

NOTICE FOR POSTING
MEETING OF
BOARD OF ADJUSTMENT, PANEL B
WEDNESDAY, MARCH 17, 2021

CANCELLED

The Board of Adjustment hearing for Panel B is cancelled. The items scheduled for this meeting are expected to be heard at the next Panel B meeting, on April 21, 2021. Details will be posted once the meeting is scheduled.

Briefing*: 11:00 A.M. Video Conference

Public Hearing*: 1:00 P.M. Video Conference

*The Board of Adjustment hearing will be held by videoconference. **Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure should contact the Sustainable Development and Construction Department at 214-670-4209 by the close of business Tuesday, March 16, 2021. Only registered speakers will be allowed to address the Board during the public hearing.** The following videoconference link is available to the public to listen to the meeting and Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; or YouTube.com/CityofDallasCityHall and the WebEx link: <http://bit.ly/BDA031721>

Purpose: To take action on the attached agenda, which contains the following:

1. Board of Adjustment appeals of cases the Building Official has denied.
2. And any other business which may come before this body and is listed on the agenda.

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 pistola 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."



CITY OF DALLAS
BOARD OF ADJUSTMENT, PANEL B
WEDNESDAY, MARCH 17, 2021
AGENDA

CANCELLED

BRIEFING	Video Conference	11:00 A.M.
PUBLIC HEARING	Video Conference	1:00 P.M.

Neva Dean, Assistant Director
Jennifer Muñoz, Chief Planner/Board Administrator
Oscar Aguilera, Senior Planner
LaTonia Jackson, Board Secretary

PUBLIC TESTIMONY

Minutes

BDA201-023(JM) 3606 Greenville Ave., Ste. A
Application of Dallas City Council Resolution 20-1935 to require compliance of a non-conforming use

MISCELLANEOUS ITEM

Approval of the January 20, 2021 Board of Adjustment Panel B Public Hearing Minutes	M1
Approval of the Board of Adjustment 2020 Annual Report	M2

UNCONTESTED CASE(S)

	REQUEST: Application of Rob Baldwin for a variance to the off-street loading regulations.	
BDA201-014(OA)	326 N. Moore Street REQUEST: Application of Rob Baldwin for a variance to the side yard setback regulations, and for a variance to the maximum allowed lot coverage.	2
BDA201-017(OA)	523 N. Denley Drive REQUEST: Application of Rob Baldwin for a special exception to the side yard setback regulations.	3
BDA201-024(OA)	2428 Harrison Avenue REQUEST: Application of Eugene Valentine for a special exception to the landscaping regulations.	4
BDA201-025(OA)	7004 Creekbend Road REQUEST: Application of Lillian Love Kennedy for a special exception to the fence height regulations.	5
BDA201-026(OA)	4619 Coles Manor Place REQUEST: Application of Mir Alikhan for a special exception to the fence height regulations.	6
BDA201-027(OA)	1235 Flanders Street REQUEST: Application of Megan Knauss for a special exception to the single-family regulations.	7
BDA201-028(OA)	9362 Hathaway Street REQUEST: Application of John Brodrick for a special exception to the fence height regulations.	8

REGULAR CASE(S)

BDA201-020(OA)	2009 Oates Drive REQUEST: Application of Santos Martinez for a variance to the front yard setback regulations.	9
BDA201-021(OA)	2015 Oates Drive REQUEST: Application of Santos Martinez for a variance to the front yard setback regulations.	10
BDA201-023(JM)	3606 Greenville Avenue, Ste. A REQUEST: Application of Dallas City Council Resolution 20-1935 to require compliance of a non-conforming use.	11

HOLDOVER CASE(S)

None.

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]