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City of Dallas

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

Board of Adjustment

Panel C

NOVEMBER 16, 2026

Briefing at 11:00 AM

Hearing at 1:00 PM

City of Dallas

Agenda

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

Board of Adjustment, Panel C

Monday, November 16, 2026 **11:00 AM** **6ES - COUNCIL BRIEFING**

BOARD OF ADJUSTMENT, PANEL C
REGULAR MEETING
MONDAY, NOVEMBER 16, 2026
ORDER OF BUSINESS

The Board of Adjustment, Panel C 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=mdfc4f9450236bf314f65f9a7a1084823

(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-C-Register**

CITY OF DALLAS

BOARD OF ADJUSTMENT – PANEL C
MONDAY, NOVEMBER 16, 2026
AGENDA

BRIEFINGS: **Videoconference/6ES Council Briefing Room*** **11:00 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 Room*** **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/boa1116 or by calling the following phone number: ***Webinar number:*** (Webinar 2482 590 6223) 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: 2482 590 6223* ***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., Sunday, November 15, 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 domingo, 15 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 C MEETING
MONDAY, NOVEMBER 16, 2026
ORDER OF BUSINESS

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 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=mdfc4f9450236bf314f65f9a7a1084823

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

BRIEFING ITEMS

ACTION ITEMS:

APPROVAL OF MINUTES

APPROVAL OF SEPTEMBER 14, 2026, PANEL C HEARING MINUTES

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

MISCELLANEOUS ITEMS:

NONE

UNCONTESTED ITEMS:

1 – BOA-26-000051 – 3780 MCLARTY DRIVE 26-3530A

2 – BOA-26-000065 – 1227 SAN PATRICIO DRIVE 26-3531A

3 – BOA-26-000072 – 5323 FALLS ROAD 26-3532A

HOLDOVER ITEMS:

NONE

INDIVIDUAL ITEMS:

4 - BOA-26-000083 – 5049 PERSHING STREET 26-3534A

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 SEPTEMBER 14, 2026, PANEL C MEETING MINUTES

APPROVAL OF NOVEMBER 3, 2026, FULL BOARD MEETING MINUTES

VI. Case Docket

MISCELLANEOUS ITEM(S)

NONE

UNCONTESTED CASE(S)

1. 26-3530A Application of Erica Teniente for **(1)** a special exception to the fence height regulations, and for **(2)** a special exception to the fence opacity regulations at **3780 MCLARTY DRIVE**. This property is more fully described as Block C/8292, Lot 1, and is zoned R-5(A), which limits the height of a fence in the front yard to 4-feet, and requires a fence panel with a surface area that is less than 50 percent open may not be located less than 5-feet from the front lot line. The applicant proposes to construct and/or maintain a 6-foot 6-inch high fence in a required front-yard along Stagecoach Trail, which will require **(1)** a 2-foot 6-inch special exception to the fence height regulations, and 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 along Stagecoach Trail, which will require **(2)** a special exception to the fence opacity regulations.

Location: **3780 MCLARTY DRIVE**
Applicant: Erica Teniente
Senior Planner: Jamie Miller
Request(s): **(1)** A special exception to the fence height regulations, **(2)** A special exception to the fence opacity regulations.
Staff Recommendation: No staff recommendation.
BOA-26-000051

Attachments:
Case Report
Application Summary
Referral
Site Plans
Documentary Evidence

2. 26-3531A Application of Molly Kathryn Davis for **(1)** a special exception to the front yard setback regulations for a carport at **1227 SAN PATRICIO DRIVE**. This property is more fully described as Block A/5363, Lot 4, 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 carport for a single-family residential dwelling in a required front yard and provide a 20-foot front yard setback, which will require **(1)** a 5-foot special exception to the front yard setback regulations for a carport.
Location: **1227 SAN PATRICIO DRIVE**
Applicant: Molly Kathryn Davis
Senior Planner: Jamie Miller
Request(s): **(1)** A special exception to the front yard setbacks.
Staff Recommendation: No staff recommendation.
BOA-26-000065

Attachments: Case Report
Application Summary
Site Plan with Carport
Carport Elevations
Documentary Evidence

3. 26-3532A Application of Jennifer Hiromoto for **(1)** a special exception to the fence height regulations at **5323 FALLS ROAD**. This property is more fully described as Block 2/5603, Lot 7 and part of Lot 8, 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 9-foot-high fence in a required front-yard, which will require **(1)** a 5-foot special exception to the fence height regulations.
Location: **5323 FALLS ROAD**
Applicant: Jennifer Hiromoto
Senior Planner: Jamie Miller
Request(s): **(1)** A special exception to the fence height regulations.
Staff Recommendation: No staff recommendation.
BOA-26-000072

Attachments: Case Report
Application Summary
Site Plans
Site Plans-Enlarged
Documentary Evidence

HOLDOVER CASES

NONE

INDIVIDUAL CASES

4. 26-3534A Application of Jorge Maliachi for **(1)** a variance to the maximum building height regulations at **5049 PERSHING STREET**. This property is more fully described as Block G/1998, Lot 10, and is zoned R-5(A) (NSO 6), which limits the maximum building height to 24-feet at the front building line due to a Neighborhood Stability Overlay restriction. The applicant proposes to construct and/or maintain a single-family residential structure with a building height of 28 feet 9 1/4-inches, which will require **(1)** a 4-foot 9 1/4-inch variance to the maximum building height regulations.

Location: **5049 PERSHING STREET**
Applicant: Jorge Maliachi
Senior Planner: Jamie Miller
Request(s): **(1)** A variance to the maximum building height regulations.
Staff Recommendation: **(1)** Denial.
BOA-26-000083

Attachments:
Case Report
Application Summary
Site Plan
Elevation Plan
Height Plane Diagram
Documentary Evidence-Elevation
Documentary Evidence-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]