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**CITY SECRETARY**  
**DALLAS, TEXAS**

**Public Notice**

**220761**

**POSTED** CITY SECRETARY  
DALLAS, T.X

**NOTICE FOR POSTING**

**MEETING OF**

**BOARD OF ADJUSTMENT, PANEL A**

**TUESDAY, AUGUST 16, 2022**

**REVISED**

**BRIEFING:** **9:00 a.m.** via **Videoconference and** in **6ES**, Dallas City Hall, 1500 Marilla Street

**HEARING:** **12:00 p.m.** via **Videoconference and** in **6ES**, Dallas City Hall, 1500 Marilla Street

\* The Board of Adjustment hearing will be held by videoconference and in Council Chambers at City Hall. 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://form.jotform.com/210537186514151> or contact the Planning and Urban Design Department at 214-670-4209 **by the close of business Monday, August 15, 2022. All virtual speakers will be required to show their video in order to address the board.** The public is encouraged to attend the meeting virtually, however, City Hall is available for those wishing to attend the meeting in person following all current pandemic-related public health protocols. 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](https://www.youtube.com/CityofDallasCityHall) and the WebEx link: <https://bit.ly/081622A>

**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, AUGUST 16, 2022**

**AGENDA**

**REVISED**

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**BRIEFING: 9:00 a.m. via Videoconference and in 6ES  
Dallas City Hall, 1500 Marilla Street**

**HEARING: 12:00 p.m. via Videoconference and in 6ES  
Dallas City Hall, 1500 Marilla Street**

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**Andreea Udrea, PhD, AICP, Assistant Director  
Jennifer Muñoz, Chief Planner/Board Administrator  
Pamela Daniel, MURP, Senior Planner  
LaTonia Jackson, Board Secretary**

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**PUBLIC TESTIMONY**

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**MISCELLANEOUS ITEM**

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The Board of Adjustment Panel A will meet in a closed executive session to seek the advice of its attorney about pending or contemplated litigation regarding BDA 212-018(JM). [Tex. Gov't Code § 551.071] (Room 5BN) M1

The Board of Adjustment Panel A will meet in a closed executive session to seek the advice of its attorney about pending or contemplated litigation regarding BDA 212-028(JM). [Tex. Gov't Code § 551.071] (Room 5BN) M2

Approval of the July 19, 2022 Board of Adjustment Panel A Public Hearing Minutes M3

**BDA190-048(OA)** 1108 Quaker St. M4  
**REQUEST:** Application of Michael Cohen for a special exception to the parking regulations. Submission of site parking analysis to Panel A for reassessment of the conditions.

**BDA212-026(PD)** 2603 Hondo Ave. M5  
**REQUEST:** Application of Victor Morales for a special exception to the fence standards regulations and a special exception to the visibility obstruction regulations. Approval of the April 19, 2022 Board of Adjustment Panel A decision to grant a fee waiver

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### UNCONTESTED CASES

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**BDA212-067(PD)** 7820 Glenshannon Circle 1  
**REQUEST:** Application of Gail Corder Fischer represented by Peter Kavanagh for a 1) variance to the front yard setback regulations, 2) a special exception to the fence height regulations, and 3) a special exception to the fence standards regulations

**BDA212-073(JM)** 1903 Farola Drive 2  
**REQUEST:** Application of Aida Figueroa-Flores for special exceptions to the fence standards regulations relating to height and opacity

**BDA212-079(PD)** 424 W Davis Street 3  
**REQUEST:** Application of Kent Washington for a special exception to the parking regulations

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### HOLDOVERS

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**BDA212-031(JM)** 1805 S. Edgefield Avenue 4  
**REQUEST:** Application of German G. Sierra for a variance to the parking regulations

**BDA212-049(PD)** 4256 Park Lane 5  
**REQUEST:** Application of Rob Baldwin, Baldwin Associates representing Hudson CG LLC for special exceptions to the fence height and fence standards regulations

<b>BDA212-052(PD)</b>	4630 Northaven Rd <b>REQUEST:</b> Application of Rob Baldwin for a special exception to the fence height regulations and for a special exception to the visibility obstruction regulations	6
<b>BDA212-057(PD)</b>	5821 Mcshann Rd <b>REQUEST:</b> Application of Achdut Israel represented by Ryan Northway for a special exception to the fence height regulations and for a special exception to the visibility obstruction regulations	7
<b>BDA212-058 (PD)</b>	4525 McKinney Ave <b>REQUEST:</b> Application of Lynn Gilliland Dauterman represented by Tommy Mann for a special exception to the landscaping regulations, and for a variance to the front yard setback regulations	8
<b>BDA212-059(PD)</b>	938 N Winnetka Ave <b>REQUEST:</b> Application of Patrick Craine for a variance to the front yard setback regulations	9
<b>BDA212-060(JM)</b>	5400 Richard Ave <b>REQUEST:</b> Application of Collin and Shannon Ray represented by Jeff Riddle for a (1) special exception to the fence height regulations, (2) special exception to the side yard setback regulations, and (3) special exception to the visibility obstruction regulations	10

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## REGULAR CASES

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<b>BDA212-063(PD)</b>	8939 Diceman Drive <b>REQUEST:</b> Application of Texas Permit LLC – Janet Sipes represented by Rob Baldwin of Baldwin Associates for a variance to the FAR floor area ratio regulations	11
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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]