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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>

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

ACTION ITEMS:

MISCELLANEOUS ZONING ITEMS:

1- **BOA-26-000083_FW2** – 2615 STEPHENSON STREET 26-2510A

UNCONTESTED ITEMS:

2- **BOA-26-000056** – 1204 REVEREND CBT SMITH STREET 26-2506A

HOLDOVER ITEMS

3- **BOA-26-000034** – 5303 BONITA AVENUE 26-2508A

INDIVIDUAL ITEMS:

4- **BOA-26-000053** – 2919 MAPLE SPRINGS BOULEVARD 26-2509A

ADJOURNMENT

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]