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MEETING OF

210032

CITY SECRETARY  
DALLAS, TEXAS

BOARD OF ADJUSTMENT, PANEL B

POSTED CITY SECRETARY  
DALLAS, TX

WEDNESDAY, JANUARY 20, 2021

Briefing\*: 11:00 A.M.

Video Conference

Public Hearing\*: 1:00 P.M.

Video Conference

**\*The Board of Adjustment hearing will be held by videoconference. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure should contact the Sustainable Development and Construction Department at 214-670-4209 by the close of business Tuesday, January 20, 2021. Only registered speakers will be allowed to address the Board during the public hearing.** The following videoconference link is available to the public to listen to the meeting and Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; or [YouTube.com/CityofDallasCityHall](http://bit.ly/1-20-21) and the WebEx link: <http://bit.ly/1-20-21> Panel B attendee

**Purpose:** To take action on the attached agenda, which contains the following:

1. Board of Adjustment appeals of cases the Building Official has denied.
2. And any other business which may come before this body and is listed on the agenda.

**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 pistola 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."*



**CITY OF DALLAS**  
**BOARD OF ADJUSTMENT, PANEL B**  
**WEDNESDAY, JANUARY 20, 2021**  
**AGENDA**

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<b>BRIEFING</b>	Video Conference	11:00 A.M.
<b>PUBLIC HEARING</b>	Video Conference	1:00 P.M.

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**Neva Dean, Assistant Director**  
**Jennifer Muñoz, Chief Planner/Board Administrator**  
**Oscar Aguilera, Senior Planner**  
**LaTonia Jackson, Board Secretary**

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**PUBLIC TESTIMONY**

Minutes

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**MISCELLANEOUS ITEM**

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Approval of the November 18, 2020 Board of Adjustment Panel B Public Hearing Minutes	M1
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**UNCONTESTED CASE(S)**

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**BDA201-006(OA)**

2808 Greenville Ave. Ste. 200-203

**REQUEST:** Application of Pegasus Ablon Properties, LLC  
represented by Santos Martinez of La Sierra Planning Group to  
restore a nonconforming use.

1

**BDA201-009(OA)** 4611 N. Lindhurst Ave. 2  
**REQUEST:** Application of Deborah S. Thomas represented by Robert Reeves and Associates for a special exception to the fence height regulations.

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**REGULAR CASE(S)**

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**BDA190-103(OA)** 6749 Hillbriar Dr. 3  
**REQUEST:** Application of Jeff Saba for a special exception to the fence height regulations, and a special exception to the fence standards regulations.

**BDA201-004(OA)** 5707 Williamstown Rd. 4  
**REQUEST:** Application of Eric Messer for a special exception to the visibility obstruction regulations.

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**HOLDOVER CASE(S)**

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**BDA190-090(JM)** 3016 Greenville Ave. 5  
**REQUEST:** Application of Thomas Shields, represented by Steven Dimitt, for a special exception to the Modified Delta Overlay District No. 1 regulations.

**BDA190-091(JM)** 3018 Greenville Ave. 6  
**REQUEST:** Application of Thomas Shields, represented by Steven Dimitt, for a special exception to the Modified Delta Overlay District No. 1 regulations.

**BDA190-092(JM)** 3018 Greenville Ave. 7  
**REQUEST:** Application of Thomas Shields represented by Steven Dimitt to appeal the decision of an administrative official.

**BDA190-093(JM)** 3024 Greenville Ave. 8  
**REQUEST:** Application of Thomas Shields, represented by Steven Dimitt, for a special exception to the Modified Delta Overlay District No. 1 regulations.

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## EXECUTIVE SESSION NOTICE

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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]