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CITY SECRETARY  
DALLAS, TEXAS

NOTICE FOR POSTING

MEETING OF

BOARD OF ADJUSTMENT, PANEL A

TUESDAY, JUNE 22, 2021

Public Notice

210560

POSTED CITY SECRETARY  
DALLAS, TX

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 register online at <https://form.jotform.com/210537186514151> or contact the Sustainable Development and Construction Department at 214-670-4209 **by the close of business Monday, June 21, 2021.** Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; and [bit.ly/cityofdallastv](http://bit.ly/cityofdallastv) or [YouTube.com/CityofDallasCityHall](http://YouTube.com/CityofDallasCityHall) and **the WebEx link:** <http://bit.ly/BDA062221>

**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 A**  
**TUESDAY, JUNE 22, 2021**  
**AGENDA**

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BRIEFING	Video Conference	11:00 A.M.
PUBLIC HEARING	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

**BDA201-037(OA)** 1519 Martin Luther King Blvd  
Application of Dallas City Council Resolution 21-0264 to require compliance of a non-conforming use

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**MISCELLANEOUS ITEM**

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Approval of the May 18, 2021 Board of Adjustment  
Panel A Public Hearing Minutes

M1

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## UNCONTESTED CASES

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<b>BDA201-051(OA)</b>	1126 N. Justin Ave. <b>REQUEST:</b> Application of Ruben V. Salazar for a special exception to the single-family regulations	1
<b>BDA201-053(OA)</b>	7154 Wildgrove Ave. <b>REQUEST:</b> Application of Bryan Wetz for a variance to the side yard setback regulations, and for a variance to the off-street parking regulations	2
<b>BDA201-058(OA)</b>	2822 Catherine St. <b>REQUEST:</b> Application of Jennifer Svelan for a special exception to the single-family use regulations to afford a handicapped person equal opportunity to use and enjoy a dwelling, and for a special exception to the floor area regulations to afford a handicapped person equal opportunity to use and enjoy a dwelling	3

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## REGULAR CASES

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<b>BDA201-046(OA)</b>	10054 Inwood Ave. <b>REQUEST:</b> Application of Reza Khavari represented by Jose Diaz for a special exception to the fence height regulations, and for a special exception to the visibility obstruction regulations	4
<b>BDA201-048(OA)</b>	7515 Lavendale Ave. <b>REQUEST:</b> Application of Robert Lance Wakefield for a variance to the rear yard setback regulations, and for a variance to the side yard setback regulations	5

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## HOLDOVER CASES

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<b>BDA201-037(OA)</b>	1519 Martin Luther King Blvd <b>REQUEST:</b> Application of Dallas City Council Resolution 21-0264 to require compliance of a non-conforming use	6
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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]