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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 Pg. 11

APPROVAL OF NOVEMBER 3, 2026, BOA FULL BOARD MEETING MINUTES Pg. 22


**MISCELLANEOUS ITEMS:**

**NONE**

**UNCONTESTED ITEMS:**


**1 – BOA-26-000051** – 3780 MCLARTY DRIVE Pg. 30

**2 – BOA-26-000065** – 1227 SAN PATRICIO DRIVE Pg. 54

**3 – BOA-26-000072** – 5323 FALLS ROAD Pg. 74


**HOLDOVER ITEMS**:

**NONE**

**INDIVIDUAL ITEMS**:


**4 - BOA-26-000083** – 5049 PERSHING STREET Pg. 90


**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]

BOARD OF ADJUSTMENT

PANEL C MINUTES

SEPTEMBER 14, 2026

**DRAFT**

6ES Council Briefing
24957316190@dallascityhall.we
bex.com

Cheri Gambow, Temporary

Presiding Officer

**PRESENT: [5]**

| | |
|---|---|
| Cheri Gambow, Temporary Presiding Officer | |
| Linda Garner | |
| Amelia Perez | |
| Rodney Milliken | |
| Roger Sashington | |
| | |

**ABSENT: [1]**

| | |
|---|---|
| Jared Slade | |
| | |
| | |

Assistant City Attorney Theresa Carlyle called the briefing to order at **10:30 A.M.** with a quorum of the Board of Adjustment present.

Board Member Rodney Milliken nominated Board Member Cheri Gambow as Temporary Presiding Officer for Panel C; it was seconded by Board Member Linda Garner and voted unanimously.

Presiding Officer Cheri Gambow 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 manners that were scheduled on the posted meeting agenda.

- Joseph Ybanez
- Zack Mann
- Jon Hetzel
- Dan Murry
- Shane Thomas
- Stephanie Hubert

**MISCELLANEOUS ITEMS**

Approval of the Board of Adjustment Panel C, August 17, 2026, Meeting Minutes with changes made to the motion on page 20.

**A motion was made to approve Panel C, August 17, 2026, Meeting minutes, as amended.**

| | | | | | |
|---|---|---|---|---|---|
| Maker: | Linda Garner | | | | |
| Second: | Roger Sashington | | | | |
| Results: | 5-0 unanimously | | | | Motion to approve as amended |
| | | Ayes: | - | 5 | Cheri Gambow, Linda Garner, Amelia Perez, Rodney Milliken & Roger Sashington |
| | | Against: | - | 0 | |

**MISCELLANEOUS CASE(S)**

**1. 1227 SAN PATRICIO DRIVE**
BOA-26-000065_FW1 (KMH)

**BUILDING OFFICIAL'S REPORT:** Application of Molly Kathryn Davis for **(1)** a fee waiver for 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).

**LOCATION:** 1227 St. Patricio Drive

**APPLICANT:** Molly Davis

**REQUEST:**

A request for a fee waiver for a special exception to the front yard setback regulations for a carport.

The applicant is requesting a fee waiver in the amount of $600.00. The request pertains solely to the waiver of fees associated with the special exception to the front yard setback regulations for a carport.

**STANDARD FOR A FEE WAIVER OR REIMBURSEMENT**:

**Section 303.12.1.6** in Chapter 52 of the Dallas City Code specifies the board of adjustment may waive the filing fee if the board finds **that payment of the fee would result in substantial financial hardship to the applicant**. The applicant may either pay the fee and request reimbursement at the hearing on the matter or request that the issue of financial hardship be placed on the board's miscellaneous docket for predetermination. If the issue is placed on the miscellaneous docket, the applicant may not file the application until the merits of the request for waiver have been determined by the board. In making this determination, the board may require the production of financial documents.

**STAFF RECOMMENDATION**:

The staff does not make a recommendation on fee waiver requests since the standard is whether the board finds that payment of the fee would result in substantial financial hardship to the applicant.

Speakers:

For: Molly Davis, 1227 San Patricio Drive, Dallas TX

Against: No Speakers

**Motion**
I move that the Board of Adjustment, in Appeal No. **BOA-26-000065_FW1**, on application of Molly Kathryn Davis, **GRANT** the request to waive the filing fees to be paid in association with a request for a special exception to the front yard setback regulations for a carport as requested by this applicant because our evaluation of the property and testimony shows that the payment of the fee would result in substantial financial hardship to this applicant.

| | | | | | |
|---|---|---|---|---|---|
| Maker: | Amelia Perez | | | | |
| Second: | Linda Garner | | | | |
| Results: | 5-0 Unanimously | | | | Motion to grant |
| | | Ayes: | - | 5 | Cheri Gambow, Linda Garner, Amelia Perez, Rodney Milliken and Roger Sashington |
| | | Against: | - | 0 | |

**UNCONTESTED CASES**

**2. 7141 SANTA MONICA DRIVE**
BOA-26-000061 (JM)

**BUILDING OFFICIAL'S REPORT:** Application of Craig Berry for **(1)** a variance to the front yard setback regulations at **7141 SANTA MONICA DRIVE**. This property is more fully described as Block 2708, Tract 10, and is zoned CD-6 (Tract 1), which requires a front yard setback of 35-feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 17-foot 10-inch front yard setback, which will require **(1)** a 17-foot 2-inch variance to the front yard setback regulations.

**LOCATION**: 7141 SANTA MONICA DRIVE

**APPLICANT:** Craig Berry

**REQUEST**:

1. A request for a variance to the front-yard setback 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.

**SECTION 51A-3.102(d)(10)(B):**

Dallas Development Code § 51A-3.102(d)(10)(B), allows for the board to use their discretion and consider the following as grounds to determine whether the portion of the variance standard of compliance with the ordinance as applied to a structure would result in unnecessary hardship:

(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:**

**Approval**

**Rationale:** Based upon evidence presented and provided by the applicant, staff concluded that the site 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. The subject site differs from typical parcels in CD 6 by its irregular shape and angled frontage along Santa Monica Drive. Measuring the required front yard from the non-rectilinear front lot line produces an uneven setback envelope that reduces the usable building area more severely than on regularly shaped lots in the same district. The requested relief observes the spirit of Chapter 51A by allowing reasonable use of the lot without granting a privilege unavailable to other CD 6 properties.
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.

**BACKGROUND INFORMATION:**

**Zoning:**

| | |
|---|---|
| Site: | CD-6 Tract 1 (Hollywood Heights – Santa Monica) |
| North: | CD-6 Tract 1 (Hollywood Heights – Santa Monica) |
| East: | CD-6 Tract 1 (Hollywood Heights – Santa Monica) |
| South: | CD-6 Tract 1 (Hollywood Heights – Santa Monica) |
| West: | CD-6 Tract 1 (Hollywood Heights – Santa Monica) |

**Land Use:**

The subject site and surrounding properties are developed with single-family uses allowed in CD-6 (Tract 1).

**BDA History:**

No BDA history has been found within the last five years.

**GENERAL FACTS/STAFF ANALYSIS:**

- The application of Craig Berry for the property located at 7141 Santa Monica Drive focuses on one request relating to a variance to the front-yard setback regulations.
- The applicant is proposing to construct and maintain a residential structure and provide a 17-foot 10-inch front-yard setback, which will require a 17-foot 2-inch variance to the front-yard setback regulations.
- It is imperative to note that the subject site is proposing to tear down and rebuild only the front porch. This will result in gaining approximately 18 inches to the existing front yard setback.
- It is imperative to note that CD-6 Tract 1 (Hollywood Heights – Santa Monica Conservation District) was approved on March 9, 1993 (Ordinance No. 21608) establishing the following setbacks:
    - CD-6 Tract 1, Sec. 6(a)(3)(A)(i): The minimum front yard setback is 35 feet and (ii) The established building line must be used on blockfaces where the setback is greater than 35 feet.
- Staff referral provided.
- The applicant has the burden of proof in establishing the following:

    1) That granting the variance to the front-yard setback 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.

**SECTION 51A-3.102(d)(10)(B):**

Dallas Development Code § 51A-3.102(d)(10)(B), allows for the board to use their discretion and consider the following as grounds to determine whether the portion of the variance standard of compliance with the ordinance as applied to a structure would result in unnecessary hardship:

(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.

- Granting the variance to the front-yard setback 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: BOA-26-000061 7141 Santa Monica Drive

**Timeline:**

July 22, 2026: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

July 29, 2026: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **C**.

August 13, 2026: The Planning and Development Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the **August 21, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **September 3, 2026**, 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.

August 25, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **September** 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 Arborist, Zoning Senior Planner, and Transportation Engineer.

Speakers:

For: Craig Berry, 7141 Santa Monica Drive, Dallas, TX

Against: No Speakers

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

**BOA-26-000061** – Application of Craig Berry, for a variance to the front-yard setback regulations contained in the Dallas Development Code, is granted, subject to the following condition:

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

| | | | | | |
|---|---|---|---|---|---|
| Maker: | Linda Garner | | | | |
| Second: | Roger Sashington | | | | |
| Results: | 5-0 Unanimously | | | | Motion to grant |
| | | Ayes: | - | 5 | Cheri Gambow, Amelia Perez, Linda Garner, Rodney Milliken & Roger Sashington |
| | | Against: | - | 0 | |

**INDIVIDUAL CASES**

**3. 2711 ELM STREET**
BOA-26-000060(KMH)

**BUILDING OFFICIAL'S REPORT:** Application of Steven F. Darling to appeal the decision of an administrative official in the revocation of a Certificate of Occupancy at **2711 ELM STREET**. This property is more fully described as Block C/483, part of Lots 40 and 41, and is zoned PD-269 (Tract A), which requires that the building official shall revoke a certificate of occupancy if the building official determines that the certificate of occupancy was issued in error, was issued on the basis of false, incomplete, or incorrect information supplied, or the use or occupancy is being operated in a manner that is a substantial danger of injury or an adverse health impact to any person or property and is in violation of the codes, the Dallas Development Code, other city ordinances, rules, or regulations, of any country, state, or federal laws or regulations. The applicant proposes to appeal the decision of an administrative official in the revocation of Certificate of Occupancy No. 2502211021_198585071-003 issued on January 2, 2026.

**LOCATION:** 2711 Elm Street

**APPLICANT:** Steven F. Darling

**REQUEST:**

A request is made to appeal the decision of an administrative official in the revocation of Certificate of Occupancy No. 2502211021_198585071-003 issued on January 2, 2026.

**STANDARD FOR APPEAL FROM DECISION OF AN ADMINISTRATIVE OFFICIAL:**

Sections 51A-3.102(d)(1) and 51A-4.703(a)(2) of the Dallas Development Code state that any aggrieved person may appeal a decision of an administrative official when that decision concerns issues within the jurisdiction of the Board of Adjustment.

**Section 51A-3.102** of the Dallas Development code states the Board of Adjustment has the following powers and duties: to hear and decide, appeals from decisions of administrative officials made in the enforcement of a zoning ordinance of the city; and may "reverse an order, requirement, decision, or determination of an administrative official involving the interpretation or enforcement of the zoning ordinance. For purposes of this section, "administrative official" means that person within a city department having the final decision-making authority within the department relative to the zoning enforcement issue.

Additionally, **Section 51A-4.703** states that "the board shall decide an appeal of a decision of an administrative official at the next meeting for which notice can be provided following the hearing and not later than the 60th day after the appeal date is filed. The board shall have all the powers of the administrative official on the action appealed from. The board may in whole or in part affirm, reverse, or amend the decision of the official. The board may impose reasonable conditions in its order to be complied with by the applicant in order to further the purpose and intent of this chapter.

The Board of Adjustment may hear and decide an appeal that alleges error in a decision made by an administrative official. Tex. Local Gov't Code Section 211.009(a)(1 ).

**BACKGROUND INFORMATION:**

**BOA History:**

- No BOA history found.

**Zoning:**

| | |
|---|---|
| Site: | PD-269 |
| North: | PD-269 and MU-3 |
| South: | PD-269 and several SUPs |
| East: | PD-269 and several SUPs |
| West: | PD-269 and several SUPs |

**Land Use:**

The subject site and surrounding properties are developed restaurants, bars and other entertainment uses.

**GENERAL FACTS/STAFF ANALYSIS:**

- The board shall have all the powers of the administrative official on the action appealed. The board may in whole or in part affirm, reverse, or amend the decision of the official.
- The applicant applied for the Certificate of Occupancy on February 21, 2025. The zoning review was completed on March 4, 2025; final inspection approval and CO was issued on January 2, 2026.
- The approved certificate of occupancy authorized the premise to operate as a restaurant without drive-in or drive-through service. During the review process, the proposed use was represented as a restaurant without drive-in or drive-through service.
- However, information obtained through inspections and other city records demonstrates that the intended operation of the establishment was materially different from the land use approved under the certificate of occupancy.
- On July 2, 2026, the Building Official revoked the certificate of occupancy because it was issued in error. Based on the totality of the information reviewed, the city has determined that the approved land use does not accurately reflect either the intended or actual operation of the establishment.
- The Building Official also determined that the certificate of occupancy was issued on the basis of false, incomplete, or incorrect information. Although the application identified the proposed use as a restaurant, it did not disclose operational characteristics material to the City's land use determination. Those characteristics included, among other things, the significant emphasis on alcohol service, live entertainment, DJs, bottle service, gaming activities, substantial standing-room areas, and other operational features associated with the business. The Building official determined that the information provided during the certificate of occupancy process was materially incomplete and resulted in an incorrect land use determination.
- The Building Official also determined that the use operated in violation of applicable laws or ordinances in a manner that presents a substantial danger of injury or adverse health impact. The city's inspection history demonstrates an ongoing pattern of operation inconsistent with the approved restaurant use. Continued operation of the establishment outside the scope of its approved occupancy classification undermines the operational assumptions upon which the applicable building and fire code requirements were evaluated and approved.

**Timeline:**

July 29, 2026: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel **C**.

July 17, 2026: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

August 13, 2026: 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 August 21, 2026, deadline to submit additional evidence for staff to factor into their analysis; and

September 23, 2026, 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.

August 25, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the September 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, and Transportation Engineer.

Board Member Roger Sashington suspended the rules to accept more than 5 pages of documentary evidence presented by the applicant and the City Attorney, seconded by Board member Linda Garner.

Break: 1:26 PM – 1:47 PM

Speakers:
Representative: Robert Miklos, 2500 Dallas Parkway # 600, Plano TX 75093

Representing the City of Dallas:
Assistant City Attorney: Valerie Sanchez, 1500 Marilla St 7DN, Dallas TX
Dallas Police Department: Police Sargent, Thaddeus Hasse
Dallas Fire Department: Gilbert Media
Building Official: Sam Eskander, 320 E. Jefferson, Dallas TX

**Motion**
Having fully reviewed the decision of the administrative official of the City of Dallas in Appeal No. **BOA-26-000060**, on application of Steven F Darling, and having evaluated the evidence pertaining to the property and heard all testimony and facts supporting the application, I move that the Board of Adjustment affirm the decision of the administrative official and **DENY** the relief requested by the applicant.

| | | | | | |
|---|---|---|---|---|---|
| Maker: | Linda Garner | | | | |
| Second: | Amelia Perez | | | | |
| Results: | 5-0 Unanimously | | | | Motion to affirm the AO decision |
| | | Ayes: | - | 5 | Cheri Gambow, Linda Garner, Amelia Perez, Rodney Milliken and Roger Sashington |
| | | Against: | - | 0 | |

**ADJOURNMENT**

After all business of the Board of Adjustment had been considered, Presiding Officer Cheri Gambow moved to adjourn the meeting at **3:38 P.M.**

Required Signature: Date

Mary Williams - Board Secretary
Planning and Development.

Required Signature: Date

Dr. Kameka Miller-Hoskins – Chief Administrator
Planning & Development

Required Signature: Date

Jared Slade – Temporary Presiding Officer
Board of Adjustment

**BOARD OF ADJUSTMENT**

Full Board Meeting Minutes

November 03, 2026

**DRAFT**

6EN Council Chambers
24923176153@dallascityhall.webex.com
David A. Neumann, Chairman

**PRESENT: [14]**

| | |
|---|---|
| David A. Neumann, Chairman | Andrew R. Finney, Alternate Member |
| Jared Slade | Sarah Lamb |
| Parker Graham | Linda Garner **(PV)** |
| Kacey Rodgers II | Stuart Campbell |
| Michael Dorn, Alternate Member | |
| Roger Sashington | |
| Dr. Emmanuel Glover, Alternate Member | |
| Michael Hopkovitz | |
| Michael Quint | |
| Amelia Perez | |

**ABSENT: [4]**

| | |
|---|---|
| Kathleen Davis | Candace Evans, Alternate Member |
| Cheri Gambow, Alternate Member | |
| TC Fleming, Alternate Member | |

Chairman Neumann called the Full Board Meeting of the Board of Adjustment to order at **9:00 A.M.** with a confirmed quorum of the Board of Adjustment present.

**WELCOME:** **David A. Neumann**

Introduction of Board Members & Alternates

**PUBLIC TESTIMONY**:

- Steve Long (Consultant)
- Jennifer Hiromoto (Consultant)

**CHAIRMAN'S REPORT:** **David A. Neumann**

**October 1, 2025 – September 30, 2026**

**Focus**

- Provided leadership on behalf of the entire Board of Adjustment (BOA) amongst its Members, between the three Hearing Panels, liaison to the City Council and City staff to ensure Fairness for every property owner appeal to the BOA through a Transparent process that culminates in Timely public hearings where Accurate information is reasonably and consistently applied to the BOA's preexisting legal standards.

**Advocacy**

- Met with and obtained support of the members of the City Council Economic Development Committee to seek approval of updated Rules of Procedure. The full City Council however, decided to remand the Rules changes back to the BOA without our recommended in-person requirement for Member attendance. The Board will continue to utilize pre-existing Rules until we adopt further changes.

- Regularly met with Emily Liu, Planning & Development Director, to maintain executive level support and awareness of the mission of the Board, its members, staff and property owner/taxpayer expectations. At her request, attended Texas Planning Association conference: Recent Land Use Case Law, Texas changes allowing Multi Family on commercial properties by right, Zoning Basics, Roles of appointed officials on BOAs and CPCs.

- Visited several times with City Attorney's Office Executive Assistant City Attorney Casey Burgess and Stacy Rodriquez to confirm our Board Attorney support and defend the Board's decisions for all cases/appeals presented and appealed to District Court. Requested legal briefings from CAO to train BOA members on Texas case law standards.

- During this last year, only 1 BOA decision was appealed to Texas District Court. We currently have 5 decisions on appeal at a Texas District Court Appeals Court compared to 15 a year ago and 6 five years ago. An excellent indication of the soundness of our decision-making process.

**Empowerment**

- Coordinated with Temporary Presiding Officers Jared Slade and Parker Graham to provide leadership to ensure the Board's Rules of Procedure and Chapter 8 of the City Code are applied consistently yet independently for all three Hearing Panels.

- Managed the Board's hearing calendar to occasionally consolidate cases from three panels to two panels to improve Members, Alternate Members, applicants, and staff use of time and efficiency. Requested extending applicant's submission deadlines and staff efficiencies to reduce application to hearing days.

- Met with new Members and Alternate Members to facilitate their initial training and onboarding to BOA.

**City Staff Leadership**

- Regularly worked with Board Administrator Dr. Kameka Miller-Hoskens to express the Board's expectations for BOA total appeal process (application to hearing) and provide feedback loop to obtain Board's Goals and Objectives.

- Encouraged to utilize more comprehensive staff analysis and technology combined with professional insight on uniqueness of subject site and adjacent properties. Proofreading of presentations ensures accuracy and easier Board receptiveness.

**SPEAKERS:**

- **Emily Liu**, Director, Planning & Development Department

1. **Address land use and zoning inconsistencies, promote more Transit Oriented Development and mixed-use corridors, and improve residential design standards to advance ForwardDallas 2.0**
2. **Engage the community in shaping the initial draft of the Dallas Zoning Reform**
3. **Streamline the development review process and enhance coordination across departments to deliver seamless, efficient reviews**
4. **Reimagine customer service by utilizing new and emerging technologies, including AI, to deliver faster, more transparent, customer experience at the speed of business**
5. **Advance the culture of teamwork and accountability within the department while strengthening collaboration and problem-solving across all city departments**
6. **Elevate the department to national recognition for innovation and excellence in planning and development, attracting talent and advancing economic vitality**

- **Baron Eliason,** Interim Inspector General



CODE OF ETHICS
POCKET REFERENCE GUIDE
City of Dallas
95% of the rules most people need.
Articles 1-3 (25 rules), and Article 6 regarding required reporting procedures.

| GENERAL PROVISIONS | | |
|---|---|---|
| Purpose and principles | | 1 |
| Definitions | | 2 |
| Duty | Fiduciary duty | 3 |
| Standards of behavior and civility | | 4 |

| ROLES AFFECTING APPLICATION OF THE CODE OF ETHICS | | |
|---|---|---|
| Employee | | 2(16) |
| City officials | Councilmembers | 2(22) |
| | Hired (city manager, municipal judge, etc.) | 2(22) |
| | Appointed by city council (advisory, quasi-judicial, other (e.g. board of a city instrumentality)) | 2(22) |
| Persons doing business with the city | | 2(13) |
| Lobbyists | | Article V. |

| CONFLICT AND VIOLATION PROTOCOLS | | |
|---|---|---|
| Known violations | Must report to inspector general | 8 |
| | Assisting or using others to violate the Code | 7 |
| Investigations | Cooperation | 5(e) |
| | Retaliation prohibited | 6 |
| | Maintain confidentiality | 5(d)(1) |
| Conflicts | Recusal | 24 |

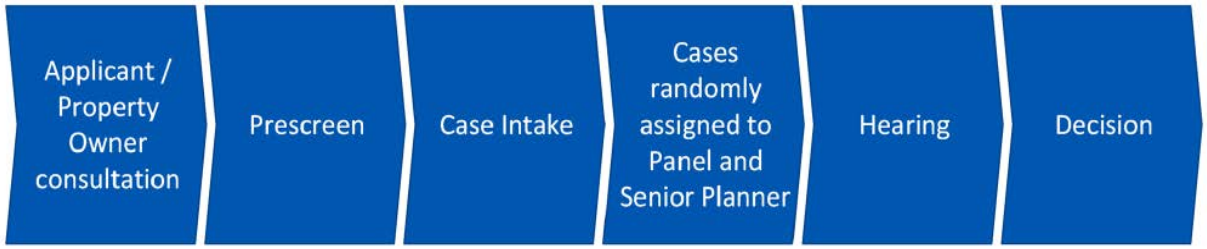
| RESTRICTIONS AFTER YOU LEAVE | | |
|---|---|---|
| Former employees and officials | Confidentiality | 25 |
| | Representation | 26 |
| | Discretionary contracts | 27 |
| | Lobbying | 28 |

| COMMON CONFLICTS IN THE CODE OF ETHICS | | |
|---|---|---|
| First year in role | Awarding contracts to previous employers | 14(a)(3), 22(d) |
| | Participation in matters benefiting previous employers | 14(a)(3), 22(d) |
| Existing financial/ownership interests | Business | 22(a) |
| | Property | 14(a)(4), 22(a) |
| | Contract | 13.1 |
| Acquiring city contract | Submitting bid or proposal to make a city contract | 22(b)(1) |
| | Negotiating or entering into any city contract | 22(b)(2) |
| Acquiring interest in a matter | Pending | 14(a) |
| | Decided | 14(a) |
| Representing private interests | For compensation | 18(a)(1)(A) |
| | Without compensation | 18(a)(1)(B) |
| | Use of office and influence | 18(a)(3) |
| | In litigation adverse to the city | 18(b) |
| Reciprocal favors | Award or favor for your official action | 14(a)(2) |
| Personal benefit | For relative | 13(a)(1) |
| | Existing business or financial relationship | 13(a)(2) |
| | Outside employer of you or relative | 13(a)(2)(A) |
| | Client or substantial customer of you or relative | 13(a)(2)(B) |
| | Debtor or creditor of you or relative | 13(a)(2)(C) |
| | Employment sought or offered | 13(a)(2)(D)(i) |
| | Business opportunity negotiated | 13(a)(2)(D)(ii) |
| Communication and disclosures | General | 4(b) |
| | Official to employee re information/help with projects | 4(b)(4) |
| | Council members to boards and commissions | 4(b)(6) |
| | Confidential information | 17 |
| | Campaign participation | 18(a)(4) |
| | To official of quasi-judicial body re pending/expected matter | 23 |
| | With councilmember to influence or persuade (lobbying) | Article V. |
| Relatives | Hiring or appointing | 16(a) |
| | Supervision | 16(b) |
| | Substantial interest in business or property | 14(c) |
| Political activity | General - see also City Charter Ch. 16, Section 16 | 21 |
| Outside employment | General | 19 |
| Gifts and Donations | Receipt and reporting | 12, 15, 42, 43 |

- **Dr. Kameka Miller-Hoskins,** Board Administrator & Chief Planner
  Planning & Development Department

1. Team Introductions

- **Diana Barkume,** Project Coordinator
  - BOA Case Process




**1. Applicant / Property Owner Consultation (phone, email, in-person, or virtual)**

Staff discusses the request, application requirements, review process, and anticipated timeline. Applicants should NOT submit the application through DallasNow until they have been instructed to do so after a prescreen review is completed.

↓

**2. Prescreening**

Staff reviews the submitted application for completeness and identifies missing information or required revisions.

**Is the Application Complete?**

**NO**

Return to applicant for missing information or revisions.
Resubmit for prescreening.

**YES**

**Note:** The case review timeframe begins only after all three requirements have been met:
The case has been deemed complete.
All applicable fees have been paid.
Signs have been picked up and posted.

**3. Case Intake**

Staff formally accepts the complete application, confirms applicable fees, and enters the case into the review process.
Proceed once intake requirements are satisfied. This includes fees have been paid and signs have been picked up.

↓

**4. Case Assignment**

The case is randomly assigned to a panel and a Senior Planner.
The Senior Planner coordinates the site visit, prepares the staff report and recommendation, and creates the presentation of the case for the hearing.
Proceed when the case is prepared for the scheduled hearing.

**5. Public Hearing**

The panel receives the staff recommendation, hears public testimony, considers the request, and evaluates the applicable standards.

Proceed to panel deliberation and decision.

↓

**6. Panel Decision**

The panel determines the outcome based on the applicable standards and its authority.
Approve
Deny
Hold Under Advisement
Overturn Administrative Official's Decision

**Important Notes for Implementation**
**Incomplete Applications:** The applicant must provide all missing information and/or required revisions before the application can proceed to creating a case in DallasNow.
**Timeframe:** The case review timeframe begins only after all three requirements listed above have been met.
**Case Intake:** Instruct the applicant to create the case in DallasNow when authorized to proceed to case intake. Confirm all required fees and formal acceptance criteria before advancing the case to assignment. The applicant should not create the case in DallasNow before receiving instructions to do so.
**Hearing Preparation:** Ensure the staff report, recommendation, and all applicable hearing requirements are addressed before the hearing.
**Hold Under Advisement:** The case remains pending until the panel resumes consideration and takes further action.
**Overturning a Decision:** Use this outcome when the panel overturns the administrative official's decision, rather than simply approving or denying the request.

***Lunch: 12:52 p.m.; Resume: 1:30 p.m.***

- **Dr. Kameka Miller-Hoskins**, Board Administrator & Chief Planner — Member Orientation

# ONLINE TRAINING MODULE

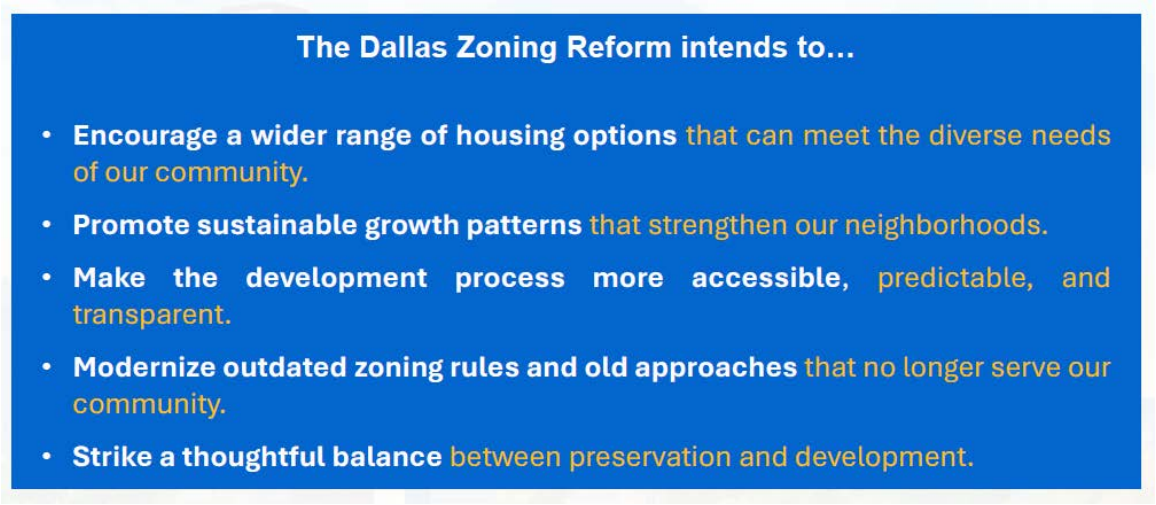
# "Coming soon… January 1, 2027"

- **Sarah May,** Planning & Development Manager — Parking Reductions

  - *Brief History of Parking Requirements in Dallas*
  - *Legal Standards of Review for Decision–Making for Parking Reduction Special Exceptions:*
    a. *BOA's authority to reduce parking*
    b. *Maximum reductions allowed*
    c. *Factors to consider to grant*
  - *Notable Places*

- **Andreea Udrea,** Deputy Director — Dallas Zoning Reform






- **Kaitlin Bethay**, Board Attorney & Assistant City Attorney City Attorney's Office
  1. CAO Team Introductions
  2. Standards for Special Exceptions & Variances
  3. City of Dallas v. Vanesco
  4. Appeals of Administrative Decisions & TCHDallas2, LLC v. Espinoza
  5. Compliance Cases
  6. Texas Open Meetings Act

- **ACTION ITEMS**

  - Review and Adoption of 2025-26 BOA Accomplishments
  - Review and Adoption of our 2026-27 BOA Goals and Objectives
  - Review and Adoption of BOA Recommendations to the City Council
  - Adoption of the 2025-2026 BOA Annual Report
  - Review and Adoption of the 2027 BOA Meeting Calendar

**BOARD OF ADJUSTMENT ACTIONS:**

- Review and Adoption of 2025-26 BOA Accomplishments

| | | | | | | |
|---|---|---|---|---|---|---|
| Maker: | Andrew Finney | | | | | |
| Second: | Michael Quint | | | | | |
| Results: | 12-0 | | | | | Moved to approve/adopt |
| | | Ayes: | - | | 12 | David A. Neumann, Jared Slade, Parker Graham, Kacy Rodgers II, Stuart Campbell, Roger Sashington, Michael Hopkovitz, Dr. Emmanuel Glover, Michael Dorn, Andrew Finney, Michael Quint, Linda Garner (V) |
| | | Against: | - | | 0 | |

- Review and Adoption of our 2026-27 BOA Goals and Objectives

| | | | | | | |
|---|---|---|---|---|---|---|
| Maker: | Andrew Finney | | | | | |
| Second: | Stuart Campbell | | | | | |
| Results: | 12-0 | | | | | Moved to approve/adopt |
| | | Ayes: | - | | 12 | David A. Neumann, Jared Slade, Parker Graham, Kacy Rodgers II, Stuart Campbell, Roger Sashington, Michael Hopkovitz, Dr. Emmanuel Glover, Michael Dorn, Andrew Finney, Michael Quint, Linda Garner (V) |
| | | Against: | - | | 0 | |

- Review and Adoption of BOA Recommendations to the City Council

| | | | | | | |
|---|---|---|---|---|---|---|
| Maker: | Andrew Finney | | | | | |
| Second: | Michael Quint | | | | | |
| Results: | 12-0 | | | | | Moved to approve/adopt |
| | | Ayes: | - | | 12 | David A. Neumann, Jared Slade, Parker Graham, Kacy Rodgers II, Stuart Campbell, Roger Sashington, Michael Hopkovitz, Dr. Emmanuel Glover, Michael Dorn, Andrew Finney, Michael Quint, Linda Garner (V) |
| | | Against: | - | | 0 | |

- Adoption of the 2025-2026 BOA Annual Report

| | | | | | | |
|---|---|---|---|---|---|---|
| Maker: | Linda Garner | | | | | |
| Second: | Andrew Finney | | | | | |
| Results: | 12-0 | | | | | Moved to approve/adopt |
| | | Ayes: | - | | 12 | David A. Neumann, Jared Slade, Parker Graham, Kacy Rodgers II, Stuart Campbell, Roger Sashington, Michael Hopkovitz, Dr. Emmanuel Glover, Michael Dorn, Andrew Finney, Michael Quint, Linda Garner (V) |
| | | Against: | - | | 0 | |

- ❖ Review and Adoption of the BOA 2027 Meeting Calendar

| | | | | | | |
|---|---|---|---|---|---|---|
| Maker: | Andrew Finney | | | | | |
| Second: | Linda Garner | | | | | |
| Results: | 12-0 | | | | | Moved to approve/adopt |
| | | Ayes: | - | | 12 | David A. Neumann, Jared Slade, Parker Graham, Kacy Rodgers II, Stuart Campbell, Roger Sashington, Michael Hopkovitz, Dr. Emmanuel Glover, Michael Dorn, Andrew Finney, Michael Quint, Linda Garner (V) |
| | | Against: | - | | 0 | |

** Board Member Roger Sashington left at 3:00 p.m. but joined virtually for action items**
** Board Member Sarah Lamb left at 4:00 pm.**
** Board Member Amelia Perez left at 4:20 pm**

**ADJOURNMENT**

After all business of the Board of Adjustment had been considered, it was moved to adjourn the meeting at 4:35 p.m., and it was unanimously approved.

- **Maker**: Stuart Campbell
- **Second**: Dr. Emmanuel Glover

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

Required Signature: _____ Date _____
Dr. Kameka Miller-Hoskins, Board Administrator
Planning & Development Department

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

Agenda Information Sheet

**File #:** 26-3530A **Item #:** 1.

**AGENDA DATE:** November 16, 2026

**PANEL:** C

**COUNCIL DISTRICT(S):** 8

**DEPARTMENT:** Department of Planning and Development

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**BUILDING OFFICIAL'S REPORT**

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**

**FILE NUMBER:** BOA-26-000051(JM)

**BUILDING OFFICIAL'S REPORT:** 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

**PROPERTY OWNER:** Lorenzo & Zenaida Ruizbaltazar

**REQUEST:**

(1) A special exception to the fence height regulations.
(2) A special exception to the fence opacity regulations.

**STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO FENCE HEIGHT AND OPACITY 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 (2):

No staff recommendation is made on these requests.

**BACKGROUND INFORMATION:**

**Zoning:**

Site: R-5a(A)

North: R-5a(A)
East: R-5a(A)
South: R-5a(A)
West: R-5a(A)

**Land Use:**

The subject site is developed with a single-family residence with surrounding properties sharing the same type of development.

**BDA History:**

- Zero cases found on this property within the past five years.

**GENERAL FACTS/STAFF ANALYSIS:**

- The application of Erica Teniente for the property located at 3780 McLarty Drive focuses on two requests relating to the fence height and fence opacity regulations.
- 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 a 2-foot 6-inch special exception to the fence height regulations.
- The applicant proposes 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 a special exception to the fence opacity regulations.
- Per staff's review of the subject site, it has been confirmed that the fence on the property is already built.
- There appears to be no other solid fencing within a front yard setback in the 200 foot notification radius.
- The applicant has the burden of proof in establishing the special exception to the fence height and opacity regulations will not adversely affect neighboring properties.
- Granting the special exceptions to the fence height and opacity regulations with the condition that the applicant complies with the with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.
- 200' Radius Video: BOA-26-000051 3780 McLarty Drive

**Timeline:**

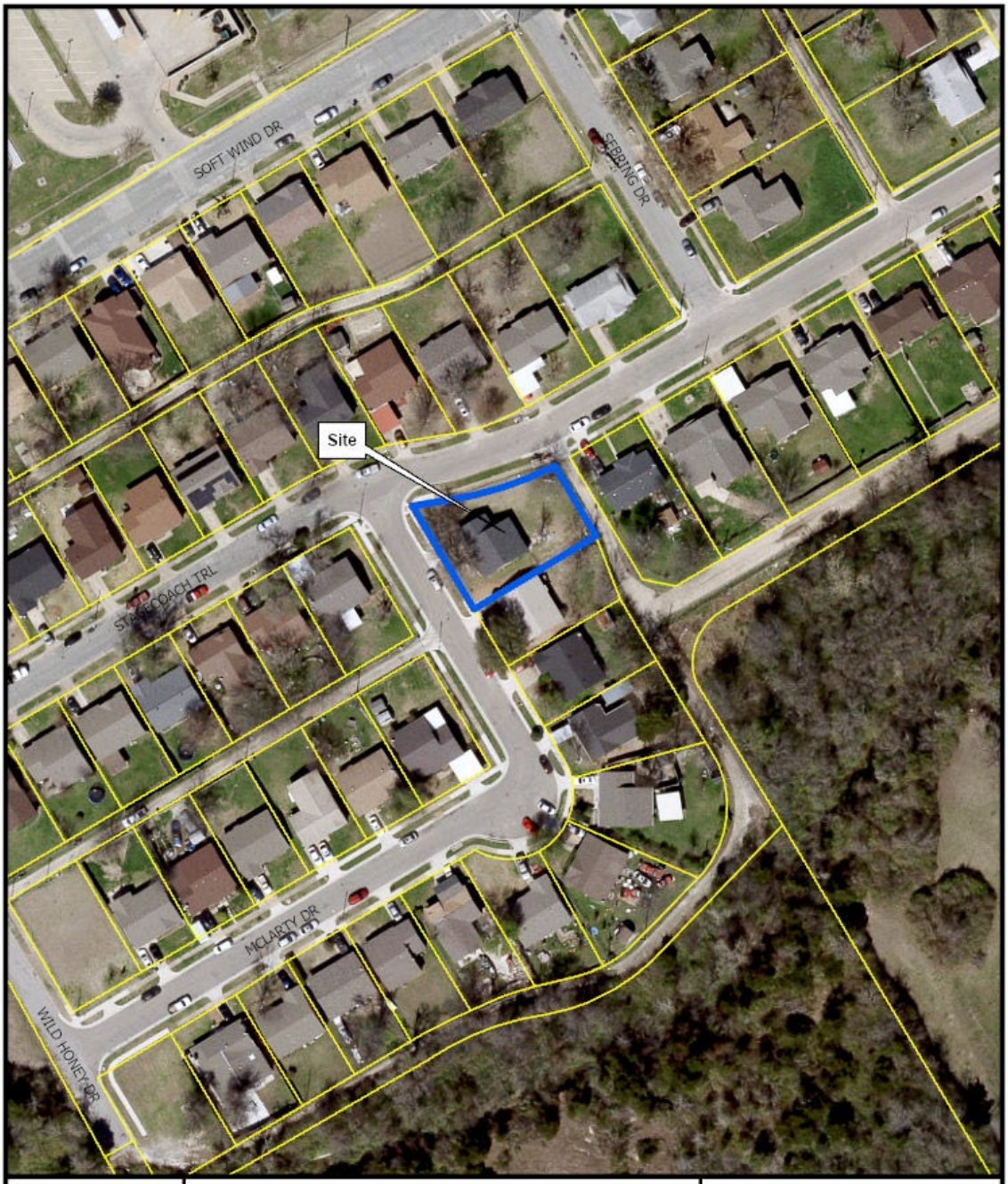
September 29, 2026: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

October 6, 2026: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel **C**.

October 16, 2026: The Planning and Development Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the **October 23, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **November 6, 2026**, 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.

October 27, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **November** 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.

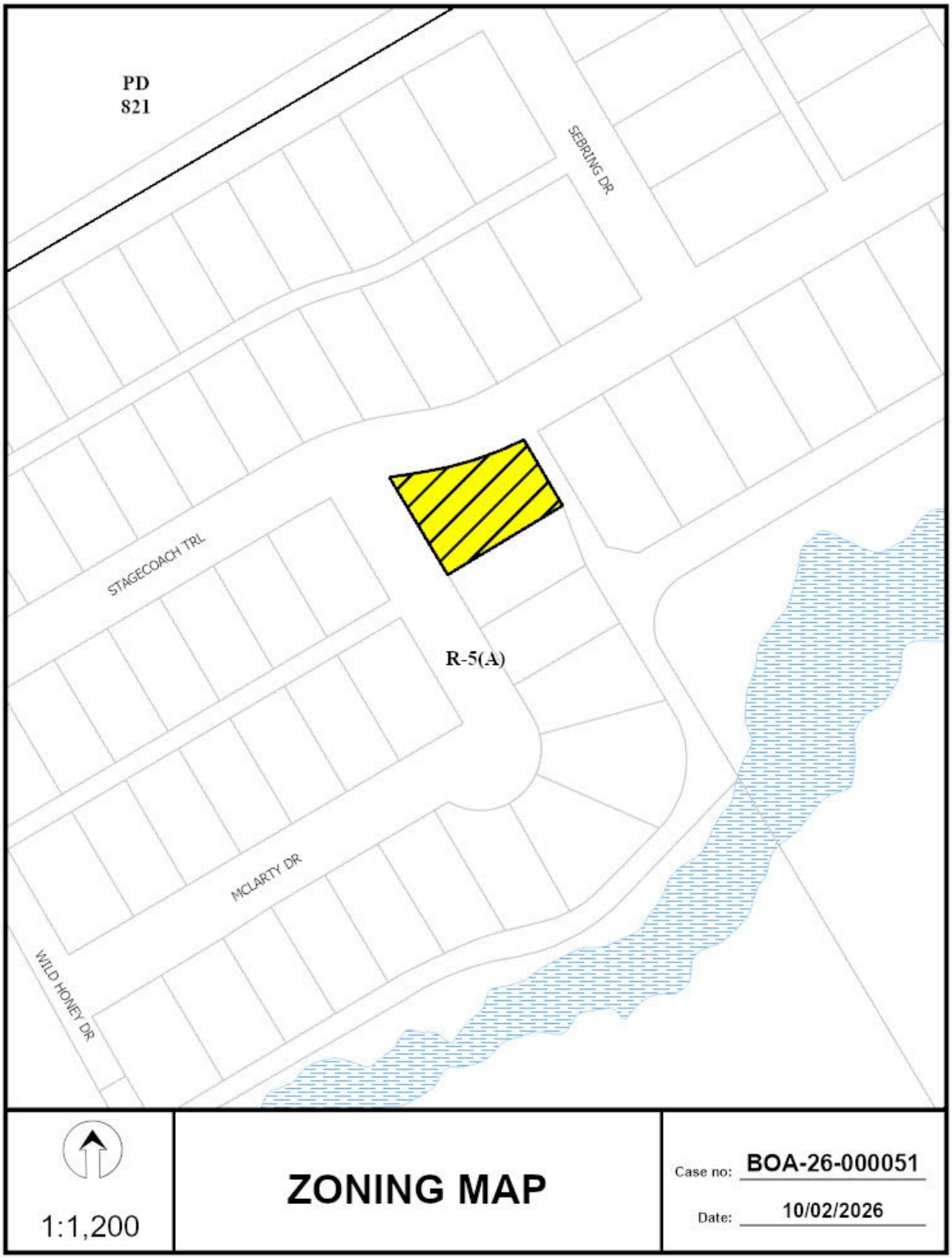



1:1,200

# AERIAL MAP

Case no: BOA-26-000051

Date: 10/02/2026


PD
821
SEBRING DR
STAGECOACH TRL
R-5(A)
MCLARTY DR
WILD HONEY DR
1:1,200
ZONING MAP
Case no: BOA-26-000051
Date: 10/02/2026


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
SOFT WIND DR
SEBRING DR
STAGECOACH TRL
MCLARTY DR
WILD HONEY DR
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31
32
33
34
0
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
34
NUMBER OF PROPERTY OWNERS NOTIFIED
1:1,200
Case no: BOA-26-000051
Date: 10/2/2026

*10/02/2026*

# *Notification List of Property Owners*

## *BOA-26-000051*

***34 Property Owners Notified***

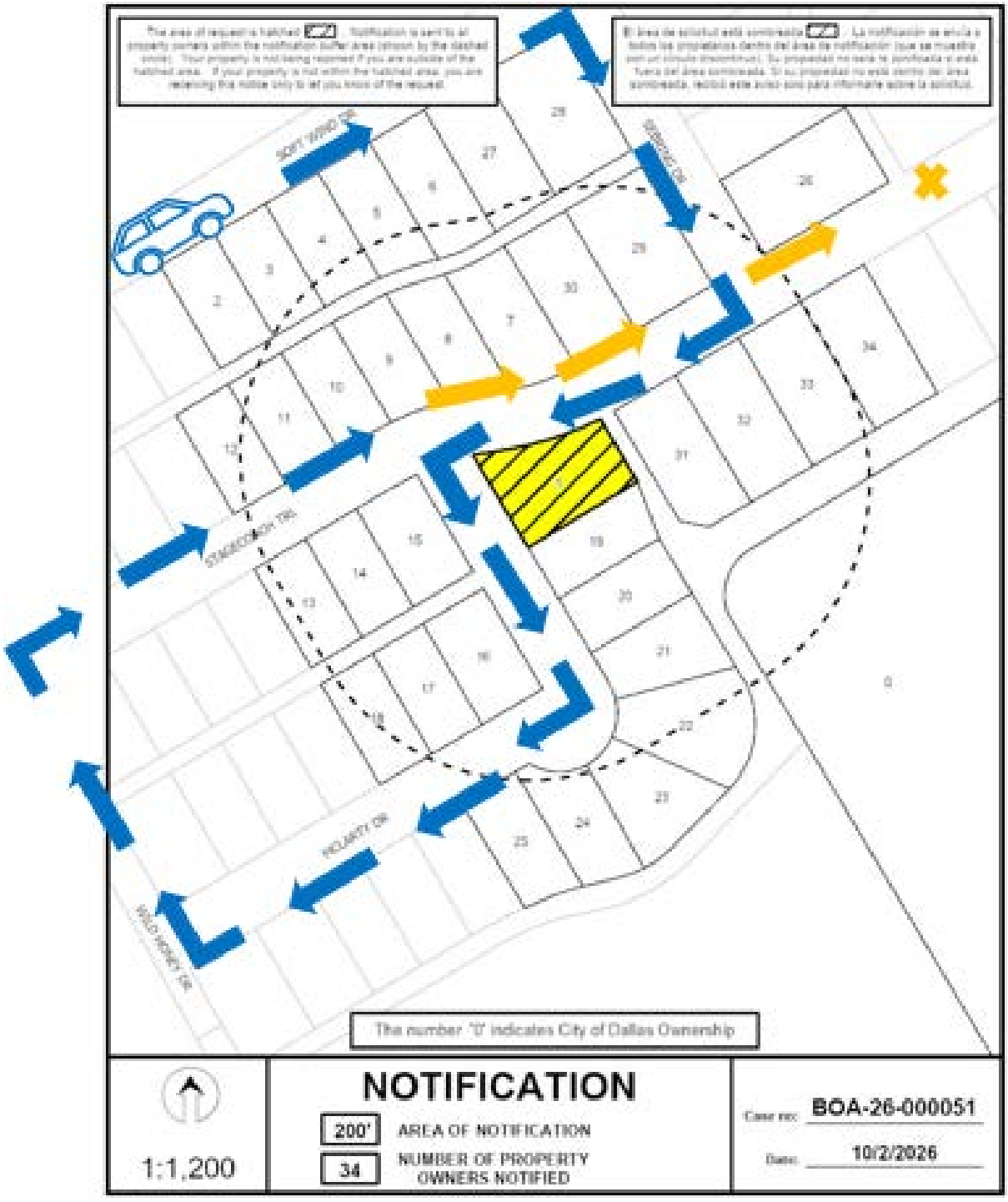
| *Label #* | *Address* | | *Owner* |
|---|---|---|---|
| 1 | 3780 | MCLARTY DR | RUIZBALTAZAR LORENZO & ZENAIDA |
| 2 | 3760 | SOFT WIND DR | ESPINOZA EUSTOLIA LOPEZ & |
| 3 | 3770 | SOFT WIND DR | GARCIA ARACELI MARTINEZ & |
| 4 | 3810 | SOFT WIND DR | WHITE ALICE |
| 5 | 3820 | SOFT WIND DR | Taxpayer at |
| 6 | 3830 | SOFT WIND DR | JONES KRIS DARRIAN & |
| 7 | 3831 | STAGECOACH TRL | FISHING FROM MY FRONT PORCH LLC |
| 8 | 3821 | STAGECOACH TRL | HADNOT WALTER T |
| 9 | 3781 | STAGECOACH TRL | GRANGER MICHAEL W |
| 10 | 3771 | STAGECOACH TRL | LEYVA PEDRO IBARRA & |
| 11 | 3761 | STAGECOACH TRL | BLACK DASHAYLA FRANCES |
| 12 | 3751 | STAGECOACH TRL | JONES CHARLOTTE |
| 13 | 3750 | STAGECOACH TRL | HARRISON KENDRICK |
| 14 | 3760 | STAGECOACH TRL | HILLS KIMBERLY & |
| 15 | 3770 | STAGECOACH TRL | ARTERBERRY LINDA |
| 16 | 3741 | MCLARTY DR | WEBB NANCY J |
| 17 | 3735 | MCLARTY LN | BAWA GANIOU & |
| 18 | 3731 | MCLARTY LN | IKOVIC KIMBERY K & JOZE |
| 19 | 3776 | MCLARTY LN | PRIDE CORA W |
| 20 | 3770 | MCLARTY LN | BROKENBERRY GLORIA |
| 21 | 3760 | MCLARTY LN | WILMORE JESSE J & DIANE |
| 22 | 3756 | MCLARTY LN | JOHNSON JACKIE |
| 23 | 3750 | MCLARTY LN | WEBB WILMA |
| 24 | 3740 | MCLARTY LN | KELLEY GINGER V RICE & CHARLES R |
| 25 | 3736 | MCLARTY LN | BANGE LEONARD C |
| 26 | 6722 | SEBRING DR | ARNWINE RODERICK O |

| *Label #* | *Address* | | *Owner* |
|---|---|---|---|
| 27 | 3842 | SOFT WIND DR | OCCM INC |
| 28 | 3848 | SOFT WIND DR | JOHNSON RUBY REVOCABLE |
| 29 | 3849 | STAGECOACH TRL | GONZALEZ JUAN JAIME |
| 30 | 3843 | STAGECOACH TRL | BARRANCE JACKLIN BROWN & |
| 31 | 3844 | STAGECOACH TRL | BROWN ANGELA D EST OF |
| 32 | 3850 | STAGECOACH TRL | WOOLEN HANNAH DAISY EST OF |
| 33 | 3856 | STAGECOACH TRL | REED MARY YVONNE |
| 34 | 3904 | STAGECOACH TRL | Taxpayer at |

**Route Directions:**

**Start on Soft Wind Dr.**
**Right on Sebring Dr.**
**Right on Stagecoach Trl.**
**Left on McLarty Dr.**
**Right on Wild Honey Dr.**
**Right on Stagecoach Trl.**

# 200’ Radius Route Map



**NOTICE OF PUBLIC HEARING**

**BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL C)**

**NOTICE IS HEREBY GIVEN** that the **BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL B)** will hold a hearing as follows:

**DATE:** **MONDAY, NOVEMBER 16, 2026**

**BRIEFING**: **11:00 a.m.** via **Videoconference and in 6ES COUNCIL BRIEFING** at Dallas City Hall, 1500 Marilla Street https://bit.ly/boa1116

**HEARING**: **1:00 p.m. Videoconference and in 6ES COUNCIL BRIEFING** at Dallas City Hall, 1500 Marilla Street https://bit.ly/boa1116

The purpose of the hearing is to consider the following appeal(s) now pending before the Board of Adjustment.

---

**BOA-26-000051(JM)** 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.

---

You have received this notice because you own property within 200 feet of the above property. You may be interested in attending the Board of Adjustment hearing to express your support for or opposition to the application. You may also contact the Board of Adjustment by email to BDAreply@dallas.gov. Letters will be accepted until 9:00 am the day of the hearing, if you are unable to attend the hearing. If you choose to respond, it is important that you let the Board know your reasons for being in favor of or in opposition to the application. The Board members are very interested in your opinion.

**Note**: Any materials (such as plans, elevations, etc.) included within this notice may be subject to change.

The Board of Adjustment hearing will be held by videoconference and at **6ES Council Briefing**. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure **by joining the meeting virtually** must register online at https://bit.ly/BDA-C-Register **by the 5 p.m. on Sunday, November 15, 2026. All virtual speakers will be required to show their video in order to address the board. In Person speakers can register at the hearing.** Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; and bit.ly/cityofdallastv or YouTube.com/CityofDallasCityHall.

**Speakers at the meeting are allowed a maximum of three minutes to address the Board.**

Additional information regarding the application may be obtained by calling Jamie Miller, Senior Planner at (214) 948-4069, or Mary Williams, Board Secretary at (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

Board of Adjustment
Planning & Development Department
1500 Marilla Street 5CN Dallas TX 75201

**PLEASE SEND REPLIES TO:**
**BDAreply@dallas.gov**
**Letters will be received until 9:00 am the day of the hearing.**
**PLEASE REGISTER AT:**
**https://bit.ly/BDA-C-Register**

# BOA-26-000051

Menu Reports Help

**File Date:** 06/25/2026

**Application Status:** In Review

**Assigned To:** Diana Barkume

**Description of Work:** FILE NUMBER: BOA-26-000051 BUILDING OFFICIAL'S REPORT: 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 REQUEST: (1) A special exception to the fence height regulations. (2) A special exception to the fence opacity regulations.

**Application Detail:** Detail

**Application Name:**

**Application Type:** Board of Adjustments

**Documents:**

| File Name | Document Group | Category | Description | Type | Document Status | Document Status Date |
|---|---|---|---|---|---|---|
| BOAapp,aff 3780MCLarty... | BLDG_BDA | Affidavit - Pro... | | application/pdf | Uploaded | 06/25/2026 |
| Deed 3780 McLarty Dr.pdf | BLDG_BDA | Certificate - W... | | application/pdf | Uploaded | 06/25/2026 |
| Plat 3780 McLarty Dr.pdf | BLDG_BDA | Plat - Certifie... | | application/pdf | Uploaded | 06/25/2026 |
| survey.pdf | BLDG_BDA | Legal Descripti... | | application/pdf | Uploaded | 06/25/2026 |
| BOA-26-000051_report.docx | BLDG_BDA | Other Support D... | | application/msword | Uploaded | 10/02/2026 |
| BOA-26-000051_Submissi... | BLDG_BDA | Other Support D... | | application/pdf | Uploaded | 10/02/2026 |
| BOA-26-000051_labels.docx | BLDG_BDA | Other Support D... | | application/msword | Uploaded | 10/02/2026 |
| BOA26000051mva.jpg | BLDG_BDA | Other Support D... | | image/jpeg | Uploaded | 10/02/2026 |
| BOA26000051z.jpg | BLDG_BDA | Other Support D... | | image/jpeg | Uploaded | 10/02/2026 |
| BOA26000051a.jpg | BLDG_BDA | Other Support D... | | image/jpeg | Uploaded | 10/02/2026 |
| BOA26000051n.jpg | BLDG_BDA | Other Support D... | | image/jpeg | Uploaded | 10/02/2026 |
| 3780 McLarty-Plans.pdf | BLDG_BDA | Plans - New Plans | Revised plans | application/pdf | Uploaded | 10/11/2026 |
| 3780 McLarty Plans-Fin... | BLDG_BDA | Plans - New Plans | | application/pdf | Uploaded | 11/02/2026 |

Show all

**Address:** 3780 MCLARTY DR, Dallas, TX 75241

**Owner Name:** RUIZBALTAZAR LORENZO & ZENAIDA

**Owner Address:** 3780 MCLARTY AVE, DALLAS, TEXAS 752416717

**Parcel No:** 00000801191200000

**Contact Info:**

| Name | Organization Name | Contact Type | Contact Primary Address | Status |
|---|---|---|---|---|
| Erica Teniente | | Applicant | Mailing, 3780 McLarty ... | Active |
| RUIZBALTAZAR LORENZO &... | | Property Owner | Mailing, 3780 McLarty ... | Active |

**Licensed Professionals Info:**

| Primary | Registration Number | License Type | Name | Business Name | Business License # |
|---|---|---|---|---|---|

**Total Fee Assessed:** $1,935.00

**Total Fee Invoiced:** $1,935.00

**Balance:** $0.00

**Custom Fields:**

**Property Details**

| | | |
|---|---|---|
| **Existing Zoning** | **Lot Number** | **Lot Size (Acres)** |
| R-5(A) | 1 | 0.19 |
| **Block Number** | **Lot Size (Sq. Ft)** | **How many streets abut the property?** |
| C/8292 | 8344 | 2 |
| **Land Use** | **Is the property platted?** | **Status of Project** |
| SFR | Yes | Existing |
| **Status of Property** | **Previous Board of Adjustment case filed on this property** | **Accommodation for someone with disabilities** |

Owner Occupied | No | No

**File Date** | **Seleccione si necesitara un interprete** | **Case Number**
_ | √ | _

**Are you applying for a fee waiver?** | **Have the standards for variance and or special exception been discussed?** | **Has the Notification Sign Acknowledgement Form been discussed?**
No | Yes | Yes

**Referred by**
Permitting dept.

**Internal Use Only**

**Source of Request** | **Fee Waiver Granted** | **Number of Parking Spaces**
In Review - Residential | | _

**Lot Acreage**
0.19

**PDox Information**

**PDox Number**
BLOCKED

**Board of Adjustment Request**

| Type of Request | Request Description | Application Type | Other | Affirm that an appeal has been made for | Application is made to BOA to grant the described appeal | Outcome |
|---|---|---|---|---|---|---|
| Special Exception | Fence standards | Single Family/Duplex Variance or Special Exception | Fence Height | I am submitting this request for a denied fence permit at 3780 McLarty Dr, Dallas, TX 75241 | Denied fence permit due to setbacks not being met. | |
| Special Exception | Fence standards | Single Family/Duplex Variance or Special Exception | Opacity | | | |

**Street Frontage Information**

| Street Frontage | Linear Feet (Sq. Ft) (Number) |
|---|---|
| Front | 88 |
| Side | 114 |

**Case Information**

| Full Request | Brief Request | Zoning Requirements | Relevant History | BOA History | BOA History Details |
|---|---|---|---|---|---|
| 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 | for a special exception to the fence height regulations | limits the height of a fence in the front yard to 4-feet | NA | No | |
| 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. | a special exception to the fence standards regulations | 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 | NA | No | |

**Board of Adjustment Meeting**

| Hearing Type | Action Date | Time | Room | Panel | Presiding Officer | BOA Administrator | BOA Secretary | BOA Code Specialist | Case Assigned to | Notes | Outcome | Filing Date |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | 6ES | C | Robert F. Agnich | Kameka Miller-Hoskins | Mary Williams | Diana Barkume | Kameka Miller-Hoskins | Special Exception to the fence height regulations | Scheduled | |
| | | | 6ES | C | Robert F. Agnich | Kameka Miller-Hoskins | Mary Williams | Diana Barkume | Kameka Miller-Hoskins | Special Exception to the opacity regulations | Scheduled | |

**GIS Information**

| Parcel Number (Number) | Service | Layer | Attribute Value | Census Tract Number (Number) | Council District | School District | Escarpment | Floodplain |
|---|---|---|---|---|---|---|---|---|
| | | | | 23.95 | 8-Lorie Blair | | | |

**Workflow Status:**

| Task | Assigned To | Status | Status Date | Action By |
|---|---|---|---|---|
| Application Intake | Diana Barkume | Intake Complete | 09/29/2026 | Accela Administ... |
| GIS AOR Review | Elham Elbadawi | Review Complete | 10/05/2026 | Elham Elbadawi |
| Case Assignment | Jamie Miller | Case Manager... | 10/26/2026 | Kameka Miller-H... |

| Task | Assigned To | Status | Status Date | Action By |
|---|---|---|---|---|
| Site Inspection | | Site Inspect... | 10/26/2026 | Kameka Miller-H... |
| Plans Distribution | | | 09/29/2026 | |
| Subdivision Review | | | | |
| Q Team Review | | | | |
| Arborist Review | | | | |
| Building Code Review | | | | |
| Zoning Review | | | | |
| Electrical Review | | | | |
| Eng Water and Wastewat... | | | | |
| Historic Preservation ... | | | | |
| Eng Paving and Drainag... | | | | |
| Eng Flood Plain Review | | | | |
| Board of Adjustment Re... | | | | |
| Conservation Review | | | | |
| Traffic Review | | | | |
| GIS Review | | | | |
| Residential Team Review | | | | |
| Signs Review | | | | |
| Plans Coordination | | | | |
| Board of Adjustment He... | | | | |
| Two-Year Waiver Period | | | | |

**Condition Status:**

| Name | Short Comments | Status | Apply Date | Severity | Action By |
|---|---|---|---|---|---|
| BOA History | This will display in t... | Applied | 06/25/2026 | Notice | |
| General Facts/Staff An... | This will display in t... | Applied | 06/25/2026 | Notice | |
| Land Use | This will display in t... | Applied | 06/25/2026 | Notice | |
| Staff Recommendation | Staff Recommendation | Applied | 06/25/2026 | Notice | |
| Standard of Review | This will display in t... | Applied | 06/25/2026 | Notice | |
| Timeline | This will display in t... | Applied | 06/25/2026 | Notice | |
| Zoning | This will display in t... | Applied | 06/25/2026 | Notice | |

**Application Comments:**

| View ID | Comment | Date |
|---|---|---|

**Initiated by Product:** ACA

**Scheduled/Pending Inspections:**

| Inspection Type | Scheduled Date | Inspector | Status | Comments |
|---|---|---|---|---|
| Site Visit Inspection | 11/09/2026 | | Scheduled | Scheduled via Script |

**Resulted Inspections:**

| Inspection Type | Inspection Date | Inspector | Status | Comments |
|---|---|---|---|---|

City of Dallas

**Planning & Development Department**
320 E Jefferson Blvd, Dallas TX 75203
(214) 948-4480

## BOARD OF ADJUSTMENT REFERRAL FORM

Referred by: Jeysa Clinton Date: May 18, 2026

Department: Planning and Development

Phone/Email: JEYSA.CLINTON@DALLAS.GOV

Manager signature:

Consulted with:

☑ Applicant

☐ Representative

☐ Owner

Name: Nicola Tovar

Phone/Email: (214) 489-2792 / erica.teniente.43@gmail.com

Property Information

Address: 3780 Mclarty Dr

Lot: 1

City Block: C/8292

Zoning Classification: R-5(A)

Issues that require Board action

List the City of Dallas Development Code(s) this project is non-compliant with:

**Check all that apply: ☑ Variance ☐ Special Exception**

☐ Yard setback

☐Lot Width

☐Lot Depth

☐Lot coverage

☐Floor area for accessory structures for single-family uses

☐Height

☐Minimum width of sidewalk

☐Off-street parking

☐Off-street loading

☐Landscape regulations

☑ fence height and/or standards

☐ Visibility triangle obstructions

☐ Parking demand

☐ Additional dwelling unit (not for rent) ☐Accessory dwelling unit (for rent)

☐Carport

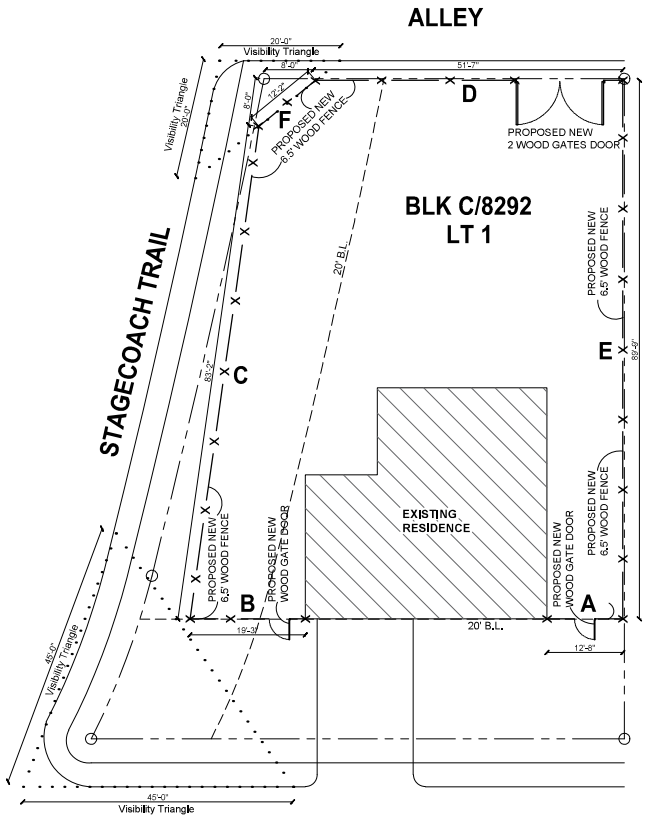
☐Non-conforming use or structure

☐Administrative Official Appeal

☐Other:

Description: Property has double front yard on Mclarty Dr and Stagecoach Trl with 20ft setback. Proposed 6.5ft height fence installation within 20ft front yard setback along Stagecoach Trl and within 20x20ft visibility triangle at alley entrance on Stagecoach Trl.

Alternative resolutions discussed/offered:



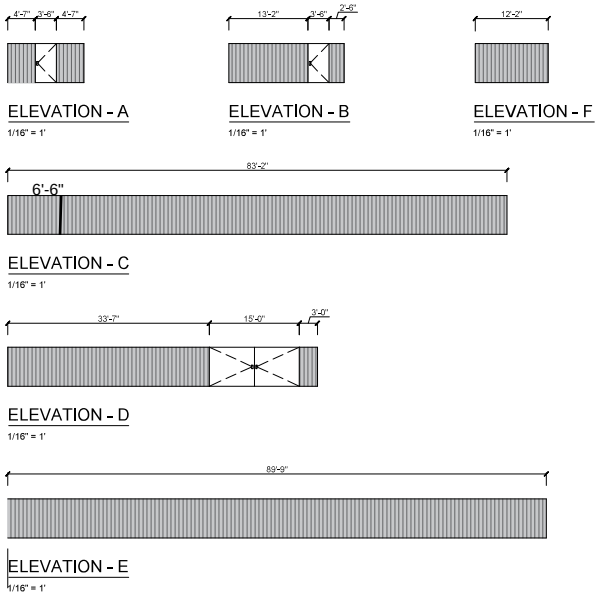

3780 MCLARTY DR

# SITE PLAN

SCALE 1/16" = 1'-0"

## PROPOSED NEW WOOD FENCE:

## 272 feet & Height 6.5'




FENCE ELEVATION

1/16" = 1'

FENCE CONSTRUCTION NOTES

1. WOOD FENCE STRUCTURAL POSTS SHALL BE SPACED AT 7'-6" O.C.
2. WOOD FENCE HEIGHT SHALL BE 6'-6" ABOVE FINISHED GRADE.
3. FRONT PEDESTRIAN GATES SHALL BE 42" WIDE × 6'-0" HIGH.
4. REAR GATE SHALL PROVIDE A 15'-0" CLEAR OPENING.
5. VISIBILITY TRIANGLES ARE SHOWN FOR CITY OF DALLAS REVIEW AND VERIFICATION. ANY REQUIRED CORRECTIONS SHALL BE MADE AS DIRECTED BY THE CITY.

DRAWN BY:
plans/REGF
plans.regf@gmail.com
(469) 418-5884

NORTH:

GENERAL CONTRACTOR:

OWNER:
ERICA TENIENTE
& LORENZO RUIZ
(361) 232-0199

ADDRESS:
3780 McLarty Dr
DALLAS, TX
75241

DATE:
10-21-2026

SHEET:
SP-F-02

# A Respectful Request for Approval of Our Existing Fence

City of Dallas Board of Adjustment | Panel C
Case No. C-BOA-26-000051
Property: 3780 McLarty Dr., Dallas, TX 75241

Dear Members of the Board of Adjustment:

I respectfully ask the Board to approve the applicable fence exceptions or other relief needed to allow the existing cedar privacy fence at my home to remain, subject to any appropriate conditions. I recognize that it was installed without a permit and that its approximate 6-foot-4-inch height and design have raised compliance concerns. My intention is to resolve these concerns cooperatively through the City's process.

## Good-faith effort to comply

Before installation, I visited the City to ask about fence requirements. I understood from that conversation that a fence measuring six feet did not require a permit. I proceeded believing I was complying with the guidance I had received and the six-foot requirement. I did not intend to violate any regulation, disturb my neighbors, or bypass the permitting process. I now understand that additional requirements may apply and ask the Board to consider this sincere misunderstanding.

## Property improvement and practical purpose

The cedar fence replaced an older fence already on the property and was installed substantially along the previous fence alignment. It gives the property a more attractive, finished appearance and improves privacy and security. It also provides a secure yard for a dog I took in and now care for. The purpose was responsible pet care and improving my home—not interfering with neighbors, pedestrians, or the public.

## Significant expense and neighborhood support

Installing the fence required a substantial financial investment. Removal or major reconstruction now would cause significant additional expense, especially after my effort to seek City guidance before construction. I have included nearby fence photographs to illustrate neighborhood character, along with signatures from neighbors who support allowing the fence to remain. I do not claim that the nearby fences are necessarily approved or exempt.

## Commitment to safety and cooperation

I do not wish to obstruct traffic visibility, interfere with public access, or cause a safety concern. I am willing to work with City staff on the exact relief requested, follow-up permitting, and reasonable safety-related conditions.

## Requested approval

For these reasons, I kindly request approval of the fence-related relief identified in my application so that the existing fence may remain, subject to any applicable conditions and required follow-up permit. Thank you for your time and thoughtful consideration.

## Supporting Photographic Exhibits

The following photographs provide context regarding nearby residential fences, existing neighborhood conditions, neighbor support, and the practical reason for enclosing the yard. Nearby examples are provided for visual comparison only; their permit or zoning status has not been verified.

### Exhibit A — 6499 La Grange Dr., Dallas, TX 75241

A nearby corner property along a major road with alley access. The photograph shows a cedar privacy fence in a setting similar to the subject property. It is offered to illustrate neighborhood fence appearance, not to establish compliance.



## Exhibit B — 3550 Frosty Trail, Dallas, TX 75241

Photographs of a corner property near an alley showing a solid-panel fence and alley-side access. These images are included to illustrate other fence styles and placements in the surrounding area.






## Exhibit B — Additional neighborhood view

Additional street-level photograph showing the fence and its relationship to the surrounding roadway.



## Exhibit C — 3849 Stagecoach Trail, Dallas, TX 75241

A nearby corner property with alley access. The photographs show a cedar fence and an earlier view of the site with a more open fence. They are presented as visual context for replacing an older fence with a cedar enclosure; property-line locations and approvals have not been verified.





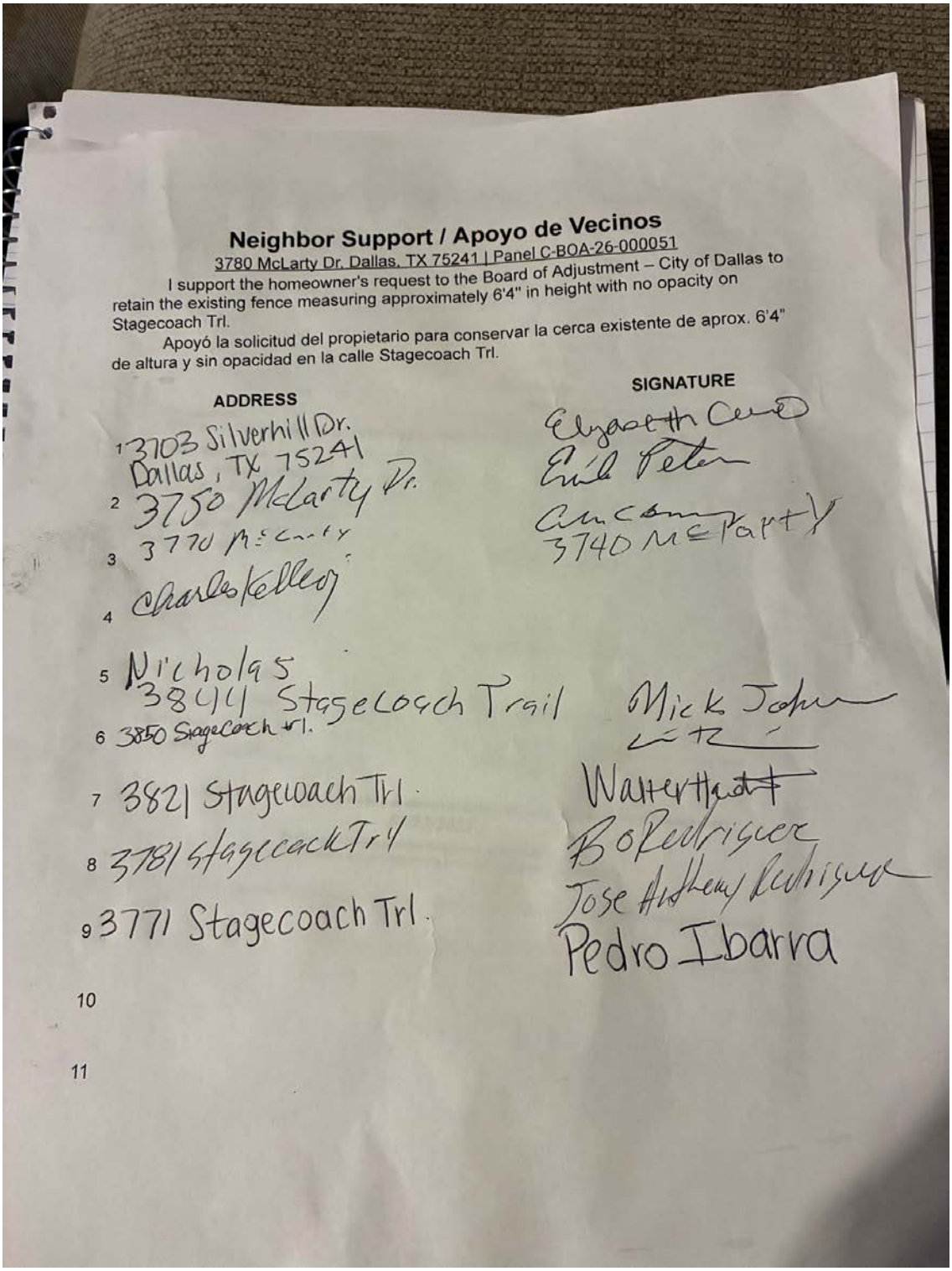
## Exhibit C — Additional prior-condition view

Additional photograph showing the earlier fence and streetscape at the comparison property.



## Exhibit D — Neighbor support

Signed statements from nearby residents supporting the homeowner's request to keep the existing fence. These signatures are offered as evidence of neighborhood support, not as a substitute for required City approvals.



**Neighbor Support / Apoyo de Vecinos**

3780 McLarty Dr. Dallas, TX 75241 | Panel C-BOA-26-000051

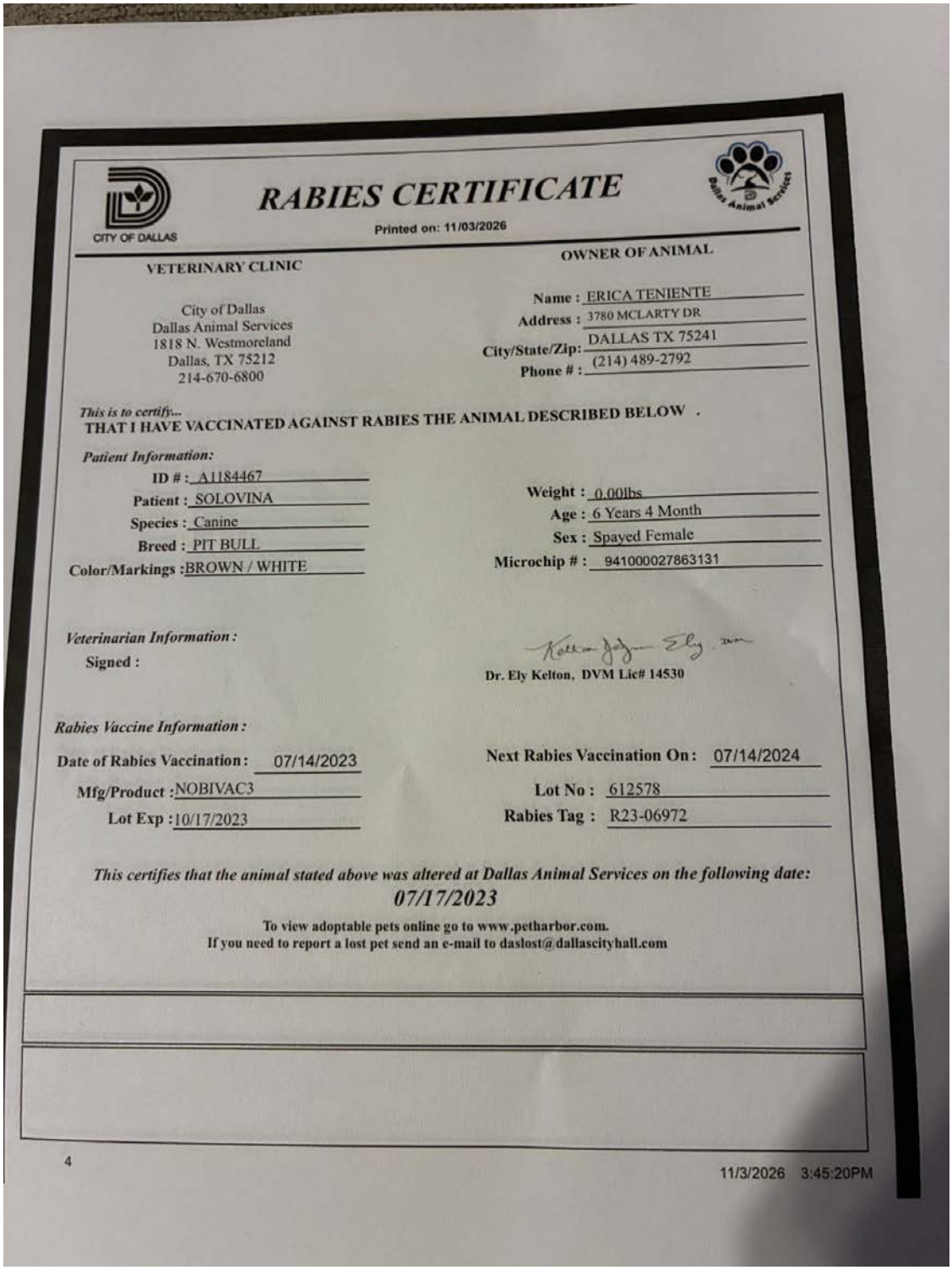
I support the homeowner's request to the Board of Adjustment – City of Dallas to retain the existing fence measuring approximately 6'4" in height with no opacity on Stagecoach Trl.

Apoyó la solicitud del propietario para conservar la cerca existente de aprox. 6'4" de altura y sin opacidad en la calle Stagecoach Trl.

| | ADDRESS | SIGNATURE |
|---|---|---|
| 1 | 3703 Silverhill Dr. Dallas, TX 75241 | Elizabeth Cano |
| 2 | 3750 McLarty Dr. | Enid Peter |
| 3 | 3770 McLarty | Ancamparty 3740 McLarty |
| 4 | Charles Kelley | |
| 5 | Nicholas 3844 Stagecoach Trail | Mick John |
| 6 | 3850 Stagecoach Trl. | |
| 7 | 3821 Stagecoach Trl. | Walter Hadt |
| 8 | 3781 Stagecoach Trl | B O Rodriguez |
| 9 | 3771 Stagecoach Trl. | Jose Anthony Rodriguez Pedro Ibarra |
| 10 | | |
| 11 | | |

## Exhibit E — Animal care and need for secure enclosure

The homeowner took in a dog that repeatedly came to the property and appeared to need care. The replacement fence was built substantially along the previous fence alignment in part to provide a secure enclosed yard. The accompanying record documents the homeowner's care for the animal.



CITY OF DALLAS

# RABIES CERTIFICATE

Printed on: 11/03/2026

**VETERINARY CLINIC**

City of Dallas
Dallas Animal Services
1818 N. Westmoreland
Dallas, TX 75212
214-670-6800

**OWNER OF ANIMAL**

Name : ERICA TENIENTE
Address : 3780 MCLARTY DR
City/State/Zip: DALLAS TX 75241
Phone # : (214) 489-2792

*This is to certify...*
**THAT I HAVE VACCINATED AGAINST RABIES THE ANIMAL DESCRIBED BELOW .**

***Patient Information:***

ID # : A1184467
Patient : SOLOVINA
Species : Canine
Breed : PIT BULL
Color/Markings : BROWN / WHITE

Weight : 0.00lbs
Age : 6 Years 4 Month
Sex : Spayed Female
Microchip # : 941000027863131

***Veterinarian Information :***

Signed :

Dr. Ely Kelton, DVM Lic# 14530

***Rabies Vaccine Information :***

Date of Rabies Vaccination : 07/14/2023
Mfg/Product : NOBIVAC3
Lot Exp : 10/17/2023

Next Rabies Vaccination On : 07/14/2024
Lot No : 612578
Rabies Tag : R23-06972

***This certifies that the animal stated above was altered at Dallas Animal Services on the following date:***
***07/17/2023***

To view adoptable pets online go to www.petharbor.com.
If you need to report a lost pet send an e-mail to daslost@dallascityhall.com

4

11/3/2026 3:45:20PM

File #: 26-3531A Item #: 2.

AGENDA DATE: November 16, 2026

PANEL: C

COUNCIL DISTRICT(S): 9

DEPARTMENT: Department of Planning and Development

---

**BUILDING OFFICIAL'S REPORT**

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**

**FILE NUMBER:** BOA-26-000065(JM)

**BUILDING OFFICIAL'S REPORT:** 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

**PROPERTY OWNER:** Molly Kathryn Davis

**REQUEST:**

(1) A special exception to the front yard setback regulations for a carport.

**STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO FRONT YARD SETBACK REGULATIONS FOR A CARPORT:**

Section 51A-4.401(c)(1) provides that board may grant a special exception to the minimum front yard requirements in this section for a carport for a single family or duplex use when, in the opinion of the board:

(A) there is no adequate vehicular access to an area behind the required front building line that would accommodate a parking space; and

(B) the carport will not have a detrimental impact on surrounding properties.

Section 51A-4.401(c)(2) further provides that in determining whether to grant this special exception, the board shall consider the following factors:

(A) Whether the requested special exception is compatible with the character of the neighborhood.

(B) Whether the value of surrounding properties will be adversely affected.

(C) The suitability of the size and location of the carport.

(D) The materials to be used in construction of the carport.

Finally, section 51A-4.401(c)(3) states that storage of items other than motor vehicles is prohibited in a carport for which a special exception has been granted under this subsection.

**STAFF RECOMMENDATION:**

Special Exceptions (1):

No staff recommendation is made on this request.

**BACKGROUND INFORMATION:**

**Zoning:**

| | |
|---|---|
| Site: | R-7.5(A) |
| North: | R-7.5(A) |
| East: | R-7.5(A) |
| South: | R-7.5(A) |
| West: | PD1080 |

**Land Use:**

The subject site is developed with a single-family residence with surrounding properties sharing the same type of development, excepting the adjacent western parcel being multi-family.

**BDA History:**

BDA history was found within the last five years, BOA-26-000065_FW1.

- The Board of Adjustment Panel C, at its public hearing held on Monday, September 14, 2026, **GRANTED** the request to waive the filing fees to be paid in association with a request for a variance to the maximum height for structures accessory to single-family use regulations and variance to the floor area for structures accessory to single-family use regulations because the evaluation of the property and the testimony showed that payment of the fee would result in substantial financial hardship to this applicant.

**GENERAL FACTS/STAFF ANALYSIS:**

- The application of Molly Kathryn Davis for the property located at 1227 San Patricio Drive focuses on one request relating to the front yard setbacks for a carport regulations.
- The applicant proposes to construct and/or maintain a carport in a required 25-foot front yard setback along San Patricio Drive, which will require a 5-foot special exception to the front yard setback regulations.
- The applicant has the burden of proof in establishing the special exception to the front yard setback regulations will not adversely affect neighboring properties.
- Granting the special exceptions to the front yard setback regulations with the condition that the applicant complies with the with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.
- 200' Radius Video: BOA-26-000065 1227 San Patricio Drive

**Timeline:**

October 14, 2026: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.

October 6, 2026: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel **C**.

October 16, 2026: The Planning and Development Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the **October 23, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **November 6, 2026**, 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.

October 27, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **November** 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.

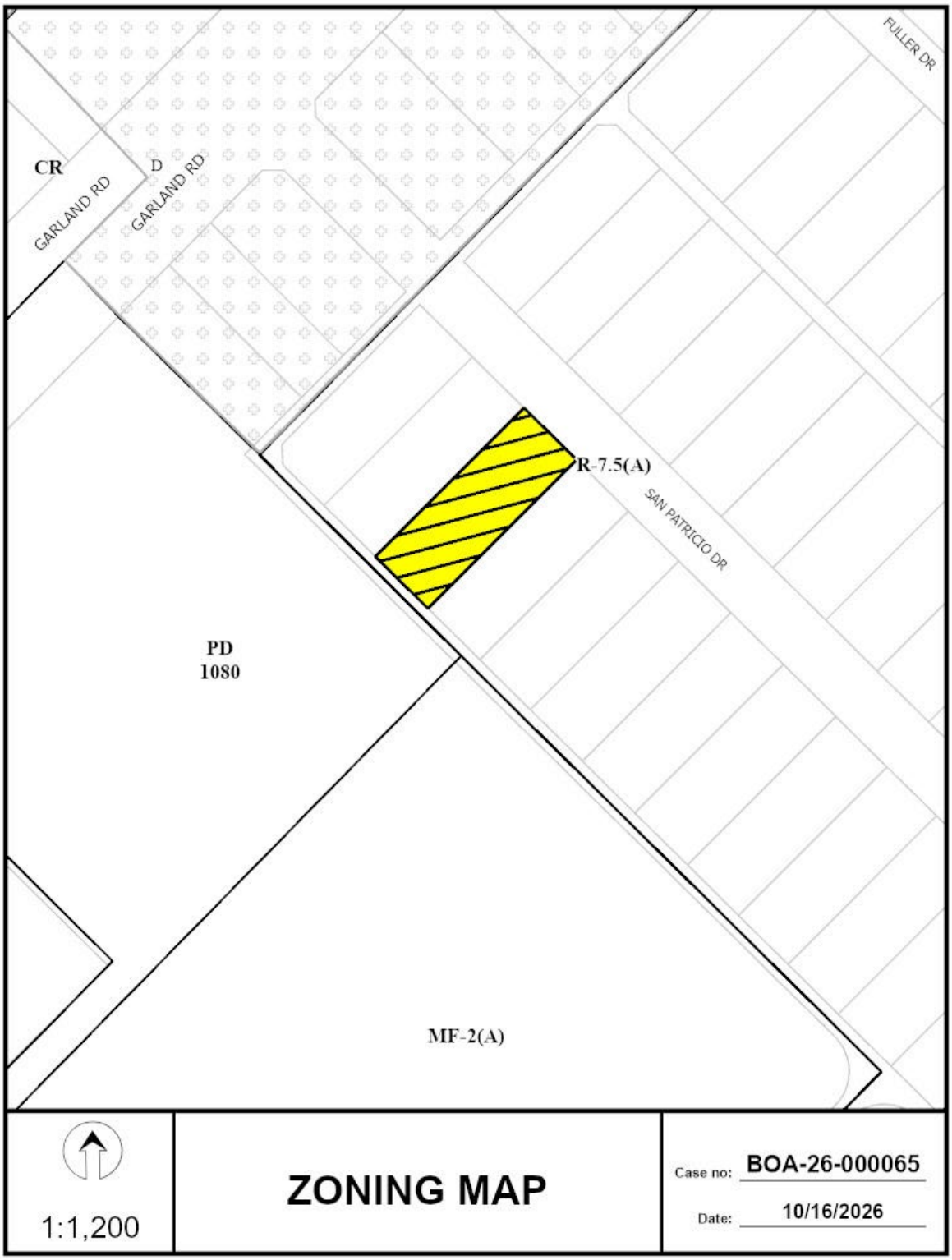


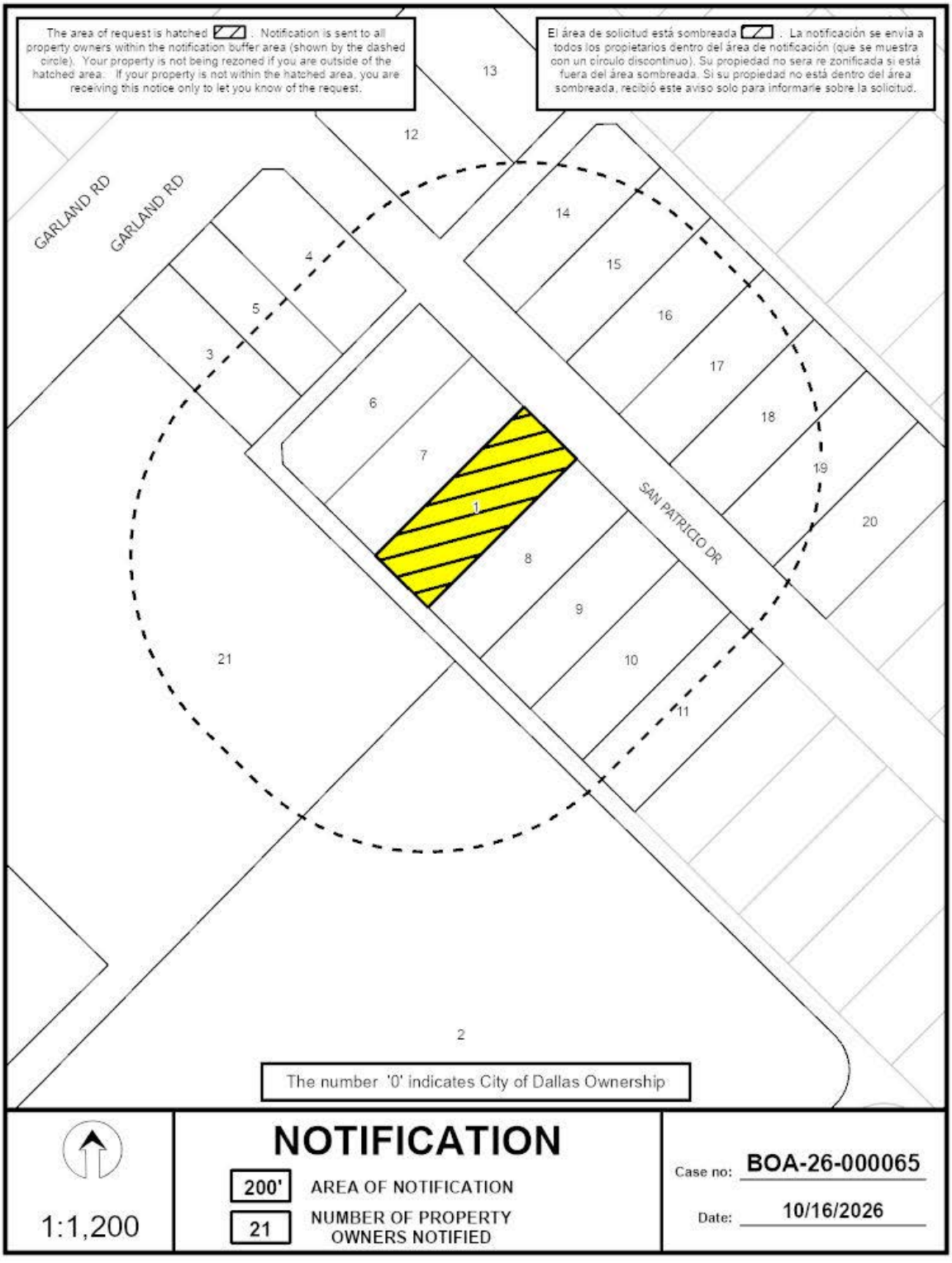

1:1,200

# AERIAL MAP

Case no: BOA-26-000065

Date: 10/16/2026


FULLER DR
CR
D
GARLAND RD
GARLAND RD
R-7.5(A)
SAN PATRICIO DR
PD
1080
MF-2(A)
1:1,200
ZONING MAP
Case no: BOA-26-000065
Date: 10/16/2026


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
GARLAND RD
GARLAND RD
SAN PATRICIO DR
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
21
NUMBER OF PROPERTY OWNERS NOTIFIED
1:1,200
Case no: BOA-26-000065
Date: 10/16/2026

*10/02/2026*

# *Notification List of Property Owners*

## *BOA-26-000065*

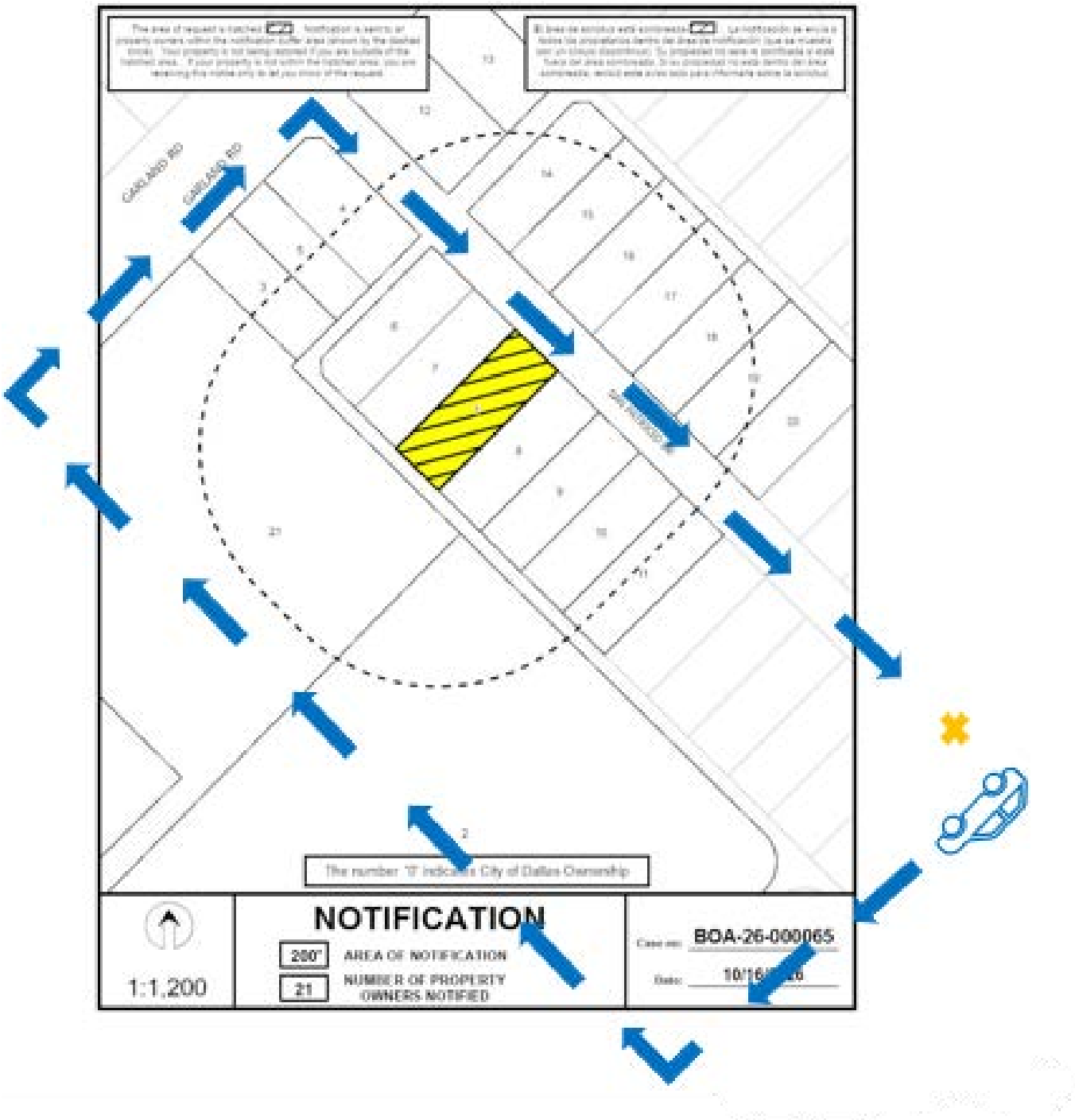
***21 Property Owners Notified***

| *Label #* | *Address* | | *Owner* |
|---|---|---|---|
| 1 | 1227 | SAN PATRICIO DR | DAVIS MOLLY KATHRYN |
| 2 | 1254 | PEAVY RD | IVARS JANIEKS SEPARATE PPTY SHARE OF THE & |
| 3 | 10108 | GARLAND RD | CHECKERBOARD INC |
| 4 | 10118 | GARLAND RD | GLADSTONE ABNER B |
| 5 | 10110 | GARLAND RD | GLADSTONE ABNER B |
| 6 | 1217 | SAN PATRICIO DR | Taxpayer at |
| 7 | 1223 | SAN PATRICIO DR | MATHER RUTH AINSLIE |
| 8 | 1231 | SAN PATRICIO DR | BEVERLY RICHARD W LF EST |
| 9 | 1237 | SAN PATRICIO DR | Taxpayer at |
| 10 | 1241 | SAN PATRICIO DR | RAMIREZ MARIO R |
| 11 | 1245 | SAN PATRICIO DR | Taxpayer at |
| 12 | 10202 | GARLAND RD | BUSTER & COMPANY LLC |
| 13 | 10208 | GARLAND RD | SAN JUAN CHARNESSA |
| 14 | 1216 | SAN PATRICIO DR | LLAMAS ENRIQUE L & |
| 15 | 1222 | SAN PATRICIO DR | WEISBERG JOEL L & STACIE |
| 16 | 1226 | SAN PATRICIO DR | BREVER LAWRENCE |
| 17 | 1230 | SAN PATRICIO DR | DEARMAN CRAIG |
| 18 | 1236 | SAN PATRICIO DR | SHEA ERIN K |
| 19 | 1240 | SAN PATRICIO DR | ANDERSON JAMES E LIFE ESTATE |
| 20 | 1244 | SAN PATRICIO DR | GONZALEZ JOEL MARTINEZ |
| 21 | 10030 | GARLAND RD | 10030 GARLAND OWNER LP |

**Route Directions:**

**Start on Losa Dr.**
**Right on Peavy Rd.**
**Right on Garland Rd.**
**Right on San Patricio Dr.**

# 200’ Radius Route Map



**NOTICE OF PUBLIC HEARING**

**BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL C)**

**NOTICE IS HEREBY GIVEN** that the **BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL B)** will hold a hearing as follows:

**DATE:** **MONDAY, NOVEMBER 16, 2026**

**BRIEFING**: **11:00 a.m.** via **Videoconference and in 6ES COUNCIL BRIEFING** at Dallas City Hall, 1500 Marilla Street https://bit.ly/boa1116

**HEARING**: **1:00 p.m. Videoconference and in 6ES COUNCIL BRIEFING** at Dallas City Hall, 1500 Marilla Street https://bit.ly/boa1116

The purpose of the hearing is to consider the following appeal(s) now pending before the Board of Adjustment.

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**BOA-26-000065(JM)** 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.

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You have received this notice because you own property within 200 feet of the above property. You may be interested in attending the Board of Adjustment hearing to express your support for or opposition to the application. You may also contact the Board of Adjustment by email to BDAreply@dallas.gov. Letters will be accepted until 9:00 am the day of the hearing, if you are unable to attend the hearing. If you choose to respond, it is important that you let the Board know your reasons for being in favor of or in opposition to the application. The Board members are very interested in your opinion.

**Note**: Any materials (such as plans, elevations, etc.) included within this notice may be subject to change.

The Board of Adjustment hearing will be held by videoconference and at **6ES Council Briefing**. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure **by joining the meeting virtually** must register online at https://bit.ly/BDA-C-Register **by the 5 p.m. on Sunday, November 15, 2026. All virtual speakers will be required to show their video in order to address the board. In Person speakers can register at the hearing.** Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; and bit.ly/cityofdallastv or YouTube.com/CityofDallasCityHall.

**Speakers at the meeting are allowed a maximum of three minutes to address the Board.**

Additional information regarding the application may be obtained by calling Jamie Miller, Senior Planner at (214) 948-4069, or Mary Williams, Board Secretary at (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

**PLEASE SEND REPLIES TO:**
**BDAreply@dallas.gov**
**Letters will be received until 9:00 am the day of the hearing.**
**PLEASE REGISTER AT:**
**https://bit.ly/BDA-C-Register**

Board of Adjustment
Planning & Development Department
1500 Marilla Street 5CN Dallas TX 75201

# BOA-26-000065

Menu Reports Help

**File Date:** 08/11/2026

**Application Status:** Plan Review

**Assigned To:** Jamie Miller

**Description of Work:** FILE NUMBER: BOA-26-000065 BUILDING OFFICIAL'S REPORT: Application of Molly Kathryn Davis for (1) a special exception to the front yard setbacks 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 25-foot front yard setback. The applicant proposes to construct and/or maintain a carport in a required front yard and provide a 20-foot front yard setback, which will require a 5-foot special exception to the front side yard setback regulations for a carport. LOCATION: 1227 SAN PATRICIO DR APPLICANT: Molly Kathryn Davis REQUEST: (1) Special exception to the front yard setbacks for a carport

**Application Detail:** Detail

**Application Name:**

**Application Type:** Board of Adjustments

**Documents:**

| File Name | Document Group | Category | Description | Type | Document Status | Document Status Date |
|---|---|---|---|---|---|---|
| 1227 San Patricio Dr_...pdf | BLDG_BDA | Certificate - Tax | | application/pdf | Uploaded | 08/11/2026 |
| 1227 San Patricio Dr_...pdf | BLDG_BDA | Legal Descripti... | | application/pdf | Uploaded | 08/11/2026 |
| 1227 San Patricio Dr_...pdf | BLDG_BDA | Plans - Site Plan | | application/pdf | Uploaded | 08/11/2026 |
| 1227 San Patricio Dr_...pdf | BLDG_BDA | Plat - Certifie... | | application/pdf | Uploaded | 08/11/2026 |
| 1227 San Patricio Dr_...pdf | BLDG_BDA | Statement - Lien | | application/pdf | Uploaded | 08/11/2026 |
| 1227 San Patricio Dr_...jpg | BLDG_BDA | Maps - Block | | image/jpeg | Uploaded | 08/11/2026 |
| 1227 San Patricio Dr_...pdf | BLDG_BDA | Maps - Zoning L... | | application/pdf | Uploaded | 08/11/2026 |
| BOA26000065z.jpg | BLDG_BDA | Other Support D... | | image/jpeg | Uploaded | 10/16/2026 |
| BOA-26-000065_Submissi...pdf | BLDG_BDA | Other Support D... | | application/pdf | Uploaded | 10/16/2026 |
| BOA26000065mva.jpg | BLDG_BDA | Other Support D... | | image/jpeg | Uploaded | 10/16/2026 |
| BOA-26-000065_labels.docx | BLDG_BDA | Other Support D... | | application/msword | Uploaded | 10/16/2026 |
| BOA26000065a.jpg | BLDG_BDA | Other Support D... | | image/jpeg | Uploaded | 10/16/2026 |
| BOA-26-000065_report.docx | BLDG_BDA | Other Support D... | | application/msword | Uploaded | 10/16/2026 |
| BOA26000065n.jpg | BLDG_BDA | Other Support D... | | image/jpeg | Uploaded | 10/16/2026 |

Show all

**Address:** 1227 SAN PATRICIO DR, Dallas, TX 75218

**Owner Name:** DAVIS MOLLY KATHRYN

**Owner Address:** 1227 SAN PATRICIO DR, DALLAS, TEXAS 752183133

**Parcel No:** 00000379777000000

**Contact Info:**

| Name | Organization Name | Contact Type | Contact Primary Address | Status |
|---|---|---|---|---|
| Molly Kathryn Davis | | Applicant | Mailing, 1227 San Patr... | Active |
| Molly Davis | | Property Owner | Mailing, 1227 San Patr... | Active |

**Licensed Professionals Info:**

| Primary | Registration Number | License Type | Name | Business Name | Business License # |
|---|---|---|---|---|---|

**Total Fee Assessed:** $15.00

**Total Fee Invoiced:** $15.00

**Balance:** $0.00

**Custom Fields:**

**Property Details**

| | | |
|---|---|---|
| **Existing Zoning** | **Lot Number** | **Lot Size (Acres)** |
| R-7.5(A) | 4 | 0.23856749 |
| **Block Number** | **Lot Size (Sq. Ft)** | **How many streets abut the property?** |
| A/5363 | 10392.0000 | 1 |
| **Land Use** | **Is the property platted?** | **Status of Project** |
| SINGLE FAMILY RESIDENCE | Yes | Existing |
| **Status of Property** | **Previous Board of Adjustment case filed on this property** | **Accommodation for someone with disabilities** |
| Owner Occupied | No | No |

| File Date | Seleccione si necesitara un interprete | Case Number |
|---|---|---|
| 08/11/2026 | | _ |

| Are you applying for a fee waiver? | Have the standards for variance and or special exception been discussed? | Has the Notification Sign Acknowledgement Form been discussed? |
|---|---|---|
| Yes | Yes | No |

Referred by
Code/Permit

**Internal Use Only**

| Source of Request | Fee Waiver Granted | Number of Parking Spaces |
|---|---|---|
| Code Enforcement | √ | _ |

Lot Acreage
0.23856749

**PDox Information**
PDox Number
BLOCKED

**Board of Adjustment Request**

| Type of Request | Request Description | Application Type | Other | Affirm that an appeal has been made for | Application is made to BOA to grant the described appeal | Outcome |
|---|---|---|---|---|---|---|
| Special Exception | Carport in front-yard | Single Family/Duplex Variance or Special Exception | | Special exception to allow the existing attached carport to remain in its current location and configuration for parking purposes only. | The existing carport provides the only practical covered off-street parking for the residence, as there is no access to park behind the house. Modifying the structure to meet the applicable setback requirement would require substantially shortening the carport, leaving it too short to fully cover a typical passenger vehicle and significantly reducing its intended function. The existing carport does not create visibility concerns and is used for parking only. The special exception is requested to allow the carport to remain in its current configuration so that I may proceed with the required permitting process and bring the structure into compliance with City requirements. | Accepted |

**Street Frontage Information**

| Street Frontage | Linear Feet (Sq. Ft) (Number) |
|---|---|
| Front | 60 |

**Case Information**

| Full Request | Brief Request | Zoning Requirements | Relevant History | BOA History | BOA History Details |
|---|---|---|---|---|---|
| APPROVED 9/14/2026- fee waiver for (1) a special exception to the front yard setbacks for a carport regulation. | fee a waiver special exception to the front yard setbacks for a carport | requires a 25-foot front yard setback | BOARD OF ADJUSTMENT<br>CITY OF DALLAS, TEXAS<br><br>FILE NUMBER:<br><br>BOA-26-000065_FW1<br><br>BUILDING OFFICIAL'S REPORT: Application of Molly Kathryn Davis for (1) a fee waiver for 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).<br><br>LOCATION:<br>1227 SAN PATRICIO DRIVE<br>APPLICANT:<br>Molly Kathryn Davis<br><br>REQUEST:<br><br>(1) Fee a waiver for a special exception to the front yard setback regulations for a carport. | No | APPROVED |
| 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 a 5-foot special exception to the front side yard setback regulations for a carport. | special exception to the front yard setbacks for a carport | requires a 25-foot front yard setback | SEE INITIAL CASE ABOVE | Yes | |

**Board of Adjustment Meeting**

| Hearing Type | Action Date | Time | Room | Panel | Presiding Officer | BOA Administrator | BOA Secretary | BOA Code Specialist | Case Assigned to | Notes | Outcome | Filing Date |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Miscellaneous | 09/14/2026 | 01:00 | 6ES | C | Robert F. Agnich | Kameka Miller-Hoskins | Mary Williams | Diana Barkume | Kameka Miller-Hoskins | Fee waiver only-approved-BOA-26-000065_FW1:<br><br>September 14, 2026<br>Re: BOA-26-000065_FW1, Property at 1227 SAN PATRICIO DRIVE<br>Dear Ms. Davis:<br>The Board of Adjustment Panel C, at its public hearing held on Monday, September 14, 2026, GRANTED the request to waive the filing fees to be paid in association with a request for a special exception to the front yard setback regulations for a carport as requested because the<br>evaluation of the property and testimony showed that the payment of the fee would result in<br>substantial financial hardship. | Grant | |
| | | | 6ES | C | Cheri Gambow | Kameka Miller-Hoskins | Mary Williams | Diana Barkume | Kameka Miller-Hoskins | special exception to the front yard setbacks for a carport | Scheduled | |

**GIS Information**

| Parcel Number (Number) | Service | Layer | Attribute Value | Census Tract Number (Number) | Council District | School District | Escarpment | Floodplain |
|---|---|---|---|---|---|---|---|---|
| | | | | 29.19 | 9-Paula Blackmon | | | |

**Workflow Status:**

| Task | Assigned To | Status | Status Date | Action By |
|---|---|---|---|---|
| Application Intake | | Intake Complete | 10/14/2026 | Diana Barkume |
| GIS AOR Review | Elham Elbadawi | Review Complete | 10/16/2026 | Elham Elbadawi |
| Case Assignment | Jamie Miller | Case Manager... | 10/26/2026 | Kameka Miller-H... |
| Site Inspection | Jamie Miller | Site Inspect... | 11/06/2026 | Diana Barkume |
| Plans Distribution | | Accepted - P... | 11/06/2026 | Diana Barkume |
| Subdivision Review | | Not Required | 11/06/2026 | Diana Barkume |
| Q Team Review | | Not Required | 11/06/2026 | Diana Barkume |
| Arborist Review | | Not Required | 11/06/2026 | Diana Barkume |
| Building Code Review | | Not Required | 11/06/2026 | Diana Barkume |
| Zoning Review | | Not Required | 11/06/2026 | Diana Barkume |
| Electrical Review | | Not Required | 11/06/2026 | Diana Barkume |
| Eng Water and Wastewat... | | Not Required | 11/06/2026 | Diana Barkume |
| Historic Preservation ... | | Not Required | 11/06/2026 | Diana Barkume |
| Eng Paving and Drainag... | | Not Required | 11/06/2026 | Diana Barkume |
| Eng Flood Plain Review | | Not Required | 11/06/2026 | Diana Barkume |
| Board of Adjustment Re... | | Approved | 11/06/2026 | Diana Barkume |
| Conservation Review | | Not Required | 11/06/2026 | Diana Barkume |
| Traffic Review | | Not Required | 11/06/2026 | Diana Barkume |
| GIS Review | | Not Required | 11/06/2026 | Diana Barkume |
| Residential Team Review | | Not Required | 11/06/2026 | Diana Barkume |
| Signs Review | | Not Required | 11/06/2026 | Diana Barkume |
| Plans Coordination | | Review Complete | 11/06/2026 | Diana Barkume |
| Board of Adjustment He... | | Scheduled | 11/06/2026 | Diana Barkume |

Two-Year Waiver Period

**Condition Status:**

| Name | Short Comments | Status | Apply Date | Severity | Action By |
|---|---|---|---|---|---|
| BOA History | This will display in t... | Applied | 08/11/2026 | Notice | |
| General Facts/Staff An... | This will display in t... | Applied | 08/11/2026 | Notice | |

| Name | Short Comments | Status | Apply Date | Severity | Action By |
|---|---|---|---|---|---|
| Land Use | This will display in t... | Applied | 08/11/2026 | Notice | |
| Staff Recommendation | Staff Recommendation | Applied | 08/11/2026 | Notice | |
| Standard of Review | This will display in t... | Applied | 08/11/2026 | Notice | |
| Timeline | This will display in t... | Applied | 08/11/2026 | Notice | |
| Zoning | This will display in t... | Applied | 08/11/2026 | Notice | |

**Application Comments:**

| View ID | Comment | Date |
|---|---|---|

**Initiated by Product:** ACA

**Scheduled/Pending Inspections:**

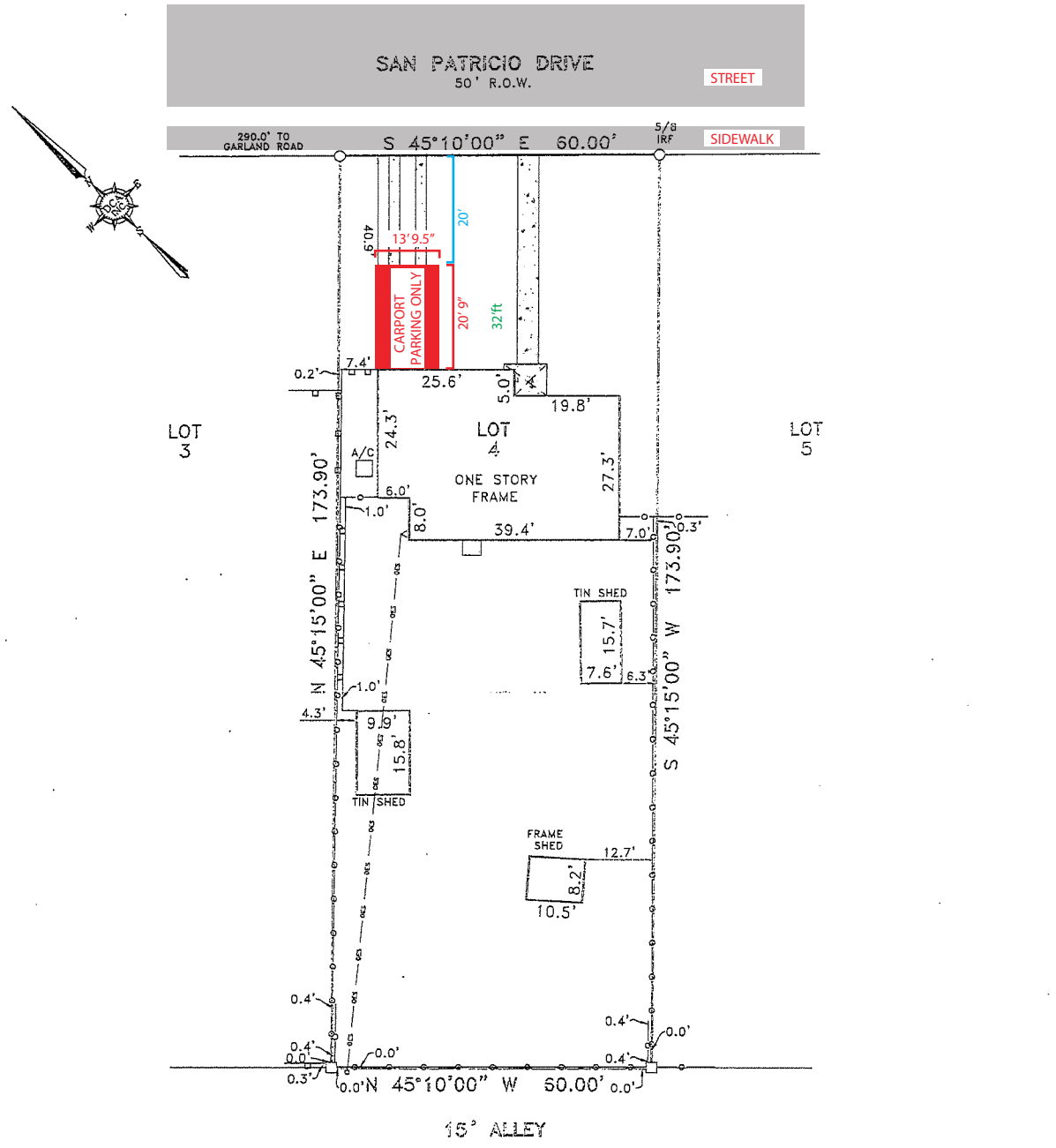
| Inspection Type | Scheduled Date | Inspector | Status | Comments |
|---|---|---|---|---|
| Site Visit Inspection | 11/09/2026 | | Scheduled | Scheduled via Script |

**Resulted Inspections:**

| Inspection Type | Inspection Date | Inspector | Status | Comments |
|---|---|---|---|---|

# SURVEY PLAT

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 1227 SAN PATRICIO DRIVE, in the city of DALLAS, Texas. Lot No. 4 Block No. A/5363 of SCURRY ADDITION an addition to the City of DALLAS, DALLAS COUNTY, Texas, according to the MAP OR PLAT recorded in VOLUME 9 at PAGE 215 of the MAP/PLAT Records of DALLAS County, Texas.




NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
NOTE: According to the F.I.R.M. No. 48113C0355 J this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.
This survey is made in conjunction with the information provided by NORTH AMERICAN Title Company in connection with the transaction described in G.F. 14702-08-00653. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE

Drawn By: MATT
Scale: 1"=20'
Date: 09-29-08
Borrower: JOHNSON
Job No. 0804793-1

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- 1" IRON PIPE FOUND
- FENCE POST CORNER
- "X" FOUND/SET
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- ASPHALT PAVING
- GRAVEL/ROCK ROAD OR DRIVE
- POWER POLE
- BRICK COLUMN
- A/C AIR CONDITIONING
- CHAIN LINK FENCE
- WOOD FENCE 0.5' WIDE TYPICAL
- WIRE FENCE
- IRON FENCE
- PIPE FENCE
- COVERED PORCH, DECK OR CARPORT
- OES — OES — OVERHEAD ELECTRIC SERVICE
- OHP — OHP — OVERHEAD POWER LINE
- CONCRETE PAVING


DOUG CONNALLY & ASSOC.
11545 PAGEMILL RD., SUITE 100
DALLAS, TEXAS 75243
PHONE:(214) 349-9485
FAX:(214) 349-2216
www.dcadfw.com


REG. JOSEPH AMAYA 5855 PROFESSIONAL LAND SURVEYOR
JOSEPH AMAYA
REG. NO. 5855

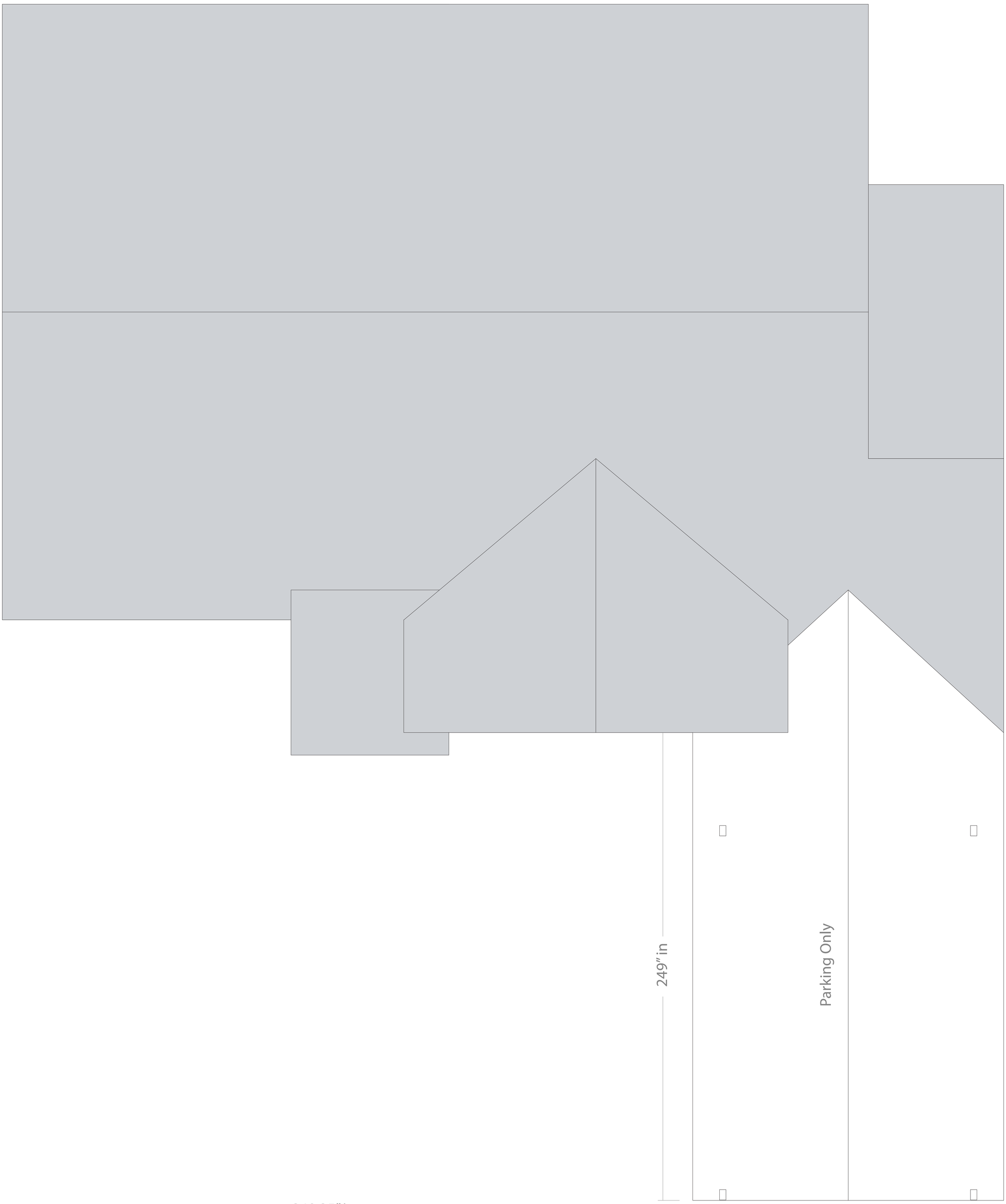
1227 San Patricio Dr.
Dallas, TX 75218
Carport Elevation Drawing

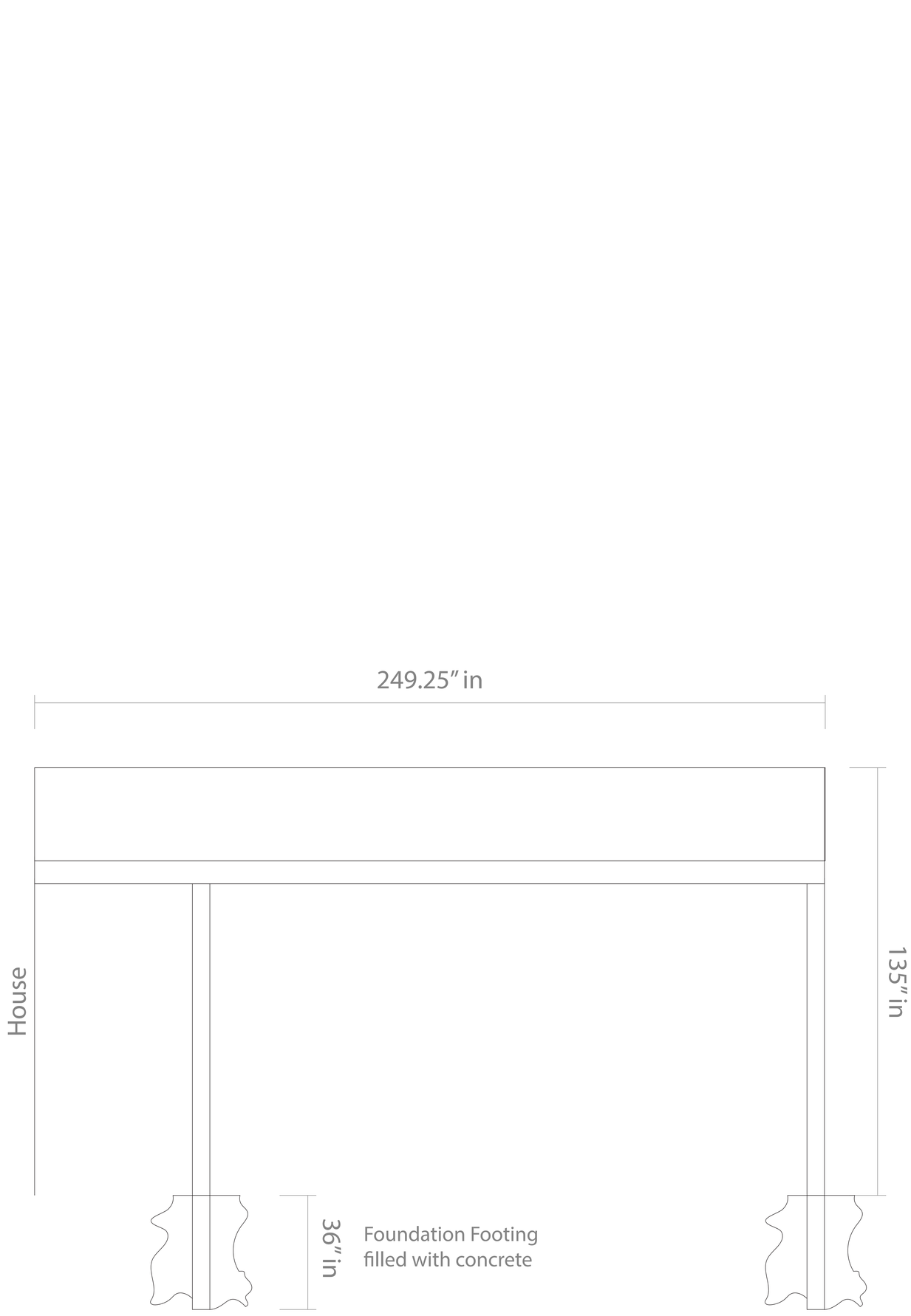
Existing

New

12′ ft

6′ ft



# Percentage of Houses with a Front-Facing Garage, Carport, Detached Garage, and/or Covered Patio

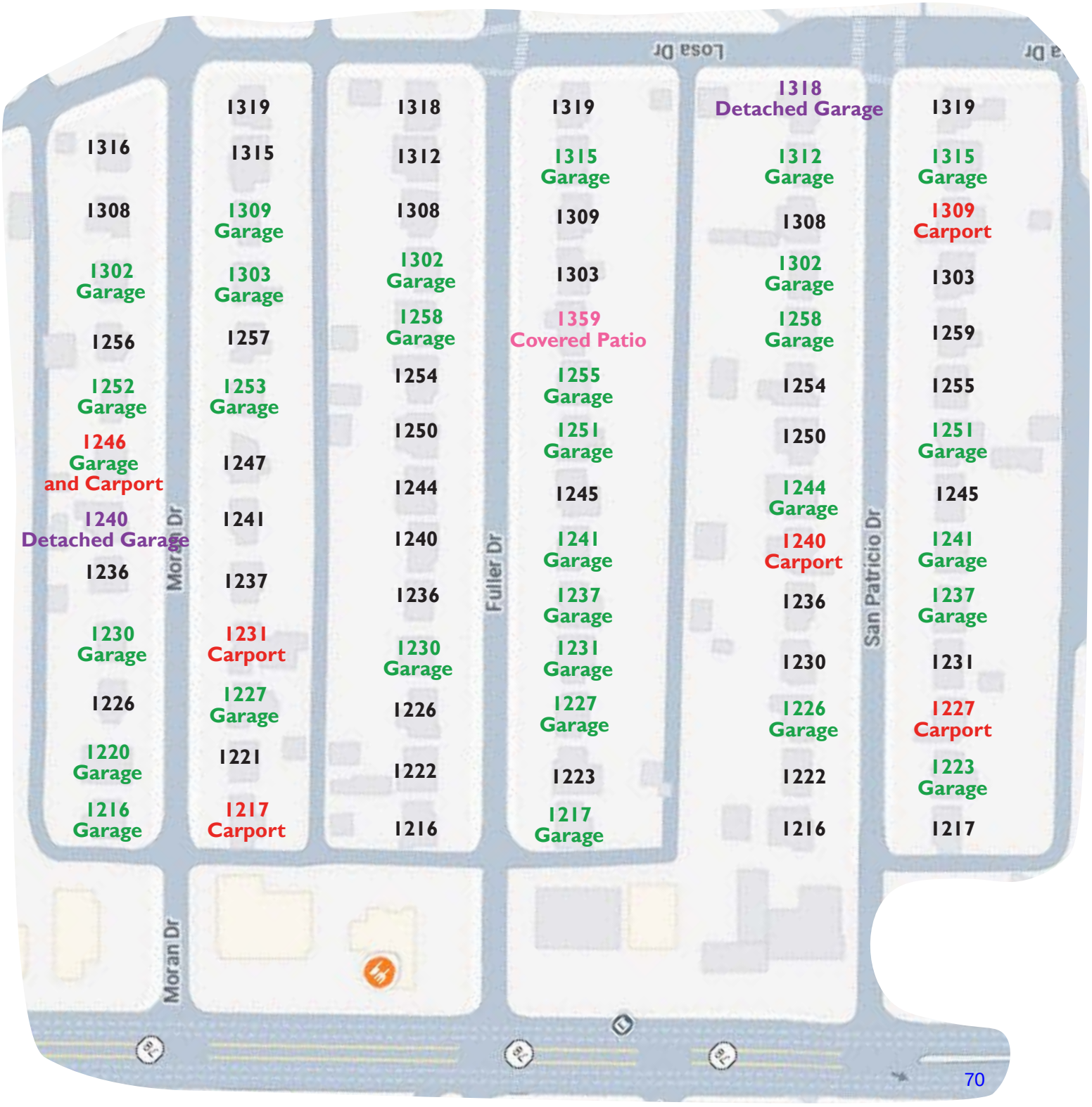
*Survey includes 81 homes

38.27% Front Facing Garage

7.41% Front Facing Carports

2.47% Front Facing Detached Garage

1.23% Front Facing Covered Patio



# Houses with a Front-Facing Garage
# San Patricio Dr. Dallas, TX 75218

**1223 San Patricio Dr.**



**1244 San Patricio Dr.**



**1302 San Patricio Dr.**



**1226 San Patricio Dr.**



**1251 San Patricio Dr.**



**1312 San Patricio Dr.**



**1237 San Patricio Dr.**



**1258 San Patricio Dr.**



**1315 San Patricio Dr.**



**1241 San Patricio Dr.**



# Houses with a Carport or Covered Patio

## San Patricio Dr, Fuller Dr, Moran Dr, and Casa Vale Dr, Dallas, TX 75218

**1227 San Patricio Dr.**



**1240 San Patricio Dr.**



**1309 San Patricio Dr.**



**1359 Fuller Dr. (Covered Patio)**



**1246 Moran Dr.**



**1231 Moran Dr.**



**1217 Moran Dr..**



# 1227 San Patricio Dr.
# Photographs of Carport







Agenda Information Sheet

File #: 26-3532A Item #: 3.

AGENDA DATE: November 16, 2026

PANEL: C

COUNCIL DISTRICT(S): 13

DEPARTMENT: Department of Planning and Development

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**BUILDING OFFICIAL'S REPORT**

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**

**FILE NUMBER:** BOA-26-000072(JM)

**BUILDING OFFICIAL'S REPORT:** 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

**PROPERTY OWNER:** Jeffrey M. Robinson

**REQUEST:**

(1) 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 these requests.

**BACKGROUND INFORMATION:**

**Zoning:**

| | |
|---|---|
| Site: | R-1ac(A) |
| North: | R-1ac(A) |
| East: | R-1ac(A) |
| South: | R-1ac(A) |
| West: | R-1ac(A) |

**Land Use:**

The subject site is developed with a single-family residence with surrounding properties sharing the same type of development.

**BDA History:**

- Zero cases found on this property within the past five years.

**GENERAL FACTS/STAFF ANALYSIS:**

- The application of Jennifer Hiromoto for the property located at 5323 Falls Road focuses on one request relating to the fence height regulations.
- The applicant proposes to construct and/or maintain a 9-foot-high fence in a required front-yard along Lennox Lane, which will require a 5-foot special exception to the fence height regulations.
- The applicant has the burden of proof in establishing the special exception to the fence height and opacity regulations will not adversely affect neighboring properties and that the special exception to the visual obstruction regulation will not constitute a traffic hazard.
- Granting the special exceptions to the fence, with the condition that the applicant complies with the with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.
- 200' Radius Video: BOA-26-000072 5323 Falls Road

**Timeline:**

September 23, 2026: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

October 6, 2026: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel **C**.

October 16, 2026: The Planning and Development Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the **October 23, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **November 6, 2026**, 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.

October 27, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **November** 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.

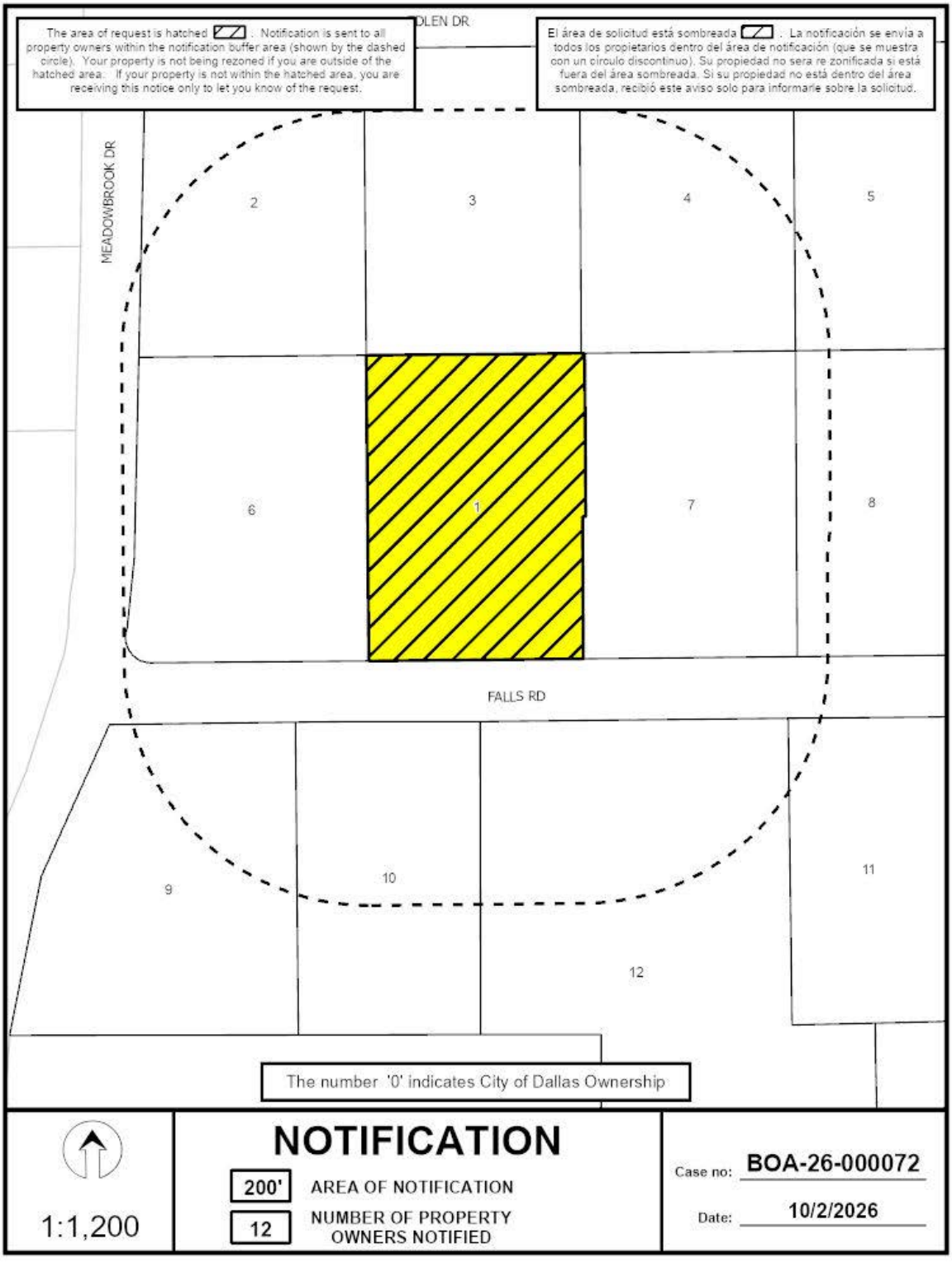



1:1,200

# AERIAL MAP

Case no: BOA-26-000072

Date: 10/02/2026


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
DLEN DR
MEADOWBROOK DR
2
3
4
5
6
1
7
8
FALLS RD
9
10
11
12
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
12
NUMBER OF PROPERTY OWNERS NOTIFIED
1:1,200
Case no: BOA-26-000072
Date: 10/2/2026

*10/02/2026*

# *Notification List of Property Owners*

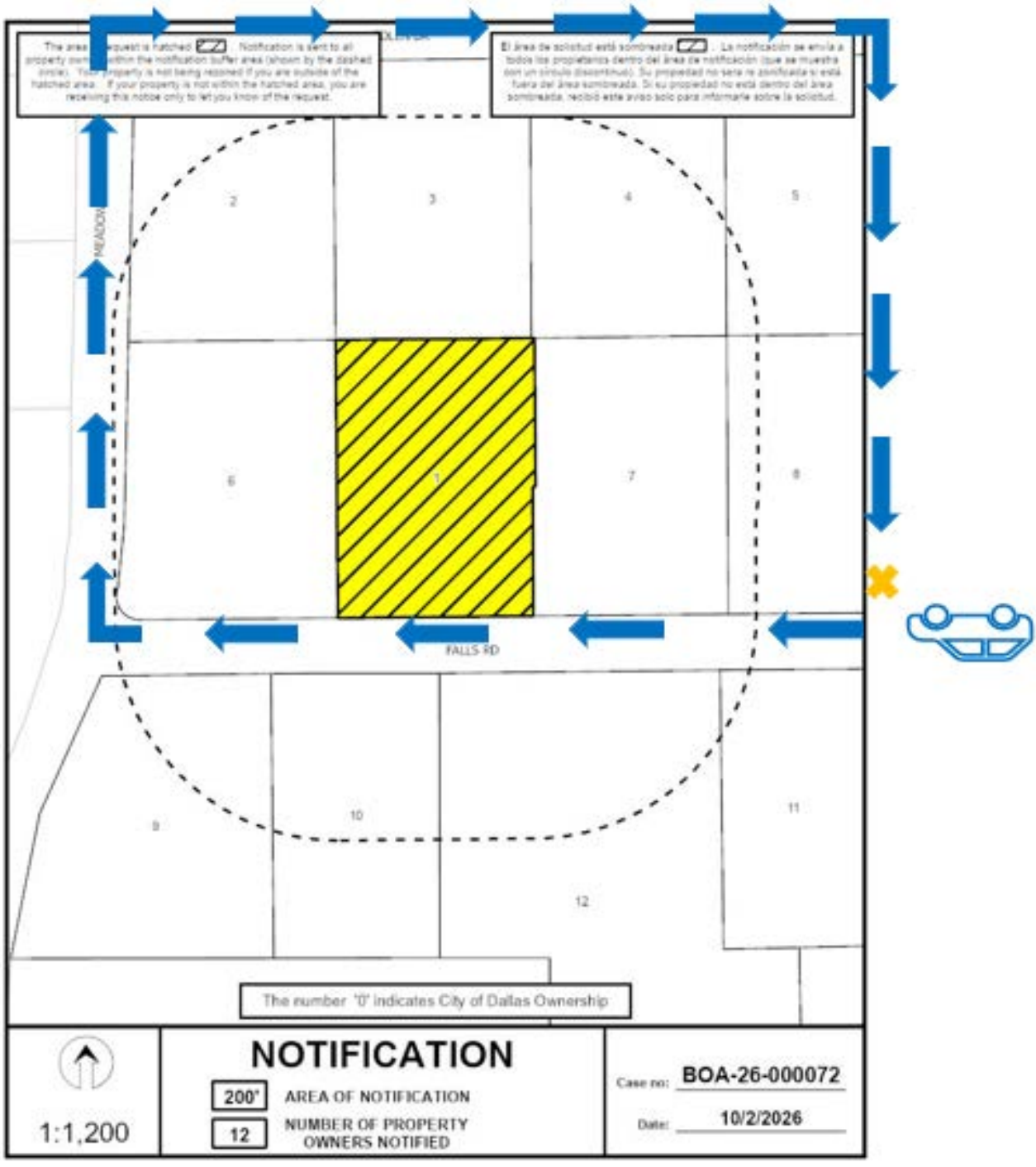
## *BOA-26-000072*

***12 Property Owners Notified***

| *Label #* | *Address* | | *Owner* |
|---|---|---|---|
| 1 | 5323 | FALLS RD | ROBINSON JEFFREY M |
| 2 | 5310 | EDLEN DR | GEMINI III FUTURE TRUST |
| 3 | 5326 | EDLEN DR | LANCASHIRE DAVID A & |
| 4 | 5400 | EDLEN DR | SADOUGHI ARMAND & LISA |
| 5 | 5414 | EDLEN DR | GUTIERREZ FROYLAN |
| 6 | 9820 | MEADOWBROOK DR | GEMINI III FUTURE TRUST THE |
| 7 | 5405 | FALLS RD | WILSON DEBRA A & |
| 8 | 5415 | FALLS RD | WALLACE JOHN WILLIAM & |
| 9 | 5306 | FALLS RD | Taxpayer at |
| 10 | 5322 | FALLS RD | DAVIS ALEXANDER JACKSON & |
| 11 | 5414 | FALLS RD | BISHOP RAYMOND D & DEVORAH J |
| 12 | 5404 | FALLS RD | NICOSIA JOSEPH THEODORE & |

**Route Directions:**
**Start on Falls Rd.**
**Right on Meadowbrook Dr.**
**Right on Edlen Dr.**
**Right on Hollow Way Rd.**

# 200’ Radius Route Map



**NOTICE OF PUBLIC HEARING**

**BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL C)**

**NOTICE IS HEREBY GIVEN** that the **BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL B)** will hold a hearing as follows:

**DATE:** **MONDAY, NOVEMBER 16, 2026**

**BRIEFING**: **11:00 a.m.** via **Videoconference and in 6ES COUNCIL BRIEFING** at Dallas City Hall, 1500 Marilla Street https://bit.ly/boa1116

**HEARING**: **1:00 p.m. Videoconference and in 6ES COUNCIL BRIEFING** at Dallas City Hall, 1500 Marilla Street https://bit.ly/boa1116

The purpose of the hearing is to consider the following appeal(s) now pending before the Board of Adjustment.

**BOA-26-000072(JM)** 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.

You have received this notice because you own property within 200 feet of the above property. You may be interested in attending the Board of Adjustment hearing to express your support for or opposition to the application. You may also contact the Board of Adjustment by email to BDAreply@dallas.gov. Letters will be accepted until 9:00 am the day of the hearing, if you are unable to attend the hearing. If you choose to respond, it is important that you let the Board know your reasons for being in favor of or in opposition to the application. The Board members are very interested in your opinion.

**Note**: Any materials (such as plans, elevations, etc.) included within this notice may be subject to change.

The Board of Adjustment hearing will be held by videoconference and at **6ES Council Briefing**. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure **by joining the meeting virtually** must register online at https://bit.ly/BDA-C-Register **by the 5 p.m. on Sunday, November 15, 2026. All virtual speakers will be required to show their video in order to address the board. In Person speakers can register at the hearing.** Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; and bit.ly/cityofdallastv or YouTube.com/CityofDallasCityHall.

**Speakers at the meeting are allowed a maximum of three minutes to address the Board.**

Additional information regarding the application may be obtained by calling Jamie Miller, Senior Planner at (214) 948-4069, or Mary Williams, Board Secretary at (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

**PLEASE SEND REPLIES TO:**
**BDAreply@dallas.gov**
**Letters will be received until 9:00 am the day of the hearing.**
**PLEASE REGISTER AT:**
**https://bit.ly/BDA-C-Register**

Board of Adjustment
Planning & Development Department
1500 Marilla Street 5CN Dallas TX 75201

# BOA-26-000072 - BOARD OF ADJUSTMENT

Menu Reports Help

**File Date:** 08/31/2026

**Application Status:** Plan Review

**Assigned To:** Diana Barkume

**Description of Work:** BOARD OF ADJUSTMENT CITY OF DALLAS, TEXAS FILE NUMBER: BOA-26-000072 BUILDING OFFICIAL'S REPORT: 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 REQUEST: (1) A special exception to the fence height regulations.

**Application Detail:** Detail

**Application Name:** BOARD OF ADJUSTMENT

**Application Type:** Board of Adjustments

**Documents:**

| File Name | Document Group | Category | Description | Type | Document Status | Document Status Date |
|---|---|---|---|---|---|---|
| fence BDA Affidavit.pdf | BLDG_BDA | Affidavit - Pro... | | application/pdf | Uploaded | 08/31/2026 |
| cert deed.pdf | BLDG_BDA | Certificate - W... | | application/pdf | Uploaded | 08/31/2026 |
| cert plat.pdf | BLDG_BDA | Legal Descripti... | | application/pdf | Uploaded | 08/31/2026 |
| cert plat.pdf | BLDG_BDA | Plat - Certifie... | | application/pdf | Uploaded | 08/31/2026 |
| BLK_5602-5603-5604.tif | BLDG_BDA | Maps - Block | | image/tiff | Uploaded | 08/31/2026 |
| Metes and bounds from ... | | Document | | application/msword | Uploaded | 08/31/2026 |
| Metes and bounds from ... | BLDG_BDA | Survey - Metes ... | | application/msword | Uploaded | 08/31/2026 |
| BOA26000072mva.jpg | BLDG_BDA | Other Support D... | | image/jpeg | Uploaded | 10/02/2026 |
| BOA-26-000072_report.docx | BLDG_BDA | Other Support D... | | application/msword | Uploaded | 10/02/2026 |
| BOA-26-000072_labels.docx | BLDG_BDA | Other Support D... | | application/msword | Uploaded | 10/02/2026 |
| BOA26000072z.jpg | BLDG_BDA | Other Support D... | | image/jpeg | Uploaded | 10/02/2026 |
| BOA-26-000072_Submissi... | BLDG_BDA | Other Support D... | | application/pdf | Uploaded | 10/02/2026 |
| BOA26000072n.jpg | BLDG_BDA | Other Support D... | | image/jpeg | Uploaded | 10/02/2026 |
| BOA26000072a.jpg | BLDG_BDA | Other Support D... | | image/jpeg | Uploaded | 10/02/2026 |
| 5323 FALLS - 24x36 DET... | BLDG_BDA | Plans - Elevation | Fence elevation | application/pdf | Uploaded | 10/15/2026 |
| 5323 Falls-Site Plan.pdf | BLDG_BDA | Plans - Site Plan | Site Plan | application/pdf | Uploaded | 10/15/2026 |

Show all

**Address:** 5323 FALLS RD, Dallas, TX 75220

**Owner Name:** Jerffrey M. Robinson

**Owner Address:** 5323 Falls. Road, DALLAS

**Parcel No:** 00000421765000000

**Contact Info:**

| Name | Organization Name | Contact Type | Contact Primary Address | Status |
|---|---|---|---|---|
| Jennifer Hiromoto | Buzz Urban Plan... | Applicant | Mailing, PO Box 38586 ... | Active |
| Jerffrey M Robinson | | Property Owner | Mailing, PO Box 38586 ... | Active |

**Licensed Professionals Info:**

| Primary | Registration Number | License Type | Name | Business Name | Business License # |
|---|---|---|---|---|---|

**Total Fee Assessed:** $725.00

**Total Fee Invoiced:** $725.00

**Balance:** $0.00

**Custom Fields:**

**Property Details**

| | | |
|---|---|---|
| **Existing Zoning** | **Lot Number** | **Lot Size (Acres)** |
| R-1ac(A) | Lot 7 & part of lot 8 | 1.019 |
| **Block Number** | **Lot Size (Sq. Ft)** | **How many streets abut the property?** |
| 2/5603 | 44387 | 1 |
| **Land Use** | **Is the property platted?** | **Status of Project** |

| | | |
|---|---|---|
| Single family | No | Existing |
| **Status of Property** | **Previous Board of Adjustment case filed on this property** | **Accommodation for someone with disabilities** |
| Owner Occupied | No | No |
| **File Date** | **Seleccione si necesitara un interprete** | **Case Number** |
| | | |
| **Are you applying for a fee waiver?** | **Have the standards for variance and or special exception been discussed?** | **Has the Notification Sign Acknowledgement Form been discussed?** |
| No | Yes | Yes |
| **Referred by** | | |
| Self | | |

**Internal Use Only**

| | | |
|---|---|---|
| **Source of Request** | **Fee Waiver Granted** | **Number of Parking Spaces** |
| Self | | |
| **Lot Acreage** | | |
| 1.019 | | |

**PDox Information**

**PDox Number**
BLOCKED

**Board of Adjustment Request**

| Type of Request | Request Description | Application Type | Other | Affirm that an appeal has been made for | Application is made to BOA to grant the described appeal | Outcome |
|---|---|---|---|---|---|---|
| Special Exception | Fence standards | Single Family/Duplex Variance or Special Exception | | fence height special exception for 5' to allow a 9' fence in a front yard | The proposed 9' tall open style fence is requested to provide security for the single family home. Many other fences taller than 4' exist in the immediate area. The proposed fence will not adversely affect surrounding properties. | |

**Street Frontage Information**

| Street Frontage | Linear Feet (Sq. Ft) (Number) |
|---|---|
| Front | 176 |

**Case Information**

| Full Request | Brief Request | Zoning Requirements | Relevant History | BOA History | BOA History Details |
|---|---|---|---|---|---|
| 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. | for a special exception to the fence height regulations | limits the height of a fence in the front yard to 4-feet | NA | No | |

**Board of Adjustment Meeting**

| Hearing Type | Action Date | Time | Room | Panel | Presiding Officer | BOA Administrator | BOA Secretary | BOA Code Specialist | Case Assigned to | Notes | Outcome | Filing Date |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | 6ES | C | Robert F. Agnich | Kameka Miller-Hoskins | Kameka Miller-Hoskins | Diana Barkume | Kameka Miller-Hoskins | Special Exception to the fence height regulations. | Scheduled | |

**GIS Information**

| Parcel Number (Number) | Service | Layer | Attribute Value | Census Tract Number (Number) | Council District | School District | Escarpment | Floodplain |
|---|---|---|---|---|---|---|---|---|
| | | | | 8.47 | 13-Gay Donnell Willis | | | |

**Workflow Status:**

| Task | Assigned To | Status | Status Date | Action By |
|---|---|---|---|---|
| Application Intake | | Intake Complete | 09/23/2026 | Accela Administ... |
| GIS AOR Review | Elham Elbadawi | Review Complete | 10/02/2026 | Elham Elbadawi |
| Case Assignment | Jamie Miller | Case Manager... | 10/26/2026 | Kameka Miller-H... |
| Site Inspection | | Site Inspect... | 10/26/2026 | Kameka Miller-H... |
| Plans Distribution | | Accepted - P... | 11/02/2026 | Kameka Miller-H... |
| Subdivision Review | | Not Required | 11/02/2026 | Kameka Miller-H... |
| Q Team Review | | Not Required | 11/02/2026 | Kameka Miller-H... |
| Arborist Review | | Not Required | 11/02/2026 | Kameka Miller-H... |
| Building Code Review | | Not Required | 11/02/2026 | Kameka Miller-H... |
| Zoning Review | | Not Required | 11/02/2026 | Kameka Miller-H... |

| Task | Assigned To | Status | Status Date | Action By |
|---|---|---|---|---|
| Electrical Review | | Not Required | 11/02/2026 | Kameka Miller-H... |
| Eng Water and Wastewat... | | Not Required | 11/02/2026 | Kameka Miller-H... |
| Historic Preservation ... | | Not Required | 11/02/2026 | Kameka Miller-H... |
| Eng Paving and Drainag... | | Not Required | 11/02/2026 | Kameka Miller-H... |
| Eng Flood Plain Review | | Not Required | 11/02/2026 | Kameka Miller-H... |
| Board of Adjustment Re... | | Approved | 11/02/2026 | Kameka Miller-H... |
| Conservation Review | | Not Required | 11/02/2026 | Kameka Miller-H... |
| Traffic Review | | Not Required | 11/02/2026 | Kameka Miller-H... |
| GIS Review | | Not Required | 11/02/2026 | Kameka Miller-H... |
| Residential Team Review | | Not Required | 11/02/2026 | Kameka Miller-H... |
| Signs Review | | Not Required | 11/02/2026 | Kameka Miller-H... |
| Plans Coordination | | Review Complete | 11/02/2026 | Kameka Miller-H... |
| Board of Adjustment He... | | | | |
| Two-Year Waiver Period | | | | |

**Condition Status:**

| Name | Short Comments | Status | Apply Date | Severity | Action By |
|---|---|---|---|---|---|
| BOA History | This will display in t... | Applied | 08/31/2026 | Notice | |
| General Facts/Staff An... | This will display in t... | Applied | 08/31/2026 | Notice | |
| Land Use | This will display in t... | Applied | 08/31/2026 | Notice | |
| Staff Recommendation | Staff Recommendation | Applied | 08/31/2026 | Notice | |
| Standard of Review | This will display in t... | Applied | 08/31/2026 | Notice | |
| Timeline | This will display in t... | Applied | 08/31/2026 | Notice | |
| Zoning | This will display in t... | Applied | 08/31/2026 | Notice | |

**Application Comments:**

| View ID | Comment | Date |
|---|---|---|

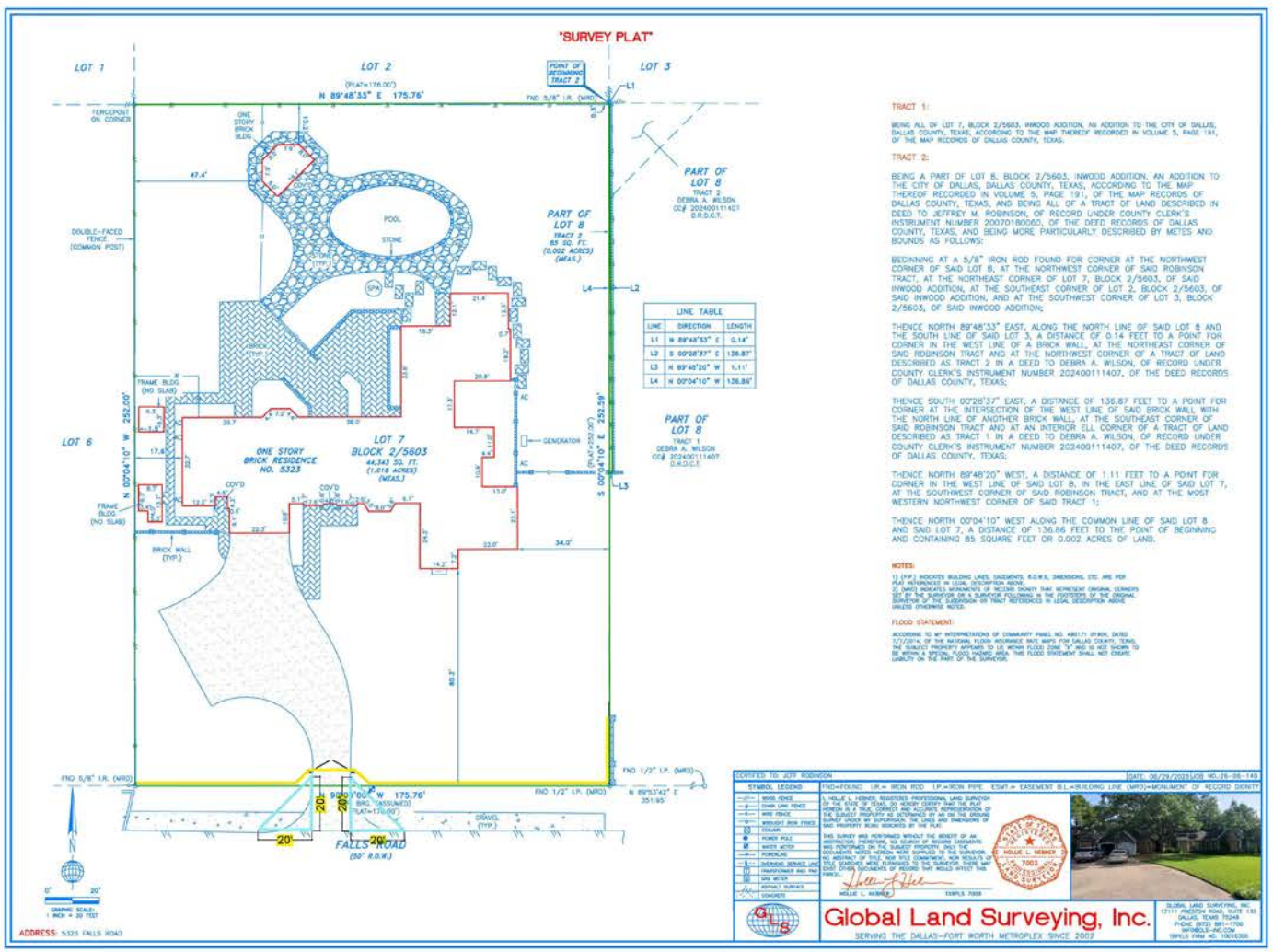
**Initiated by Product:** ACA

**Scheduled/Pending Inspections:**

| Inspection Type | Scheduled Date | Inspector | Status | Comments |
|---|---|---|---|---|
| Site Visit Inspection | 11/09/2026 | | Scheduled | Scheduled via Script |

**Resulted Inspections:**

| Inspection Type | Inspection Date | Inspector | Status | Comments |
|---|---|---|---|---|




TRACT 1:

BEING ALL OF LOT 7, BLOCK 2/5603, INWOOD ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 5, PAGE 191, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

TRACT 2:

BEING A PART OF LOT 8, BLOCK 2/5603, INWOOD ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 5, PAGE 191, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND BEING ALL OF A TRACT OF LAND DESCRIBED IN DEED TO JEFFREY M. ROBINSON, OF RECORD UNDER COUNTY CLERK'S INSTRUMENT NUMBER 20070180060, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID LOT 8, AT THE NORTHWEST CORNER OF SAID ROBINSON TRACT, AT THE NORTHEAST CORNER OF LOT 7, BLOCK 2/5603, OF SAID INWOOD ADDITION, AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 2/5603, OF SAID INWOOD ADDITION, AND AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 2/5603, OF SAID INWOOD ADDITION;

THENCE NORTH 89°48'33" EAST, ALONG THE NORTH LINE OF SAID LOT 8 AND THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 0.14 FEET TO A POINT FOR CORNER IN THE WEST LINE OF A BRICK WALL, AT THE NORTHEAST CORNER OF SAID ROBINSON TRACT AND AT THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED AS TRACT 2 IN A DEED TO DEBRA A. WILSON, OF RECORD UNDER COUNTY CLERK'S INSTRUMENT NUMBER 202400111407, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 00°28'37" EAST, A DISTANCE OF 136.87 FEET TO A POINT FOR CORNER AT THE INTERSECTION OF THE WEST LINE OF SAID BRICK WALL WITH THE NORTH LINE OF ANOTHER BRICK WALL, AT THE SOUTHEAST CORNER OF SAID ROBINSON TRACT AND AT AN INTERIOR ELL CORNER OF A TRACT OF LAND DESCRIBED AS TRACT 1 IN A DEED TO DEBRA A. WILSON, OF RECORD UNDER COUNTY CLERK'S INSTRUMENT NUMBER 202400111407, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 89°48'20" WEST, A DISTANCE OF 1.11 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID LOT 8, IN THE EAST LINE OF SAID LOT 7, AT THE SOUTHWEST CORNER OF SAID ROBINSON TRACT, AND AT THE MOST WESTERN NORTHWEST CORNER OF SAID TRACT 1;

THENCE NORTH 00°04'10" WEST ALONG THE COMMON LINE OF SAID LOT 8 AND SAID LOT 7, A DISTANCE OF 136.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 85 SQUARE FEET OR 0.002 ACRES OF LAND.

NOTES:

1) (F.P.) INDICATES BUILDING LINES, EASEMENTS, R.O.W.S, DIMENSIONS, ETC. ARE PER PLAT REFERENCED IN LEGAL DESCRIPTION ABOVE.
2) (MRD) INDICATES MONUMENTS OF RECORD DIGNITY THAT REPRESENT ORIGINAL CORNERS SET BY THE SURVEYOR OR A SURVEYOR FOLLOWING IN THE FOOTSTEPS OF THE ORIGINAL SURVEYOR OF THE SUBDIVISION OR TRACT REFERENCED IN LEGAL DESCRIPTION ABOVE UNLESS OTHERWISE NOTED.

FLOOD STATEMENT:

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 480171 0190K, DATED 7/7/2014, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DALLAS COUNTY, TEXAS, THE SUBJECT PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

CERTIFIED TO: JEFF ROBINSON — DATE: 06/29/2026 JOB NO. 26-06-143

SYMBOL LEGEND

FND=FOUND I.R.= IRON ROD I.P.=IRON PIPE ESMT.= EASEMENT B.L.=BUILDING LINE (MRD)=MONUMENT OF RECORD DIGNITY

I, HOLLIE L. HERMER, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY OF THE SUBJECT PROPERTY AS DETERMINED BY ME OR THE GROUND SURVEY UNDER MY SUPERVISION; THE LINES AND DIMENSIONS OF SAID PROPERTY BEING INDICATED BY THE PLAT.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACTOR'S CERTIFICATE; THEREFORE, NO SEARCH OF RECORD EASEMENTS WAS PERFORMED ON THE SUBJECT PROPERTY. ONLY THE EASEMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS TRACT.

HOLLIE L. HERMER — EXPIRES 7/2026

STATE OF TEXAS — HOLLIE L. HERMER — 7003 — REGISTERED PROFESSIONAL LAND SURVEYOR



Global Land Surveying, Inc.
SERVING THE DALLAS–FORT WORTH METROPLEX SINCE 2002

GLOBAL LAND SURVEYING, INC.
17111 PRESTON ROAD, SUITE 135
DALLAS, TEXAS 75248
PHONE (972) 661-1700
INFO@GLS-INC.COM
TBPELS FIRM NO. 10010300

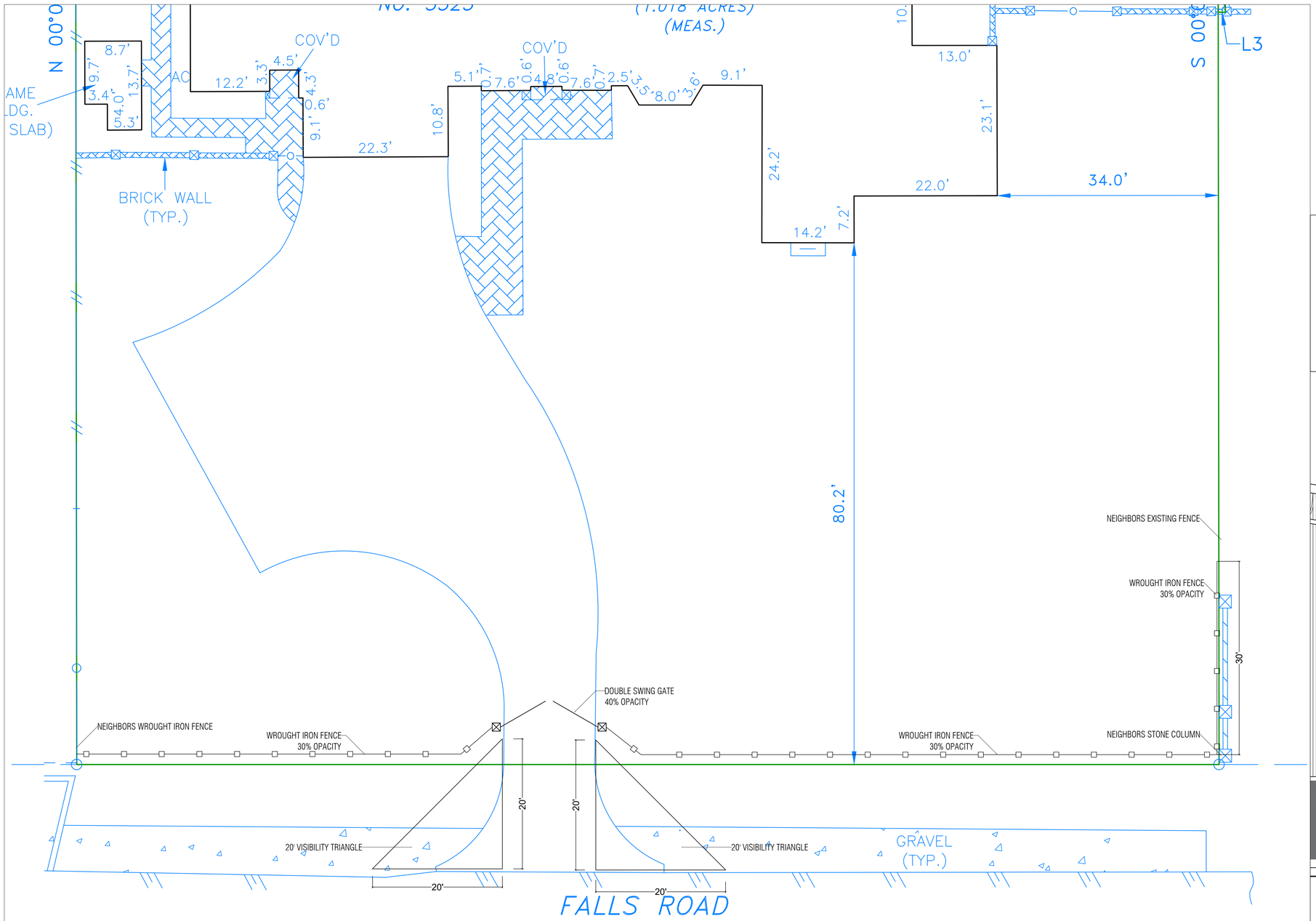
NOT FOR CONSTRUCTION WITHOUT WRITTEN PERMISSION OF SOUTHWEST FENCE & DECK
© COPYRIGHT 2026 SOUTHWEST FENCE & DECK ALL RIGHTS RESERVED

Southwest Fence & Deck, Inc.
Dunns Outdoor Packages
4923 Distad Rd.
Carrollton, Texas 75010
(972) 394-0176
(972) 394-0544 Fax
www.SouthWestFence.com

DATE 07.21.26
Revised

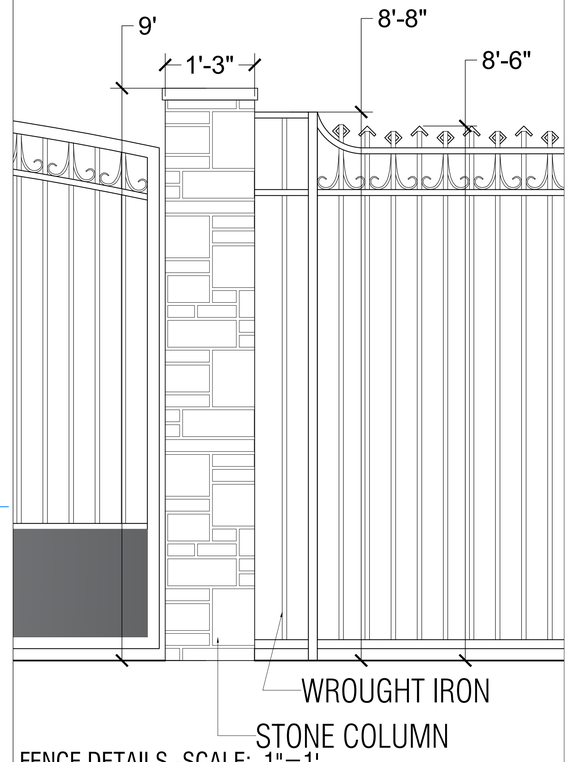
*CONCEPTUAL DRAWING* All measurements to be field verified

CLIENT: 5323 FALLS RD
DALLAS, TX



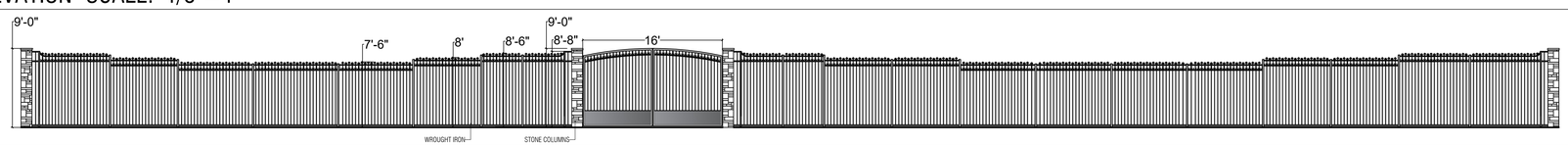

PLAN VIEW -SCALE: 1/8"=1'

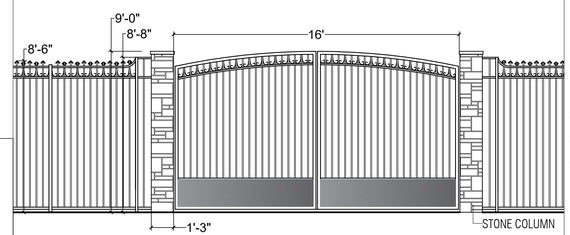
*NOTES:*
*-NO SIDEWALKS*
*-EXISTING LANDSCAPING COMPLIES WITH VISIBILITY TRIANGLE REGULATIONS*
*-FENCE 30% OPACITY*




FENCE DETAILS -SCALE: 1"=1'

FENCE ELEVATION -SCALE: 1/8"=1'




DOUBLE SWING GATE DETAILS -SCALE: 1/4"=1'

*CONCEPTUAL DRAWING* All measurements to be field verified

NOT FOR CONSTRUCTION WITHOUT
WRITTEN PERMISSION OF
SOUTHWEST FENCE & DECK

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ALL RIGHTS RESERVED

Southwest
Fence & Deck, Inc.
Custom Outdoor Hardscapes
4825 Dozier Rd.
Carrollton, Texas 75010
(972) 242-1470
(972) 242-1444 Fax
www.SouthWestFence.com

DATE 07.21.26
Revised 07.30.26
08.03.26, 08.27.26 09.23.26

*CLIENT:*
5323 FALLS RD
DALLAS, TX

October 22, 2026

Jamie Miller
City of Dallas Board of Adjustment

RE: BOA-26-000072 at 5323 Falls Rd – Fence Special Exception Request

Dear Mr. Miller,

My firm represents the owner, Mr. Jeffrey Robinson, in the above-referenced fence special exception. The proposed front fence along Falls Road will be a 9-foot-high wrought iron, open style fence to enhance privacy and curb appeal. The fence's design includes vertical metal pickets, decorative scrollwork, and spear-point finials, supported by stone columns. The fence panel heights range from 7'6" to 8'8", with 9' columns. The design and height of the proposed fence is consistent with the character of the neighborhood and other existing fences, therefore complementing the neighborhood and providing an enhancement to the property.

I have provided a map of other fences in the immediate area. Heights listed are approximate or as noted in Board of Adjustment history notes available online. Here is a summary of these findings:

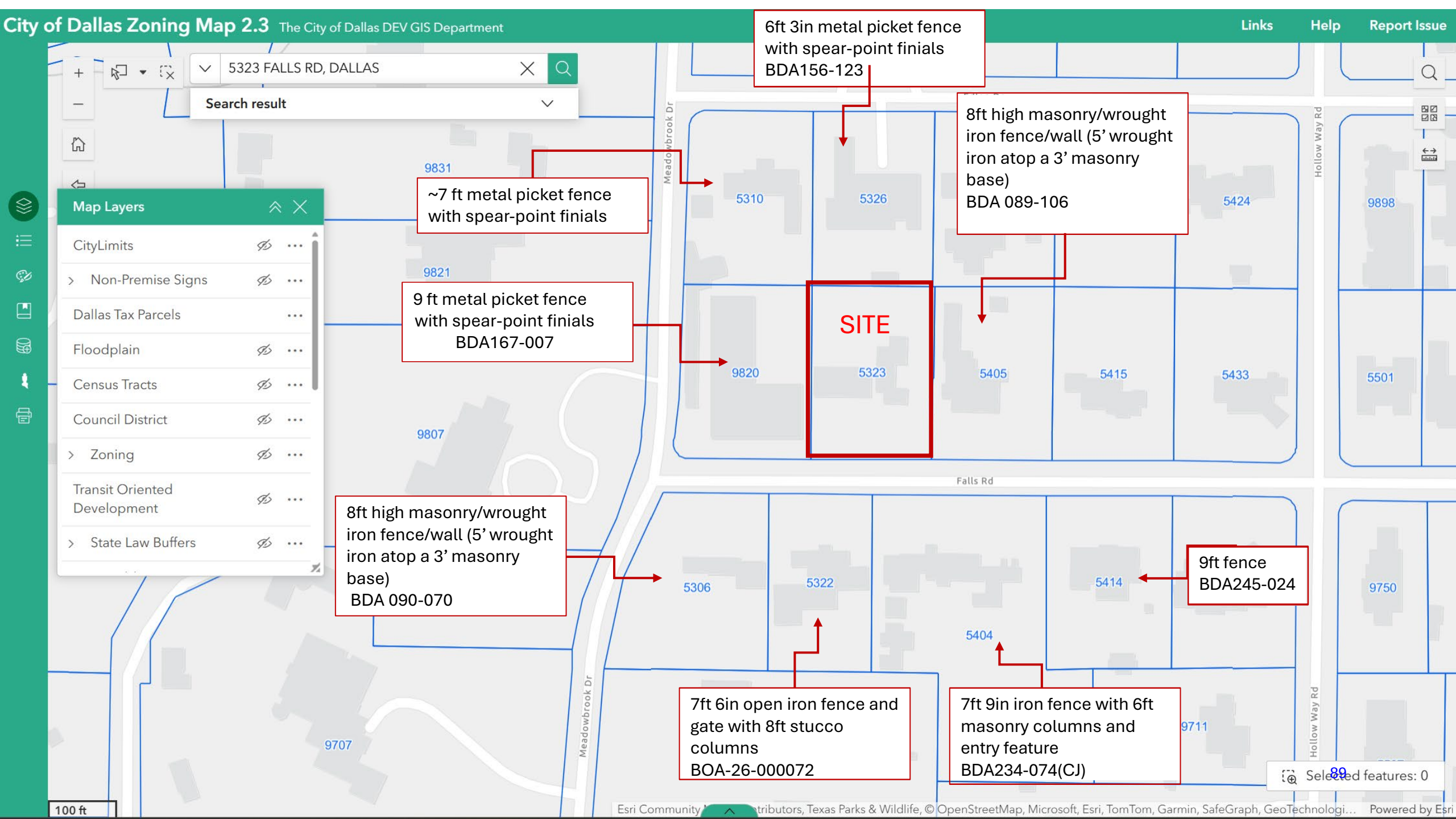
| | |
|---|---|
| 5405 Falls | 8' masonry fence |
| 5414 Falls | 9' fence |
| 5404 Falls | 7'9" fence with 6' columns |
| 5322 Falls | 7'6" fence with 8' columns |
| 5306 Falls | 8' fence |
| 9820 Meadowbrook | 9' fence |
| 5310 Edlen | 7' fence |
| 5326 Edlen | 6'3" fence |

Due to the extensive history of front yard fences in this area, we believe this request is reasonable and consistent with the neighborhood. I mailed letters to the notification area on September 4th and received one email in support, which has been passed along to the Board Secretary for this file.

Please feel free to contact me at 469-275-2414 or jennifer@buzzurbanplanning.com. Thank you for your time and consideration. We hope you will support this request.

Sincerely,

Jennifer Hiromoto


City of Dallas Zoning Map 2.3
The City of Dallas DEV GIS Department
Links
Help
Report Issue
5323 FALLS RD, DALLAS
Search result
Map Layers
CityLimits
Non-Premise Signs
Dallas Tax Parcels
Floodplain
Census Tracts
Council District
Zoning
Transit Oriented Development
State Law Buffers
6ft 3in metal picket fence with spear-point finials
BDA156-123
8ft high masonry/wrought iron fence/wall (5' wrought iron atop a 3' masonry base)
BDA 089-106
~7 ft metal picket fence with spear-point finials
9 ft metal picket fence with spear-point finials
BDA167-007
8ft high masonry/wrought iron fence/wall (5' wrought iron atop a 3' masonry base)
BDA 090-070
9ft fence
BDA245-024
7ft 6in open iron fence and gate with 8ft stucco columns
BOA-26-000072
7ft 9in iron fence with 6ft masonry columns and entry feature
BDA234-074(CJ)
SITE
9831
9821
9820
9807
9707
5310
5326
5424
5323
5405
5415
5433
9898
5501
5306
5322
5414
5404
9711
9750
Meadowbrook Dr
Hollow Way Rd
Falls Rd
Selected features: 0
100 ft
Esri Community
tributors, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologi...
Powered by Esri

Agenda Information Sheet

File #: 26-3534A Item #: 4.

AGENDA DATE: November 16, 2026

PANEL: C

COUNCIL DISTRICT(S): 14

DEPARTMENT: Department of Planning and Development

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**BUILDING OFFICIAL'S REPORT**

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**

**FILE NUMBER**: BOA-26-000083(JM)

**BUILDING OFFICIAL'S REPORT:** 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

**PROPERTY OWNER:** Joanna Zarur

**REQUEST**:

(1) 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.

**SECTION 51A-3.102(d)(10)(B):**

Dallas Development Code §51A-3.102(d)(10)(B) allows for the board to use their discretion and consider the following as grounds to determine whether the portion of the variance standard of compliance with the ordinance as applied to a structure would result in unnecessary hardship:

(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 height regulations:**

**Denial**

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

A. The variance is contrary to the public interest when the applicant has not shown that special conditions of the property make literal enforcement an unnecessary hardship. The lot does not differ from other parcels by restrictive area, shape, or slope, and the height exceedance arises from the plans as submitted rather than from conditions of the land. Staff recognizes the applicant proceeded in good faith reliance on the issued permits and passed inspections. A permitting error does not excuse the violation, however, and the board is not required to treat it as a special condition of the property. *See City of Dallas v. Vanesko*, 189 S.W.3d 769 (Tex. 2006).

B. The variance is not necessary to permit development of this specific parcel. The parcel can be developed in compliance with the 24-foot height limit, and the requested relief of approximately 4 feet 9 1/4 inches would permit development beyond what the ordinance allows for similarly zoned parcels, rather than development shaped by special conditions of this parcel.

C. The hardship is tied to the applicant's submitted plans and the construction that followed, which makes it self-created in the sense used by the courts, even though the applicant acted in good faith. The burden of meeting the standards of Section 51A-3.102(d)(10) remains on the applicant, and that burden has not been carried on these facts. Granting the variance would extend relief from an undisputed violation based on permitting history, a privilege not available to other parcels with the same zoning.

**BACKGROUND INFORMATION:**

**Zoning:**

Site: R-5(A) (NSO 6)
North: R-5(A) (NSO 6)

East: R-5(A) (NSO 6)
South: R-5(A) (NSO 6)
West: CR

**Land Use:**

The subject site along with surroundings properties to the north, south, and east all developed with single-family homes. To the west is an office complex.

**BDA History:**

No BDA history

**GENERAL FACTS/STAFF ANALYSIS:**

- The application of Jorge Maliachi for the property located at 5049 Pershing Street focuses on one request relating to variance height regulations.
- The request is for a variance to the height regulations. The applicant proposes to construct and/or maintain a residential structure with a midpoint height of 28 feet 9 1/4-inches which will require a 4-foot 9 1/4-inch variance to the height regulations.
- City staff reviewed and approved the plans and issued building permits to construct on April 23, 2026. Furthermore, the project passed all inspections including the first zoning inspection.
- City staff issued a stop-work order on September 18, 2026.
- Per staff's review of the subject site, it has been confirmed that the residential structure on the property is under construction and substantially complete.
- The applicant has the burden of proof in establishing the following:
    1) That granting the variance to the height 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.
- Granting the variance to the 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: **BOA-26-000083 at 5049 Pershing Street**

**Timeline:**

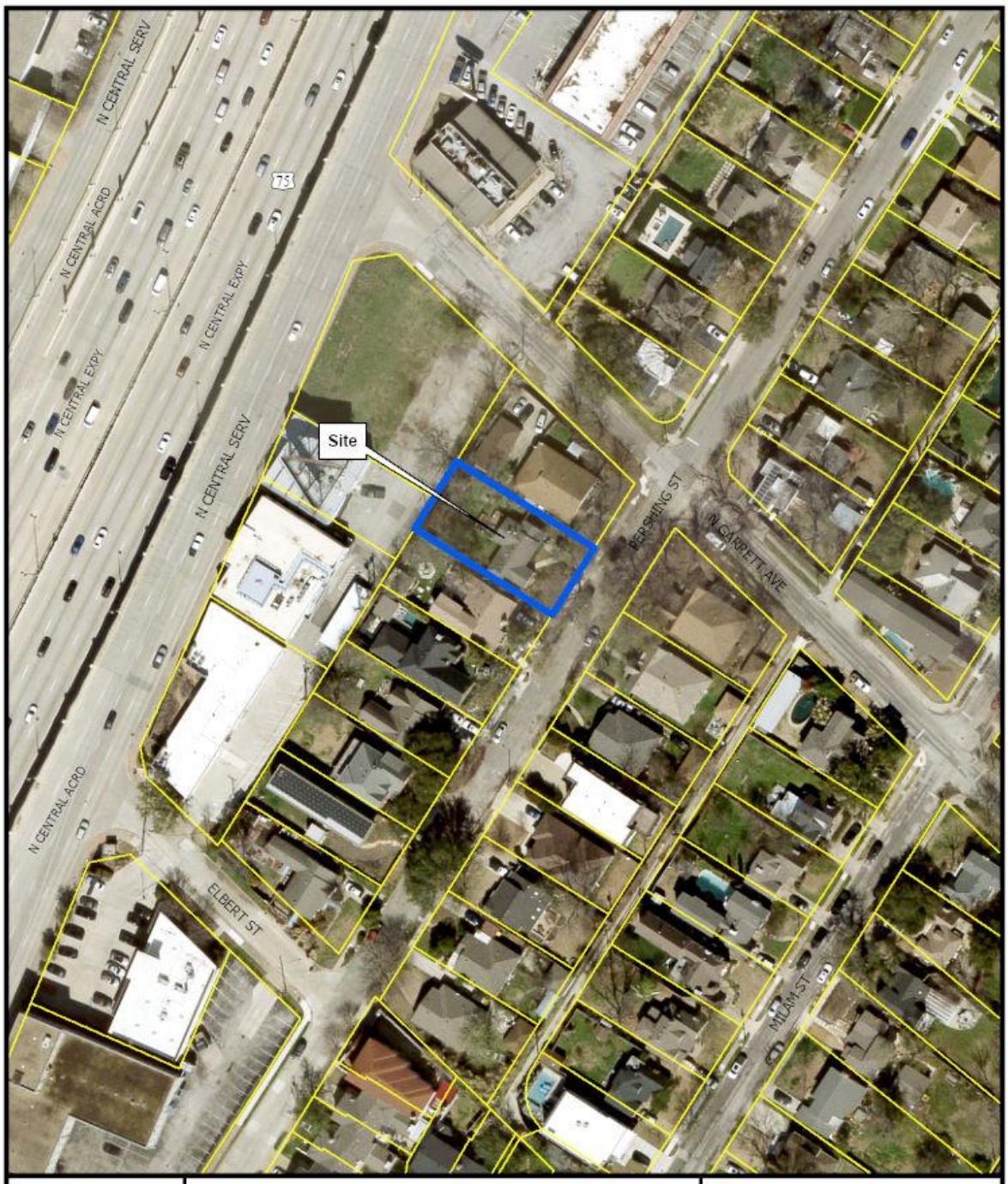
October 1, 2026: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

October 6, 2026: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel **C**.

October 16, 2026: The Planning and Development Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the **October 23, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **November 6, 2026**, 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.

October 27, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **November** 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.

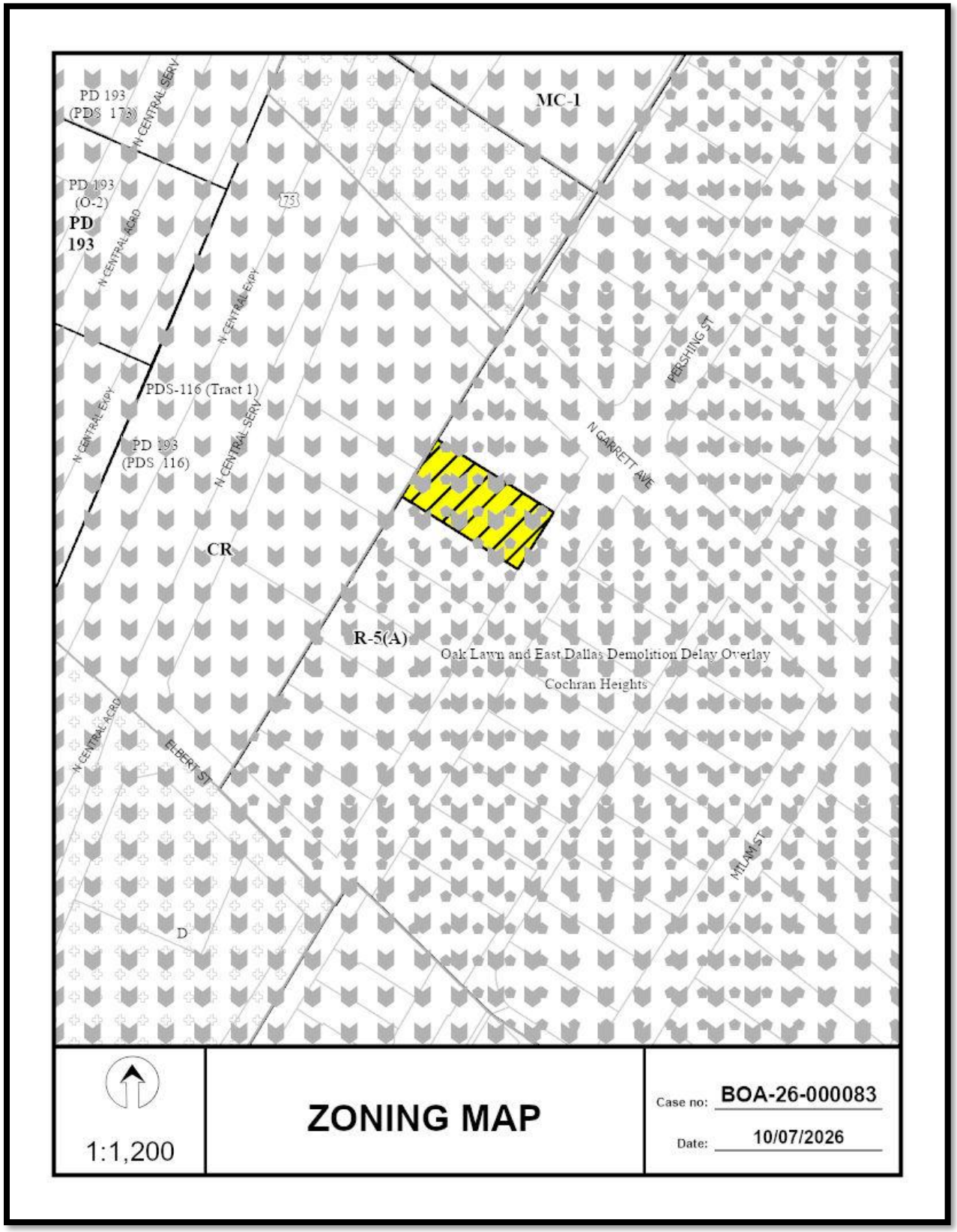


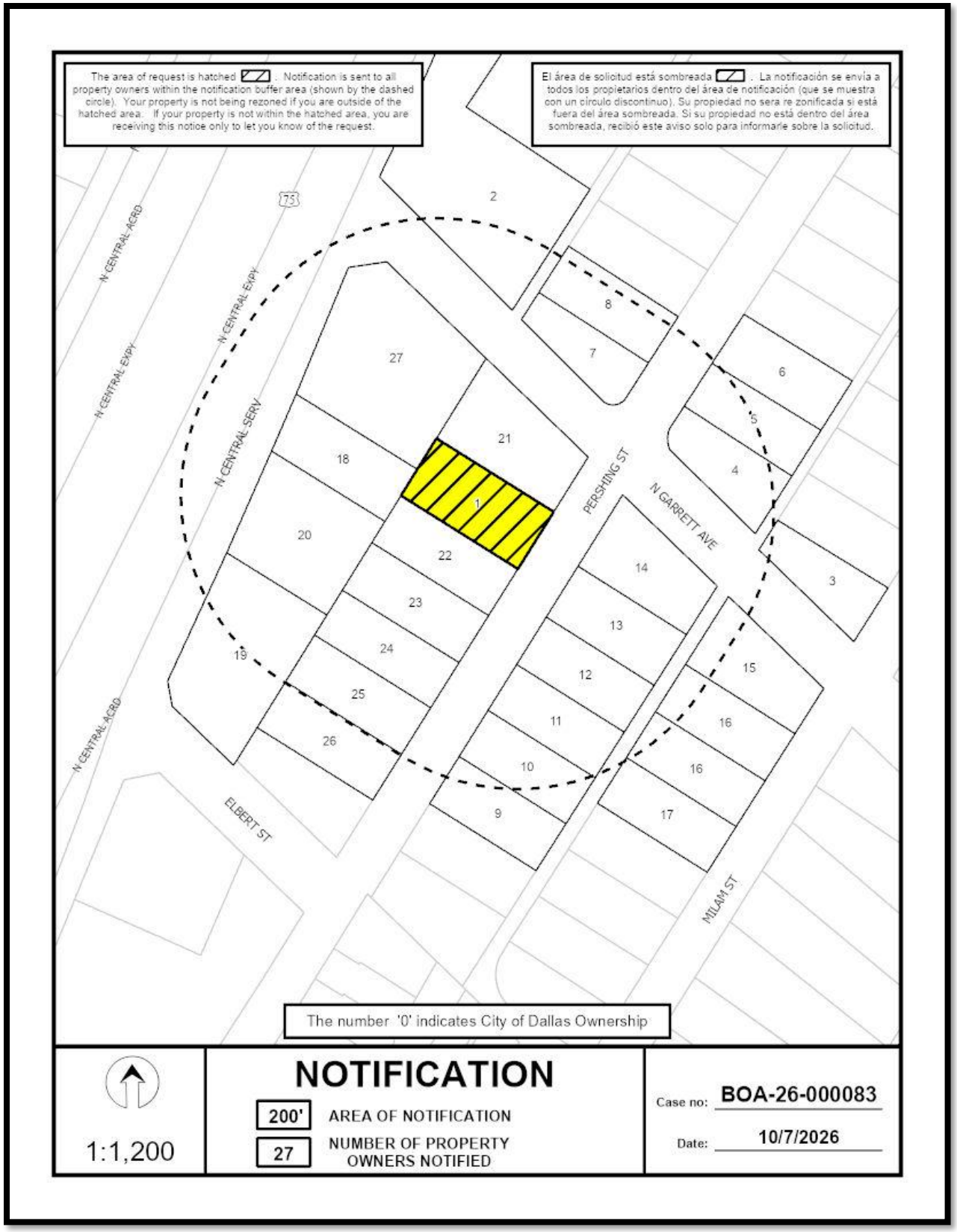

1:1,200

# AERIAL MAP

Case no: BOA-26-000083

Date: 10/07/2026


PD 193
(PDS 173)
N CENTRAL SERV
MC-1
PD 193
(O-2)
PD
193
N CENTRAL ACRD
75
N CENTRAL EXPY
PERSHING ST
PDS-116 (Tract 1)
N CENTRAL EXPY
N CENTRAL SERV
PD 193
(PDS 116)
N GARRETT AVE
CR
R-5(A)
Oak Lawn and East Dallas Demolition Delay Overlay
Cochran Heights
N CENTRAL ACRD
ELBERT ST
MILAM ST
D
1:1,200
ZONING MAP
Case no: BOA-26-000083
Date: 10/07/2026


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
N CENTRAL ACRD
N CENTRAL EXPY
N CENTRAL SERV
75
PERSHING ST
N GARRETT AVE
ELBERT ST
MILAM ST
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
16
17
18
19
20
21
22
23
24
25
26
27
The number '0' indicates City of Dallas Ownership
1:1,200
NOTIFICATION
200' AREA OF NOTIFICATION
27 NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: BOA-26-000083
Date: 10/7/2026

*10/07/2026*

# *Notification List of Property Owners*

## *BOA-26-000083*

***27 Property Owners Notified***

| *Label #* | *Address* | | *Owner* |
|---|---|---|---|
| 1 | 5049 | PERSHING ST | ZARUR DEVELOPMENT GROUP LLC |
| 2 | 4400 | N CENTRAL EXPY | PH UPTOWN LLC |
| 3 | 5103 | MILAM ST | SHELBY ROBIN MARIE & MATTHEW STEPHEN |
| 4 | 5102 | PERSHING ST | ZARAZAGA CARLOS E & |
| 5 | 5106 | PERSHING ST | GUNN DAVID L & |
| 6 | 5110 | PERSHING ST | Taxpayer at |
| 7 | 5103 | PERSHING ST | MARTZEN ASHLEY J |
| 8 | 5107 | PERSHING ST | JOSEPH SUSAN & |
| 9 | 5030 | PERSHING ST | BETHANY JOSHUA C & |
| 10 | 5034 | PERSHING ST | HUGHES ANDREW GEORGE |
| 11 | 5038 | PERSHING ST | MEHBOOBANAM FAMILY TRUST |
| 12 | 5040 | PERSHING ST | RAINS J KYLE |
| 13 | 5044 | PERSHING ST | SRINIVASAN SARABESH VILVESH & |
| 14 | 5048 | PERSHING ST | SALOMON OREN |
| 15 | 5045 | MILAM ST | PEARL CONNOR WILLIAM |
| 16 | 5041 | MILAM ST | LEI JOANNE UN WA |
| 17 | 5033 | MILAM ST | FF I BORROWER II LLC |
| 18 | 4340 | N CENTRAL EXPY | MANNING JACK |
| 19 | 4310 | N CENTRAL EXPY | BIKE HOUSING LLC |
| 20 | 4330 | N CENTRAL EXPY | AAB LLC |
| 21 | 5053 | PERSHING ST | SCAMMEL LEE |
| 22 | 5045 | PERSHING ST | ANDRADE GUILLERMO & MARIA |
| 23 | 5041 | PERSHING ST | CHHUTANI SHEILA |
| 24 | 5037 | PERSHING ST | ANDRADE URIEL |
| 25 | 5033 | PERSHING ST | GANNON JASMINE PERLIC |
| 26 | 5029 | PERSHING ST | TING SING TOH |

*10/07/2026*

| *Label #* | *Address* | | *Owner* |
|---|---|---|---|
| 27 | 4350 | N CENTRAL EXPY | 4350 NORTH CENTRAL LLC |

**Route Directions:**
**Start on N Garrett Ave.**
**Left on Pershing St.**
**Right on Elbert St.**
**Right on N Central Expy.**
**Right on N Garrett Ave.**


The area of request is hatched. Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada. La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibe este aviso solo para informarle sobre la solicitud.
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
27
NUMBER OF PROPERTY OWNERS NOTIFIED
1:1,200
Case no: BOA-26-000083
Date: 10/7/2026

**NOTICE OF PUBLIC HEARING**

**BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL C)**

**NOTICE IS HEREBY GIVEN** that the **BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL B)** will hold a hearing as follows:

**DATE:** **MONDAY, NOVEMBER 16, 2026**

**BRIEFING**: **10:00 a.m.** via **Videoconference and in 6ES COUNCIL BRIEFING** at Dallas City Hall, 1500 Marilla Street https://bit.ly/boa1116

**HEARING**: **1:00 p.m. Videoconference and in 6ES COUNCIL BRIEFING** at Dallas City Hall, 1500 Marilla Street https://bit.ly/boa1116

The purpose of the hearing is to consider the following appeal(s) now pending before the Board of Adjustment.

**BOA-26-000083(JM)** 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.

You have received this notice because you own property within 200 feet of the above property. You may be interested in attending the Board of Adjustment hearing to express your support for or opposition to the application. You may also contact the Board of Adjustment by email to BDAreply@dallas.gov. Letters will be accepted until 9:00 am the day of the hearing, if you are unable to attend the hearing. If you choose to respond, it is important that you let the Board know your reasons for being in favor of or in opposition to the application. The Board members are very interested in your opinion.

**Note**: Any materials (such as plans, elevations, etc.) included within this notice may be subject to change.

The Board of Adjustment hearing will be held by videoconference and at **6ES Council Briefing**. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure **by joining the meeting virtually** must register online at https://bit.ly/BDA-C-Register **by the 5 p.m. on Sunday, November 15, 2026. All virtual speakers will be required to show their video in order to address the board. In Person speakers can register at the hearing.** Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; and bit.ly/cityofdallastv or YouTube.com/CityofDallasCityHall.

**Speakers at the meeting are allowed a maximum of three minutes to address the Board.**

Additional information regarding the application may be obtained by calling Jamie Miller, Senior Planner at (214) 948-4069, or Mary Williams, Board Secretary at (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

**PLEASE SEND REPLIES TO:**
**BDAreply@dallas.gov**
**Letters will be received until 9:00 am the day of the hearing.**
**PLEASE REGISTER AT:**
**https://bit.ly/BDA-C-Register**

Board of Adjustment
Planning & Development Department
1500 Marilla Street 5CN Dallas TX 75201

# BOA-26-000083 - BOARD OF ADJUSTMENT

Menu Reports Help

**File Date:** 10/01/2026

**Application Status:** In Review

**Assigned To:** Jamie Miller

**Description of Work:** FILE NUMBER: BOA-26-000083 BUILDING OFFICIAL'S REPORT: Application of JORGE MALIACHI for (1) a variance to the 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 a 4-foot 9-1/4 inch variance from the maximum building height permitted under the Neighborhood Stability Overlay height regulations. LOCATION: 5049 PERSHING ST APPLICANT: Jorge Maliachi REQUEST: (1) A request for a variance to the building height regulations under the Neighborhood Stability Overlay height regulations.

**Application Detail:** Detail

**Application Name:** BOARD OF ADJUSTMENT

**Application Type:** Board of Adjustments

**Documents:**

| File Name | Document Group | Category | Description | Type | Document Status | Document Status Date |
|---|---|---|---|---|---|---|
| 06 Tax Statement.pdf | BLDG_BDA | Certificate - Tax | | application/pdf | Uploaded | 10/01/2026 |
| 04 Certified Warranty ... | BLDG_BDA | Certificate - W... | | application/pdf | Uploaded | 10/01/2026 |
| 08a Zoning Map.pdf | BLDG_BDA | Maps - Block | | application/pdf | Uploaded | 10/01/2026 |
| 08a Zoning Map.pdf | BLDG_BDA | Maps - Zoning L... | | application/pdf | Uploaded | 10/01/2026 |
| 09b Site plan.pdf | BLDG_BDA | Plans - Site Plan | | application/pdf | Uploaded | 10/01/2026 |
| 05 Certified Subdivisi... | BLDG_BDA | Plat - Certifie... | | application/pdf | Uploaded | 10/01/2026 |
| Legal Disc.pdf | BLDG_BDA | Legal Descripti... | | application/pdf | Uploaded | 10/01/2026 |
| Affidavit Joanna Persh... | BLDG_BDA | Affidavit - Pro... | | application/pdf | Uploaded | 10/01/2026 |
| Lien statement paid of... | BLDG_BDA | Statement - Lien | | application/pdf | Uploaded | 10/01/2026 |
| Complete_with_Docusign... | BLDG_BDA | List of Partner... | Written Consent of ... | application/pdf | Uploaded | 10/02/2026 |
| R17__PERSHING-A2.01_24... | BLDG_BDA | Plans - Other | A2.01 NSO No. 6 Hei... | application/pdf | Uploaded | 10/02/2026 |
| R17__PERSHING-A2.0_24X... | BLDG_BDA | Plans - Elevation | A2.00 Front Elevati... | application/pdf | Uploaded | 10/02/2026 |
| R17__PERSHING-C1.00_BO... | BLDG_BDA | Plans - Site Plan | C1.00 Site Plan, sc... | application/pdf | Uploaded | 10/02/2026 |
| lien.pdf | BLDG_BDA | Statement - Lien | City of Dallas lien... | application/pdf | Uploaded | 10/02/2026 |
| tax.pdf | BLDG_BDA | Certificate - Tax | Dallas County Tax C... | application/pdf | Uploaded | 10/02/2026 |
| R17_PERSHING-A2.01_Hei... | BLDG_BDA | Plans - Other | A2.01 NSO No. 6 Hei... | application/pdf | Uploaded | 10/02/2026 |
| BOA26000083z.jpg | BLDG_BDA | Other Support D... | | image/jpeg | Uploaded | 10/07/2026 |
| BOA-26-000083_Submissi... | BLDG_BDA | Other Support D... | | application/pdf | Uploaded | 10/07/2026 |
| BOA26000083a.jpg | BLDG_BDA | Other Support D... | | image/jpeg | Uploaded | 10/07/2026 |
| BOA26000083n.jpg | BLDG_BDA | Other Support D... | | image/jpeg | Uploaded | 10/07/2026 |
| BOA-26-000083_labels.docx | BLDG_BDA | Other Support D... | | application/msword | Uploaded | 10/07/2026 |
| BOA-26-000083_report.docx | BLDG_BDA | Other Support D... | | application/msword | Uploaded | 10/07/2026 |
| BOA26000083mva.jpg | BLDG_BDA | Other Support D... | | image/jpeg | Uploaded | 10/07/2026 |

Show all

**Address:** 5049 PERSHING ST, Dallas, TX 75206

**Owner Name:** Zarur Development Group LLC

**Owner Address:** 3003 Maple Ave, Unit 1109, DALLAS

**Parcel No:** 00000193231000000

**Contact Info:**

| Name | Organization Name | Contact Type | Contact Primary Address | Status |
|---|---|---|---|---|
| Jorge Maliachi | NOVA Builds | Applicant | Mailing, 6119 Greenvil... | Active |
| JORGE MALIACHI | NOVA BUILDS LLC | Authorized Agent | Mailing, 6119 Greenvil... | Active |
| Axel Vidal | NOVA BUILDS LLC | Authorized Agent | Mailing, 6119 Greenvil... | Active |
| Joanna Zarur | | Property Owner | Mailing, 6119 Greenvil... | Active |

**Licensed Professionals Info:**

| Primary | Registration Number | License Type | Name | Business Name | Business License # |
|---|---|---|---|---|---|

**Total Fee Assessed:** $725.00

**Total Fee Invoiced:** $725.00

**Balance:** $0.00

**Custom Fields:**

**Property Details**

| | | |
|---|---|---|
| **Existing Zoning**<br>R-5(A) | **Lot Number**<br>10 | **Lot Size (Acres)**<br>0.18 |
| **Block Number**<br>G/1998 | **Lot Size (Sq. Ft)**<br>7678 | **How many streets abut the property?**<br>1 |
| **Land Use**<br>Single Family Residential | **Is the property platted?**<br>Yes | **Status of Project**<br>Under Construction |
| **Status of Property**<br>Non-Owner Occupied | **Previous Board of Adjustment case filed on this property**<br>No | **Accommodation for someone with disabilities**<br>No |
| **File Date**<br>_ | **Seleccione si necesitara un interprete** | **Case Number**<br>_ |
| **Are you applying for a fee waiver?**<br>No | **Have the standards for variance and or special exception been discussed?**<br>Yes | **Has the Notification Sign Acknowledgement Form been discussed?**<br>Yes |
| **Referred by**<br>Willie G. Franklin Jr., Asst. Director, Planning & Development | | |

**Internal Use Only**

| | | |
|---|---|---|
| **Source of Request**<br>Other | **Fee Waiver Granted** | **Number of Parking Spaces**<br>_ |
| **Lot Acreage**<br>0.18 | | |

**PDox Information**

**PDox Number**
BLOCKED

**Board of Adjustment Request**

| Type of Request | Request Description | Application Type | Other | Affirm that an appeal has been made for | Application is made to BOA to grant the described appeal | Outcome |
|---|---|---|---|---|---|---|
| Variance | Height | Single Family/Duplex Variance or Special Exception | R-5(A) (NSO 6) | A variance to the height regulations of Neighborhood Stabilization Overlay No. 6 (Cochran Heights), Sec. 51A-4.507, to allow the existing single-family residence at 5049 Pershing St to exceed the NSO height plane by a maximum of __5_ ft __5_ in and remain as constructed. | The City reviewed and approved the plans on April 23, 2026, including the NSO height-plane diagram on sheet A2.01, issued the building permit, and passed all inspections including zoning. The home was built in reliance on those approvals and is substantially complete. On September 18, 2026, the City stated the diagram was approved in error and issued a stop-work order. Literal enforcement would require removing and reframing the completed roof, an unnecessary hardship that was not self-created. The variance is not contrary to the public interest, observes the spirit of the NSO, and is limited to the structure as built. | |

**Street Frontage Information**

| Street Frontage | Linear Feet (Sq. Ft) (Number) |
|---|---|
| Front | 60 |

**Case Information**

| Full Request | Brief Request | Zoning Requirements | Relevant History | BOA History | BOA History Details |
|---|---|---|---|---|---|
| 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. | variance to the maximum building height regulations. | which limits the maximum building height to 24-feet at the front building line due to a Neighborhood Stability Overlay restriction | NA | No | |

**Board of Adjustment Meeting**

| Hearing Type | Action Date | Time | Room | Panel | Presiding Officer | BOA Administrator | BOA Secretary | BOA Code Specialist | Case Assigned to | Notes | Outcome | Filing Date |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | 6ES | C | Robert F. Agnich | Jason Pool | Mary Williams | Diana Barkume | Kameka Miller-Hoskins | Variance to the height regulations per NSO 6 regulations | Scheduled | |

**GIS Information**

| Parcel Number (Number) | Service | Layer | Attribute Value | Census Tract Number (Number) | Council District | School District | Escarpment | Floodplain |
|---|---|---|---|---|---|---|---|---|
| | | | | 13.43 | 14-Paul Ridley | | | |

**Workflow Status:**

| Task | Assigned To | Status | Status Date | Action By |
|---|---|---|---|---|
| Application Intake | | Intake Complete | 10/01/2026 | Accela Administ... |
| GIS AOR Review | Elham Elbadawi | Review Complete | 10/07/2026 | Elham Elbadawi |
| Case Assignment | Jamie Miller | Case Manager... | 10/26/2026 | Kameka Miller-H... |
| Site Inspection | | Site Inspect... | 10/26/2026 | Kameka Miller-H... |
| Plans Distribution | | | 10/01/2026 | |
| Subdivision Review | | | | |
| Q Team Review | | | | |
| Arborist Review | | | | |
| Building Code Review | | | | |
| Zoning Review | | | | |
| Electrical Review | | | | |
| Eng Water and Wastewat... | | | | |
| Historic Preservation ... | | | | |
| Eng Paving and Drainag... | | | | |
| Eng Flood Plain Review | | | | |
| Board of Adjustment Re... | | | | |
| Conservation Review | | | | |
| Traffic Review | | | | |
| GIS Review | | | | |
| Residential Team Review | | | | |
| Signs Review | | | | |
| Plans Coordination | | | | |
| Board of Adjustment He... | | | | |
| Two-Year Waiver Period | | | | |

**Condition Status:**

| Name | Short Comments | Status | Apply Date | Severity | Action By |
|---|---|---|---|---|---|
| BOA History | This will display in t... | Applied | 10/01/2026 | Notice | |
| General Facts/Staff An... | This will display in t... | Applied | 10/01/2026 | Notice | |
| Land Use | This will display in t... | Applied | 10/01/2026 | Notice | |
| Staff Recommendation | Staff Recommendation | Applied | 10/01/2026 | Notice | |
| Standard of Review | This will display in t... | Applied | 10/01/2026 | Notice | |
| Timeline | This will display in t... | Applied | 10/01/2026 | Notice | |
| Zoning | This will display in t... | Applied | 10/01/2026 | Notice | |

**Application Comments:**

| View ID | Comment | Date |
|---|---|---|

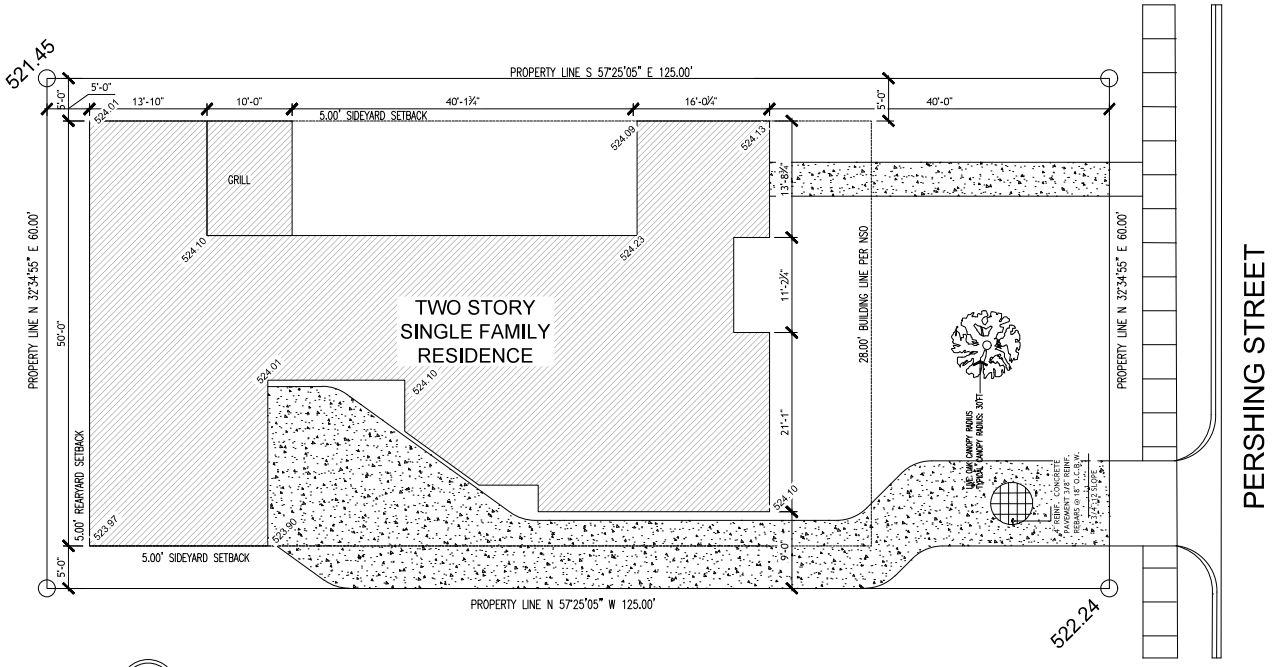
**Initiated by Product:** ACA

**Scheduled/Pending Inspections:**

| Inspection Type | Scheduled Date | Inspector | Status | Comments |
|---|---|---|---|---|
| Site Visit Inspection | 11/09/2026 | | Scheduled | Scheduled via Script |

**Resulted Inspections:**

| Inspection Type | Inspection Date | Inspector | Status | Comments |
|---|---|---|---|---|




1
C1.00
BOA
24X36

SITE PLAN
SCALE: 3/16" = 1'-0"

ADDRESS:
5049 PERSHING ST. DALLAS, TX 75206

OWNER:

PROJECT:
NEW SINGLE FAMILY HOME

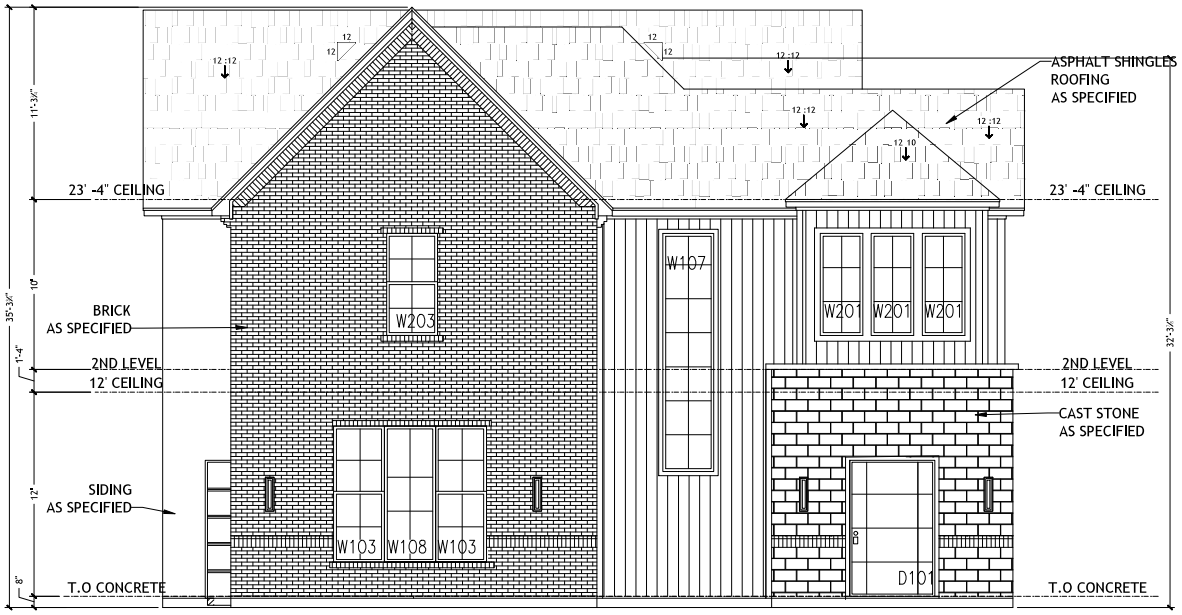
THE FOLLOWING DRAWINGS ARE MEANT TO BE TECHNICAL IN NATURE AND BEST REFLECT THE BUILDING REQUIREMENTS OF THE CITY OF THE PROJECT ADDRESSED. COPYING OR TRACING IS NOT PERMITTED. ANY ALTERATIONS OR MODIFICATIONS WITHOUT EXPRESSED PERMISSION WILL VOID THE DRAWINGS AS ORIGINALLY INTENDED. OWNER OR BUILDER IS RESPONSIBLE TO COMPLY WITH LOCAL BUILDING CODES, EVEN IF DRAWINGS MAY SHOW DIFFERENT. NOT RESPONSIBLE FOR OMISSIONS, ERRORS OR DEFICIENCIES OF THE PLANS. PLEASE ALWAYS CONSULT CITY OFFICIAL, OR WITH ASCRIBED ENGINEER WHEN AVAILABLE.

SHEET NUMBER:
C1.00

SHEET CONTENT:
SITE PLAN

DATE:
10/02/2026

SCALE: 3/16" = 1'-0"




1 A2.0 FRONT ELEVATION
SCALE: 3/8" = 1'-0"

ADDRESS:

5049 PERSHING ST. DALLAS, TX 75206

OWNER:

PROJECT:

NEW SINGLE FAMILY HOME

THE FOLLOWING DRAWINGS ARE MEANT TO BE TECHNICAL IN NATURE AND BEST REFLECT THE BUILDING REQUIREMENTS OF THE CITY OF THE PROJECT ADDRESSED. COPYING OR TRACING IS NOT PERMITTED. ANY ALTERATIONS OR MODIFICATIONS WITHOUT EXPRESSED PERMISSION WILL VOID THE DRAWINGS AS ORIGINALLY INTENDED. OWNER OR BUILDER IS RESPONSIBLE TO COMPLY WITH LOCAL BUILDING CODES, EVEN IF DRAWINGS MAY SHOW DIFFERENT. NOT RESPONSIBLE FOR OMISSIONS, ERRORS OR DEFICIENCIES OF THE PLANS. PLEASE ALWAYS CONSULT CITY OFFICIAL, OR WITH ASCRIBED ENGINEER WHEN AVAILABLE.

SHEET NUMBER:

**A2.00**

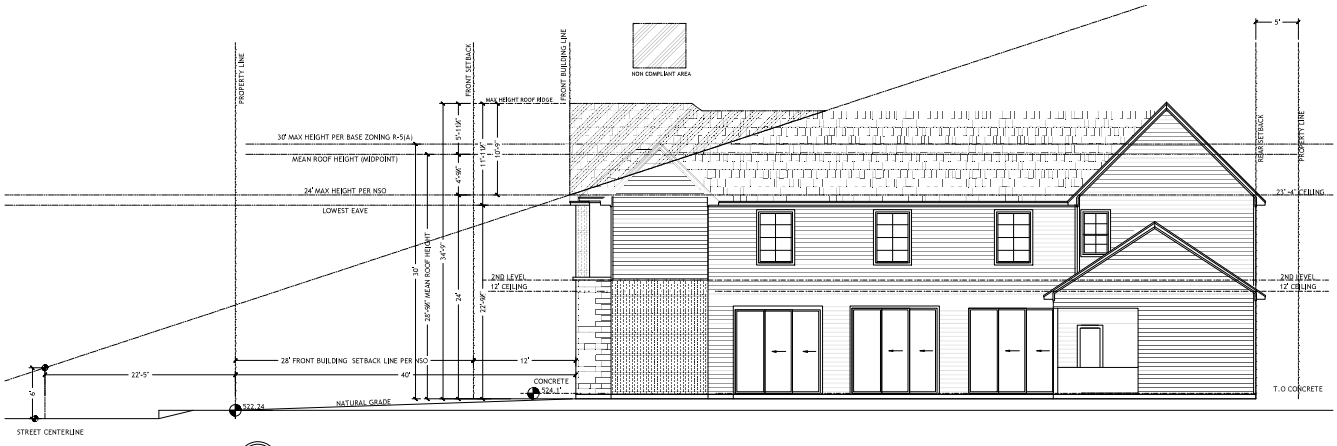
SHEET CONTENT:

ELEVATIONS

DATE:

10/02/2026

SCALE: 3/8" = 1'-0"




1 A2.01 HEIGHT DIAGRAM PLAN
SCALE: 3/16" = 1'-0"

ADDRESS:

5049 PERSHING ST. DALLAS, TX 75206

OWNER:

ZARUR DEVELOPMENT LLC

PROJECT:

NEW SINGLE FAMILY HOME

THE FOLLOWING DRAWINGS ARE MEANT TO BE TECHNICAL IN NATURE AND BEST REFLECT THE BUILDING REQUIREMENTS OF THE CITY OF THE PROJECT ADDRESSED. COPYING OR TRACING IS NOT PERMITTED. ANY ALTERATIONS OR MODIFICATIONS WITHOUT EXPRESSED PERMISSION WILL VOID THE DRAWINGS AS ORIGINALLY INTENDED. OWNER OR BUILDER IS RESPONSIBLE TO COMPLY WITH LOCAL BUILDING CODES, EVEN IF DRAWINGS MAY SHOW DIFFERENT. NOT RESPONSIBLE FOR OMISSIONS, ERRORS OR DEFICIENCIES OF THE PLANS. PLEASE ALWAYS CONSULT CITY OFFICIAL, OR WITH ASCRIBED ENGINEER WHEN AVAILABLE.

SHEET NUMBER:

A2.01

SHEET CONTENT:

HEIGHT DIAGRAM PLAN

DATE:

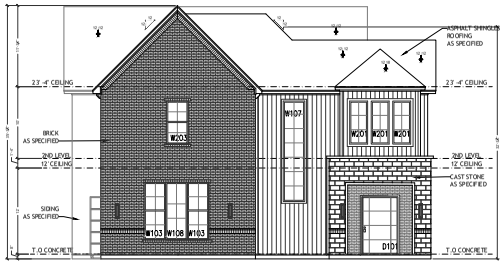
10/2/26

SCALE: 3/16" = 1'-0"

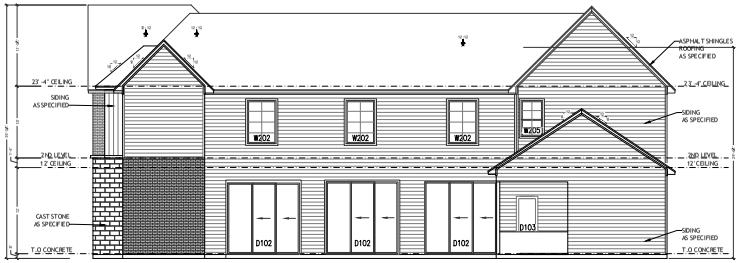
NOTE: Every effort has been made to identify code violations. Any oversight by the reviewer shall not be considered as authority to violate, set aside, cancel or alter applicable codes or ordinances. The Plan review and permit issuance shall not be considered a warranty or guarantee. The designer is responsible for following all applicable federal, state and municipal codes and ordinances.

**SUBJECT TO FIELD INSPECTOR'S APPROVAL**

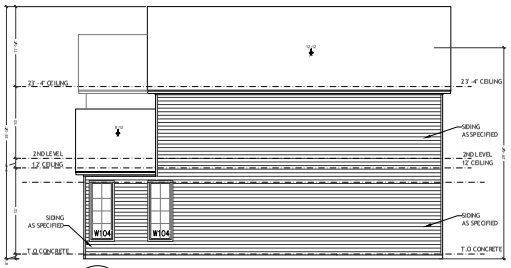
City of Dallas
APPROVED
Building Inspection
7/21/2026



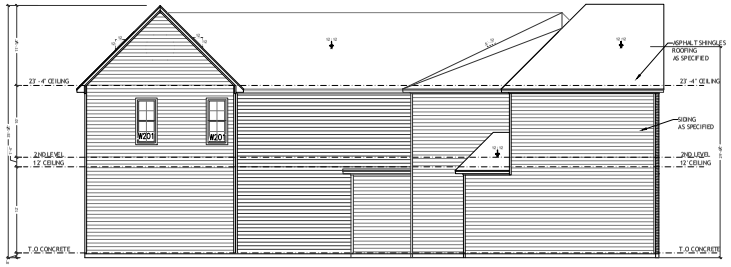

1 A2.00 FRONT ELEVATION
SCALE: 1/8" = 1'-0"




2 A2.00 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"




3 A2.00 REAR ELEVATION
SCALE: 1/8" = 1'-0"




4 A2.00 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

NōVA LINEA

ADDRESS:

5049 PERSHING ST. DALLAS, TX 75206

OWNER:

PROJECT:

NEW SINGLE FAMILY HOME

| SQUARE FOOTAGE | | | |
|---|---|---|---|
| 1ST FLOOR LIVING AREA | APPROX. | 2211 | S.F. |
| 2 ND FLOOR LIVING AREA | APPROX. | 1928 | S.F. |
| TOTAL LIVING AREA | APPROX. | 4139 | S.F. |
| GARAGE | APPROX. | 461 | S.F. |
| PORCH | APPROX. | 57 | S.F. |
| GRILL AREA | APPROX. | 97 | S.F. |
| DOUBLE HEIGHT CEILING AREA | APPROX. | 543 | S.F. |
| FOUNDATION | APPROX. | 2826 | S.F. |
| TOTAL COVERED AREA | APPROX. | 2826 | S.F. |
| TOTAL CONSTRUCTION AREA | APPROX. | 4754 | S.F. |
| LOT SIZE | APPROX. | 7500 | S.F. |
| % OF COVERED AREA | APPROX. | 37 | % |

THE FOLLOWING DRAWINGS ARE MEANT TO BE TECHNICAL IN NATURE AND BEST REFLECT THE BUILDING REQUIREMENTS OF THE CITY OF THE PROJECT ADDRESSED. COPYING OR TRACING IS NOT PERMITTED. ANY ALTERATIONS OR MODIFICATIONS WITHOUT EXPRESSED PERMISSION WILL VOID THE DRAWINGS AS ORIGINALLY INTENDED. OWNER OR BUILDER IS RESPONSIBLE TO COMPLY WITH LOCAL BUILDING CODES, EVEN IF DRAWINGS MAY SHOW DIFFERENT. NOT RESPONSIBLE FOR OMISSIONS, ERRORS OR DEFICIENCIES OF THE PLANS. PLEASE ALWAYS CONSULT CITY OFFICIAL, OR WITH ASCRIBED ENGINEER WHEN AVAILABLE.

SHEET NUMBER:

**A2.00**

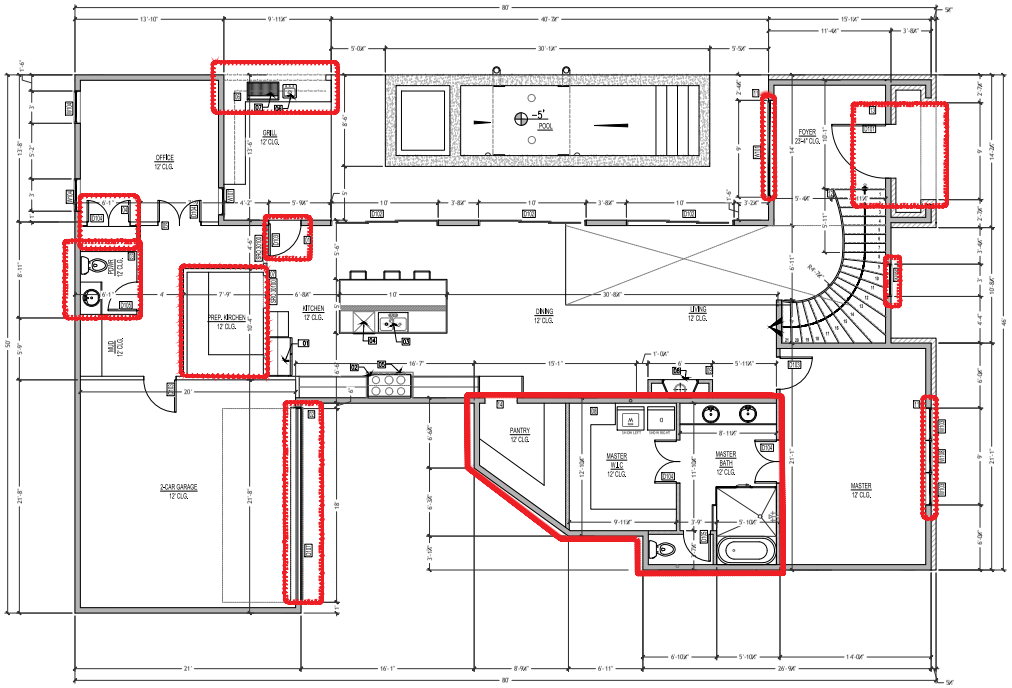
SHEET CONTENT:

ELEVATIONS

DATE:

7/13/26

SCALE: 1/8" = 1'-0"



1 A1.00 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

FLOOR PLAN NOTES:

1. ALL STRUCTURAL INFORMATION SHOWN FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL HAVE A LICENSED STRUCTURAL ENGINEER REVIEW AND DESIGN ALL STRUCTURAL ELEMENTS SUCH AS ALL FRAMING WALLS, BEAMS, CONNECTION, HEADERS, JOIST AND RAFTERS.
2. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUDS UNLESS NOTED OTHERWISE.
3. WINDOW SIZES INDICATED ON PLANS ARE NOTED BY APPROXIMATE ROUGH OPENING SIZE, REFER TO PLANS AND EXTERIOR ELEVATIONS FOR WINDOW TYPES.
4. COORDINATE LOCATION OF UTILITY METERS WITH SITE PLAN AND LOCATE AWAY FROM PUBLIC VIEW. VISUAL IMPACT SHALL BE MINIMIZED, I.E. MOUNT AS LOW AS POSSIBLE.
5. CONTRACTOR SHALL COORDINATE ALL CLOSET SHELVING REQUIREMENTS.
6. DO NOT SCALE DRAWINGS, FOLLOW DIMENSIONS ONLY.
7. CONTRACTOR SHALL FIELD VERIFY ALL CABINET DIMENSIONS BEFORE FABRICATION.
8. ALL GLASS LOCATED WITHIN 18" OF FLOOR, 12" OF A DOOR OR LOCATED WITHIN 60" OF FLOOR AT BATHTUBS, WHIRLPOOLS, SHOWERS, SAUNAS, STEAM ROOMS OR HOT TUBS SHALL BE TEMPERED.
9. ALL EXPOSED INSULATION SHALL HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.
10. PROVIDE COMBUSTION AIR VENTS, WITH SCREEN AND BACK DAMPER, FOR FIREPLACES, WOOD STOVES AND ANY APPLIANCE WITH AN OPEN FLAME.
11. BATHROOMS AND UTILITY ROOMS SHALL BE VENTED TO THE OUTSIDE WITH A MINIMUM OF A 90 CFM FAN. RANGE HOODS SHALL ALSO BE VENTED TO OUTSIDE.
12. ALL INTERIOR WALLS SHALL BE COVERED WITH 1/2" GYPSUM BOARD, WITH METAL CORNER REINFORCING. TAPE FLOAT AND SAND. (3 COATS) USE 5/8" GYPSUM BOARD ON CEILING WHEN SUPPORTING MEMBERS ARE 24" O.C. OR GREATER USE 1/2" GYP. BOARD ON CEILING MEMBERS LESS THAN 24" O.C.
13. ALL BATH AND TOILET AREA WALLS AND CEILINGS SHALL HAVE WATER RESISTANT GYPSUM BOARD.

CHANGES ON THE FIRST FLOOR PLAN

| TAG | DESCRIPTION |
|---|---|
| 01 | ADDED EXTERIOR DOOR 3080 |
| 02 | GARAGE DOOR WIDEN EXTENDED TO 16 FEET |
| 03 | REARRANGING THE LAYOUT OF POWDERED FIXTURES |
| 04 | ADDED CLOSET AND DOOR 4080 DOUBLE |
| 05 | ADDED DOOR 4080 IN THE OFFICE |
| 06 | ADDED GRILL |
| 07 | RELOCATION OF THE PANTRY |
| 08 | ENLARGED WALK-IN CLOSET |
| 09 | ADDED FIRE PLACE |
| 10 | RECONFIGURATION OF MASTER BATH |
| 11 | WINDOW W080 |
| 12 | CHANGED STAIRCASE DESIGN |
| 13 | REPLACEMENT OF THE MAIN DOOR AT 6080 AND THE ENTRANCE ARCH |
| 14 | UPDATE PANTRY, MASTER CLOSET AND MASTER BATH |

LEGEND
2X6 STUDS
2X4 STUDS

ARCHITECTURAL PLAN NOTES

| TAG | DESCRIPTION |
|---|---|
| 01 | 36" REFRIGERATOR |
| 02 | RANGE W/MICRO VENT COMBO ABV. |
| 03 | DBL. SINK 42" |
| 04 | DISHWASHER |
| 05 | HOOD |
| 06 | SINK |
| 07 | GRILL |
| 08 | FIRE PLACE |

FIRST DOOR SCHEDULE

| TAG | SIZE | MATERIAL | DESCRIPTION | TYPE DOOR | N° PANEL | HEADER HEIGHT | QTY. |
|---|---|---|---|---|---|---|---|
| D101 | 5'-0" X 8'-0" | SC | MAIN ENTRANCE DOOR | SWING DOOR | 01 | 8'-0" | 01 |
| D102 | 10'-0" X 10'-0" | SC | EXTERIOR DOOR | SLIDER DOOR | 03 | 10'-0" | 03 |
| D103 | 3'-0" X 8'-0" | SC | INTERIOR DOOR | SWING DOOR | 01 | 8'-0" | 03 |
| D104 | 4'-0" X 8'-0" | SC | INTERIOR DOOR | SWING DOOR | 02 | 8'-0" | 04 |
| D105 | 2'-6" X 8'-0" | SC | INTERIOR DOOR | SWING DOOR | 01 | 8'-0" | 01 |
| D106 | 2'-6" X 8'-0" | SC | INTERIOR DOOR | SWING DOOR | 01 | 8'-0" | 01 |
| D107 | 16'-0" X 8'-0" | GD | GARAGE DOOR | ROLLING DOOR | 01 | 8'-0" | 01 |

H.C. = HOLLOW CORE
S.C. = SOLID CORE
G.D. = GARAGE DOOR
G.S. = GLASS DOOR
C.M. = CUSTOM MADE

FIRST WINDOW SCHEDULE

| TAG | SIZE | HEADER HIGHT | DESCRIPTION | QTY. |
|---|---|---|---|---|
| W101 | 3'-0" X 8'-0" | @ 10'-0" H.H. | CUSTOM/FX | 01 |
| W102 | 2'-6" X 8'-0" | @ 10'-0" H.H. | S.G | 02 |
| W103 | 3'-0" X 8'-0" | @ 10'-0" H.H. | CUSTOM/SH | 02 |
| W104 | 3'-0" X 8'-0" | @ 10'-0" H.H. | FX | 02 |
| W105 | 5'-0" X 8'-0" | @ 10'-0" H.H. | FX | 01 |
| W106 | 3'-0" X 14'-0" | @ 21'-4" H.H. | FX | 01 |
| W107 | 2'-6" X 10'-0" | @10'-0" H.H. | FX | 01 |
| W108 | 3'-0" X 8'-0" | @10'-0" H.H. | FX | 01 |

S.G.= SINGLE HUNG GLASS
F.X.= FIXED WINDOW

THESE PLANS HAVE BEEN REVIEWED BY THE BUILDING INSPECTION DIVISION AND ARE APPROVED FOR THE START OF CONSTRUCTION. ANY DEVIATION FROM THESE PLANS SHALL BE APPROVED BY THE BUILDING OFFICIAL.

ZD DATE: 7/21/2026
BY: Randall Clark
BU DATE: 7/21/2026
BY: Randall Clark
THIS APPROVAL DOES NOT PERMIT THE VIOLATION OF ANY CITY ORDINANCE OR STATE LAW

SECOND DOOR SCHEDULE

| TAG | SIZE | MATERIAL | DESCRIPTION | TYPE DOOR | N° PANEL | HEADER HEIGHT | QTY. |
|---|---|---|---|---|---|---|---|
| D201 | 3'-0" X 8'-0" | SC | INTERIOR DOOR | SWING DOOR | 01 | 8'-0" | 06 |
| D202 | 2'-6" X 8'-0" | SC | INTERIOR DOOR | SWING DOOR | 01 | 8'-0" | 07 |

S.C. = SOLID CORE

SECOND WINDOW SCHEDULE

| TAG | SIZE | HEADER HIGHT | DESCRIPTION | QTY. |
|---|---|---|---|---|
| W201 | 3'-0" X 6'-0" | @ 8'-0" H.H. | FX | 05 |
| W202 | 6'-0" X 6'-0" | @ 8'-0" H.H. | CUSTOM/FX | 01 |
| W203 | 3'-0" X 6'-0" | @ 8'-0" H.H. | CUSTOM/FX | 01 |
| W204 | 2'-6" X 6'-0" | @ 8'-0" H.H. | SG | 04 |
| W205 | 3'-0" X 5'-0" | @ 8'-0" H.H. | FX | 01 |

S.G.= SINGLE HUNG GLASS
F.X.= FIXED WINDOW

LEGEND
2X6 STUDS
2X4 STUDS

CHANGES ON THE SECOND FLOOR PLAN

| TAG | DESCRIPTION |
|---|---|
| 14 | ADDED WINDOW 3660 SINGLE HUNG |
| 15 | LAUNDRY ROOM REMODELING |
| 16 | RELOCATED BAR |
| 17 | RELOCATED POWDERED |
| 18 | W202 WINDOW REPLACED WITH 4060 |

2 A1.00 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

NOTE: Every effort has been made to identify code violations. Any oversight by the reviewer shall not be considered as authority to violate, set aside, cancel or alter applicable codes or ordinances. The Plan review and permit issuance shall not be considered a warranty or guarantee. The designer is responsible for following all applicable federal, state and municipal codes and ordinances.

SUBJECT TO FIELD INSPECTOR'S APPROVAL

City of Dallas
APPROVED
Building Inspection
7/21/2026

NōVA LINEA

ADDRESS:

5049 PERSHING ST. DALLAS, TX 75206

OWNER:

PROJECT:

NEW SINGLE FAMILY HOME

| SQUARE FOOTAGE | | | |
|---|---|---|---|
| 1ST FLOOR LIVING AREA | APPROX. | 2211 | S.F. |
| 2 ND FLOOR LIVING AREA | APPROX. | 1928 | S.F. |
| TOTAL LIVING AREA | APPROX. | 4139 | S.F. |
| GARAGE | APPROX. | 461 | S.F. |
| PORCH | APPROX. | 57 | S.F. |
| GRILL AREA | APPROX. | 97 | S.F. |
| DOUBLE HEIGHT CEILING AREA | APPROX. | 543 | S.F. |
| FOUNDATION | APPROX. | 2826 | S.F. |
| TOTAL COVERED AREA | APPROX. | 2826 | S.F. |
| TOTAL CONSTRUCTION AREA | APPROX. | 4754 | S.F. |
| LOT SIZE | APPROX. | 7500 | S.F. |
| % OF COVERED AREA | APPROX. | 37 | % |

THE FOLLOWING DRAWINGS ARE MEANT TO BE TECHNICAL IN NATURE AND BEST REFLECT THE BUILDING REQUIREMENTS OF THE CITY OF THE PROJECT ADDRESSED. COPYING OR TRACING IS NOT PERMITTED. ANY ALTERATIONS OR MODIFICATIONS WITHOUT EXPRESSED PERMISSION WILL VOID THE DRAWINGS AS ORIGINALLY INTENDED. OWNER OR BUILDER IS RESPONSIBLE TO COMPLY WITH LOCAL BUILDING CODES, EVEN IF DRAWINGS MAY SHOW DIFFERENT. NOT RESPONSIBLE FOR OMISSIONS, ERRORS OR DEFICIENCIES OF THE PLANS. PLEASE ALWAYS CONSULT CITY OFFICIAL, OR WITH ASCRIBED ENGINEER WHEN AVAILABLE.

SHEET NUMBER:

**A1.00**

SHEET CONTENT:

FLOOR PLANS

DATE:

7/13/26

SCALE: 3/16" = 1'-0"