

FILE NUMBER: BOA-26-000030

BUILDING OFFICIAL'S REPORT: Application of Franchesca Jennings for **(1)** a variance to the front yard setback regulations at **6801 WEBSTER STREET**. This property is more fully described as Block D/2596, Lot 18, and is zoned PD-67 (Tract III), which requires a front yard setback of 25 feet. The applicant proposes to construct and/or maintain a residential structure and provide a 5-foot front yard setback, which will require **(1)** a 20-foot variance to the front yard setback regulations.

LOCATION: 6801 Webster Street

APPLICANT: Franchesca Jennings

REQUEST:

- (1) 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, 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 side-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 or slope. The subject site is a corner lot with required front yard setbacks along both Webster Street and Thedford Avenue, reducing the buildable area; 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 or personal hardship.

BACKGROUND INFORMATION:

Zoning:

- Site: PD 67 (TR 3)
- North: PD 67 and PD 659
- East: PD 67
- South: PD 67
- West: IR

Land Use:

The subject site is currently vacant. Surrounding properties are developed with single family homes and duplexes.

BDA History:

No BDA history has been found within the last 5 years

GENERAL FACTS/STAFF ANALYSIS:

- The application of Franchesca Jennings for the property located at 6801 Webster Street focuses on one request relating to the front-yard setback regulations.
- As illustrated on the site, the applicant proposes to construct and/or maintain a duplex structure and provide a 5-foot front yard setback, which will require a 20-foot variance to the side yard setback regulations.

- PD 67 (Tract III) requires a minimum front yard setback of 25-feet.
- PD 67 (Tract III) allows the development of a duplex on vacant land. The subject site is currently a vacant lot.
- It is imperative to note that the subject site is a corner lot, situated on the corner of Webster Street and Thedford Ave.
- The area of request is along Thedford Avenue as the applicant proposes to have the proposed duplex face Webster Street.
- The subject property is uniquely constrained by its corner lot configuration, which requires compliance with front yard setbacks along both Webster and Thedford Streets. These dual setback requirements substantially limit the buildable area of the lot, creating a hardship not generally shared by other properties within the same zoning district and restricting development opportunities that would otherwise be permitted on similarly zoned parcels.

The applicant has the burden of proof in establishing the following:

1. That granting the variance to the front-yard setback 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.

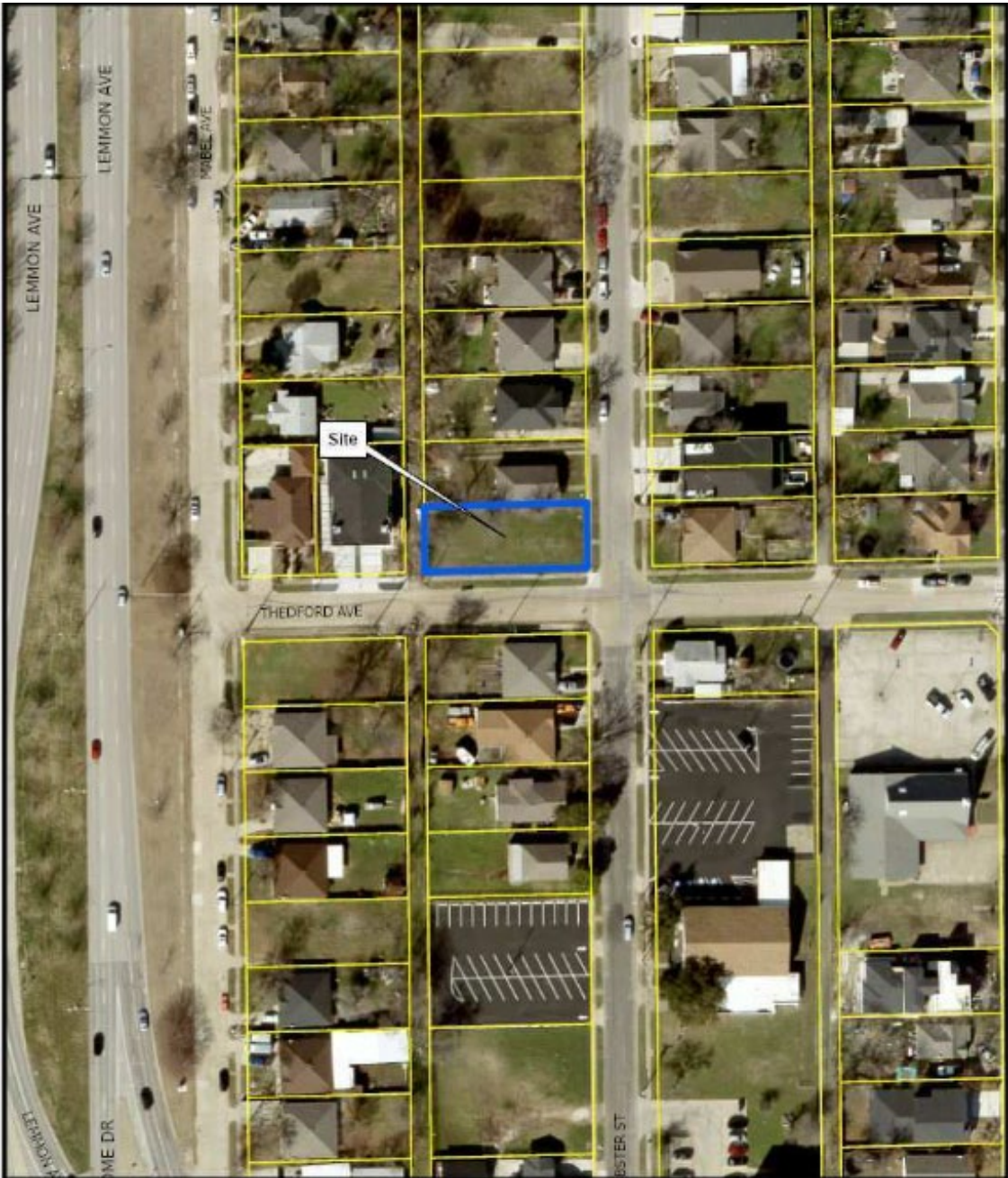
SECTION 51 A-3.102(d)(10)(B)

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- (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-26-000030 at 6801 Webster St.](#)

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.
- May 7, 2026: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **C**.
- May 18, 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 **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: Planning Manager, The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planners, Project Coordinator, Conservation District Chief Planner, Chief Arborists, and Transportation Engineer.





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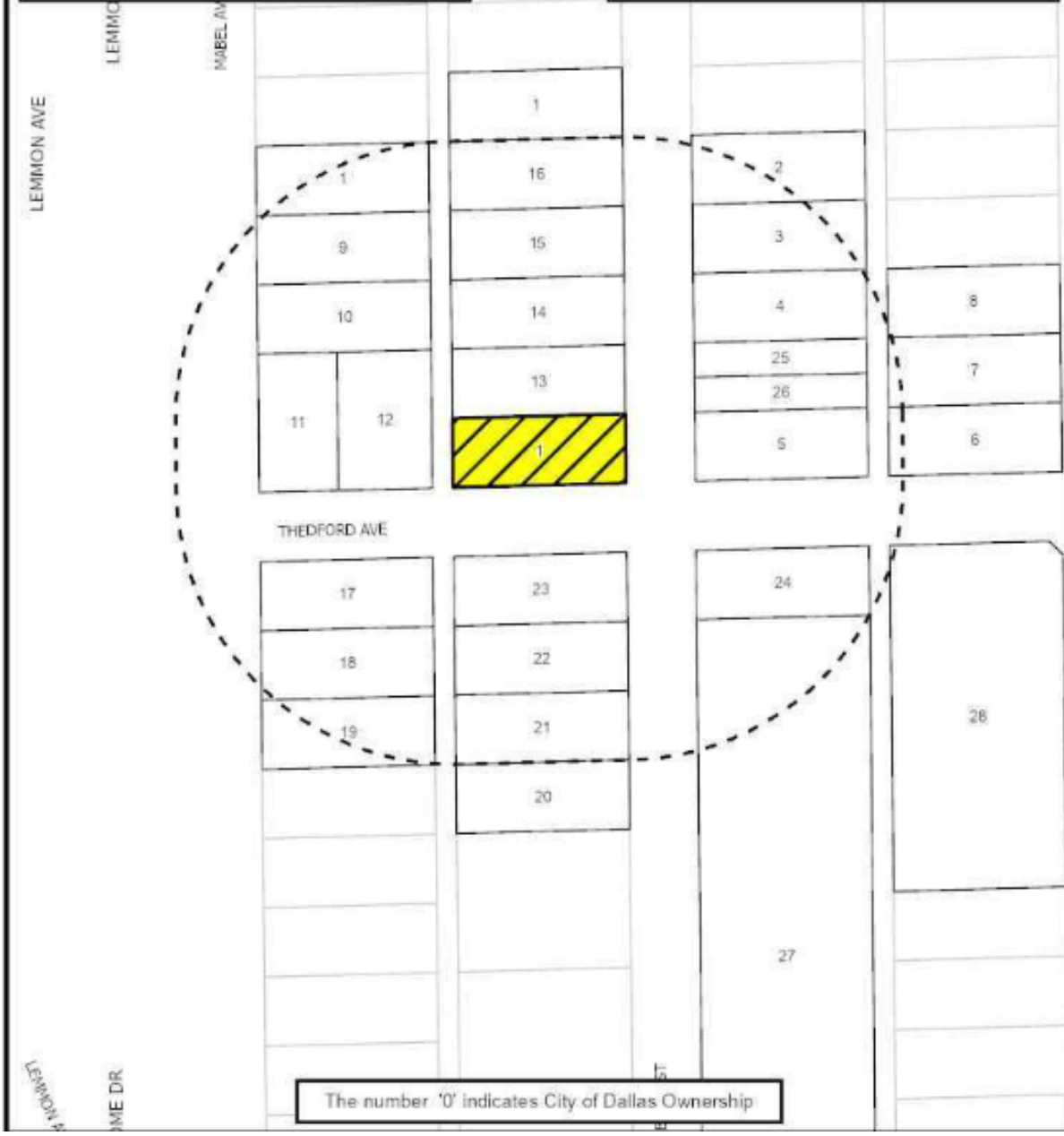
AERIAL MAP

Case no: BOA-26-000030

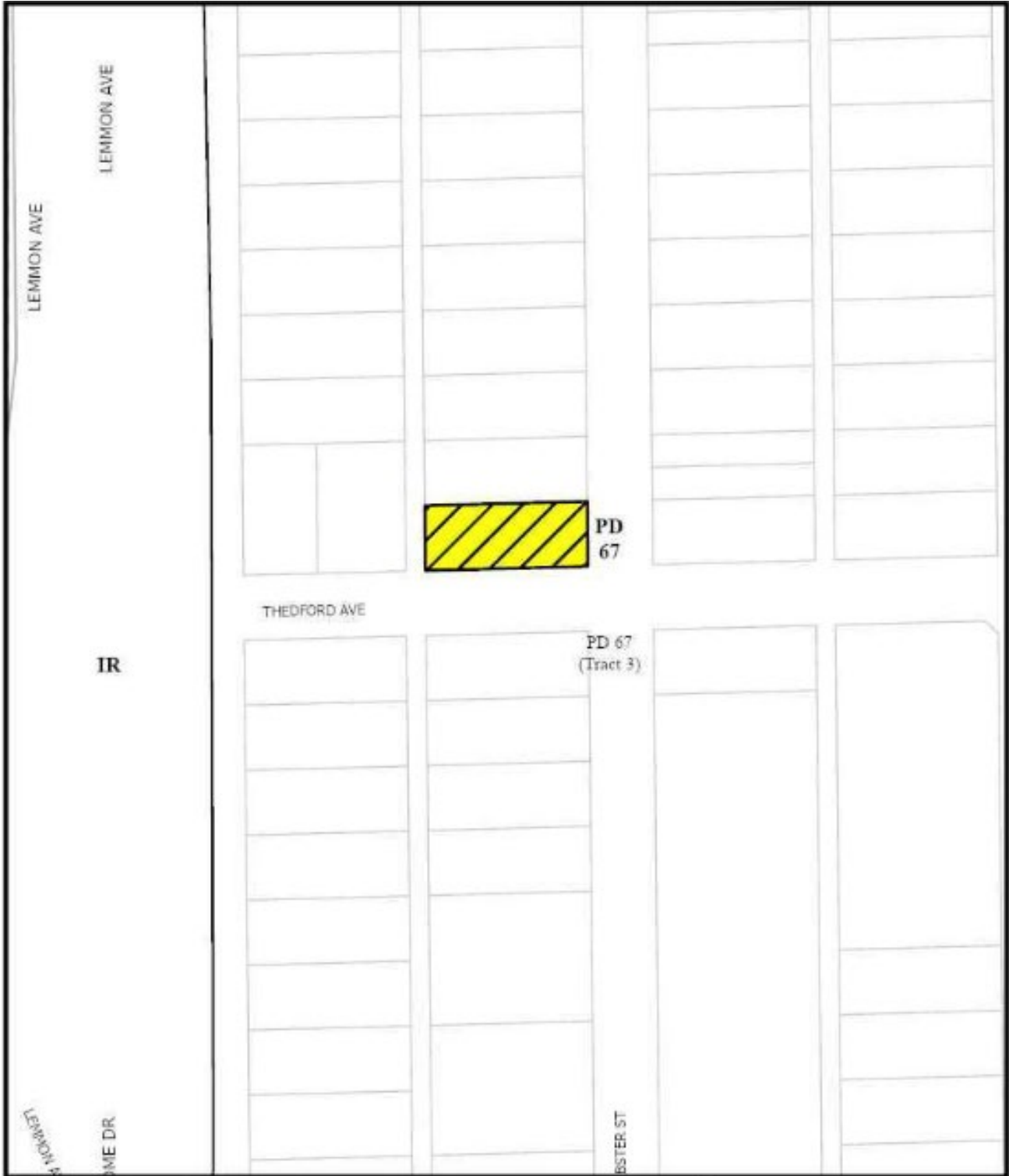
Date: 05/05/2026

The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.

El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será rezonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarse sobre la solicitud.



The number '0' indicates City of Dallas Ownership



1:1,200

ZONING MAP

Case no: BOA-26-000030

Date: 05/05/2026

Notification List of Property Owners

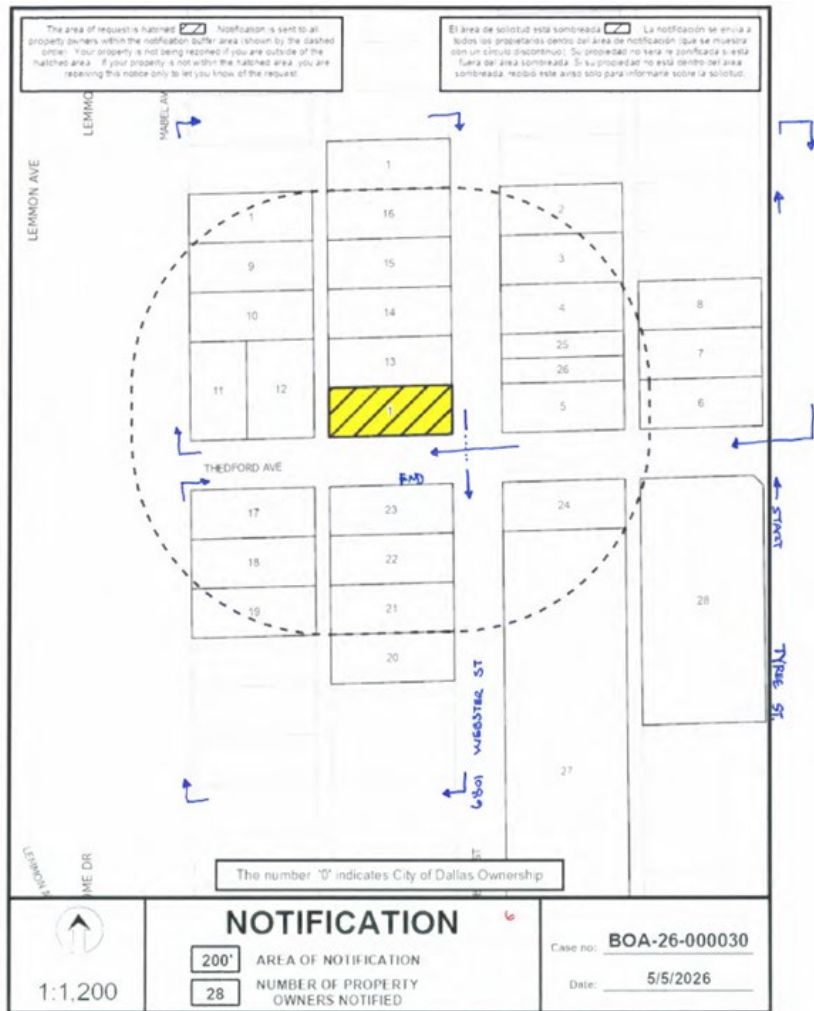
BOA-26-000030

28 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6818 MABEL AVE	MONTELUPO LLC
2	6818 WEBSTER ST	CRUZ FAMILY TRUST
3	6812 WEBSTER ST	J C LEASING LLP
4	6810 WEBSTER ST	BUSTAMANTE VICENTE
5	6802 WEBSTER ST	ATAO CIRILO
6	6803 TYREE ST	4901 4903 NEWMORE LLP
7	6805 TYREE ST	LY NHON VAN
8	6811 TYREE ST	1N154R REVOCABLE TRUST
9	6814 MABEL AVE	Taxpayer at
10	6810 MABEL AVE	SEALS TANGELA &
11	3627 THEDFORD AVE	TERAN ALICIA
12	3633 THEDFORD AVE	R SQUARED INVESTMENTS LLC
13	6807 WEBSTER ST	Taxpayer at
14	6811 WEBSTER ST	Taxpayer at
15	6815 WEBSTER ST	JC LEASING LLP
16	6817 WEBSTER ST	ORDAZ GUSTAVO
17	6738 MABEL AVE	WILLIAMS TONY R
18	6734 MABEL AVE	ELLYETT PATTI
19	6730 MABEL AVE	BELAY NAZARENE FARIEL
20	6723 WEBSTER ST	BETHANY MISSIONARY
21	6727 WEBSTER ST	DERIS INTERESTS LLC
22	6731 WEBSTER ST	DELGADO MIGUEL ANGEL GUERRERO
23	6735 WEBSTER ST	YANKOVICH JORDAN
24	6734 WEBSTER ST	DERIS INTERESTS LLC
25	6806 WEBSTER ST	HAYES JASON PAUL
26	6804 WEBSTER ST	ALEXANDER SYREETA

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6710 WEBSTER ST	BETHANY BAPTIST CHURCH
28	6725 TYREE ST	NORTHPARK CHRISTIAN METH

Start on Tyree St.
Turn right on Theford Ave
Turn right on Mabel Ave
Turn right on University
Turn right on Webster St.
Turn right on Lemmon Ave.
***Subject Site at 2:23 and 4:18**



NOTICE OF PUBLIC HEARING

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

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

DATE: MONDAY, JUNE 15, 2026

BRIEFING: 10:30 a.m. via Videoconference and in 6ES COUNCIL BRIEFING at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa061526>

HEARING: 1:00 p.m. Videoconference and in 6ES COUNCIL BRIEFING at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa061526>

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

BOA-26-000030(KMH) Application of Franchesca Jennings for (1) a variance to the front yard setback regulations at 6801 WEBSTER STREET. This property is more fully described as Block D/2596, Lot 18, and is zoned PD-67 (Tract III), which requires a front yard setback of 25 feet. The applicant proposes to construct and/or maintain a residential structure and provide a 5-foot front yard setback, which will require (1) a 20-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 6ES Council Briefing. 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-C-Register> by the 5 p.m. on Sunday, June 14, 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 three minutes to address the Board.

Additional information regarding the application may be obtained by calling Dr. Kameka Miller-Hoskins, Chief Planner at (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 & 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-C-Register>

