



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

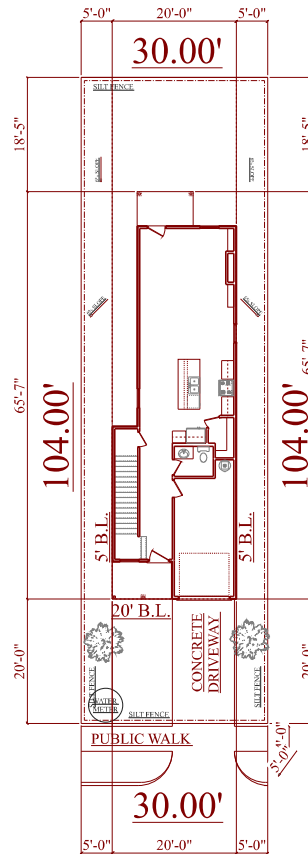
☐ Administrative Official Appeal

☐ 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.



1204 REVEREND CBT SMITH ST



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

WATER DRAINAGE
PLAN INDICATED
BY ARROWS

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

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)