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**CITY SECRETARY
DALLAS, TEXAS**

BOARD OF ADJUSTMENT

Panel A Minutes

February 18, 2025



Council Chambers 6ES
24923176153@dallascityhall.webex.com

David A. Neumann, Chairman

PRESENT: [5]

David A. Neumann, Chairman	
Kathleen Davis	
Jay Narey - Virtual	
Michael Hopkovitz	
TC Fleming	

ABSENT: [1]

Rachel Hayden	

Chairman David A. Neumann called the briefing to order at **10:30 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, January 21, 2025, Meeting Minutes.

Motion was made to approve Panel A, January 21, 2025, Public Hearing Minutes.

Maker:	Kathleen Davis				
Second:	Michael Hopkovitz				
Results:	5-0 unanimously				Motion to approve
		Ayes:	-	5	David A. Neumann, Kathleen Davis, Jay Narey, Michael Hopkovitz & TC Fleming
		Against:	-	0	

CONSENT ITEMS

1. 4637 Meadowood Road

BDA245-016(BT)

BUILDING OFFICIAL’S REPORT: Application of Rob Baldwin for **(1)** a special exception to the fence height regulations at **4637 MEADOWOOD ROAD**. This property is more fully described as Block 5543, Lot 16B, and is zoned R-1ac(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, which will require **(1)** a 4-foot special exception to the fence height regulations.

LOCATION: 4637 Meadowood Road

APPLICANT: Rob Baldwin

REQUEST:

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

STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO FENCE HEIGHT STANDARD 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-1ac(A) (Single Family District)

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- 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 all surrounding properties are developed with single-family uses.

BDA History:

No BDA history found within the last 5 years

GENERAL FACTS/STAFF ANALYSIS:

- The application of Rob Baldwin for the property located at 4637 Meadowood Road focuses on one request relating to the fence height.
- The request is for a special exception to the fence height regulations. The applicant is proposing to construct and maintain an 8-foot high gate in a required front-yard, which will require a 4-foot special exception to the fence height regulations.
- As illustrated on the submitted site plan and elevations, the applicant is proposing an 8-foot high decorative iron fencing located between the 40-foot front-yard setback and front property line.
- As illustrated on the submitted site plan and elevations, the applicant is proposing a new secondary entry to match existing 6-foot high decorative iron fence and columns.
- The subject site along with surroundings properties to the north, south, east, and west are all developed with single-family homes.
- Based upon staff’s analysis of the surrounding properties, the proposed fence is similar to other single-family homes along Meadowood Road.
- The applicant has the burden of proof in establishing that the special exception(s) to the fence regulations relating to height will not adversely affect the neighboring properties.
- Granting the special exceptions to the fence standards 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: [BDA245-016 at 4637 Meadowood Rd](#)

Timeline:

- December 19, 2024: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.
- January 3, 2025: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**.
- January 24, 2025: Planning and Development Department Senior Planner emailed the applicant the following information:

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- an attachment that provided the public hearing date and panel that will consider the application; the January 31, 2025, deadline to submit additional evidence for staff to factor into their analysis; and February 7, 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.

January 30, 2025: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the February 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: No Speakers
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 245-016 – Application of Rob Baldwin, for a special exception to fence height regulations contained in the Dallas Development Code, is granted, subject to the following condition:

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

Maker:	Michael Hopkovitz				
Second:	Kathleen Davis				
Results:	5-0 Unanimously				Motion to grant
		Ayes:	-	5	David A. Neumann, Kathleen Davis, Jay Narey, Michael Hopkovitz & TC Fleming
		Against:	-	0	

2. 9450 N. Central Expressway
BDA245-021(CJ)

This item was moved to Individual Cases

BUILDING OFFICIAL’S REPORT Application of Mike Prezioso for **(1)** a special exception to the sign regulations at **9450 North Central Expressway**. This property is more fully described as Block 4

D/5457, Lot 2A, and is zoned PD-280, which limits the number of words on a sign. The applicant proposes to construct and/or maintain an attached premise sign on a nonresidential building facade with ten words which contain characters of a height equal to or exceeding four inches, which will require (1) a special exception to the sign regulations.

LOCATION: 9450 North Central Expressway

APPLICANT: Mike Prezioso

REQUEST:

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

ATTACHED SIGN REGULATIONS

Section 51A-7.305(c) (ATTACHED SIGNS) of the Dallas Development Code states that on any building facade, there may be a maximum of eight words which contain any character of a height equal to or exceeding four inches and pertain to any premise or any non-residential occupancy. Words consisting of characters less than four inches high may be used without limit.

STANDARD FOR SPECIAL EXCEPTION TO SIGN STANDARD REGULATIONS:

Section 51A-7.703(d)(3) of the Dallas Development Code states that except as provided in Section 51A-7.703(c) the board of adjustment may, in specific cases and subject to appropriate conditions, authorize up to two additional large letter words on an attached sign in excess of the number permitted in Article IV of the Code when the board has made a special finding from the evidence presented that strict compliance with the requirement of this article will result in substantial financial hardship or inequity to the applicant without sufficient corresponding benefit to the city and its citizens in accomplishing the objectives of this article.

STAFF RECOMMENDATION:

Special Exceptions (1):

No staff recommendation is made on this request.

BACKGROUND INFORMATION:

BDA History:

No BDA history found at 9450 North Central Expressway in the last 5 years.

Square Footage:

This lot contains 223,362.612 of square feet or 5.1277 acres.
This lot is zoned PD 280 which has no minimum lot size.

Zoning:

- Site: Planned Development 280
- North: MF-1(A) (Multi-Family)
- East: MU-2 (Mixed Use)
- South: Planned Development 260 (Tract 5)

West: RR & MF-1(A) (Regional Retail & Multi-Family)

Land Use:

The subject site is zoned with uses permissible in PD 280. Properties to the east are zoned with uses permissible in the MU-2 zoning district, areas to the west are zoned Regional Retail and Multi-Family, areas to the North are zoned Multi-Family and properties the south are developed with uses permitted under PD-260 Tract 5 use regulations.

GENERAL FACTS/STAFF ANALYSIS:

- The application of Mike Prezioso for the property located at 9450 North Central Expressway focuses on one request relating to the sign regulations.
- As illustrated from the submitted site plan and elevations, the applicant is proposing to maintain an attached premise sign on a nonresidential building facade with ten words which contain characters of a height equal to or exceeding four inches, which will require a special exception to the sign regulations.
- The Dallas Development Code states that on any building facade, there may be a maximum of eight words which contain any character of a height equal to or exceeding four inches and pertain to any premise or any non-residential occupancy.
- Per the plans, the west facade of the building proposes 3 signs with a total of 10 words; **Sign A** – “Dave & Busters”, **Sign B** - “Dave & Busters”, and **Sign H** - “Eat, Drink, Play, Watch”;
- Sign H is the focus of the request; the applicant submitted the request so that all 4 words on the sign can display; “Eat, Drink, Play, Watch”.
- The subject site has street frontage along North Central Expressway and Golf Lakes Trail.
- The applicant has the burden of proof in establishing that strict compliance with the requirement of this article will result in substantial financial hardship or inequity to the applicant without sufficient corresponding benefit to the city and its citizens in accomplishing the objectives of this article.
- Granting the special exceptions to the sign standards relating to sign regulations 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): [BDA245-021 at 9450 North Central Expressway](#)

Timeline:

- December 20, 2024: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.
- January 3, 2025: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**.
- January 27, 2025: The Planning and Development Senior Planner emailed the applicant the following information:

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- an attachment that provided the hearing date and panel that will consider the application; the January 31, 2025, deadline to submit additional evidence for staff to factor into their analysis ;and February 7, 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.

January 30, 2025: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the February 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: Mike Prezioso, 2865 Market Loop, Southlake TX 76092

Against: No Speakers

Motion

I move that the Board of Adjustment, in Appeal No. BDA 245-021, on application of Mike Prezioso, **GRANT** the request of this applicant to construct and/or maintain an attached premise sign on a nonresidential building facade with 10 words which contain characters of a height equal to or exceeding four inches, as a special exception to the sign regulations contained in Article VII of the Dallas Development Code, as amended, because our evaluation of the property and the testimony shows that strict compliance with the requirements of this article will result in substantial financial hardship or inequity to the applicant without sufficient corresponding benefit to the city and its citizens in accomplishing the objectives of this article.

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.

Maker:	Kathleen Davis				
Second:	Michael Hopkovitz				
Results:	5-0 Unanimously				Motion to grant
		Ayes:	-	5	David A. Neumann, Kathleen Davis, Jay Narey, Michael Hopkovitz & TC Fleming
		Against:	-	0	

3. 7117 Churchill Way
BDA245-022(CJ)

This item was moved to Individual Cases

BUILDING OFFICIAL’S REPORT: Application of Monica Hernandez for **(1)** a special exception to the fence height regulations at **7117 Churchill Way**. This property is more fully described as Block A/7463, Lot 2 and is zoned R-1/2ac(A), which limits the height of a fence in the front yard to 4-feet. The applicant proposes to construct and/or maintain a 5-foot 6-inch-high fence in a required front-yard, which will require **(1)** a 1-foot 6-inch special exception to the fence height regulations.

LOCATION: 7117 Churchill Way

APPLICANT: Monica Hernandez

REQUEST:

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

STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO FENCE HEIGHT STANDARDS 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 exception will not adversely affect neighboring property.

STAFF RECOMMENDATION:

Special Exception (1):

No staff recommendation is made on this request.

BACKGROUND INFORMATION:

BDA History:

BDA history found at 7117 Churchill Way in the last 5 years:

BDA234-082 – A request for Special Exception to the fence height regulations. The applicant proposed to construct and/or maintain a 7-foot 6-inch-high fence in a required front-yard, which will require (1) a 3-foot 6-inch special exception to the fence height regulations on Churchill Way.

Request denied without prejudice by Panel A on July 16, 2024.

Square Footage:

- This lot contains 54,400.002 of square feet.
- This lot is zoned R-1/2 ac (A) which has a minimum lot size of 21,780 square feet or 0.50 acre.

Zoning:

Site: R-1/2ac (A) (Single Family District)
North: R-1/2ac (A) (Single Family District)

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- East: Planned Development 381 Zoning District
- South: Planned Development 381 Zoning District
- West: Planned Development 381 Zoning District

Land Use:

The subject site and surrounding properties to the north, east and south are developed with single-family uses. Properties to the east are developed with uses permissible in Planned Development 381.

GENERAL FACTS/STAFF ANALYSIS:

- The application of Monica Hernandez for the property located at 7117 Churchill Way focuses on one request relating to fence height regulations.
- The applicant proposes to construct and 5-foot-6-inch high fence in a required front yard, which will require a 1-foot 6-inch special exception to the fence height regulations.
- The required front yard setback in R-1/2ac (A) Zoning District is 40 feet.
- The subject site along with properties to the north, south, east and west are all developed with single-family homes and a park.
- The submitted site plan and elevations shows the applicant is proposing to construct a 5-foot 6-inch high fence in the required front yard of the property at 7117 Churchill Way.
- The proposed fence material is wrought iron connected by stone columns.
- The subject site is a mid-block lot, and it has single street frontage on Churchill Way.
- Per staff’s review of the subject site, it has been confirmed that the fence is proposed and not existing.
- The subject site sits directly across the street from The Estates of Lake Forest gated community which is surrounded by a brick HOA/community fence.
- 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.
- 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 standards relating to height regulations 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: [BDA245-022 at 7117 Churchill Way](#)

Timeline:

- December 20, 2024: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.
- January 3, 2025: The Board of Adjustment Administrator assigned this case to Board of

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Adjustment Panel A.

January 27, 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 January 31, 2025, deadline to submit additional evidence for staff to factor into their analysis ;and February 7, 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.

January 30, 2025: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the February 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: Monica Hernandez, 7821 Pennington Ct., Plano, TX 75025
Cindy Chadwick, 7117 Churchill Way, Dallas TX 75230

Against: No Speakers

Motion

I move that the Board of Adjustment, in Appeal No. BDA 245-022, on application of Monica Hernandez, **DENY** the special exception requested by this applicant to construct and/or maintain a 5-foot 6-inch high fence **without prejudice**, because our evaluation of the property and the testimony shows that granting the application would adversely affect neighboring property.

Maker:	Michael Hopkovitz				
Second:	Kathleen Davis				
Results:	4-1				Motion to deny without prejudice
		Ayes:	-	4	David A. Neumann, Kathleen Davis, Jay Narey, Michael Hopkovitz
		Against:	-	1	TC Fleming

HOLDOVER CASES

4. 4511 Stigall Street
BDA245-011(CJ)

BUILDING OFFICIAL’S REPORT: Application of Tracy Jordan for **(1)** a variance to the maximum building height regulations at **4511 Stigall Street**. This property is more fully described as Block 5/4993, Lot 15, and is zoned PD-67 (Tract IV), which limits the maximum building height to 25-feet. The applicant proposes to construct and/or maintain a single-family residential structure with a building height of 25-feet 3 1/4-inches, which will require **(1)** a 3 1/4-inch variance to the maximum building height regulations.

LOCATION: 4511 Stigall Street

APPLICANT: Tracy Jordan

REQUEST:

- (1) A request for a variance to the maximum building height 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 § 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:

1. **Variance** to the maximum building height regulations

Denial

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

- A. Not contrary to the public interest as no letters of opposition were received before case reports were finalized and submitted.
- B. PD 67 reverts to R-5(A) for Tract IV regarding minimum lot size (5,000 sq ft) and the subject site is 7971.48 sq ft. The site is also not irregularly shaped or sloped; therefore, the property can be developed in a manner commensurate with development upon other parcels of land in the same zoning.
- C. Is a self-created or personal hardship. The existing residential structure was approved under building permit #2306061010 with plans showing a building height of 25'.

BACKGROUND INFORMATION:

BDA History:

No BDA history found at 4511 Stigall Street within the last 5 years.

Square Footage:

This lot contains 7,971.48 of square feet or .39 acres.
This lot is zoned PD 67 (Tract IV) with a R-7.5(A) base layer which has a minimum lot size of 7,500 square feet.

- Site: PD 67 (Tract IV)
- North: PD 67 (Tract IV)
- East: PD 67 (Tract IV)
- South: PD 67 (Tract IV)
- West: PD 67 (Tract IV)

Land Use:

The subject site is developed with a residential structure. The subject site and areas to the north, south, east, and west are zoned PD 67 (Tract IV).

GENERAL FACTS/STAFF ANALYSIS:

- The application of Tracy Jordan for property located at 4511 Stigall Street focuses on one request relating to the maximum building height regulations.
- The applicant proposes to construct and/or maintain a single-family residential structure with a building height of 25-feet 3 1/4-inches, which will require a 3 1/4-inch variance to the maximum building height regulations
- SEC. 51P-67.108(b)(1). TRACT IV USES AND DEVELOPMENT STANDARDS of the Development Code states that the maximum building height allowed for single family structures in Tract IV of Planned Development 67 is 25 feet
- The subject site has single street frontage on Stigall Street.

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- The subject site along with surrounding properties to the north, south, east and west are zoned with residential uses.
- It is important to note that the plans were approved by the Building Inspections permitting office under permit #2306061010 at 25-feet tall; an error was made during construction and the building was built 25-feet 3 ¼ inches (at the midpoint).
- The subject site is currently developed with a residential structure and located within an established neighborhood.

The applicant has the burden of proof in establishing the following:

- That granting the variance 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.
- 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
- 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.

The board may also consider Dallas Development Code **§ 51A-3.102(d)(10)(b)**, formerly known as **HB 1475** as grounds to determine whether compliance with the ordinance as applied to a structure that is the subject of the appeal would result in unnecessary hardship:

- (a) 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 (Submission of Rolls to Taxing Units), Tax Code.
 - (b) 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.
 - (c) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.
 - (d) compliance would result in the unreasonable encroachment on an adjacent property or easement; or
 - (e) the municipality considers the structure to be a nonconforming structure.
- Granting the proposed variance, 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.
 - 3 ¼ inch variance to the maximum building height regulations.
 - 200' Radius Video: [BDA245-011 at 4511 Stigall Street](#)

Timeline:

December 2, 2024: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.

December 17, 2024: The Board of Adjustment Administrator assigned this case to Board of

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Adjustment Panel **A**.

December 18, 2024: 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 January 2, 2025, deadline to submit additional evidence for staff to factor into their analysis ;and January 10, 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.

January 2, 2025: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the January 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.

January 21, 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.

January 27, 2025: The Development Services Department Senior Planner emailed the applicant the following information:

- an attachment that provided the hearing date and panel that will consider the application; the January 31, 2025, deadline to submit additional evidence for staff to factor into their analysis ;and February 7, 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.

January 30, 2025: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the February 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: Tracy Jordan, 3809 Parry Ave., Dallas, TX 75226

Against: Zac Thompson, 4715 University Blvd, Dallas TX 75209
(Did not Speak)

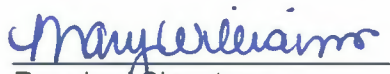
Motion

I move that the Board of Adjustment, in Appeal No. BDA 245-011, on application of Tracy Jordan, **DENY** the variance to the building height regulations requested by this applicant **without prejudice**, because our evaluation of the property and the 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 NOT result in unnecessary hardship to this applicant.

Maker:	Kathleen Davis				
Second:	Michael Hopkovitz				
Results:	5-0 Unanimously				Motion to deny without prejudice
		Ayes:	-	5	David A. Neumann, Kathleen Davis, Jay Narey, Michael Hopkovitz & TC Fleming
		Against:	-	0	

ADJOURNMENT


After all business of the Board of Adjustment had been considered, Chairman Neumann entertained a motion to adjourn at 2:20 p.m.



Required Signature:
Mary Williams, Board Secretary
Planning & Development Department



Date



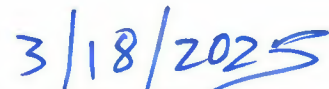
Required Signature:
Dr. Kameka Miller-Hoskins, Board Coordinator
Planning & Development Department



Date



Required Signature:
David A. Neumann, Chairman
Board of Adjustment



Date