



BOARD OF ADJUSTMENT

Panel A Minutes

May 20, 2025

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**CITY SECRETARY
DALLAS, TEXAS**

Council Chambers 6EN

24923176153@dallascityhall.webex.com

David A. Neumann, Chairman

PRESENT: [5]

David A. Neumann, Chairman	
Kathleen Davis	
Rachel Hayden	
Jay Narey	
Michael Hopkovitz - Virtual	

ABSENT: [0]

Chairman David A. Neumann called the briefing to order at **10:00 A.M.** with a quorum of the Board of Adjustment present.

Chairman David A. Neumann called the hearing to order at **1:00 P.M.** with a quorum of the Board of Adjustment present.

The Chairperson stated that no action of the Board of Adjustment shall set a precedent. Each case must be decided upon its own merits and circumstances, unless otherwise indicated, each use is presumed to be a legal use. Each appeal must necessarily stand upon the facts and testimony presented before the Board of Adjustment at this public hearing, as well as the Board's inspection of the property.

PUBLIC SPEAKERS

The Board of Adjustment provided public testimony opportunities for individuals to comment on matters that were scheduled on the posted meeting agenda.

- We had no speakers for public testimony during this hearing.

MISCELLANEOUS ITEMS

Approval of the Board of Adjustment Panel A, April 15, 2025, Meeting Minutes.

Motion was made to approve Panel A, April 15, 2025, Public Hearing Minutes.

Maker:	Kathleen Davis				
Second:	Jay Narey				
Results:	5-0 unanimously				Motion to approve
		Ayes:	-	5	David A. Neumann, Kathleen Davis, Rachel Hayden, Jay Narey, Michael Hopkovitz (V)
		Against:	-	0	

➤ Approval of the amended Board of Adjustment Rules and Procedures changes.

Maker:	Rachel Hayden				
Second:	Kathleen Davis				
Results:	5-0 unanimously				Motion to approve
		Ayes:	-	5	David A. Neumann, Kathleen Davis, Rachel Hayden, Jay Narey, Michael Hopkovitz (V)
		Against:	-	0	

UNCONTESTED ITEMS

1. 3111 W. LEDBETTER DRIVE

BDA245-054(BT)

BUILDING OFFICIAL'S REPORT: Application of Camilo Duarte, represented by Kathy Yee, for **(1)** a special exception to the fence height regulations at **3111 W. LEDBETTER DRIVE**. This property is more fully described as Block A/6041, Lot 6A-R, and is zoned R-10(A), which limits the height of a fence in the front-yard to 4-feet. The applicant proposes to construct and/or maintain a 6-foot-high fence in a required front yard, which will require **1)** a 2-foot special exception to the fence height regulations.

LOCATION: 3111 W. Ledbetter Drive

APPLICANT: Camilo Duarte

REPRESENTED BY: Kathy Yee

REQUEST:

- (1) A request for a special exception to the fence height regulations.

STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO FENCE HEIGHT REGULATIONS:

Section 51A-4.602(a)(11) of the Dallas Development Code states that the board may grant a special

exception to the fence regulations when in the opinion of the board, **the special exception will not adversely affect neighboring property.**

STAFF RECOMMENDATION:

Special Exceptions (1):

No staff recommendation is made on this request.

BACKGROUND INFORMATION:

Zoning:

Site: R-10(A)
North: R-10(A)
East: R-10(A)
South: R-10(A) and IR
West: R-10(A)

Land Use:

The subject site along with surroundings properties are developed with single-family homes, vacant lots and to the south Dallas Executive Airport.

BDA History:

No BDA history found within the last 5 years

GENERAL FACTS/STAFF ANALYSIS:

- The application of Camilo Duarte represented by Kathy Yee for the property located at 3111 W. Ledbetter Drive focuses on one request relating to the fence height regulations.
- The applicant is proposing to construct and maintain a 6-foot-high fence and gate in a required front-yard, which will require a 2-foot special exception to the fence height regulations.
- As illustrated on the submitted site plan and elevations, the proposed 6-foot-high fence and gate is a combination of brick columns, wrought iron gate, and fencing.
- The applicant has the burden of proof in establishing that the special exception to the fence regulations relating to height will not adversely affect the neighboring properties.
- Granting the special exception to the fence regulations relating to height, with a condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.
- 200' Radius Video: [BDA245-054 at 3111 W Ledbetter Dr](#)

Timeline:

March 20, 2025: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

April 3, 2025: The Board of Adjustment Secretary assigned this case to Board of

BOARD OF ADJUSTMENT
May 20, 2025

Adjustment Panel **A**.

April 18, 2025: Planning and Development Department Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the **April 23, 2025**, deadline to submit additional evidence for staff to factor into their analysis; and **May 9, 2025**, deadline to submit additional evidence to be incorporated into the board's docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

April 24, 2025: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **May** public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner and Transportation Engineer.

Speakers:

For: Kathy Ye, 1618 Lansford, Dallas TX 75224

Against: No Speakers

Motion

I move that the Board of Adjustment **GRANT** the following applications listed on the uncontested docket because it appears, from our evaluation of the property and all relevant evidence that the applications satisfy all the requirements of the Dallas Development Code and are consistent with the general purpose and intent of the Code, as applicable to wit:

BDA 245-054 – Application of Camilo Duarte for a special exception to the fence height regulations in the Dallas Development Code is granted subject to the following condition:

Compliance with the most recent version of all submitted site plans is required.

Maker:	Jay Narey				
Second:	Rachel Hayden				
Results:	5-0 Unanimously				Motion to grant
		Ayes:	-	5	David A. Neumann, Kathleen Davis, Rachel Hayden, Jay Narey, Michael Hopkovitz (V)
		Against:	-	0	

2. 3025 W. LEDBETTER DRIVE
BDA245-055(BT)

BUILDING OFFICIAL'S REPORT: Application of Camilo Duarte, represented by Kathy Yee for **(1)** a special exception to the fence height regulations at **3025 W LEDBETTER DRIVE**. This property is more fully described as Block A/6041, Lot 6B, and is zoned R-10(A), which limits the height of a fence in the front-yard to 4-feet. The applicant proposes to construct and/or maintain a 6-foot-high fence in a required front-yard, which will require **(1)** a 2-foot special exception to the fence height regulations.

LOCATION: 3025 W Ledbetter Drive

APPLICANT: Camilo Duarte

REPRESENTED BY: Kathy Yee

REQUEST:

(2) A request for a special exception to the fence height regulations.

STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO FENCE HEIGHT REGULATIONS:

Section 51A-4.602(a)(11) of the Dallas Development Code states that the board may grant a special exception to the fence regulations when in the opinion of the board, **the special exception will not adversely affect neighboring property.**

STAFF RECOMMENDATION:

Special Exceptions (1):

No staff recommendation is made on this request.

BACKGROUND INFORMATION:

Zoning:

Site: R-10(A)
North: R-10(A)
East: R-10(A)
South: R-10(A) and IR
West: R-10(A)

Land Use:

The subject site along with surroundings properties are developed with single-family homes, vacant lots and to the south Dallas Executive Airport.

BDA History:

No BDA history found within the last 5 years

GENERAL FACTS/STAFF ANALYSIS:

- The application of Camilo Duarte represented by Kathy Yee for the property located at 3025 W Ledbetter Drive focuses on one request relating to the fence height regulations.
- The applicant is proposing to construct and maintain a 6-foot-high fence and gate in a required front-yard, which will require a 2-foot special exception to the fence height regulations.
- As illustrated on the submitted site plan and elevations, the proposed 6-foot-high fence and gate is a combination of brick columns, wrought iron gate, and fencing.
- The applicant has the burden of proof in establishing that the special exception to the fence regulations relating to height will not adversely affect the neighboring properties.
- Granting the special exception to the fence regulations relating to height, with a condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.
- 200' Radius Video: [BDA245-055 at 3025 W Ledbetter Dr](#)

Timeline:

- March 20, 2025: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.
- April 3, 2025: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel **A**.
- April 18, 2025: Planning and Development Department Senior Planner emailed the applicant the following information:
- an attachment that provided the public hearing date and panel that will consider the application; the **April 23, 2025**, deadline to submit additional evidence for staff to factor into their analysis; and **May 9, 2025**, deadline to submit additional evidence to be incorporated into the board's docket materials.
 - the criteria/standard that the board will use in their decision to approve or deny the request; and
 - the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.
- April 24, 2025: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **May** public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner and Transportation Engineer.

Speakers:

For: Kathy Ye, 1618 Lansford, Dallas TX 75224

Against: No Speakers

Motion

I move that the Board of Adjustment **GRANT** the following applications listed on the uncontested docket because it appears, from our evaluation of the property and all relevant evidence that the applications satisfy all the requirements of the Dallas Development Code and are consistent with the general purpose and intent of the Code, as applicable to wit:

BDA 245-055 – Application of Camilo Duarte for a special exception to the fence height regulations in the Dallas Development Code is granted subject to the following condition:

Compliance with the most recent version of all submitted site plans are required.

Maker:	Jay Narey				
Second:	Rachel Hayden				
Results:	5-0 Unanimously				Motion to grant
		Ayes:	-	5	David A. Neumann, Kathleen Davis, Rachel Hayden, Jay Narey, Michael Hopkovitz (V)
		Against:	-	0	

3. 7 GLENSHIRE COURT

BDA245-056(CJ)

BUILDING OFFICIAL'S REPORT: Application of Rajat Deb represented by Law Offices of La Susa & Deb, PLLC for **(1)** a special exception to the handicapped for a 45 percent maximum lot coverage at 7 Glenshire Court. This property is more fully described as Block 10/5454, Lot 21, and is zoned R-7.5(A), which allows a 45% maximum lot coverage. The applicant proposes to construct and/or maintain a single-family residential structure with 3,114 square-feet of lot coverage, which will require a **(1)** 343 square foot special exception for the handicapped to the maximum allowed lot coverage.

LOCATION: 7 Glenshire Court

APPLICANT: Rajat Deb

REPRESENTATIVE: Law Offices of La Susa & Deb, PLLC

REQUEST:

(1) A request for a handicapped person(s) for a special exception to the maximum allowed lot coverage.

STANDARDS OF REVIEW FOR A SPECIAL EXCEPTIONS FOR THE HANDICAPPED:

Section 51A-1.107(b)(1) of the Development Code states that **(1)** the board of adjustment shall grant a special exception to any regulation in this chapter if, after a public hearing, the board finds that the exception is necessary to afford a handicapped person equal opportunity to use and enjoy a dwelling. The term "handicapped person" means a person with a "handicap," as that term is defined in the Federal Fair Housing Amendments Act of 1988, as amended.

(2) The board may impose reasonable conditions upon the granting of this special exception consistent with the purpose stated in this section

(3) This section does not authorize the board to grant a change in the use of a building or structure.

STAFF RECOMMENDATION:

1. Special Exception (1):

No staff recommendation is made on this request.

BACKGROUND INFORMATION:

BDA History:

No BDA history found at 7 Glenshire Court within the last 5 years.

Square Footage:

This lot contains 7,448.76 of square feet or .171 acres.

This lot is zoned R-7.5(A) which has a minimum lot size of 7,500 square feet per dwelling unit.

<u>Site:</u>	R-7.5(A) Zoning District
<u>North:</u>	R-7.5(A) Zoning District
<u>East:</u>	R-7.5(A) Zoning District
<u>South:</u>	R-7.5(A) Zoning District
<u>West:</u>	R-7.5(A) Zoning District

Land Use:

The subject site and areas to the north, south, east, and west are zoned R-7.5(A)

GENERAL FACTS/STAFF ANALYSIS:

- The application of Rajat Deb for the property located at 7 Glenshire Court focuses on one request for the handicapped relating to the maximum allowed lot coverage regulations.
- The applicant proposes to construct and/or maintain a single-family residential structure with 3,114 square-feet of lot coverage, which will require a 343 square foot special exception for the handicapped to the maximum allowed lot coverage.
- The applicant has stated that the additional lot coverage, if granted, will be utilized to construct and maintain an elevator for an individual with a handicap.
- The subject site sits in a cul-de-sac and has single street frontage along Glenshire Court.
- The subject site along with surrounding properties to the north, south, east, and west are zoned with uses permissible in R-7.5(A) zoning district.
- The subject site is currently developed with a single-family residential structure and is located within an established neighborhood.
- If the board were to grant this request and impose conditions that compliance with the most recent version of all submitted plans are required, and that the special exceptions expire when a handicapped person no longer resides on the property, the additional lot coverage of 343 square foot may be maintained for as long as the handicapped person resides on the site.
- 200' Radius Video: [BDA245-056 at 7 Glenshire Court](#)

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Timeline:

March 21, 2025: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

April 3, 2025: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel A.

April 18, 2025: The Planning and Development Senior Planner emailed the applicant the following information:

- an attachment that provided the hearing date and panel that will consider the application; the April 23, 2025, deadline to submit additional evidence for staff to factor into their analysis; and May 9, 2025, deadline to submit additional evidence to be incorporated into the board's docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

April 24, 2025: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the May public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

Speakers:

For: Troy D. Nelson, 6440 N. Central Expwy # 211, Dallas TX 75206

Against: No Speakers

Motion

I move that the Board of Adjustment **GRANT** the following applications listed on the uncontested docket because it appears, from our evaluation of the property and all relevant evidence that the applications satisfy all the requirements of the Dallas Development Code and are consistent with the general purpose and intent of the Code, as applicable to wit:

BDA 245-056 – Application of Rajat Deb for a special exception of 343 square-foot for a handicapped person to the 45% maximum lot coverage regulations in the Dallas Development Code is granted subject to the following condition:

Compliance with the most recent version of all submitted site plans are required and that the special exception expire when a handicap person no longer resides on the property.

Maker:	Jay Narey				
Second:	Rachel Hayden				
Results:	5-0 Unanimously				Motion to grant

		Ayes:	-	5	David A. Neumann, Kathleen Davis, Rachel Hayden, Jay Narey, Michael Hopkovitz (V)
		Against:	-	0	

INDIVIDUAL CASES

4. 5514 ROYAL LANE

BDA245-061(CJ)

This item was moved to Individual Cases

BUILDING OFFICIAL'S REPORT: Application of Jennifer Hiromoto for **(1)** a special exception to the required front-yard fence height regulations; and for **(2)** a special exception to the required side-yard fence height regulations at **5514 Royal Lane**. This property is more fully described as Block A/5518, Part of Lot 7 and is zoned R-1ac(A), which limits the height of a fence in the front-yard to 4-feet and limits the height of a fence in the side-yard to 9-feet. The applicant proposes to construct and/or maintain a 10-foot-high fence in a required front-yard, which will require **(1)** a 6-foot special exception to the fence height regulations; and to construct and/or maintain a 10-foot 6-inch-high fence in a required side-yard, which will require **(2)** a 1-foot 6-inch special exception to the fence height regulation

LOCATION: 5514 Royal Lane

APPLICANT: Jennifer Hiromoto

REQUEST:

- (3) A request for a special exception to the fence height regulations (front yard).
- (4) A request for a special exception to the fence height regulations (side yard).

STANDARD OF REVIEW FOR A SPECIAL EXCEPTIONS TO FENCE HEIGHT REGULATIONS:

Section 51A-4.602(a)(11) of the Dallas Development Code states that the board may grant a special exception to the fence height regulations when in the opinion of the board, **the special exceptions will not adversely affect neighboring property.**

STAFF RECOMMENDATION:

Special Exception (2):

No staff recommendation is made on these requests.

BACKGROUND INFORMATION:

BDA History:

- No BDA history found at 5514 Royal Lane in the last 5 years.

Square Footage:

- This lot contains 77,536.8 of square feet or 1.78 acres.
- This lot is zoned R-1ac(A) which has a minimum lot size of 43,560 square feet or 1 acre.

Zoning:

Site: R-1ac(A) (Single Family District)

North: R-1ac(A) (Single Family District)
East: R-1ac(A) (Single Family District)
South: R-1ac(A) (Single Family District)
West: R-1ac(A) (Single Family District)

Land Use:

The subject site and surrounding properties to the north, south, east and west are developed with single-family uses.

GENERAL FACTS/STAFF ANALYSIS:

- The application of Jennifer Hiromoto for the property located at 5514 Royal Lane focuses on 2 requests relating to fence height.
- The applicant proposes to construct and maintain a 10-foot fence in a required front yard, which will require a 6-foot special exception to the fence height regulations.
- Secondly, the applicant proposes to construct and maintain a 10-foot 6-inch fence in a required side yard, which will require a 1-foot 6-inch special exception to the fence height regulations.
- Per the site plan, the applicant is seeking to add screening fencing along the eastern property line (side yard) and connect the existing fence in the front yard; portions of the fence are proposed within the 100-foot front yard setback.
- The property has a grade change that requires a taller fence in sections of the fence to maintain a uniform height and screening.
- The subject site along with properties to the north, south, east, and west are all developed with single-family homes.
- The subject site is a mid-block lot with single street frontage on Royal Lane.
- Based upon staff's analysis of the surrounding properties, there are several homes within the subject sites 200' radius with fences and gates in the required front yard and/or some form of vegetation serving as a screening mechanism.
- The Dallas Development Code states that in all residential districts except multifamily districts, a fence may not exceed four feet above grade when located in the required front yard.
- Per the Dallas Development Code, a person shall not erect or maintain a fence in a required side yard more than nine feet above grade.
- The applicant has the burden of proof in establishing that the special exceptions to the fence regulations relating to height will not adversely affect the neighboring properties.
- Granting the special exceptions to the fence regulations relating to height with a condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.
- 200' Radius Video: [BDA245-061 at 5514 Royal Lane](#)

BOARD OF ADJUSTMENT
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Timeline:

- March 25, 2025: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.
- April 3, 2025: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel A.
- April 18, 2025: The Planning and Development Senior Planner emailed the applicant the following information:
- an attachment that provided the hearing date and panel that will consider the application; the April 23, 2025, deadline to submit additional evidence for staff to factor into their analysis; and May 9, 2025, deadline to submit additional evidence to be incorporated into the board's docket materials.
 - the criteria/standard that the board will use in their decision to approve or deny the request; and
 - the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.
- April 24, 2025: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the May public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.
- May 20, 2025: The Board of Adjustment Panel A, at its public hearing held on Tuesday, January 21, 2025, moved to HOLD this matter under advisement until February 18, 2025.
- May 21, 2025: The Planning and Development Senior Planner emailed the applicant the following information:
- an attachment that provided the hearing date and panel that will consider the application; the May 23, 2025, deadline to submit additional evidence for staff to factor into their analysis; and June 6, 2025, deadline to submit additional evidence to be incorporated into the board's docket materials.
 - the criteria/standard that the board will use in their decision to approve or deny the request; and
 - the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.
- May 29, 2025: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the June public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner,

Project Coordinator, Board Secretary, Conservation District Chief Planner,
Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

Speakers:

For: Jennifer Hiromoto, 10233 E. NW Hwy # 38586, Dallas TX 75238

Against: No Speakers

Motion

I move that the Board of Adjustment in Appeal No. BDA 245-061 **hold this matter under advisement** until **June 17, 2025**.

Maker:	Kathleen Davis				
Second:	Rachel Hayden				
Results:	5-0 Unanimously				Motion to hold under advisement
		Ayes:	-	5	David A. Neumann, Kathleen Davis, Rachel Davis, Jay Narey, Michael Hopkovitz (V)
		Against:	-	0	

5. 9670 LYNBROOK DRIVE

BDA245-063(BT)

This item was moved to Individual Cases

BUILDING OFFICIAL'S REPORT: Application of Rachel Iselin-Litt, represented by Nylolas McKissic for **(1)** a special exception to the fence height regulations at **9670 LYNBROOK DRIVE**. This property is more fully described as Block J/7526, Lot 1, and is zoned R-7.5(A), which limits the height of a fence in the front-yard to 4-feet. The applicant proposes to construct and/or maintain an 8-foot-high fence in a required front-yard along Walnut Hill Lane, which will require **(1)** a 4-foot special exception to the fence height regulations.

LOCATION: 9670 Lynbrook Drive

APPLICANT: Rachel Iselin-Litt

REPRESENTED BY: Nylolas McKissic

REQUEST:

(5) A request for a special exception to the fence height regulations.

STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO FENCE HEIGHT REGULATIONS:

Section 51A-4.602(a)(11) of the Dallas Development Code states that the board may grant a special exception to the fence regulations when in the opinion of the board, **the special exception will not adversely affect neighboring property.**

STAFF RECOMMENDATION:

Special Exceptions (1):

No staff recommendation is made on this request.

BACKGROUND INFORMATION:

Zoning:

Site: R-7.5(A) (Single Family District)
North: R-7.5(A) (Single Family District) PD 1078 (Lake Highlands Jr High School)
East: R-7.5(A) (Single Family District)
South: R-7.5(A) (Single Family District)
West: R-7.5(A) (Single Family District) PD 1078 (Lake Highlands Jr High School)

Land Use:

The subject site along with surroundings properties are developed with single-family homes and to the Northwest DISD Lake Highlands Jr High School.

BDA History:

No BDA history found within the last 5 years

GENERAL FACTS/STAFF ANALYSIS:

- The application of Rachel Iselin-Litt represented by Nylolas McKissic for the property located at 9670 Lynbrook Drive focuses on one request relating to the fence height regulations.
- The applicant is proposing to construct and maintain an 8-foot-high fence and gate in a required front-yard along Walnut Hill Lane, which will require a 4-foot special exception to the fence height regulations.
- As illustrated on the submitted site plan and elevations, the applicant has proposed an 8-foot-high board-on-board gate and fencing.
- The applicant has the burden of proof in establishing that the special exception to the fence regulations relating to height will not adversely affect the neighboring properties.
- Granting the special exception to the fence regulations relating to height, with a condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.
- 200' Radius Video: [BDA245-063 at 9670 Lynbrook Dr](#)

Timeline:

March 28, 2025: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

April 3, 2025: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel A.

BOARD OF ADJUSTMENT
May 20, 2025

April 18, 2025: Planning and Development Department Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the **April 23, 2025**, deadline to submit additional evidence for staff to factor into their analysis; and **May 9, 2025**, deadline to submit additional evidence to be incorporated into the board's docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

April 24, 2025: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **May** public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner and Transportation Engineer.

Speakers:

For: Rachel Iselin-Litt, 9670 Lynbrook Drive, Dallas TX
Nykolas McKissic, 9670 Lynbrook Drive, Dallas TX

Against: No Speakers

Motion

I move that the Board of Adjustment, in Appeal No. BDA 245-063, on application of Rachel Iselin-Litt, **GRANT** the request of this applicant to construct and/or maintain an 8-foot high fence as a special exception to the height requirement for fences contained in the Dallas Development Code, as amended, because our evaluation of the property and the testimony shows that this special exception will not adversely affect neighboring property.

I further move that the following condition be imposed to further the purpose and intent of the Dallas Development Code:

Compliance with height and fence location requirements illustrated in the most recent version of all submitted plans are required.

Maker:	Kathleen Davis					
Second:	Rachel Hayden					
Results:	5-0 Unanimously					Motion to grant
		Ayes:	-		5	David A. Neumann, Kathleen Davis, Rachel Hayden, Jay Narey, Michael Hopkovitz (V)
		Against:	-		0	

6. 2706 LENWAY STREET

BDA245-068(BT)

This item was moved to Individual Cases

BUILDING OFFICIAL'S REPORT: Application of Mohamed Khurrum represented by Noel Livingston for (1) a variance to the off-street parking regulations at **2706 LENWAY STREET**. This property is more fully described as Block b/1695, Lot 14, and is zoned PD-595 (R-5(A)), which requires parking spaces to be located behind the front yard setback. The applicant proposes to construct and/or maintain a single-family residential structure with a setback of 20-feet, which will require (1) variance to the off-street parking regulations.

LOCATION: 2706 Lenway Street

APPLICANT: Mohamed Khurrum

REPRESENTED BY: Noel Livingston

REQUEST:

(6) A request for a variance to the off-street parking regulations.

STANDARDS OF REVIEW FOR A VARIANCE:

Section 51A-3.102(d)(10) of the Dallas Development Code specifies that the board has the power to grant variances from the front yard, side yard, rear yard, lot width, lot depth, lot coverage, floor area for structures accessory to single-family uses, height, minimum sidewalks, **off-street parking** or off-street loading, or landscape regulations provided that the variance is:

- (A) **not contrary to the public interest** when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
- (B) necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such a **restrictive area, shape, or slope**, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
- (C) **not granted to relieve a self-created or personal hardship**, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

ELEMENT II SUBSTITUTE:

Dallas Development Code Section 51A-3.102(d)(10)(b), formerly known as HB 1475, allows for the BDA to use their discretion and consider Element 2 of the Variance standard to be met, if:

- (i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.
- (ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.
- (iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.

- (iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or
- (v) the municipality considers the structure to be a nonconforming structure.

STAFF RECOMMENDATION:

Variance to the off-street parking regulations:

Approval

Rationale: Based upon evidence presented and provided by the applicant, staff concluded that the site is:

- A. Contrary to the public interest, staff received letters of opposition.
- B. Lot is restrictive in **area**, slope and shape, it is a lot with a 5-foot wide, unimproved alley, a front-yard setback that is within ten feet of the average front-yard setback of other structures in the blockface, and parking areas are not permitted in a front yard; therefore, it cannot be developed in a manner commensurate with development upon other parcels of land in the same zoning.
- C. Not self-created nor is it a personal hardship.

BACKGROUND INFORMATION:

Zoning:

Site: PD-595 (R-5(A))
North: PD-595 (R-5(A))
East: PD-595 (R-5(A))
South: PD-595 (R-5(A))
West: PD-595 (R-5(A))

Land Use:

The subject site is vacant, all surrounding properties are developed with single family uses.

Lot Square Footage:

The subject lot size is 6,250 square feet. (0.1434 of an acre). R-5(A) zoning minimum lot size 5,000 square feet (0.1147 of an acre).

BDA History:

No BDA history found within the last 5 years

GENERAL FACTS/STAFF ANALYSIS:

- The application of Mohamed Khurram represented by Noel Livingston for the property located at 2706 Lenway Street focuses on one request relating to a variance to the off-street parking regulations.
- The applicant is proposing to construct and maintain a residential structure and provide zero required parking spaces, which will require 1 off-street parking variance.

- It is imperative to note that the subject site is subject to the Predesignation Moratorium procedure in Section 51A-4.501(c)(4), initiated on June 3, 2024.
- Restrictive access from the rear, alley is 5-foot wide and unimproved.
- Proposed restrictions:
 - circular driveways and parking areas are not permitted in a front yard.
 - carports or garages are permitted in the side and rear yards if they are historic in appearance.
 - main structure on an interior lot must have a front-yard setback that is within ten feet of the average front yard setback of other structures in the blockface.
- It is imperative to note the applicant has received a certificate of appropriateness from Historic Preservation.
- Per staff's review of the subject site, it has been confirmed that the single-family structure is proposed on a vacant lot.
- The applicant has the burden of proof in establishing the following:
 - 1) That granting the variance to the off-street parking regulations will not be contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
 - 2) The variance is necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
 - 3) The variance would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.
- ELEMENT II SUBSTITUTE:

Dallas Development Code Section 51A-3.102(d)(10)(b), formerly known as HB 1475, allows for the BDA to use their discretion and consider Element 2 of the Variance standard to be met, if:

 - (i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.
 - (ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.
 - (iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.
 - (iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or

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- (v) the municipality considers the structure to be a nonconforming structure.
- Granting the variance to the off-street parking regulations with a condition that the applicant complies with the submitted site plan would require the proposal to be constructed as shown on the submitted documents.
- 200' Radius Video: [BDA245-068 at 2706 Lenway St](#)

Timeline:

- April 2, 2025: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.
- April 3, 2025: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel **A**.
- April 18, 2025: Planning and Development Department Senior Planner emailed the applicant the following information:
- an attachment that provided the public hearing date and panel that will consider the application; the **April 23, 2025**, deadline to submit additional evidence for staff to factor into their analysis; and **May 9, 2025**, deadline to submit additional evidence to be incorporated into the board's docket materials.
 - the criteria/standard that the board will use in their decision to approve or deny the request; and
 - the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.
- April 24, 2025: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **May** public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner and Transportation Engineer.

Speakers:

For: Noel Livingston, 2706 Lenway St., Dallas TX 75215

Against: No Speakers

Motion

I move that the Board of Adjustment, in Appeal No. BDA 245-068, on application of Mohamed Khurram, **GRANT** the variance to the off-street parking regulations, being a setback of 20 feet, requested by this applicant because our evaluation of the property and testimony shows that the physical character of this property is such that a literal enforcement of the provisions of the Dallas Development Code, as amended, would result in unnecessary hardship to this applicant.

I further move that the following condition be imposed to further the purpose and intent of the Dallas Development Code:

Compliance with the most recent version of all submitted plans are required.

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Maker:	Rachel Hayden				
Second:	Jay Narey				
Results:	5-0 Unanimously				Motion to grant
		Ayes:	-	5	David A. Neumann, Kathleen Davis, Rachel Hayden, Jay Narey, Michael Hopkovitz (V)
		Against:	-	0	

****Recess 3:26 pm – 3:37 pm****

HOLDOVER CASES

7. 1626 HI LINE DRIVE
BDA245-047(BT)

BUILDING OFFICIAL'S REPORT: Application of JONATHAN VINSON for **(1)** a special exception to the parking regulations at **1626 HI LINE DRIVE**. This property is more fully described as Block 44/1001, Lots 12 & 13 and parts of Lots 11 & 14 and is zoned PD-621 (Subdistrict 1), which requires parking to be provided. The applicant proposes to construct and/or maintain a nonresidential structure for a restaurant without drive-in or drive-through service use, an office use and an Office/Showroom use and provide 17 of the required 32 parking spaces, which will require **(1)** a 15-space special exception (46.8 percent reduction) to the parking regulation.

LOCATION: 1626 Hi Line Drive

APPLICANT: Jonathan Vinson

REQUEST:

(7) Special Exception to the parking regulations.

STANDARD FOR A SPECIAL EXCEPTION TO THE OFF-STREET PARKING REGULATIONS:

SEC 51P-621.110(b)(2) States that the board may grant a special exception of up to 50 percent of the required off-street parking upon the findings and considerations listed in **SEC 51A-4.311** minus the number of parking spaces currently not provided due to delta credits, as defined in **SEC 51A-4.704(b)(4)(A)**. The board of adjustment may impose conditions on the special exception. **SEC 51A-3.111(a)** of the Dallas Development Code specifies that the board may grant a special exception to authorize a reduction in the number of off-street parking spaces required under this article if the board finds, after a public hearing, **that the parking demand generated by the use does not warrant the number of off-street parking spaces required, and the special exception would not create a traffic hazard or increase traffic congestion on adjacent or nearby streets.**

STAFF RECOMMENDATION:

Special Exceptions (1):

No staff recommendation is made on this request.

BACKGROUND INFORMATION:

Zoning:

Site: PD-621 (Subdistrict 1)
North: PD-621 (Subdistrict 1) and PD-621 (Subdistrict 1G)
East: PD-621 (Subdistrict 1) and PD-621 (Subdistrict 1F)
South: PD-621 (Subdistrict 1)
West: PD-621 (Subdistrict 1)

Land Use:

The subject site is developed with an Office Showroom/Warehouse use. The areas to the north, south, east, and west are developed with various uses such as but not limited to Office Showroom/Warehouse, Multi-family, and Restaurant without drive-in or drive-through service.

BDA History:

No BDA history found within the last 5 years

GENERAL FACTS/STAFF ANALYSIS:

- The application of Jonathan Vinson for the property located at 1626 Hi Line Drive focuses on one request relating to the parking regulations.
- The proposed request of a 15-space special exception (46.8 percent reduction) is made to construct and/or maintain a nonresidential structure.
- The subject site lot size is 24,800.03 square feet.
- The existing building footprint is 14,064 square feet (56.71 percent lot coverage)
- PD-621 (Subdistrict 1) requires the following parking ration per specified use:
 - 1 parking space per 105 square feet of floor area for restaurant without drive-in or drive-through service ($2,500 / 105 = 23.81$).
 - 1 parking space per 1100 square feet of floor area for Warehouse/Showroom up to 20,000 square feet floor area ($11,564 / 1100 = 10.51$).
- Additionally, a parking agreement is required for calculating adjusted standard parking requirements.
- Granting the proposed 15-space special exception (46.8 percent reduction) to the parking regulations with a condition that the applicant complies with the most recently submitted site plan, would require the proposal to be constructed as shown on the submitted documents.
- 200' Radius Video: [BDA245-047 at 1626 Hi Line Dr](#)

Timeline:

April 16, 2025: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

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- March 5, 2025: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel **A**.
- March 14, 2025: Planning and Development Department Senior Planner emailed the applicant the following information:
- an attachment that provided the public hearing date and panel that will consider the application; the March 21, 2025, deadline to submit additional evidence for staff to factor into their analysis; and April 4, 2025, deadline to submit additional evidence to be incorporated into the board's docket materials.
 - the criteria/standard that the board will use in their decision to approve or deny the request; and
 - the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.
- March 25, 2025: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the April public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner and Transportation Engineer.
- March 25, 2025: The applicant provided revised Shared Parking Chart.
- April 4, 2025: The applicant provided additional documentary evidence.
- April 15, 2025: The Board of Adjustment Panel **A**, at its public hearing held on Tuesday, April 15, 2025, moved to **HOLD** this matter under advisement until **May 20, 2025**.
- April 17, 2025: Planning and Development Department Senior Planner emailed the applicant the following information:
- 1:00 p.m., **May 9, 2025**, deadline to submit additional evidence to be incorporated into the board's docket materials.
- May 9, 2025: The applicant provided additional documentary evidence.
- Speakers:
- For: Jonathan Vinson, 1807 Ross Ave, Suite 440, Dallas TX 75201
Lloyd Denham, 2928 Westminister, Dallas TX 75205
Adam Hammack, 1807 Ross Ave, Suite 440, Dallas TX 75201
- Against: Diane Carson, 1710 Hi Line, Dallas TX 75214
Karl Crawley, 3333Welborn, Dallas TX 75219

Motion

I move that the Board of Adjustment, in Appeal No. BDA 245-047, on application of Jonathon Vinson, **DENY** the special exception to the parking regulations requested by this applicant **with prejudice**, because our evaluation of the property and the testimony shows this special exception will increase

traffic hazards or increase traffic congestion on adjacent or nearby streets, and the parking demand generated by the use warrants the number of required parking spaces.

Maker:	David Neumann				
Second:	Jay Narey				
Results:	4-1				Motion to deny with prejudice
		Ayes:	-	4	David A. Neumann, Kathleen Davis, Jay Narey, Michael Hopkovitz (V)
		Against:	-	1	Rachel Hayden

8. 1616 HI LINE DRIVE
BDA245-048(BT)

BUILDING OFFICIAL'S REPORT: Application of JONATHAN VINSON for **(1)** a special exception to the parking regulations at **1616 HI LINE DRIVE**. This property is more fully described as Block 44/1001, Lots 7-10 and parts of Lots 6 & 11, and is zoned PD-621 (Subdistrict 1), which requires parking to be provided. The applicant proposes to construct and/or maintain a nonresidential structure for a restaurant without drive-in or drive-through service use and an Office/Showroom use and provide 77 of the required 153 parking spaces, which will require **(1)** a 76-space special exception (49.6 percent reduction) to the parking regulation.

LOCATION: 1616 Hi Line Drive

APPLICANT: Jonathan Vinson

REQUEST:

(8) Special Exception to the parking regulations.

STANDARD FOR A SPECIAL EXCEPTION TO THE OFF-STREET PARKING REGULATIONS:

SEC 51P-621.110(b)(2) States that the board may grant a special exception of up to 50 percent of the required off-street parking upon the findings and considerations listed in **SEC 51A-4.311** minus the number of parking spaces currently not provided due to delta credits, as defined in **SEC 51A-4.704(b)(4)(A)**. The board of adjustment may impose conditions on the special exception. **SEC 51A-3.111(a)** of the Dallas Development Code specifies that the board may grant a special exception to authorize a reduction in the number of off-street parking spaces required under this article if the board finds, after a public hearing, **that the parking demand generated by the use does not warrant the number of off-street parking spaces required, and the special exception would not create a traffic hazard or increase traffic congestion on adjacent or nearby streets.**

STAFF RECOMMENDATION:

Special Exceptions (1):

No staff recommendation is made on this request.

BACKGROUND INFORMATION:

Zoning:

Site: PD-621 (Subdistrict 1)

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North: PD-621 (Subdistrict 1) and PD-621 (Subdistrict 1G)
East: PD-621 (Subdistrict 1) and PD-621 (Subdistrict 1F)
South: PD-621 (Subdistrict 1)
West: PD-621 (Subdistrict 1)

Land Use:

The subject site is developed with Office Showroom/Warehouse and Restaurant without drive-in or drive-through service uses. The areas to the north, south, east, and west are developed with various uses such as but not limited to Office Showroom/Warehouse, Multi-family, and Restaurant without drive-in or drive-through service.

BDA History:

No BDA history found within the last 5 years

GENERAL FACTS/STAFF ANALYSIS:

- The application of Jonathan Vinson for the property located at 1616 Hi Line Drive focuses on one request relating to the parking regulations.
- The proposed request of a 76-space special exception (49.6 percent reduction) is made to construct and/or maintain a nonresidential structure.
- The subject site lot size is 40,002.49 square feet.
- The existing building footprint is 19,988 square feet (49.97 percent lot coverage)
- PD-621 (Subdistrict 1) requires the following parking ratio per specified use:
 - 1 parking space per 105 square feet of floor area for restaurant without drive-in or drive-through service ($15,766 / 105 = 150.15$).
 - 1 parking space per 1100 square feet of floor area for Warehouse/Showroom up to 20,000 square feet floor area ($4,222 / 1100 = 3.84$).
- Additionally, a parking agreement is required for calculating adjusted standard parking requirements.
- Granting the proposed 76-space special exception (49.6 percent reduction) to the parking regulations with a condition that the applicant complies with the most recently submitted site plan, would require the proposal to be constructed as shown on the submitted documents.
- 200' Radius Video: [BDA245-048 at 1616 Hi Line Dr](#)

Timeline:

April 16, 2025: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

March 5, 2025: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel A.

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- March 14, 2025: Planning and Development Department Senior Planner emailed the applicant the following information:
- an attachment that provided the public hearing date and panel that will consider the application; the March 21, 2025, deadline to submit additional evidence for staff to factor into their analysis; and April 4, 2025, deadline to submit additional evidence to be incorporated into the board's docket materials.
 - the criteria/standard that the board will use in their decision to approve or deny the request; and
 - the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.
- March 25, 2025: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the April public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner and Transportation Engineer.
- March 25, 2025: The applicant provided revised Shared Parking Chart.
- April 4, 2025: The applicant provided additional documentary evidence.
- April 15, 2025: The Board of Adjustment Panel **A**, at its public hearing held on Tuesday, April 15, 2025, moved to **HOLD** this matter under advisement until **May 20, 2025**.
- April 17, 2025: Planning and Development Department Senior Planner emailed the applicant the following information:
- 1:00 p.m., **May 9, 2025**, deadline to submit additional evidence to be incorporated into the board's docket materials.
- May 9, 2025: The applicant provided additional documentary evidence.

Speakers:

- For: Jonathan Vinson, 1807 Ross Ave, Suite 440, Dallas TX 75201
Lloyd Denham, 2928 Westminister, Dallas TX 75205
Adam Hammack, 1807 Ross Ave, Suite 440, Dallas TX 75201
- Against: Diane Carson, 1710 Hi Line, Dallas TX 75214
Karl Crawley, 3333Welborn, Dallas TX 75219

Motion

I move that the Board of Adjustment, in Appeal No. BDA 245-048, on application of Jonathon Vinson, **GRANT** the request of this applicant to provide 77 off-street parking spaces to the off-street parking regulations contained in the Dallas Development Code, as amended, which requires 153 off-street parking spaces, because our evaluation of the property use and the testimony shows that this special exception will not increase traffic hazards or increase traffic congestion on adjacent or

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nearby streets, and the parking demand generated by the use does not warrant the number of required parking spaces.

I further move that the following condition be imposed to further the purpose and intent of the Dallas Development Code:

- The special exception of 60 spaces shall automatically and immediately terminate if and when the use is changed or discontinued.
- The valet stand must be located on site at 1616 Hi-Line Drive.
- That the applicant must appear before the board for a reassessment and final issuance of the special exception within 12 months of the issuance of the Certificate of Occupancy.
- Compliance with the most recent version of all submitted plans are required in the new adjacent parking lot.
- Applicant to enter into a city approved remote parking agreement for 65 spaces

Maker:	Kathleen Davis				
Second:	Rachel Hayden				
Results:	5-0 Unanimously				Motion to grant
		Ayes:	-	5	David A. Neumann, Kathleen Davis, Rachel Hayden, Jay Narey, Michael Hopkovitz (V)
		Against:	-	0	

****Board member Kathleen Davis left at 5:10 p.m. ****

9. 1201 OAK LAWN AVENUE

BDA245-049(BT)

BUILDING OFFICIAL'S REPORT: Application of JONATHAN VINSON for **(1)** a special exception to the parking regulations at **1201 OAK LAWN AVENUE**. This property is more fully described as Block 27/7889, part of Lot 1, and is zoned PD-621 (Subdistrict 1), which requires parking to be provided. The applicant proposes to construct and/or maintain a nonresidential structure for a restaurant without drive-in or drive-through service use an Office use, and an Office/Showroom use and provide 73 of the required 135 parking spaces, which will require **(1)** a 62-space special exception (45.9 % reduction) to the parking regulation.

LOCATION: 1201 Oak Lawn Avenue

APPLICANT: Jonathan Vinson

REQUEST:

- (9) Special Exception to the parking regulations.

STANDARD FOR A SPECIAL EXCEPTION TO THE OFF-STREET PARKING REGULATIONS:

SEC 51P-621.110(b)(2) States that the board may grant a special exception of up to 50 percent of the required off-street parking upon the findings and considerations listed in **SEC 51A-4.311** minus the number of parking spaces currently not provided due to delta credits, as defined in **SEC 51A-**

4.704(b)(4)(A). The board of adjustment may impose conditions on the special exception. **SEC 51A-3.111(a)** of the Dallas Development Code specifies that the board may grant a special exception to authorize a reduction in the number of off-street parking spaces required under this article if the board finds, after a public hearing, **that the parking demand generated by the use does not warrant the number of off-street parking spaces required, and the special exception would not create a traffic hazard or increase traffic congestion on adjacent or nearby streets.**

STAFF RECOMMENDATION:

Special Exceptions (1):

No staff recommendation is made on this request.

BACKGROUND INFORMATION:

Zoning:

Site: PD-621 (Subdistrict 1)
North: PD-621 (Subdistrict 1)
East: PD-621 (Subdistrict 1)
South: PD-621 (Subdistrict 1)
West: PD-621 (Subdistrict 1)

Land Use:

The subject site is developed with Office Showroom/Warehouse and Resturant without drive-in or drive-through service uses. The areas to the north, south, east, and west are developed with various uses such as but not limited to Motor vehicle fueling station, Personal Service, Office Showroom/Warehouse, and Resturant without drive-in or drive-through service.

BDA History:

No BDA history found within the last 5 years

GENERAL FACTS/STAFF ANALYSIS:

- The application of Jonathan Vinson for the property located at 1201 Oak Lawn Avenue focuses on one request relating to the parking regulations.
- The proposed request of a 62-space special exception (45.9 percent reduction) is made to construct and/or maintain a nonresidential structure.
- The subject site lot size is 78,878.29 square feet.
- The existing building footprint is 39,750 square feet (50.39 percent lot coverage)
- PD-621 (Subdistrict 1) requires the following parking ratio per specified use:
 - 1 parking space per 105 square feet of floor area for restaurant without drive-in or drive-through service (12,600 / 105 = 120).
 - 1 parking space per 1100 square feet of floor area for Office/Showroom Warehouse up to 20,000 square feet floor area (20,000 / 1100 = 18.18).

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- 1 parking space per 4100 square feet of floor area for Office/Showroom Warehouse above 20,000 square feet floor area ($7,150 / 4100 = 1.74$).
- Additionally, a parking agreement is required for calculating adjusted standard parking requirements.
- Granting the proposed 62-space special exception (45.9 percent reduction) to the parking regulations with a condition that the applicant complies with the most recently submitted site plan, would require the proposal to be constructed as shown on the submitted documents.
- 200' Radius Video: [BDA245-049 at 1201 Oak Lawn Ave](#)

Timeline:

April 16, 2025:	The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.
March 5, 2025:	The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel A .
March 14, 2025:	Planning and Development Department Senior Planner emailed the applicant the following information: <ul style="list-style-type: none">• an attachment that provided the public hearing date and panel that will consider the application; the March 21, 2025, deadline to submit additional evidence for staff to factor into their analysis; and April 4, 2025, deadline to submit additional evidence to be incorporated into the board's docket materials.• the criteria/standard that the board will use in their decision to approve or deny the request; and• the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.
March 25, 2025:	The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the April public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner and Transportation Engineer.
March 25, 2025:	The applicant provided revised Shared Parking Chart.
April 4, 2025:	The applicant provided additional documentary evidence.
April 15, 2025:	The Board of Adjustment Panel A , at its public hearing held on Tuesday, April 15, 2025, moved to HOLD this matter under advisement until May 20, 2025 .

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April 17, 2025: Planning and Development Department Senior Planner emailed the applicant the following information:

- 1:00 p.m., **May 9, 2025**, deadline to submit additional evidence to be incorporated into the board's docket materials.

May 9, 2025: The applicant provided additional documentary evidence.

May 20, 2025: The Board of Adjustment Panel **A**, at its public hearing held on Tuesday, May 20, 2025, moved to **HOLD** this matter under advisement until **June 17, 2025**.

May 21, 2025: Planning and Development Department Senior Planner emailed the applicant the following information:

- 1:00 p.m., **June 6, 2025**, deadline to submit additional evidence to be incorporated into the board's docket materials.

Speakers:

For: Jonathan Vinson, 1807 Ross Ave, Suite 440, Dallas TX 75201
Lloyd Denham, 2928 Westminister, Dallas TX 75205
Adam Hammack, 1807 Ross Ave, Suite 440, Dallas TX 75201

Against: No Speakers

Motion

I move that the Board of Adjustment, in Appeal No. BDA 245-049, **hold this matter under advisement** until **June 17, 2025**.

Maker:	Rachel Hayden				
Second:	Jay Narey				
Results:	4-0 Unanimously				Motion to hold under advisement
		Ayes:	-	4	David A. Neumann, Rachel Hayden, Jay Narey, Michael Hopkovitz (V)
		Against:	-	0	

10. 1500 DRAGON STREET
BDA245-050(BT)

BUILDING OFFICIAL'S REPORT: Application of JONATHAN VINSON for **(1)** a special exception to the parking regulations at **1500 DRAGON STREET**. This property is more fully described as Block 6851 and is zoned PD-621 (Subdistrict 1), which requires parking to be provided. The applicant proposes to construct and/or maintain a nonresidential structure for a restaurant without drive-in or drive-through service use an Office use, an Office/Showroom and a Commercial Amusement (Inside) (event center) use, and provide 177 of the required 300 parking spaces, which will require **(1)** a 123-space special exception (41 percent reduction) to the parking regulation.

LOCATION: 1500 Dragon

APPLICANT: Jonathan Vinson

REQUEST:

(10) Special Exception to the parking regulations.

STANDARD FOR A SPECIAL EXCEPTION TO THE OFF-STREET PARKING REGULATIONS:

SEC 51P-621.110(b)(2) States that the board may grant a special exception of up to 50 percent of the required off-street parking upon the findings and considerations listed in **SEC 51A-4.311** minus the number of parking spaces currently not provided due to delta credits, as defined in **SEC 51A-4.704(b)(4)(A)**. The board of adjustment may impose conditions on the special exception. **SEC 51A-3.111(a)** of the Dallas Development Code specifies that the board may grant a special exception to authorize a reduction in the number of off-street parking spaces required under this article if the board finds, after a public hearing, **that the parking demand generated by the use does not warrant the number of off-street parking spaces required, and the special exception would not create a traffic hazard or increase traffic congestion on adjacent or nearby streets.**

STAFF RECOMMENDATION:

Special Exceptions (1):

No staff recommendation is made on this request.

BACKGROUND INFORMATION:

Zoning:

Site: PD-621 (Subdistrict 1)
North: PD-621 (Subdistrict 1)
East: PD-621 (Subdistrict 1)
South: PD-621 (Subdistrict 1)
West: PD-621 (Subdistrict 1)

Land Use:

The subject site is developed with Commercial Amusement (Event Space), and Office Showroom/Warehouse. The areas to the north, south, east, and west are developed with various uses such as but not limited to Office Showroom/Warehouse, Multi-family, and Restaurant without drive-in or drive-through service.

BDA History:

No BDA history found within the last 5 years

GENERAL FACTS/STAFF ANALYSIS:

- The application of Jonathan Vinson for the property located at 1500 Dragon St. focuses on one request relating to the parking regulations.
- The proposed request of a 123-space special exception (41 percent reduction) is made to construct and/or maintain a nonresidential structure.

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- The subject site lot size is 223,720.73 square feet.
- The existing building footprint is 98,531 square feet (44.04 percent lot coverage).
- PD-621 (Subdistrict 1) requires the following parking ratio per specified use:
 - 1 parking space per 358 square feet of floor area for Office-related (3,000 / 358 = 8.38).
 - 1 parking space per 105 square feet of floor area for Restaurant without drive-in or drive-through service (18,000 / 105 = 171.43).
 - 1 parking space per 1100 square feet of floor area for Warehouse/Showroom up to 20,000 square feet floor area (20,000 / 1100 = 18.18).
 - 1 parking space per 4100 square feet of floor area for Warehouse/Showroom above 20,000 square feet floor area (47,531 / 4100 = 11.59).
 - 1 parking space per 100 square feet of floor area for Any other use (10,000 / 100 = 100).
- Additionally, a parking agreement is required for calculating adjusted standard parking requirements.
- Granting the proposed 123-space special exception (41 percent reduction) to the parking regulations with a condition that the applicant complies with the most recently submitted site plan, would require the proposal to be constructed as shown on the submitted documents.
- 200' Radius Video: [BDA245-050 at 1500 Dragon St](#)

Timeline:

April 16, 2025:	The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.
March 5, 2025:	The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel A.
March 14, 2025:	Planning and Development Department Senior Planner emailed the applicant the following information: <ul style="list-style-type: none">• an attachment that provided the public hearing date and panel that will consider the application; the March 21, 2025, deadline to submit additional evidence for staff to factor into their analysis; and April 4, 2025, deadline to submit additional evidence to be incorporated into the board's docket materials.• the criteria/standard that the board will use in their decision to approve or deny the request; and• the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

BOARD OF ADJUSTMENT
May 20, 2025

- March 25, 2025: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the April public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner and Transportation Engineer.
- March 25, 2025: The applicant provided revised Shared Parking Chart.
- April 4, 2025: The applicant provided additional documentary evidence.
- April 15, 2025: The Board of Adjustment Panel **A**, at its public hearing held on Tuesday, April 15, 2025, moved to **HOLD** this matter under advisement until **May 20, 2025**.
- April 17, 2025: Planning and Development Department Senior Planner emailed the applicant the following information:
- 1:00 p.m., **May 9, 2025**, deadline to submit additional evidence to be incorporated into the board's docket materials.
- May 9, 2025: The applicant provided additional documentary evidence.
- May 20, 2025: The Board of Adjustment Panel **A**, at its public hearing held on Tuesday, May 20, 2025, moved to **HOLD** this matter under advisement until **June 17, 2025**.
- May 21, 2025: Planning and Development Department Senior Planner emailed the applicant the following information:
- 1:00 p.m., **June 6, 2025**, deadline to submit additional evidence to be incorporated into the board's docket materials.

Speakers:

For: Jonathan Vinson, 1807 Ross Ave, Suite 440, Dallas TX 75201
Lloyd Denham, 2928 Westminister, Dallas TX 75205
Adam Hammack, 1807 Ross Ave, Suite 440, Dallas TX 75201

Against: No Speakers

Motion

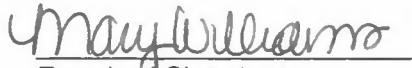
I move that the Board of Adjustment, in Appeal No. BDA 245-050, **hold this matter under advisement** until **June 17, 2025**.

Maker:	Rachel Hayden				
Second:	Jay Narey				
Results:	4-0 Unanimously				Motion to hold under advisement
		Ayes:	-	4	David A. Neumann, Rachel Hayden, Jay Narey, Michael Hopkovitz (V)
		Against:	-	0	

ADJOURNMENT

After all business of the Board of Adjustment had been considered, Chairman Neumann entertained a motion to adjourn at 5:13 p.m.

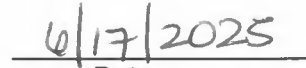
Maker:	Jay Narey				
Second:	Rachel Hayden				
Result:	4-0 Unanimously				Motion to adjourn



Required Signature:

Mary Williams, Board Secretary

Planning & Development Department



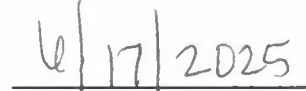
Date



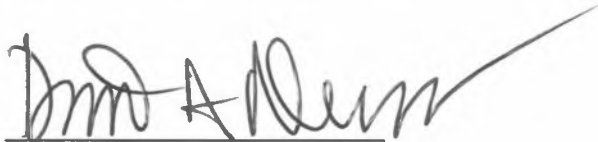
Required Signature:

Dr. Kameka Miller-Hoskins, Board Coordinator

Planning & Development Department




Date



Required Signature:

David A. Neumann, Chairman

Board of Adjustment



Date