

FILE NUMBER: BOA-26-000052(CC)

BUILDING OFFICIAL'S REPORT: Application of Jojo Anaya for **(1)** a variance to the front yard setback regulations at **5005 DENTON DRIVE**. This property is more fully described as Block J/2325, Lot 1, 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 5-foot front yard setback along Maple Springs Boulevard, which will require **(1)** a 20-foot variance to the front yard setback regulations.

LOCATION: 5005 Denton Avenue

APPLICANT: Jojo Anaya

REQUEST:

(1) a variance to the front yard setback 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:

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. It is necessary to permit development of this specific parcel of land that differs from other parcels of land by being a restrictive area, shape, or slope. The subject site is restrictive in shape and buildable area, but not slope. The property is an irregularly shaped corner lot that tapers significantly toward the intersection, creating a nonstandard building envelope that differs from the surrounding rectangular lots within the R-7.5 zoning district. Furthermore, the continuity provisions of the Dallas Development Code require front-yard setbacks along both street frontages, further limiting the buildable area of the site. As a result, the subject property cannot be reasonably developed in a manner commensurate with other parcels in the same zoning district without the requested variance.
- C. Not self-created or personal hardship.

BACKGROUND INFORMATION:

Zoning:

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

Land Use:

The subject site is undeveloped; the surrounding properties contain single-family residential uses.

BDA History:

BDA201-111 – Panel C approved a 21-foot 6-inch variance to the front yard setback regulations.

GENERAL FACTS/STAFF ANALYSIS:

- The application of Jojo Anaya for the property located at 5005 Denton Drive focuses on one request relating to the front yard setback.
- The applicant proposes to construct and/or maintain a single-family residential structure and provide a 5-foot front yard setback along Maple Springs Boulevard, which will require a 20-foot variance to the front yard setback regulations.
- Having two frontages, the site is subject to more restrictive setback requirements as compared to adjacent properties. The property also differs in shape, which creates unique development challenges not shared by others.
- *The subject site lot information:*
 - Lot size: 7,953 square feet
 - Buildable area without variance: 2,865 square feet
 - Buildable area with variance: 5,157 square feet
 - Lot coverage: 39 percent proposed
 - Lot Coverage 45 percent max allowed
- The subject site did not obtain a permit within 180 days of approval. Consequently, this request is being made. For reference Section 51A-4.703(d)(6) states: *The applicant **shall** file an application for a building permit or certificate of occupancy within 180 days from the date of the favorable action of the board, unless the applicant files for and is granted an extended time period prior to the expiration of the 180 days. The filing of a request for an extended time period does not toll the 180-day time period. If the applicant fails to file an application within the time period, the request is automatically denied without prejudice, and the applicant must begin the process to have his request heard again.*
- 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 51 A-3.102(d)(10)(B)

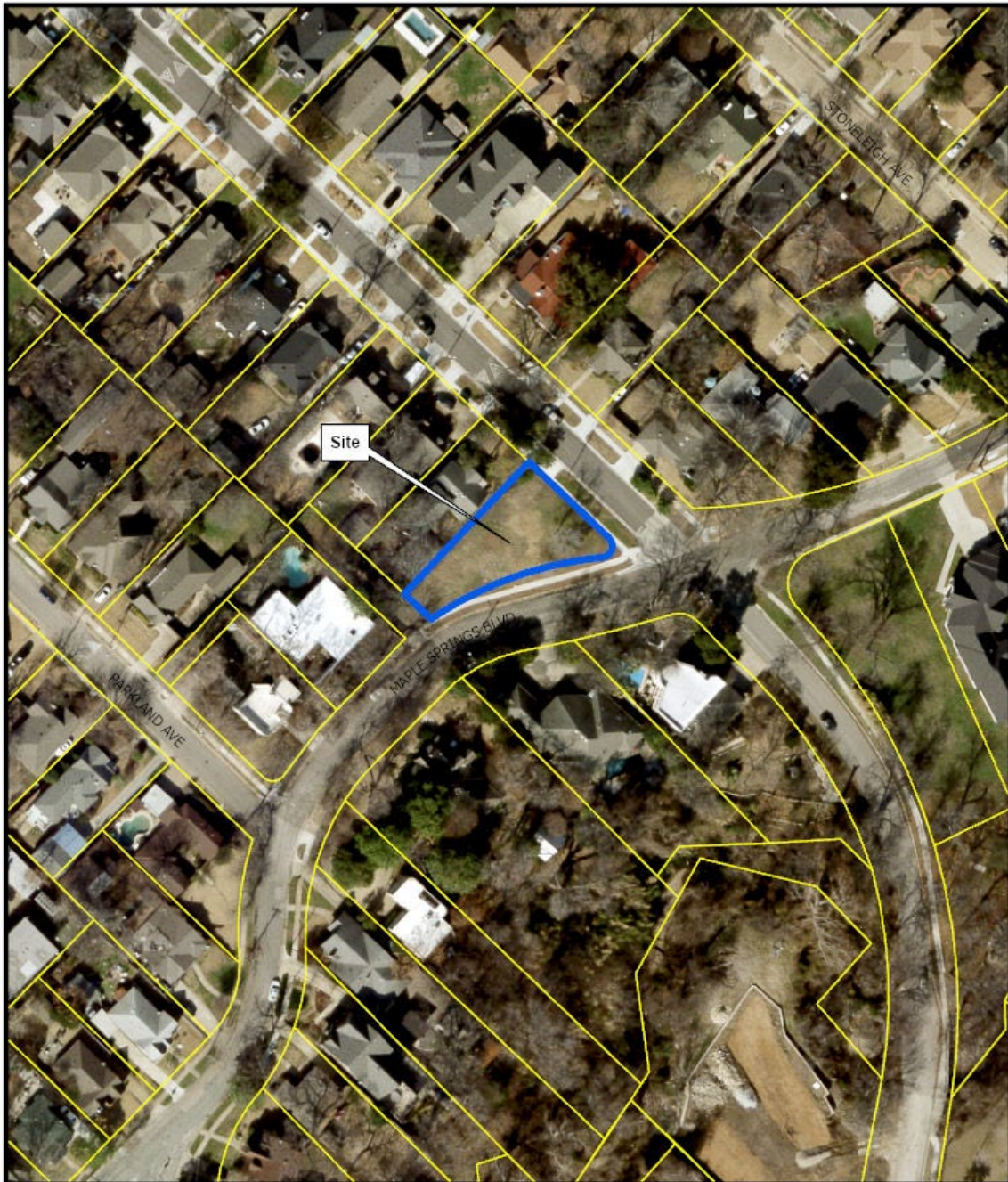
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- (ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.

- (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 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-26-000052 at 5005 Denton](#)

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.
- June 30, 2026: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel **C**.
- July 13, 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 **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.

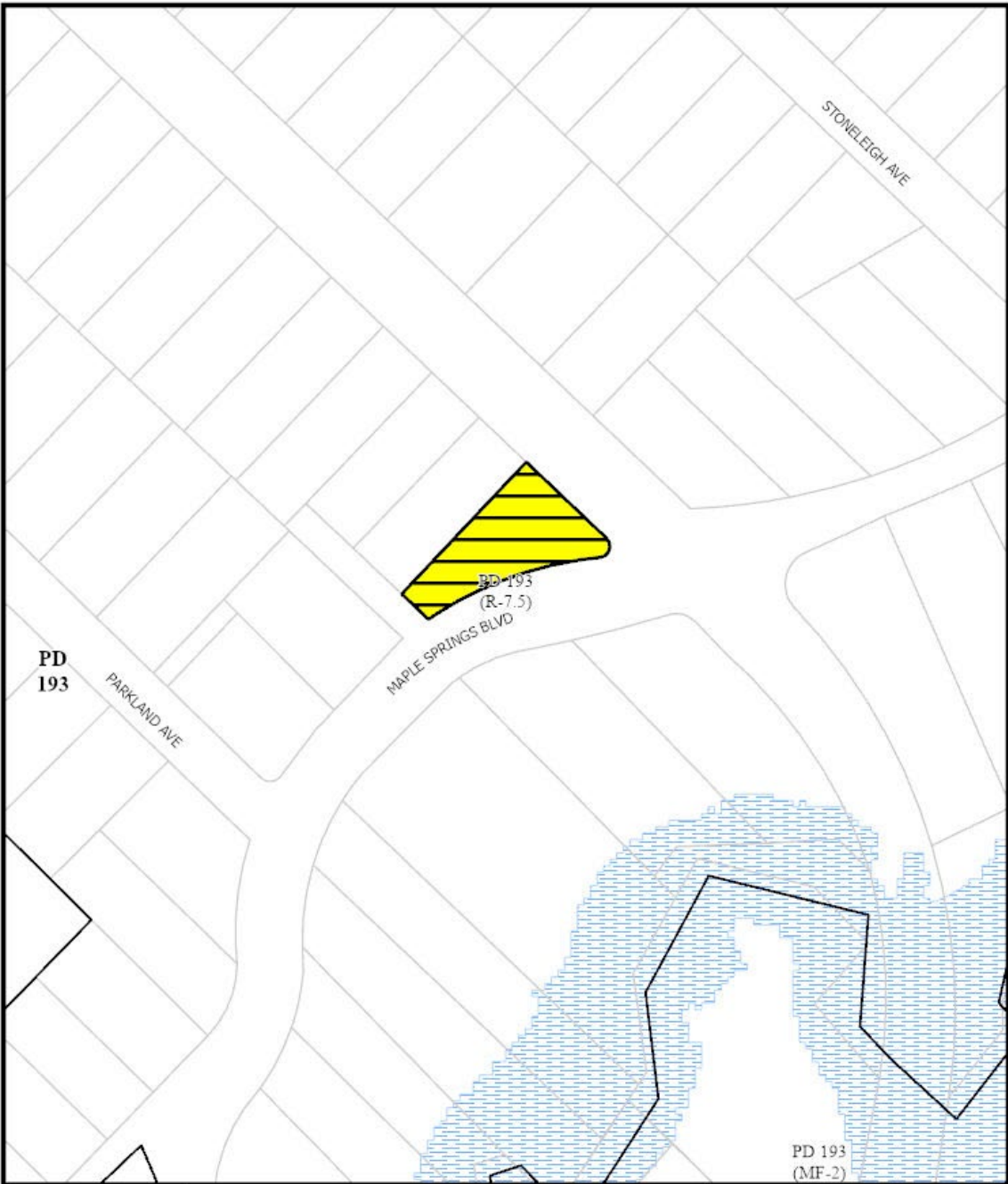


1:1,200

AERIAL MAP

Case no: **BOA-26-000052**

Date: **07/16/2026**



1:1,200

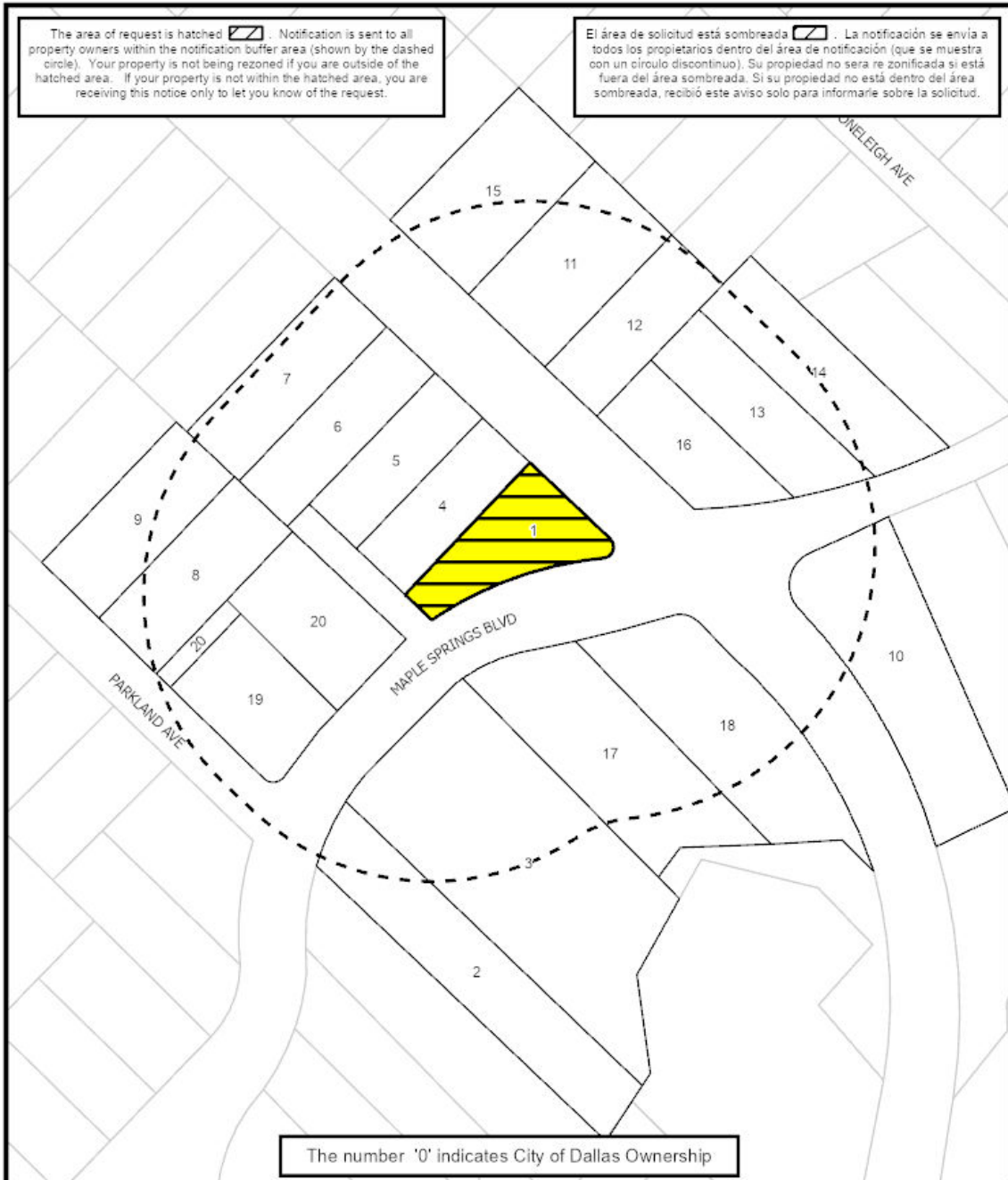
ZONING MAP

Case no: **BOA-26-000052**

Date: **07/16/2026**

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 re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.



The number '0' indicates City of Dallas Ownership



1:1,200

NOTIFICATION

200'

AREA OF NOTIFICATION

20

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BOA-26-000052**

Date: **7/16/2026**

07/16/2026

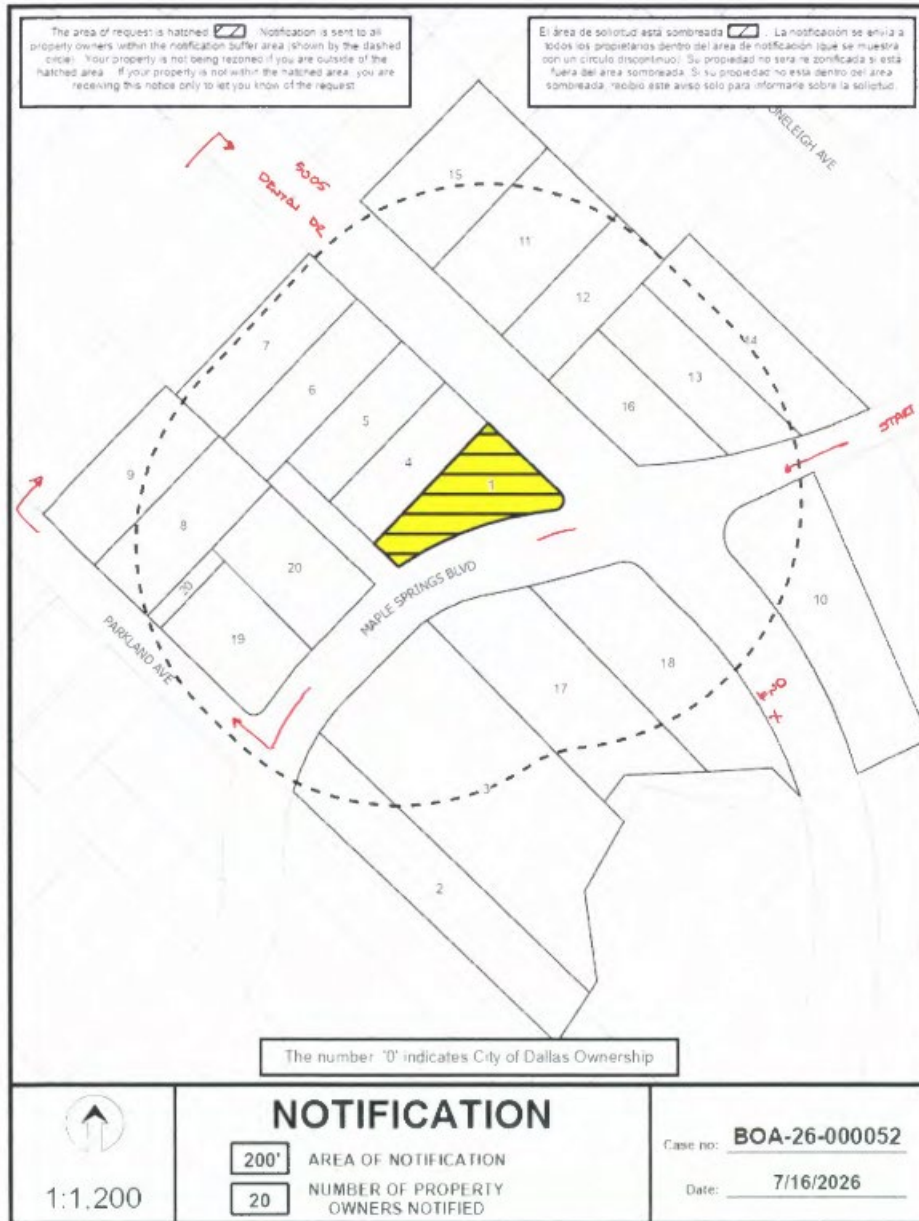
Notification List of Property Owners

BOA-26-000052

20 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5005 DENTON DR	PAISANO REDI MIX INC
2	2628 MAPLE SPRINGS BLVD	S23 INVESTMENT INC
3	2706 MAPLE SPRINGS BLVD	MORROW JAMES C
4	5009 DENTON DR	TERRACINA JOHN J
5	5013 DENTON DR	RUBIO REVOCABLE TRUST THE
6	5017 DENTON DR	CLEAVENGER BLAKE D
7	5019 DENTON DR	GRANT STUART T
8	5012 PARKLAND AVE	DIAZ JULIO
9	5014 PARKLAND AVE	RAY JAMES P
10	2808 MAPLE SPRINGS BLVD	BEGNOCHE GREGORY
11	5016 DENTON DR	GAUNTT ANTHONY A &
12	5012 DENTON DR	COTTIERBUCCO MARIANA &
13	2807 MAPLE SPRINGS BLVD	TRAVERS TONI
14	2811 MAPLE SPRINGS BLVD	NICE INVESTMENTS LLC
15	5024 DENTON DR	Taxpayer at
16	2803 MAPLE SPRINGS BLVD	Taxpayer at
17	2718 MAPLE SPRINGS BLVD	BUISIER MOHAMAD S &
18	2724 MAPLE SPRINGS BLVD	DIX CHARLES T
19	2705 MAPLE SPRINGS BLVD	VECELLIO CONSTANCE M
20	2709 MAPLE SPRINGS BLVD	GONZALEZ JUAN

200' Radius Route Map



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 C) will hold a hearing as follows:

DATE: MONDAY, AUGUST 17, 2026

BRIEFING: 10:30 a.m. via Videoconference and in 6ES COUNCIL BRIEFING at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa081726>

HEARING: 1:00 p.m. Videoconference and in 6ES COUNCIL BRIEFING at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa081726>

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

BOA-26-000052(KMH) Application of Jojo Anaya for (1) a variance to the front yard setback regulations at **5005 DENTON DRIVE**. This property is more fully described as Block J/2325, Lot 1, 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 5-foot front yard setback along Maple Springs Boulevard, 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 supporting or opposing 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, August 16, 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 three minutes to address the Board.

Additional information regarding the application may be obtained by calling Bryant Thompson, Chief Planner at (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-C-Register>