a variance to the front yard setback regulations.

STANDARDS OF REVIEW FOR A VARIANCE:

Section 51A-3.102(d)(10) of the Dallas Development Code specifies that the board has the power to grant variances from the **front-yard**, side-yard, rear-yard, lot-width, lot-depth, lot-coverage, floor area for structures accessory to single-family uses, height for structures accessory to single-family uses, minimum sidewalks, off-street parking or off-street loading, or landscape regulations provided that the variance is:

- (A) not contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
- (B) necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
- (C) not granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

SECTION 51A-3.102(d)(10)(B):

Dallas Development Code § 51A-3.102(d)(10)(B), allows for the board to use their discretion and consider the following as grounds to determine whether the portion of the variance standard of compliance with the ordinance as applied to a structure would result in unnecessary hardship:

- (i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.

- (ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.
- (iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.
- (iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or
- (v) the municipality considers the structure to be a nonconforming structure.

STAFF RECOMMENDATION:

Variance to the front yard setback regulations:

Approval

Rationale: Based upon evidence presented and provided by the applicant, staff concluded that the site is:

- A. Not contrary to the public interest.
- B. The subject site is restrictive in buildable area but not shape and slope. Taking into consideration, the subject site is a corner lot with front-yard setbacks facing both Maple Springs Boulevard and Bradford Drive, reducing the buildable area due to the continuity of the established setback along both street frontage. The subject site has a lot size of 7,953 square feet with a buildable area of 2,865 square feet without variance (5,157 square feet with variance request); therefore, it cannot be developed in a manner commensurate with development upon other parcels of land in the same zoning district.
- C. Not self-created nor is it a personal hardship.

BACKGROUND INFORMATION:

Zoning:

Site: PD-193 (R-7.5)
North: PD-193 (R-7.5)
East: PD-193 (R-7.5)
South: PD-193 (R-7.5)
West: PD-193 (R-7.5)

Land Use:

The subject site and surrounding properties are developed with single-family uses.

BDA History:

No BDA history was found within the last five years.

GENERAL FACTS/STAFF ANALYSIS:

- The application of JoJo Anaya for the property located at 2919 Maple Springs Boulevard focuses on one request relating to the front-yard setback regulations.

- The applicant is proposing to construct and maintain a single-family residential structure and provide a 10-foot front-yard setback, which will require a 15-foot variance to the front-yard setback regulations.
- The subject site's front yard setback along Maple Springs Boulevard and Bradford Drive is 25 feet.
- **SECTION. 51P-193.118(b)(1) MINIMUM FRONT YARD.**
 - o Front yard provisions for residential subdistricts.
 - o If a corner lot in a single-family, duplex, multiple-family, or agricultural subdistrict has two street frontages of equal distance, one frontage is governed by the front yard regulations of this section, and the other frontage is governed by the side yard regulations in Section 51P193.119. If the corner lot has two street frontages of unequal distance, the shorter frontage is governed by this section, and the longer frontage is governed by the side yard regulations in Section 51P-193.119. Notwithstanding this provision, the continuity of the established setback along street frontage must be maintained.
- Due to continuity of the blockface along Bradford Drive, the subject site would be reduced significantly when compared with development upon other parcels of land in the same zoning district.
- The subject site lot information:
 - o Lot size: 7,953 square feet
 - o Buildable area without variance: 2,865 square feet
 - o Buildable area with variance: 5,157 square feet
 - o Lot coverage: 39 percent proposed
 - o Lot Coverage 45 percent max allowed
- The applicant has the burden of proof in establishing the following:
 - 1) That granting the variance to the front-yard setback regulations will not be contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
 - 2) The variance is necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
 - 3) The variance would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

- **SECTION 51A-3.102(d)(10)(B):**

Dallas Development Code § 51A-3.102(d)(10)(B), allows for the board to use their discretion and consider the following as grounds to determine whether the portion of the variance standard of compliance with the ordinance as applied to a structure would result in unnecessary hardship:

(i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.

(ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.

(iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.

(iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or

(v) the municipality considers the structure to be a nonconforming structure.

- Granting the variance to the front-yard setback regulations with a condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.

- 200' Radius Video: [BOA-26-000053 at 2919 Maple Springs Blvd](#)

Timeline:

July 2, 2026: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

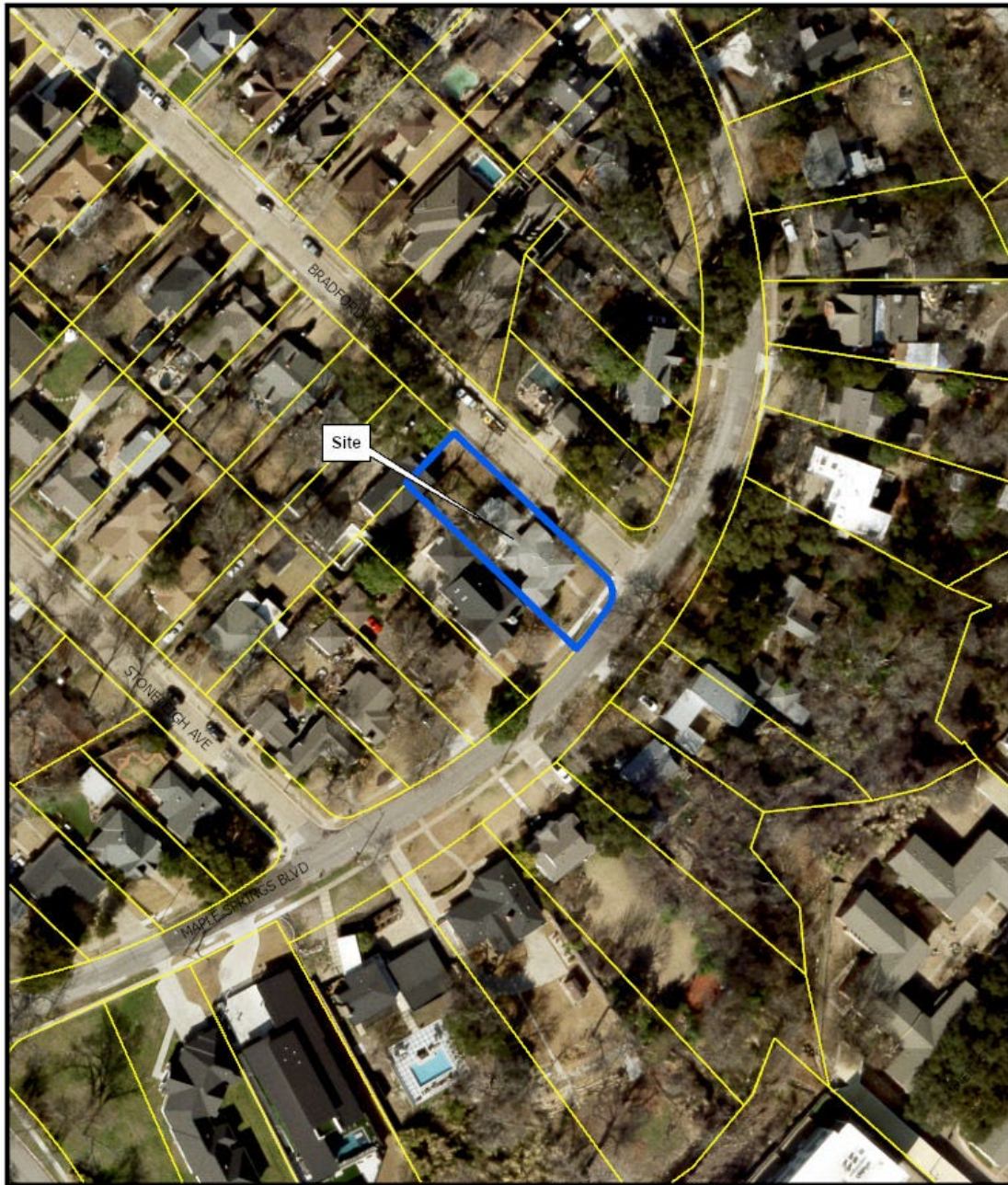
July 8, 2026: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**.

July 13, 2026: The Planning and Development Senior Project Coordinator on behalf of the Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the **1:00 pm, July 24, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **1:00 pm, August 5, 2026**, deadline to submit additional evidence to be incorporated into the board's docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

July 28, 2026:

The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **August** public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

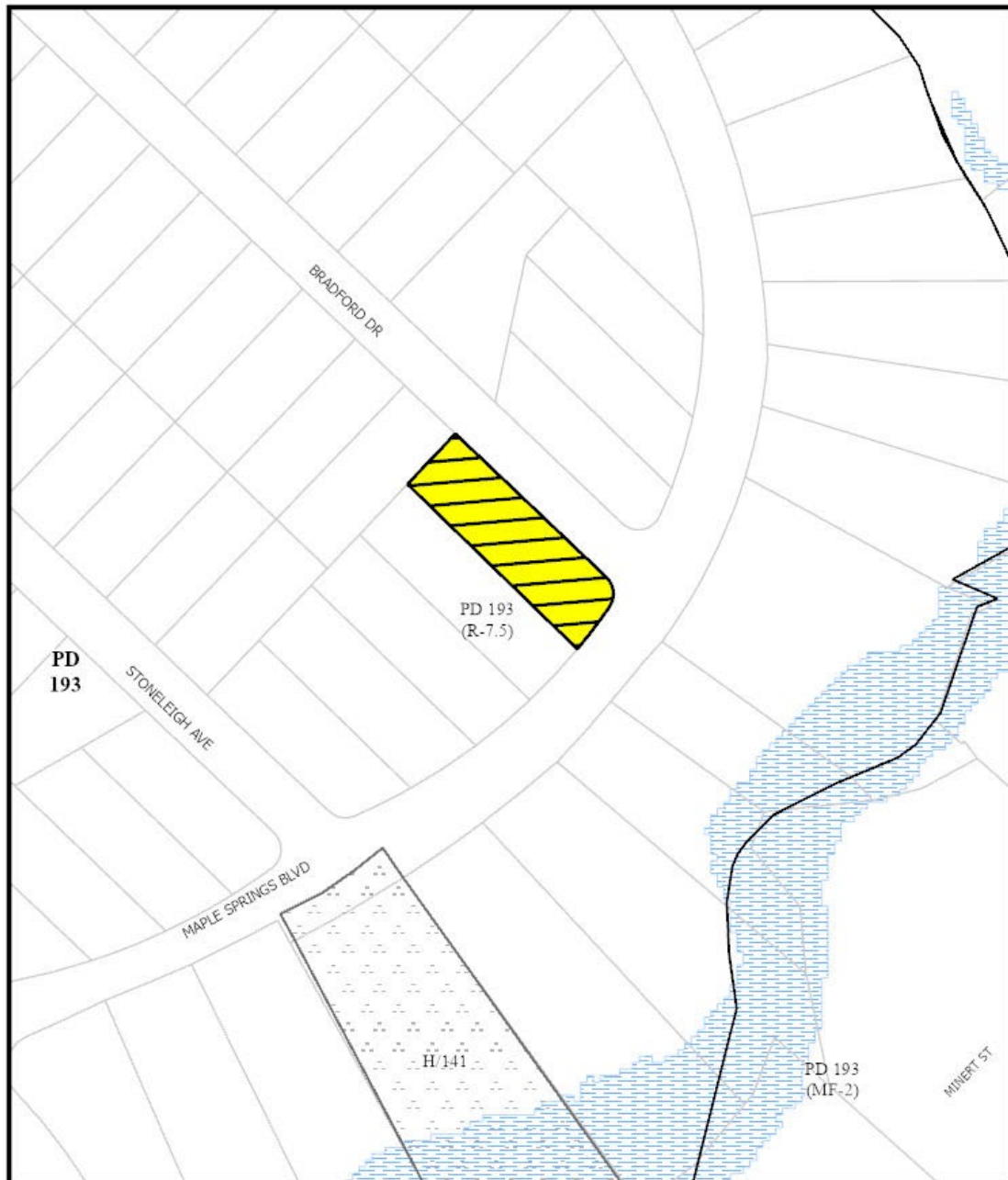


1:1,200

AERIAL MAP

Case no: **BOA-26-000053**

Date: **07/16/2026**

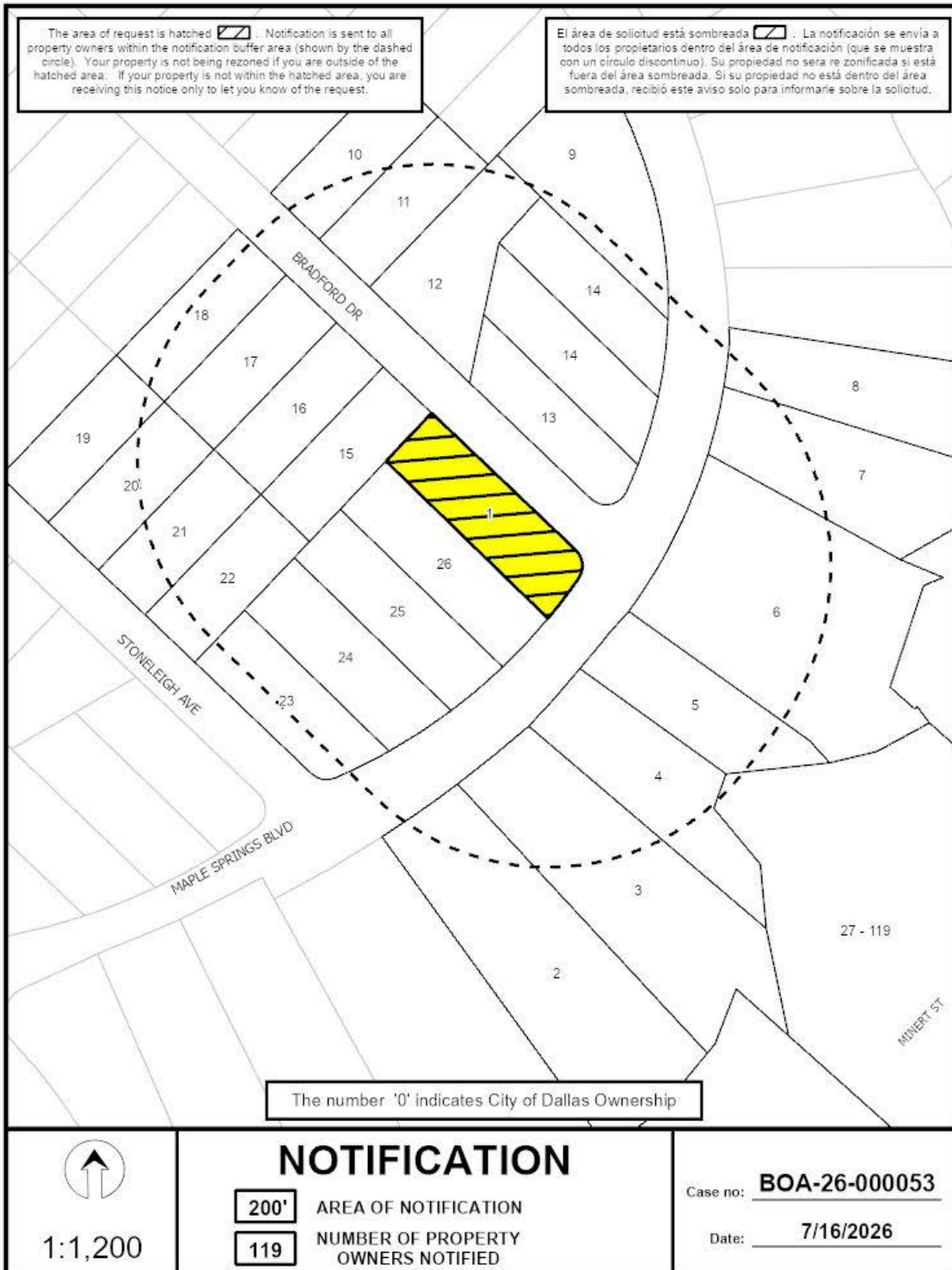


1:1,200

ZONING MAP

Case no: **BOA-26-000053**

Date: **07/16/2026**



Notification List of Property Owners

BOA-26-000053

119 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2919	MAPLE SPRINGS BLVD MITLYNG REVOCABLE TRUST
2	2902	MAPLE SPRINGS BLVD REAVIS DICK J &
3	2910	MAPLE SPRINGS BLVD GAGEN TUCKER & VALERIA
4	2914	MAPLE SPRINGS BLVD Taxpayer at
5	2918	MAPLE SPRINGS BLVD HENDON MARK D &
6	2926	MAPLE SPRINGS BLVD FANNIN MICHAEL PAT
7	2934	MAPLE SPRINGS BLVD BURNS DAVID H
8	2938	MAPLE SPRINGS BLVD COULLIAS ELAINE H
9	5011	MAPLE SPRINGS BLVD MONACO ROBIN G LOGAN III &
10	5026	BRADFORD DR RAINES WILLIAM G JR
11	5022	BRADFORD DR ELLIS KEVIN
12	5018	BRADFORD DR HAWPE JEREMY W
13	2927	MAPLE SPRINGS BLVD Taxpayer at
14	2931	MAPLE SPRINGS BLVD VETSUYPENS MICHEL R
15	5007	BRADFORD DR HOPPER ALAN RAY
16	5019	BRADFORD DR BOYCE ROBERT
17	5023	BRADFORD DR MONSOUR MICHAEL W
18	5027	BRADFORD DR EWING ELIZABETH
19	5024	STONELEIGH AVE BARNES D DENISE
20	5020	STONELEIGH AVE KOENIG JORDAN T &
21	5016	STONELEIGH AVE ALANIZ HERMILO GALVAN
22	5012	STONELEIGH AVE THOMAS TIMOTHY D
23	2901	MAPLE SPRINGS BLVD CORTEZ ROBERT &
24	2907	MAPLE SPRINGS BLVD JAMES JANET ELAINE
25	2911	MAPLE SPRINGS BLVD LANE LARRY E
26	2917	MAPLE SPRINGS BLVD Taxpayer at

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4707 BRADFORD DR	NORTON THOMAS A
28	4703 BRADFORD DR	VALADEZ ALISA INEZ &
29	4703 BRADFORD DR	DONNELLY DAVID WAYNE
30	4705 BRADFORD DR	MYUNG AHRIM & ROE
31	4709 BRADFORD DR	PINKERTON MELISSA M
32	4709 BRADFORD DR	GONZALEZ ANGEL & MARY
33	4711 BRADFORD DR	PENNARTZ SUSAN
34	4711 BRADFORD DR	SORI INVESTMENTS LLC
35	4719 BRADFORD DR	MENEFIELD DIONNE
36	4715 BRADFORD DR	CHAN FLORIA CHEKHANG
37	4715 BRADFORD DR	WILSON KATHLYN B
38	4717 BRADFORD DR	ABBOTT MATTHEW T
39	4721 BRADFORD DR	MURRAY COLLEEN N
40	4721 BRADFORD DR	BATES CASEY A
41	4731 BRADFORD DR	CABALQUINTO VICTORIA LIVING
42	4727 BRADFORD DR	PHILLIPS JOHN D & THERESA K
43	4727 BRADFORD DR	COONEY MAGGIE
44	4729 BRADFORD DR	BRADBURY ALEX K &
45	4729 BRADFORD DR	PEREZ JULIO C
46	4733 BRADFORD DR	MUNSON PAULETTE
47	4733 BRADFORD DR	HEROLD TERRY E
48	4735 BRADFORD DR	BROWN KURT
49	2812 MINERT ST	GARCIA VICTOR MANUEL &
50	4743 BRADFORD DR	LANKA CHANDRASEKHARA S &
51	4739 BRADFORD DR	OVERHOLT SELENA
52	4741 BRADFORD DR	GUTIERREZ CARLOS
53	4741 BRADFORD DR	ROZENBERG ROMAN &
54	4745 BRADFORD DR	MELINOSKY KELSEY R
55	4747 BRADFORD DR	SANDERS DARIN B
56	4747 BRADFORD DR	MARTIN ERIC
57	4749 BRADFORD DR	VASQUEZ KRISTOPHER

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4749 BRADFORD DR	SOORI MOHAMMADAMIN
59	4751 BRADFORD DR	BIRENBAUM CHARLES A LF ES
60	4706 BRADFORD DR	ZAPOTE MAYRA
61	4702 BRADFORD DR	HORINE TANNER
62	4702 BRADFORD DR	MA QINYI &
63	4702 BRADFORD DR	HESLEP CHRISTOPHER &
64	4704 BRADFORD DR	DOBIE CONNOR R &
65	4704 BRADFORD DR	FULTON DARREN L
66	4708 BRADFORD DR	KENNEDY KARA N
67	4710 BRADFORD DR	DURSTINE GEORGE H JR
68	4710 BRADFORD DR	TILLMANN MATTHEW &
69	2787 BRADFORD DR	ROCHA RICHARD JR
70	4714 BRADFORD DR	MCGRAW MICHAEL
71	4714 BRADFORD DR	BAILLARGEON DAVID JOHN
72	4714 BRADFORD DR	BURTON STEPHEN SCOTT
73	4716 BRADFORD DR	STEWART STEVEN WAYNE
74	4720 BRADFORD DR	MASTON KATHRYN L
75	4720 BRADFORD DR	COX DIANE
76	4722 BRADFORD DR	SMILEY TYRONE
77	4722 BRADFORD DR	WHITE LYDIA ANN
78	4732 BRADFORD DR	PALMER GRAYSON A
79	4728 BRADFORD DR	AMICK KEVIN M
80	4728 BRADFORD DR	JONES HUNTER DWANE
81	4728 BRADFORD DR	NGUYEN TUANH
82	4730 BRADFORD DR	ED & KATHY RENTAL PROPERTY LLC
83	4734 BRADFORD DR	WAGNER YVONNE C
84	4734 BRADFORD DR	DARWIN ROBERT CHAD
85	4736 BRADFORD DR	GLORIA MARIA PATRICIA
86	4736 BRADFORD DR	WISNIESKI LLOYD RICHARD JR &
87	2822 MINERT ST	BAIRD TAYLOR DIANE
88	2824 MINERT ST	SIPPERLEY RACHEL

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	2826 MINERT ST	STOVER DARREN L
90	4740 BRADFORD DR	MACHANIC DORIS NICOLE &
91	4746 BRADFORD DR	MORROW MARK
92	2787 BRADFORD DR	NIETOREYNOSO ADRIANA
93	4744 BRADFORD DR	SANZ ERICK
94	4744 BRADFORD DR	BENBROOKS HOLDINGS LLC
95	4750 BRADFORD DR	ASSOCIATION OF MONTEBELLA
96	4750 BRADFORD DR	DIAZ EDDY
97	4754 BRADFORD DR	BIEDIGER JOSEPH DUSTIN
98	4754 BRADFORD DR	GAMBLE JEREMY GUY
99	4756 BRADFORD DR	TINGLE MYRON
100	4756 BRADFORD DR	SHASTRY MADHAVI &
101	2809 MINERT ST	CAMPBELL MARK &
102	4807 BRADFORD DR	NELSON SAMUEL
103	4803 BRADFORD DR	BUESA IGNACIO BETRAN &
104	4803 BRADFORD DR	WOODBIDGE JESSICA L
105	2787 BRADFORD DR	PERMENTER JASON
106	4805 BRADFORD DR	HALE SARAH CELENA
107	2787 BRADFORD DR	ALLAWIRDI GRACE
108	4811 BRADFORD DR	MASTIN KELSEY ALAINE
109	4815 BRADFORD DR	ED & KATHY RENTAL
110	4815 BRADFORD DR	ZAMARRIPA OLGA
111	4806 BRADFORD DR	AHMADI KAMBIZ
112	4802 BRADFORD DR	RODRIGUEZ MARK GABRIEL
113	4804 BRADFORD DR	STARKOVA VALENTINA
114	4804 BRADFORD DR	ANGSADT NICHOLAS PAUL
115	4808 BRADFORD DR	LE TOAN HUY
116	4808 BRADFORD DR	CABALLERO DANIEL A
117	4810 BRADFORD DR	VOOR THOMAS & IONE &
118	4810 BRADFORD DR	SIVATHARMAN NATHAN & GOWRY
119	4814 BRADFORD DR	MOLINA JENNIFER

 1:1,200	NOTIFICATION 200' AREA OF NOTIFICATION 119 NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: BOA-26-000053 Date: 7/16/2026
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Route Directions:

Start on Stoneleigh Ave.

Left on Maple Springs Blvd.

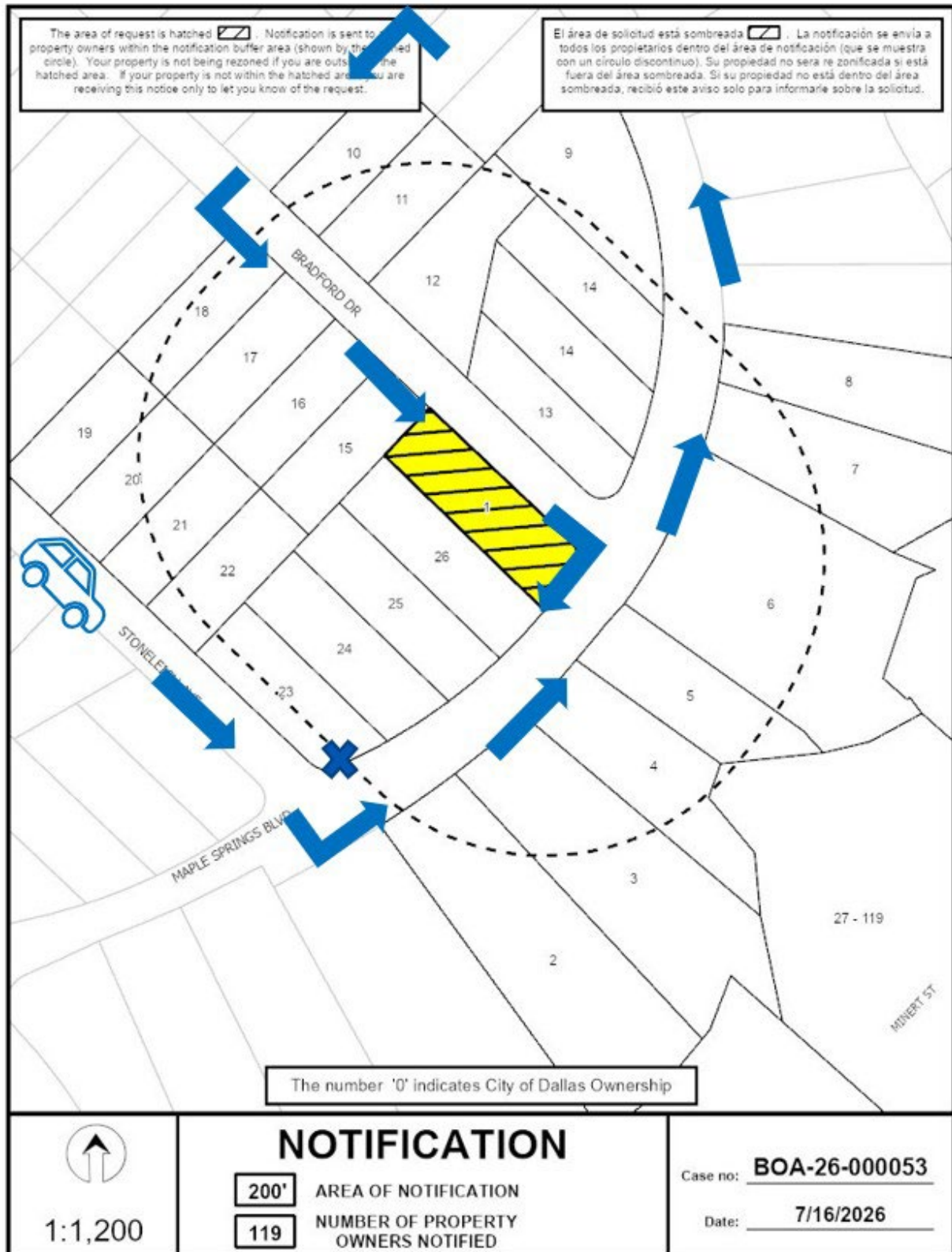
Left on Crestview Dr.

Left on Bradford Dr.

Right on Maple Springs Blvd.

***Subject Site at 0:48 and 2:30**

200' Radius Route Map



NOTICE OF PUBLIC HEARING

BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL A)

NOTICE IS HEREBY GIVEN that the BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL A) will hold a hearing as follows.

DATE: TUESDAY, AUGUST 18, 2026

BRIEFING: 10:30 a.m. via Videoconference and in 6EN COUNCIL CHAMBERS at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa081826>

HEARING: 1:00 p.m. Videoconference and in 6EN COUNCIL CHAMBERS at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa081826>

The purpose of the hearing is to consider the following appeal(s) now pending before the Board of Adjustment:

BOA-26-000053(BT) Application of Jojo Anaya for **(1)** a variance to the front yard setback regulations at **2919 MAPLE SPRINGS BOULEVARD**. This property is more fully described as Block F/2332, Lot 31, and is zoned PD-193 (R-7.5 Subdistrict), which requires a front yard setback of 25-feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 10-foot front yard setback along Bradford Drive, which will require **(1)** a 15-foot variance to the front yard setback regulations.

You have received this notice because you own property within 200 feet of the above property. You may be interested in attending the Board of Adjustment hearing to express your support for or opposition to the application. You may also contact the Board of Adjustment by email to BDAreply@dallas.gov. Letters will be accepted until 9:00 am the day of the hearing. If you are unable to attend the hearing. If you choose to respond, it is important that you let the Board know your reasons for being in favor of or in opposition to the application. The Board members are very interested in your opinion.

Note: Any materials (such as plans, elevations, etc.) included within this notice may be subject to change.

The Board of Adjustment hearing will be held by videoconference and at **6EN Council Chambers**. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure by **joining the meeting virtually**, must register online at <https://bit.ly/BDA-A-Register> by the **5 p.m. on Monday, August 17, 2026**. **All virtual speakers will be required to show their video in order to address the board. In Person speakers can register at the hearing.** Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; and bit.ly/cityofdallastv or [YouTube.com/CityofDallasCityHall](https://www.youtube.com/CityofDallasCityHall).

Speakers at the meeting are allowed a maximum of five (5) minutes to address the Board.

Additional information regarding the application may be obtained by calling Bryant Thompson, Senior Planner (214) 948-4502, or Mary Williams, Board Secretary at (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

Board of Adjustment
Planning and Development Department
1500 Marilla Street 5CN, Dallas TX 75201

PLEASE SEND REPLIES TO:
BDAreply@dallas.gov
Letters will be received until 9:00 am
the day of the hearing.
PLEASE REGISTER AT:
<https://bit.ly/BDA-A-Register>

BOA-26-000053

[Menu](#)

[Reports](#)

[Help](#)

File Date: [06/25/2026](#)

Application Status: [Plan Review](#)

Assigned To: [Bryant Thompson](#)

Description of Work: [BOARD OF ADJUSTMENT CITY OF DALLAS, TEXAS FILE NUMBER: BOA-26-000053 BUILDING OFFICIAL'S REPORT: Application of Jojo Anaya for \(1\) a variance to the front yard setback regulations at 2919 MAPLE SPRINGS BOULEVARD. This property is more fully described as Block F/2332, Lot 31, and is zoned PD-193 \(R-7.5 Subdistrict\), which requires a front yard setback of 25-feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 10-foot front yard setback along Bradford Drive, which will require \(1\) a 15-foot variance to the front yard setback regulations. LOCATION: 2919 MAPLE SPRINGS BOULEVARD APPLICANT: Jojo Anaya REQUEST: \(1\) A variance to the front yard setback regulations](#)

Application Detail: [Detail](#)

Application Name:

Application Type: [Board of Adjustments](#)

Documents:	File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
	Affidavit.pdf	BLDG_BDA	Affidavit - Pro...		application/pdf	Uploaded	06/25/2026
	Tax Certificate.pdf	BLDG_BDA	Certificate - Tax		application/pdf	Uploaded	06/25/2026
	Warranty Deed.pdf	BLDG_BDA	Certificate - W...		application/pdf	Uploaded	06/25/2026
	Site Plat Map.pdf	BLDG_BDA	Legal Descripti...		application/pdf	Uploaded	06/25/2026
	Site Plat Map.pdf	BLDG_BDA	Maps - Block		application/pdf	Uploaded	06/25/2026
	Zoning Map.pdf	BLDG_BDA	Maps - Zoning L...		application/pdf	Uploaded	06/25/2026
	Proposed Plans.pdf	BLDG_BDA	Plans - Site Plan		application/pdf	Uploaded	06/25/2026
	Plat.pdf	BLDG_BDA	Plat - Certifie...		application/pdf	Uploaded	06/25/2026
	No Liens Letter.pdf	BLDG_BDA	Statement - Lien		application/pdf	Uploaded	06/25/2026
	Application.pdf	BLDG_BDA	Affidavit - BDA...		application/pdf	Uploaded	06/25/2026
	EJS Certificate copy.pdf	BLDG_BDA	List of Partner...		application/pdf	Uploaded	06/25/2026
	Original Document EJS...	BLDG_BDA	List of Partner...		application/pdf	Uploaded	06/25/2026
	Posting of Notificatio...	BLDG_BDA	Affidavit - Sig...		application/pdf	Uploaded	06/25/2026
	Renderings.pdf	BLDG_BDA	Plans - Other		application/pdf	Uploaded	06/25/2026
	BOA-26-000053 Submissi...	BLDG_BDA	Other Support D...		application/pdf	Uploaded	07/16/2026
	BOA26000053a.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	07/16/2026
	BOA-26-000053_labels.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	07/16/2026
	BOA-26-000053_report.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	07/16/2026
	BOA26000053n.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	07/16/2026
	BOA26000053mva.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	07/16/2026
	BOA26000053z.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	07/16/2026
	Show all						

Address: [2919 MAPLE SPRINGS BLVD, Dallas, TX 75235](#)

Owner Name:

Owner Address:

Parcel No: [00000212008000000](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Jojo Anaya	XHO Projects	Applicant	Mailing_5225 Maple Av...	Active
	Ronnell Johnson	EJS Solution Se...	Property Owner	Mailing_1012 Broken C...	Active

Licensed Professionals Info:	Primary	Registration Number	License Type	Name	Business Name	Business License #
------------------------------	---------	---------------------	--------------	------	---------------	--------------------

Total Fee Assessed: [\\$735.00](#)

Total Fee Invoiced: [\\$735.00](#)

Balance: [\\$0.00](#)

Custom Fields: **Property Details**

Existing Zoning	Lot Number	Lot Size (Acres)
PD	31	0.222
Block Number	Lot Size (Sq. Ft)	How many streets abut the property?
F/2332	9670	2
Land Use	Is the property platted?	Status of Project
residential	Yes	Proposed
Status of Property	Previous Board of Adjustment case filed on this property	Accommodation for someone with disabilities
Vacant Land	No	No
File Date	Seleccione si necesitara un interprete	Case Number
-	-	-
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		
Self		

Internal Use Only

Source of Request	Fee Waiver Granted	Number of Parking Spaces
Self		-
Lot Acreage		
0.222		

PDox Information

PDox Number
[252757](#)

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
Variance	Front-yard	Single Family/Duplex Variance or Special Exception	corner lot-Variance to front yard setback along Maple Springs PD 193 (R-7.5)			

Street Frontage Information

Street Frontage	Linear Feet (Sq. Ft) (Number)
Front	55
Front	146

Case Information

Full Request	Brief Request	Zoning Requirements	Relevant History	BOA History	BOA History Details
to construct and/or maintain a single-family residential structure and provide a 10-foot front yard setback, which will require a 15-foot variance to the front yard setback regulations along Bradford Drive.	variance to the front side rear yard setback regulations	requires a 25-ft front yard setback to be provided.	NA	No	

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	A	David A. Neumann	Kameka Miller-Hoskins	Mary Williams	Diana Barkume		Front yard setback along Bradford Drive.	Scheduled	

GIS Information

Parcel Number (Number)	Service	Layer	Attribute Value	Census Tract Number (Number)	Council District	School District	Escarpment	Floodplain
				22.76	2-Jesse Moreno			

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Intake	Diana Barkume	Intake Complete	07/02/2026	Accela Administ...
GIS AOR Review	Elham Elbadawi	Review Complete	07/16/2026	Elham Elbadawi
Case Assignment	Bryant Thompson	Case Manager...	07/20/2026	Kameka Miller-H...

Task	Assigned To	Status	Status Date	Action By
Site Inspection		Site Inspect...	07/20/2026	Kameka Miller-H...
Plans Distribution		Accepted - P...	07/20/2026	Kameka Miller-H...
Subdivision Review		Not Required	07/20/2026	Kameka Miller-H...
Q Team Review		Not Required	07/20/2026	Kameka Miller-H...
Arborist Review		Not Required	07/20/2026	Kameka Miller-H...
Building Code Review		Not Required	07/20/2026	Kameka Miller-H...
Zoning Review		Not Required	07/20/2026	Kameka Miller-H...
Electrical Review		Not Required	07/20/2026	Kameka Miller-H...
Eng Water and Wastewat...		Not Required	07/20/2026	Kameka Miller-H...
Historic Preservation ...		Not Required	07/20/2026	Kameka Miller-H...
Eng Paving and Drainag...		Not Required	07/20/2026	Kameka Miller-H...
Eng Flood Plain Review		Not Required	07/20/2026	Kameka Miller-H...
Board of Adjustment Re...		Approved	07/20/2026	Kameka Miller-H...
Conservation Review		Not Required	07/20/2026	Kameka Miller-H...
Traffic Review		Not Required	07/20/2026	Kameka Miller-H...
GIS Review		Not Required	07/20/2026	Kameka Miller-H...
Residential Team Review		Not Required	07/20/2026	Kameka Miller-H...
Signs Review		Not Required	07/20/2026	Kameka Miller-H...
Plans Coordination		Review Complete	07/20/2026	Kameka Miller-H...
Board of Adjustment He...				

Two-Year Waiver Period

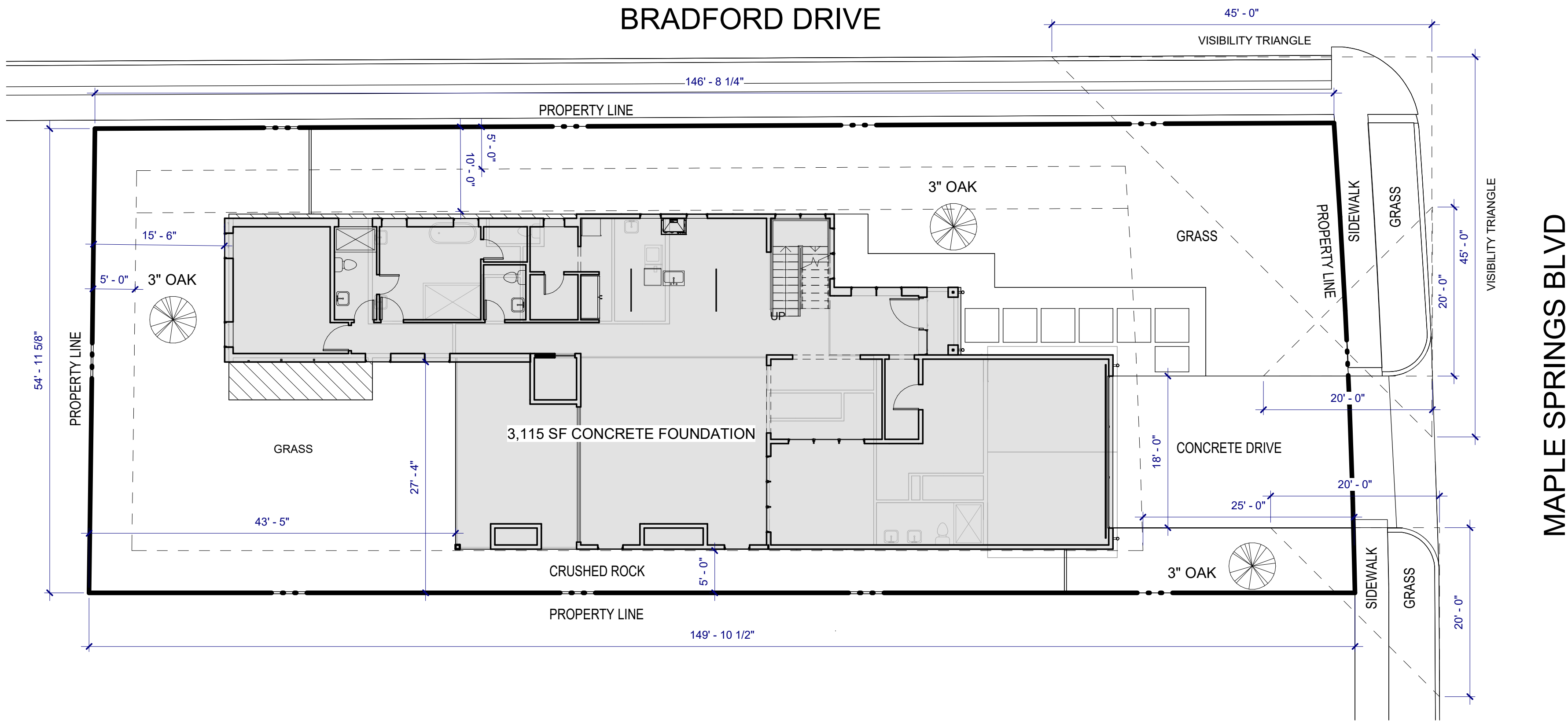
Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
	BOA History	This will display in t...	Applied	06/25/2026	Notice	
	General Facts/Staff An...	This will display in t...	Applied	06/25/2026	Notice	
	Land Use	This will display in t...	Applied	06/25/2026	Notice	
	Staff Recommendation	Staff Recommendation	Applied	06/25/2026	Notice	
	Standard of Review	This will display in t...	Applied	06/25/2026	Notice	
	Timeline	This will display in t...	Applied	06/25/2026	Notice	
	Zoning	This will display in t...	Applied	06/25/2026	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	08/03/2026		Scheduled	Scheduled via Script

Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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SITE PLAN
SCALE: 1" = 10'-0"

2919 MAPLE SPRINGS BLVD.
DALLAS, TX 75235

THESE PLANS ARE THE PROPERTY OF RYAN JACOBSON DESIGN LLC AND ARE NOT TO BE REPRODUCED, TRACED, OR REUSED FOR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF RYAN JACOBSON DESIGN LLC. THESE PLANS ARE INTENDED TO PROVIDE ALL PROSPECTIVE CONTRACTORS, AND/OR BUILDING MANUFACTURERS THE NECESSARY INFORMATION NEEDED TO DESIGN, BID, AND CONSTRUCT THIS BUILDING. OWNER SHALL VERIFY AND CHECK ALL ASPECTS PRIOR TO ANY CONSTRUCTION. ANY JOBSITE CHANGES WILL VOID DESIGNER'S LIABILITY. DESIGNER'S LIABILITY NOT TO EXCEED FEE PAID FOR PLANS.

No.	Description	Date
1	DESIGN DEVELOPMENT 2	06-25-2026

RYAN JACOBSON
DESIGN LLC
SINGLE FAMILY

SITE PLAN

Date 06-25-2026

A01.00

Scale 1" = 10'-0"

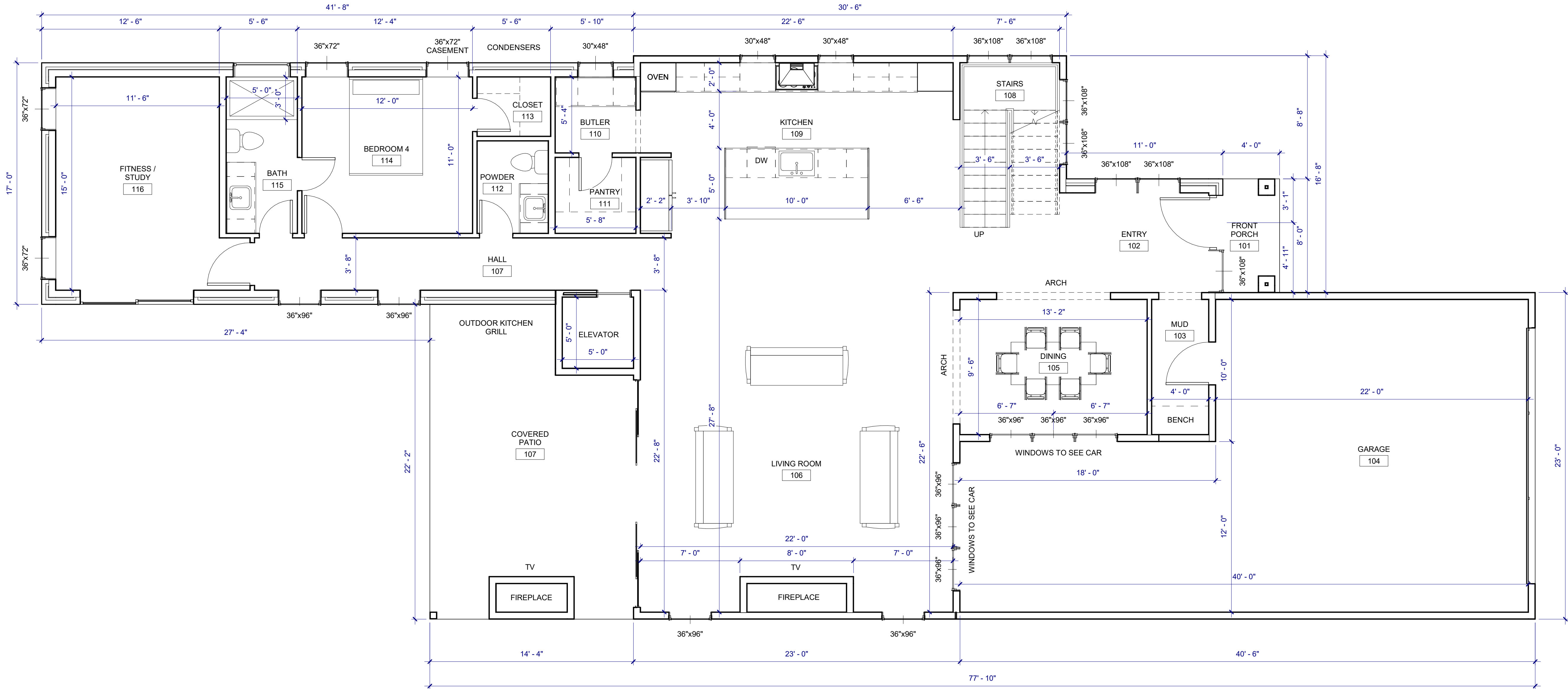
Window Schedule			
Mark	Type	Sill Height	Head Height
107A	36"x96"	0"	8' - 0"
107B	36"x96"	0"	8' - 0"
109a	30"x48"	4' - 0"	8' - 0"
109aa	36"x96"	0"	8' - 0"
109b	30"x48"	4' - 0"	8' - 0"
109bb	36"x96"	0"	8' - 0"
109c	36"x96"	0"	8' - 0"
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109g	30"x48"	4' - 0"	8' - 0"
109gg	36"x96"	0"	8' - 0"
109h	36"x108"	0"	9' - 0"
109hh	36"x96"	0"	8' - 0"
109i	36"x108"	0"	9' - 0"
109ii	36"x96"	0"	8' - 0"
109jj	36"x108"	0"	9' - 0"
109k	36"x108"	0"	9' - 0"
109kk	60" x 18"	6' - 6"	8' - 0"
109l	36"x108"	0"	9' - 0"
109ll	36"x72"	2' - 0"	8' - 0"
109m	36"x108"	0"	9' - 0"
109n	36"x96"	0"	8' - 0"
109nn	30"x72" CASEMENT	2' - 0"	8' - 0"
109o	36"x96"	0"	8' - 0"

Window Schedule			
Mark	Type	Sill Height	Head Height
109rr	36"x96"	0"	8' - 0"
109s	30"x72"	2' - 0"	8' - 0"
109u	36"x72"	2' - 0"	8' - 0"
109v	36"x96"	0"	8' - 0"
109vv	36"x108"	0"	9' - 0"
109w	36"x96"	0"	8' - 0"
109y	36"x96"	0"	8' - 0"
109z	36"x96"	0"	8' - 0"
113A	36"x72"	2' - 0"	8' - 0"
113B	36"x72" CASEMENT	2' - 0"	8' - 0"
115A	36"x72"	2' - 0"	8' - 0"
115B	36"x72"	2' - 0"	8' - 0"
201B	36"x96"	0"	8' - 0"
201C	36"x72" CASEMENT	2' - 0"	8' - 0"
201D	36"x72"	2' - 0"	8' - 0"
202B	48" x 48" Frosted	4' - 0"	8' - 0"
205A	96" x 24"	6' - 0"	8' - 0"
205B	96" x 24"	6' - 0"	8' - 0"
206F	36"x96"	0"	8' - 0"
206G	36"x96"	0"	8' - 0"
207A	36"x72" CASEMENT	2' - 0"	8' - 0"
207B	36"x72"	2' - 0"	8' - 0"
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301MM	48" x 18"	6' - 6"	8' - 0"

Door Schedule		
Mark	Type	Material
106	16' x 8' Sliding Glass Door	GLASS
111	28" x 96"	WOOD
112	28" x 96"	WOOD
113	32" x 96"	WOOD
114AA	28" x 96"	WOOD
114B	28" x 96"	WOOD
114E	18' x 8'	GARAGE
114EE	28" x 96"	WOOD
114F	36" x 96"	WOOD
114FF	28" x 96"	WOOD
114G	36" x 96"	OPEN
114H	42" x 108" Glass Door	GLASS
114I	36" x 96"	OPEN
114J	28" x 96"	WOOD
114K	28" x 96"	WOOD
114M	96" x 96"	OPEN
114N	96" x 96"	OPEN

Door Schedule		
Mark	Type	Material
114O	32" x 96"	WOOD
114P	32" x 96"	WOOD
114Q	28" x 96"	WOOD
114R	28" x 96"	WOOD
114S	28" x 96"	WOOD
114T	28" x 96"	WOOD
114U	28" x 96"	WOOD
114V	36" x 96"	WOOD
114W	12' x 8' Sliding Glass Door	GLASS
114X	8'x8' Sliding Glass Door	GLASS
114Z	28" x 96"	WOOD
115A	36" x 96"	WOOD
115B	8'x8' Sliding Glass Door	GLASS
201	32" x 96"	WOOD
202A	36" x 96"	WOOD
203	36" x 96"	WOOD

SQUARE FOOTAGE:	
2919 Maple Springs Blvd	
FIRST FLOOR SF:	2,002 SF
SECOND FLOOR SF:	1,731 SF
TOTAL LIVABLE SF:	3,733 SF
GARAGE SF:	763 SF
COVERED PATIO SF:	318 SF
LEVEL 2 BALCONYS SF:	410 SF
FRONT PORCH SF:	32 SF
FOUNDATION SF:	3,115 SF
TOTAL BUILDING SF:	4,496 SF



LEVEL 1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

2919 MAPLE SPRINGS BLVD.
DALLAS, TX 75235

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No.	Description	Date
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RYAN JACOBSON
DESIGN LLC
SINGLE FAMILY

LEVEL 1 FLOOR PLAN

Date 06-25-2026

A02.01

Scale 1/4" = 1'-0"

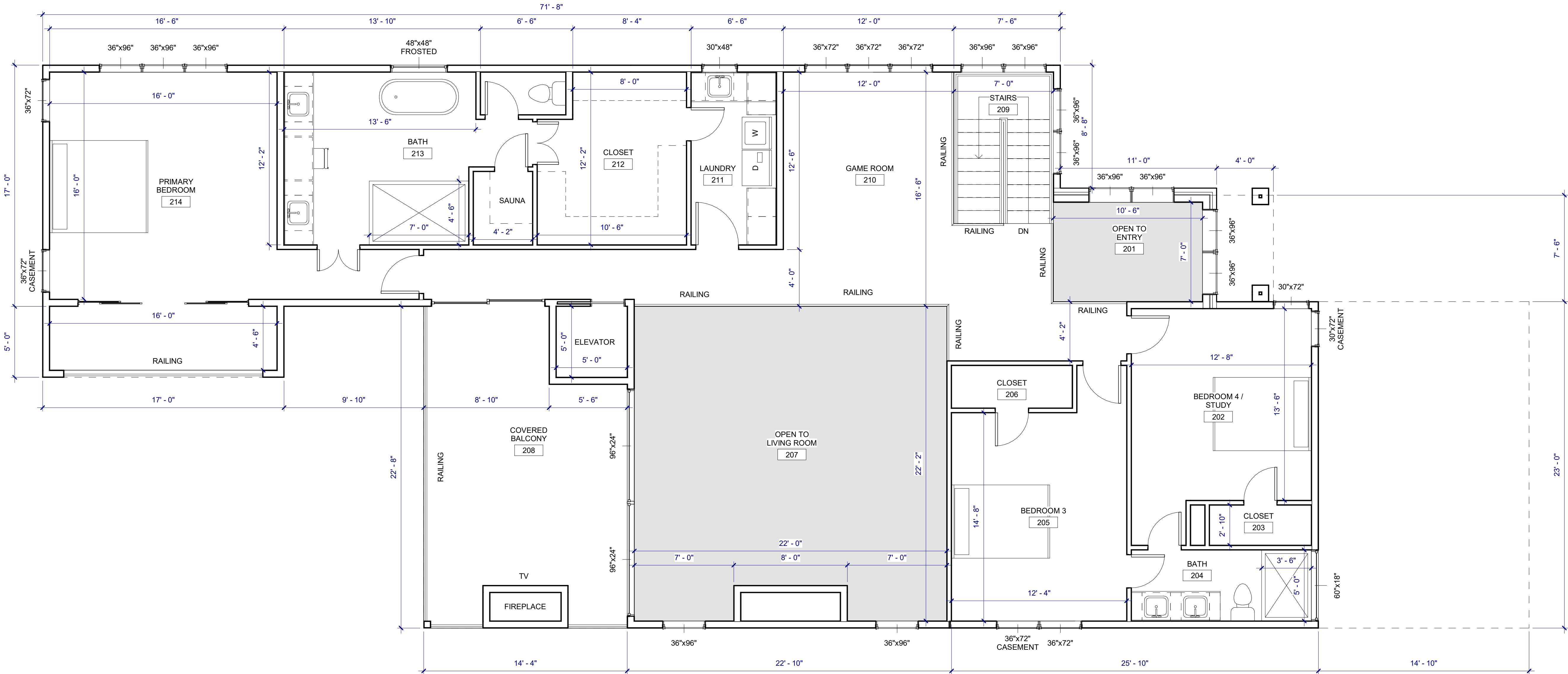
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DALLAS, TX 75235

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No.	Description	Date
1	DESIGN DEVELOPMENT 2	06-25-2026

RYAN JACOBSON
DESIGN LLC

SINGLE FAMILY

LEVEL 2 FLOOR PLAN

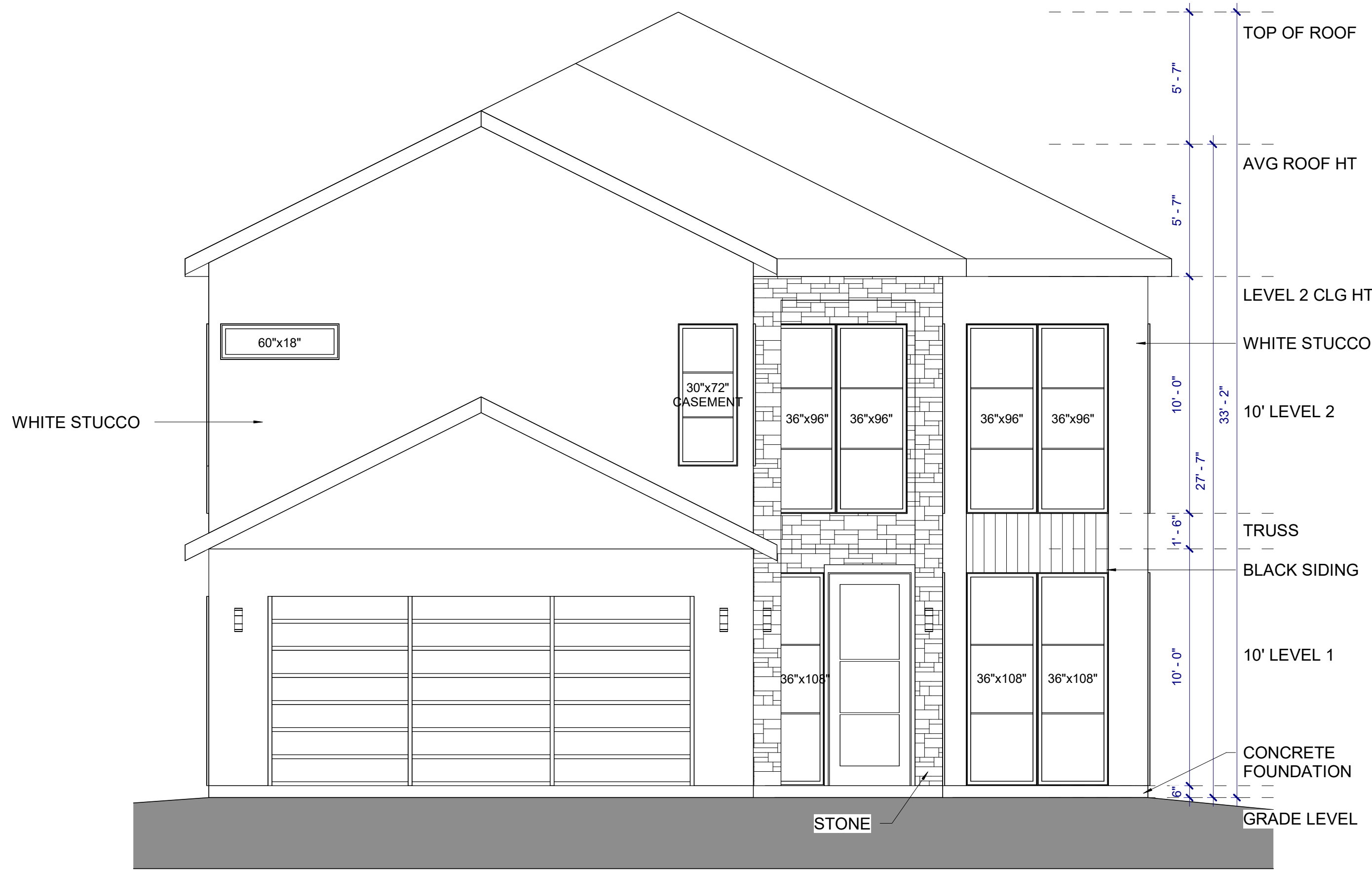
Date 06-25-2026

A02.02

Scale 1/4" = 1'-0"

LEVEL 2 FLOOR PLAN

SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

1



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

2

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DALLAS, TX 75235

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No.	Description	Date
1	DESIGN DEVELOPMENT 2	06-25-2026

RYAN JACOBSON
DESIGN LLC
SINGLE FAMILY

ELEVATIONS

Date 06-25-2026

A03.01

Scale 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

1



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

2

2919 MAPLE SPRINGS BLVD.
DALLAS, TX 75235

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RYAN JACOBSON
DESIGN LLC
SINGLE FAMILY

ELEVATIONS

Date 06-25-2026

A03.02

Scale 1/4" = 1'-0"



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No.	Description	Date
1	DESIGN DEVELOPMENT 2	06-25-2026

RYAN JACOBSON
DESIGN LLC

SINGLE FAMILY

RENDERINGS

Date 06-25-2026

A09.01

Scale



2919 MAPLE SPRINGS BLVD.
DALLAS, TX 75235

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SINGLE FAMILY

RENDERINGS

Date 06-25-2026

A09.02

Scale