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CITY SECRETARY
DALLAS, TEXAS

Public Notice

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NOTICE FOR POSTING

MEETING OF

BOARD OF ADJUSTMENT, PANEL A

TUESDAY, SEPTEMBER 20, 2022

BRIEFING: 11:00 a.m. via **Videoconference and** in **6ES**, Dallas City Hall, 1500 Marilla Street

HEARING: 1:00 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 6ES 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, September 19, 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 or YouTube.com/CityofDallasCityHall and the WebEx link: <https://bit.ly/092022A>

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, SEPTEMBER 20, 2022
AGENDA

BRIEFING: 11:00 a.m. via Videoconference and in 6ES
Dallas City Hall, 1500 Marilla Street

HEARING: 1:00 p.m. via Videoconference and in 6ES
Dallas City Hall, 1500 Marilla Street

Andreea Udrea, PhD, AICP, Assistant Director
Jennifer Muñoz, Chief Planner/Board Administrator
LaTonia Jackson, Board Secretary

PUBLIC TESTIMONY

MISCELLANEOUS ITEM

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 August 16, 2022 Board of Adjustment Panel A Public Hearing Minutes M3

UNCONTESTED CASES

- BDA212-083(JM)** 2425 W. Northwest Highway 1
REQUEST: Application of Kenneth Schnitzer/NWH Land LP represented by Tommy Mann of Winstead PC to enlarge a nonconforming use
- BDA212-087(JM)** 4186 Brookport Drive 2
REQUEST: Application of Janet Sipes represented by Rob Baldwin of Baldwin and Associates for a special exception to the fence height regulations
- BDA212-089(JM)** 5000 East Side Avenue 3
REQUEST: Application of Rebecca Bahr represented by Jeff Baron for a variance to the front yard setback regulations

HOLDOVERS

- BDA212-073(JM)** 1903 Farola Drive 4
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 5
REQUEST: Application of Kent Washington for a special exception to the parking regulations

REGULAR CASES

- BDA212-061(JM)** 3115 Borger Street 6
REQUEST: Application of Efrain Gonzalez for variances to the front yard setback regulations
- BDA212-090(JM)** 2420, 2414, and 2410 N. Henderson Avenue 7
REQUEST: Application of Devan Pharis for a special exception to the landscaping regulations and for a variance to the parking regulations

EXECUTIVE SESSION NOTICE

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]