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CITY SECRETARY  
DALLAS, TEXAS



City of Dallas

Public Notice

220958

POSTED CITY SECRETARY  
DALLAS, TX

BOARD OF ADJUSTMENT (PANEL A)

October 18, 2022, Briefing at 11:00 A.M. and the Public Hearing at 1:00 P.M.  
Dallas City Hall, Council Chambers and Videoconference

\* 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 Development Services Department at 214-670-4545 by the close of business Monday, October 17, 2022. All virtual speakers will be required to show their video in order to address the board. 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/101822A>

AGENDA

- I. **Call to Order** David A. Neumann, Chairman
- II. **Staff Presentation/Briefing**
- III. **Public Hearing** Board of Adjustment
- IV. **Public Testimony**
- V. **Miscellaneous Items -**
  - Approval of Panel A Minutes – September 20, 2022
  - 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)
  - 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)
- VI. **Case Docket** Board of Adjustment
  - Uncontested Items
  - Holdover Items
  - Individual Items
- VII. **Adjournment**

**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."

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."

**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]

**UNCONTESTED CASE(S)**

[BDA212-088](#) 9903 Witham St.

**REQUEST:** Application of Betrise Williams represented by Willis Hunt for (1) a variance to the floor area ratio regulations, and (2) a special exception to the single-family zoning use regulations.

Planner: Oscar Aguilera

**Attachments:** [BDA212-088 \(OA\) Report Final](#)

[BDA212-096](#) 5212 Tremont St

**REQUEST:** Application of Ripley Renovations for a special exception to the rear yard setback regulations to preserve an existing tree.

Planner: Oscar Aguilera

**Attachments:** [BDA212-096\(OA\) Report Final](#)

[BDA212-098](#) 4308 Beechwood Ln

**REQUEST:** Application of Brian Bergersen for a special exception to the single-family zoning use regulations to provide an additional electrical meter.

Planner: Oscar Aguilera

**Attachments:** [BDA212-098\(OA\) Report Final](#)

**HOLDOVERS**

[BDA212-079](#) 424 W Davis Street

**REQUEST:** Application of Kent Washington for a special exception to the parking regulations.

Planner: Jennifer Muñoz

**Attachments:** [BDA212-079\(JM\) Report Final](#)

**REGULAR CASES**

[BDA212-103](#) 4610 Bluffview Blvd

**REQUEST:** Application of Chris Booras for a special exception to the front yard setback regulations, and for a special exception to the fence height regulations.

Planner: Oscar Aguilera

**Attachments:** [BDA212-103\(OA\) Report Final](#)

**VII. Adjournment**