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City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Board of Adjustment

Panel A

NOVEMBER 17, 2026

Briefing at 10:00 AM

Hearing at 1:00 PM

City of Dallas

Agenda

1500 Marilla Street
Council Briefing,
6th Floor
Dallas, Texas 75201

Board of Adjustment, Panel A

Tuesday, November 17, 2026 **10:00 AM** **COUNCIL BRIEFING, 6ES**

BOARD OF ADJUSTMENT, PANEL A
REGULAR MEETING
TUESDAY, NOVEMBER 17, 2026
ORDER OF BUSINESS

The Board of Adjustment, Panel A may be briefed on any item on the agenda.

The City of Dallas will make “Reasonable Accommodations” to programs and/or other related activities to ensure all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation to fully participate in the meeting should notify the Board Coordinator by calling (214) 670-4127, at least seventy-two (72) hours (3 days) in advance of the scheduled meeting. A video stream of the meeting will be available two business days after adjournment by visiting https://dallascityhall.com/government/Pages/Live.aspx.

La Ciudad de Dallas llevará a cabo "Adaptaciones Razonables" a los programas y/u otras actividades relacionadas para garantizar que todos y cada uno de los residentes tengan The Landmark Commission may be briefed on any item on the agenda. The City of Dallas will make “Reasonable Accommodations” to programs and/or other related activities to ensure all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation to fully participate in the meeting should notify the Board Coordinator by calling (214) 670-4127, at least seventy-two (72) hours (3 days) in advance of the scheduled meeting. A video stream of the meeting will be available two business days after adjournment by visiting https://dallascityhall.com/government/Pages/Live.aspx.

The public may listen to the meeting as an attendee at the following videoconference link:

https://dallascityhall.webex.com/dallascityhall/j.php?MTID=mce160208771468201b6d7123723d9ef8

(NOTE: IF THE LINK ABOVE DOES NOT WORK, COPY AND PASTE THE LINK IN YOUR WEB BROWSER)

Individuals and interested parties wishing to speak must register at: **https://bit.ly/BDA-A-Register**

CITY OF DALLAS

BOARD OF ADJUSTMENT – PANEL A
TUESDAY, NOVEMBER 17, 2026
AGENDA

BRIEFINGS: **Videoconference/6ES Council Briefing*** **10:00 a.m.**

(The Board of Adjustment may be briefed on any item on the agenda if it becomes necessary.)

PUBLIC HEARINGS: **Videoconference/6ES Council Briefing*** **1:00 p.m.**
Public hearings will not be heard before 1:00 p.m.

PURPOSE: To consider the attached agendas.

*** All meeting rooms and chambers are located in Dallas City Hall, 1500 Marilla, Dallas, Texas**

The Board of Adjustment meeting will be held by videoconference and in the Council Briefing Room, 6th Floor ES at City Hall. Individuals who wish to listen to the meeting, may participate by video by joining Cisco Webex Link: https://bit.ly/boa111726 or by calling the following phone number: ***Webinar number:*** (Webinar 2497 518 2379) password: dallas (325527 from phones)) and by ***phone:*** +1-469-210-7159 United States Toll (Dallas) or +1-408-418-9388 United States Toll (*Access code: 2497 518 2379* ***Password (if required)*** 325527.

Individuals and interested parties wishing to speak must register with the Board of Adjustment by registering online at https://dallascityhall.com/government/Boards-and-Commissions/Board-of-Adjustment/Pages/Meetings.aspx or call (214) 670-4127, by 5:00 p.m., Monday, November 16, 2026.

Las personas y las partes interesadas que desean hablar deben registrarse con en el Departamento de Planificación y Desarrollo registrándose en línea en https://dallascityhall.com/government/Boards-and-Commissions/Board-of-Adjustment/Pages/Meetings.aspx o llamando al (214) 670-4127, antes de las 5:00 p.m. del lunes, 16 de Noviembre de 2026.

The public may attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person. The City of Dallas will make "Reasonable Accommodations/Modifications" to programs and/or other related activities to ensure any and all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation(interpreter) to fully participate in the meeting should notify the Board of Adjustment by emailing mary.williams1@dallas.gov. calling (214) 670-4127, at least seventy-two (72) hours (3 days) prior to the scheduled meeting. A video stream of the meeting will be available twenty-four (24) hours after adjournment by visiting https://dallastx.new.swagit.com/views/113.

Se anima al público a asistir a la reunión virtualmente; sin embargo, la audiencia está disponible para aquellos que deseen asistir en persona. La ciudad de Dallas llevará a cabo "Adecuaciones/Modificaciones Razonables" a los programas y/u otras actividades relacionadas para asegurar que todos y cada uno de los residentes tengan acceso a los servicios y recursos para asegurar una reunión equitativa e inclusiva. Cualquier persona que requiera asistencia adicional, servicio, y/o traducción (intérprete) para poder participar de forma íntegra en la reunión debe notificar a Departamento de Planificación y Desarrollo enviando un correo electrónico a mary.williams1@dallas.gov, llamando al (214) 670-4127, por lo menos setenta y dos (72) horas (3 días) antes de la reunión programada. Una transmisión en video de la reunión estará disponible dos días hábiles luego de la finalización de la reunión en https://dallastx.new.swagit.com/views/113.

AGENDA
BOARD OF ADJUSTMENT - PANEL A MEETING
TUESDAY, NOVEMBER 17, 2026
ORDER OF BUSINESS

The Board of Adjustment meeting will be held by videoconference and in the Council Briefing, 6th Floor ES at City Hall. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure must sign up with the Planning and Development Department's Office.

The public may attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person.

The following videoconference link is available to the public to listen to the meeting and Public Affairs and Outreach will also stream the Board of Adjustment meeting on Spectrum Cable Channel 96 or 99 and bit.ly/cityofdallastv:

https://dallascityhall.webex.com/dallascityhall/j.php?MTID=mce160208771468201b6d7123723d9ef8

Public hearings will not be heard before 1:00 p.m.

BRIEFING ITEMS

APPROVAL OF MINUTES

APPROVAL OF OCTOBER 20, 2026, PANEL A HEARING MINUTES

APPROVAL OF NOVEMBER 3, 2026, BOA FULL BOARD MEETING MINUTES

ACTION ITEMS:

MISCELLANEOUS ZONING ITEMS:

NONE

UNCONTESTED ITEMS:

NONE

HOLDOVER ITEMS

1- BOA-26-000020 – 7426 CONCORD AVENUE 26-3579A

2- BOA-26-000040 – 4701 MIRON DRIVE 26-3580A

INDIVIDUAL ITEMS:

3 – BOA-26-000071 – 5336 ROCK CLIFF PLACE 26-3287A

4- BOA-26-000074 – 1403 EASTUS DRIVE 26-3576A

5- BOA-26-000075 – 2107 N. HENDERSON AVENUE 26-3577A

6- BOA-26-000078 – 6211 LLANO AVENUE 26-3578A

ADJOURMENT

Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistol oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

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

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

I. Call to Order

II. Staff Presentation/Briefing

III. Public Hearing

IV. Public Testimony

V. Miscellaneous Items

APPROVAL OF OCTOBER 20, 2026, PANEL A MEETING MINUTES

APPROVAL OF NOVEMBER 3, 2026, BOA FULL BOARD MEETING MINUTES

VI. Case Docket

MISCELLANEOUS ITEM(S)

NONE

UNCONTESTED CASE(S)

NONE

HOLDOVER CASE(S)

1. 26-3579A Application of Marcos Munoz for **(1)** a special exception for the handicapped to the single-family use regulations, **(2)** a special exception for the handicapped to the floor area for structures accessory to single family use regulations, and for **(3)** a special exception for the handicapped to the total floor area for structures accessory to single family use regulations at **7426 CONCORD AVENUE**. This property is more fully described as Block 7/2353, Lot 22, and is zoned R-7.5(A), which limits the number of dwelling units to one, prohibits an accessory structure to exceed 25 percent of the floor area of the main structure, and prohibits the total floor area of all accessory structures on a lot to exceed 50 percent of the floor area of the main building. The applicant proposes to construct and/or maintain an additional dwelling unit (not for rent), which will require **(1)** a special exception for the handicapped to the single-family use regulations, to construct and/or maintain a single-family residential accessory structure with 1,177 square feet of floor area (50.39 percent of the 2,336 square foot floor area of the main structure), which will require **(2)** a 593 square foot (25.39 percent) special exception for the handicapped to the floor area for structures accessory to single family use regulations, and to construct and/or maintain single-family residential accessory structures with 1,328 square feet of combined floor area (56.85 percent of the 2,336 square foot floor area of the main structure), which will require **(3)** a 160 square foot (6.85 percent) special exception for the handicapped to the total floor area for structures accessory to single family use regulations.

   Location: **7426 CONCORD AVENUE**
   Applicant: Marcos Munoz
   Senior Planner: Bryant Thompson
   Request(s): **(1)** A special exception for the handicapped to the single-family use regulations, **(2)** A special exception for the handicapped to the floor area for structures accessory to single-family use regulations, and **(3)** A special exception for the handicapped to the total floor area for structures accessory to single-family use regulations.
   Staff Recommendation: No staff recommendation.
   BOA-26-000020

Attachments:
Case Report
Application Summary
Referral
Site Plans

2. 26-3580A Application of Nicholas Lowe for **(1)** a special exception to the fence height regulations at **4701 MIRON DRIVE**. This property is more fully described as Block A/5554, Lot 2, 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 a 6-foot high fence within a required front-yard along Miron Drive, which will require **(1)** a 2-foot special exception to the fence height regulations.

Location: **4701 MIRON DRIVE**
Applicant: Nicholas Lowe
Senior Planner: Bryant Thompson
Request(s): **1)** A special exception to the fence height regulations.
Staff Recommendation: No staff recommendation.
BOA-26-000040

Attachments: Case Report
Application Summary
Site Plans

INDIVIDUAL CASE(S)

3. 26-3287A Application of Santos Martinez for **(1)** a variance to the front yard setback regulations, **(2)** a variance to the side yard setback regulations, **(3)** a special exception to the fence height regulations, **(4)** a special exception to the fence opacity regulations, and **(5)** a special exception to the visibility triangle regulations at the driveway approach at **5336 ROCK CLIFF PLACE**. This property is more fully described as Block 6/5579, Lot 3B, and is zoned R-1ac(A), which requires a front yard setback of 40-foot, requires a side yard setback of 10 feet, limits the height of a fence in the front yard to 4 feet, requires a fence panel with a surface area that is less than 50 percent open to be located at least 5 feet from the front lot line, and requires a 20-foot visibility triangle at the driveway or alley edge and the street curb line. The applicant proposes to construct and/or maintain an emergency generator as a single-family residential accessory structure and provide a 1-foot front yard setback, which will require **(1)** a 39-foot variance to the front yard setback regulations, to construct and/or maintain an emergency generator as a single-family residential accessory structure and provide a 1-foot side yard setback, which will require **(2)** a 9-foot variance to the side yard setback regulations, to construct and/or maintain a 6-foot 10 and 1/4-inch-high fence in a required front yard, which will require **(3)** a 2-foot 10 and 1/4-inch special exception to the fence height regulations, to construct and/or maintain a fence in a required front yard with a fence panel having less than 50 percent open surface area located less than 5 feet from the front lot line, which will require **(4)** a special exception to the fence opacity regulations, and to construct and/or maintain a single-family residential fence structure within a required visibility obstruction triangle at the driveway approach along Rock Cliff Place, which will require **(5)** a special exception to the visibility obstruction regulations at the driveway approach.

Location: **5336 ROCK CLIFF PLACE**

Applicant: Santos Martinez

Senior Planner: Jamie Miller

Request(s): **(1)** A variance to the front yard setback regulations, **(2)** A variance to the side yard setback regulations, **(3)** A special exception to the fence height regulations, **(4)** A special exception to the fence opacity regulations, **(5)** A special exception to the visibility obstruction regulation at the driveway approach.

Staff Recommendation: **(1)** Denial, **(2)** Denial, **(3)** No Staff recommendation, **(4)** No Staff recommendation, **(5)** No Staff recommendation.

BOA-26-000071

Attachments: Case Report
Application Summary
Site Plan
Elevation-Fence
Documentary Evidence-Memo
Documentary Evidence

4. 26-3576A Application of Santos Martinez for **(1)** a variance to the front-yard setback regulations at **1403 EASTUS DRIVE**. This property is more fully described as Block A/4788-1/2, Lot E, and is zoned R-7.5(A), which requires a front-yard setback of 25-feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 5-foot front yard setback along Shady Lane, which will require a **(1)** 20-foot variance to the front yard setback regulations.
Location: **1403 EASTUS DRIVE**
Applicant: Santos Martinez
Senior Planner: Bryant Thompson
Request(s): **(1)** A variance to the front yard setback regulations.
Staff Recommendation: **(1)** Approval.
BOA-26-000074

Attachments: Case Report
Application
Site Plan
Elevation Plans
Elevation Plans
Documentary Evidence-A
Documentary Evidence

5. 26-3577A Application of Santos Martinez for **(1)** a variance to the minimum front-yard setback regulations at **2107 N HENDERSON AVENUE**. This property is more fully described as Block E/1491, Lot 10A, and is zoned PD-462 (Subdistrict 5), which requires a minimum front-yard setback of 15-feet except cantilevered roof eaves and balconies may project up to five feet into the required front yard. The applicant proposes to construct and/or maintain a nonresidential structure along N. Henderson Avenue and provide an 8-foot 6-inch front yard, which will require a **(1)** 1-foot 6-inch variance to the minimum front-yard setback regulations.

Location: **2107 N HENDERSON AVENUE**
Applicant: Santos Martinez
Senior Planner: Bryant Thompson
Request(s): **(1)** A variance to the front yard setback regulations.
Staff Recommendation: **(1)** Denial.
BOA-26-000075

Attachments:
Case Report
Application Summary
Site Plan
Elevations
Documentary Evidence-Memo
Documentary Evidence-A
Documentary Evidence-B
Documentary Evidence-C
Documentary Evidence-D
Documentary Evidence-E
Documentary Evidence-F
Documentary Evidence-G

6. 26-3578A Application of Alberto Basave for **(1)** a variance to the maximum lot coverage regulations at **6211 LLANO AVENUE**. This property is more fully described as Block 2/2158, Lot 15, and is zoned R-7.5(A), which limits the lot coverage to 45 percent for residential structures. The applicant proposes to construct and/or maintain a single-family residential structure with 47.43 percent lot coverage (3,700 square feet), which will require **(1)** a 2.43 percent (190 square feet) variance to the maximum lot coverage regulations.

Location: **6211 LLANO AVENUE**
Applicant: Alberto Basave
Senior Planner: Bryant Thompson
Request(s): **(1)** A variance to the maximum allowed lot coverage.
Staff Recommendation: **(1)** Denial.
BOA-26-000078

Attachments:
Case Report
Application Summary
Referral
Site Plan
Elevation
Floor Plan

VII. Adjournment

EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code § 551.071]

2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code § 551.072]

3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code § 551.073]

4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code § 551.074]

5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code § 551.076]

6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code § 551.087]

7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code § 551.089]

8. deliberating cybersecurity measures, policies, or contracts solely intended to protect a critical infrastructure facility. [Tex. Gov't Code § 551.0761]