

# Public Notice

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CITY SECRETARY  
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## NOTICE FOR POSTING

### MEETING OF

### BOARD OF ADJUSTMENT, PANEL B

WEDNESDAY, JUNE 23, 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 register online at <https://form.jotform.com/210536758715158> or contact the Sustainable Development and Construction Department at 214-670-4209 **by the close of business Tuesday, June 22, 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/BDA062321>

**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, JUNE 23, 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**

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Minutes

**BDA201-023(JM)** 3606 Greenville Ave., Ste. A  
Application of Dallas City Council Resolution 20-1935 to require compliance of a non-conforming use

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**MISCELLANEOUS ITEM**

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| Approval of the May 19, 2021 Board of Adjustment<br>Panel B Public Hearing Minutes | M1 |
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**UNCONTESTED CASE(S)**

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None.

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**REGULAR CASE(S)**

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|                       |   |   |
|-----------------------|---|---|
| <b>BDA201-049(OA)</b> | 14541 Spicewood Dr.<br><b>REQUEST:</b> Application of Juan Ruiz for a variance to the front yard setback regulations, and for a variance to the side yard setback regulations | 1 |
| <b>BDA201-056(OA)</b> | 5434 Willis Ave.<br><b>REQUEST:</b> Application of Michael A. Smith represented by William L. Burgin for a variance to the floor area ratio regulations                       | 2 |
| <b>BDA201-057(JM)</b> | 7330 Gaston Ave.<br><b>REQUEST:</b> Application of John J. DeShazo Jr. for a special exception to the parking regulations   | 3 |

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**HOLDOVER CASE(S)**

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|                       |   |   |
|-----------------------|---|---|
| <b>BDA201-034(OA)</b> | 3612 Overbrook Drive<br><b>REQUEST:</b> Application of La Sierra Planning Group for a special exception to the front yard setback regulations for tree preservation, and for a variance to the off-street parking regulations | 4 |
| <b>BDA201-023(JM)</b> | 3606 Greenville Ave., Suite A<br><b>REQUEST:</b> Application of Dallas City Council Resolution 20-1935 to require compliance of a non-conforming use  | 5 |

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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]