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## Memorandum



CITY SECRETARY  
DALLAS, TEXAS

CITY OF DALLAS

DATE January 20, 2022

TO Honorable Mayor and Members of the City Council

SUBJECT Board of Adjustment Annual Report FY 2020-2021

Attached for your review is our annual report, summarizing the activities of the Board of Adjustment for 2020-2021 in accordance with Chapter 8, Section 8-1.1.

The Board of Adjustment met additionally on January 11, 2022 for Board training and a public testimony session to consider changes to our Rules of Procedure. The Board intends to adopt such changes and forward to the City Council for review and approval in the near future.

The Board of Adjustment approved their FY2020-2021 Annual Report on January 19, 2022.

Thank you,

A handwritten signature in black ink that reads "David A. Neumann". The signature is written in a cursive style and extends to the right with a long horizontal stroke.

David A. Neumann  
Chairman  
Board of Adjustment

T.C. Broadnax, City Manager  
Chris Caso, City Attorney  
Jon Fortune, Assistant City Manager  
Chief Financial Officer  
Preston Robinson, Administrative Judge  
Directors and Assistant Directors

Joey Zapata, Asst. City Manager  
Mark Swann, City Auditor  
Kimberly Bizer Tobert, Chief of Staff to City Manager M. Elizabeth Reich,  
Billierae Johnson, City Secretary  
Majed A. Al-Ghafry, Assistant City Manager  
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion

**City of Dallas  
BOARD OF ADJUSTMENT**



**ANNUAL REPORT**  
October 1, 2020- September 30, 2021

## **Board of Adjustment Program**

The Board of Adjustment is a quasi-judicial body, which is charged with certain decision-making functions, which aim to uphold the meaning and spirit of the zoning ordinance as enacted by legislation. The general purpose of zoning is to assure a permanent and productive use of all property by ensuring that the land uses in a given community are properly located in relation to each other. It seeks to prevent the development of incompatible land uses in close proximity to one another. The zoning ordinance also governs the intensity of land use by controlling building height, land coverage and open space. Primary responsibility for administration of the zoning ordinance falls on the Building Official, subject to appeals to the Board of Adjustment and ultimately to the courts.

### **Purpose**

City of Dallas Board of Adjustment  
Dallas Development Code, SEC 51A-4.501

The purpose of the Dallas zoning code is to promote the public health, safety and general welfare but in order for a comprehensive zoning map and ordinance to properly function in accordance with the purpose for which it is designed, it is necessary from time to time that some modification of these zoning regulations be made. The purpose of the Board of Adjustment was to implement the zoning ordinance and to apply discretion in exceptional instances where building permits are desired but are not literally conforming to the regulations. The Board of Adjustment is a governmental agency of the city and is an essential part of the administration of zoning, engaged in a delegated policy-making function (within the standards set up in the zoning ordinance), and not merely deciding private rights, as it represents the public interest.

### **Authority**

City of Dallas Board of Adjustment  
Dallas Development Code, SEC 51A-4.501

**The Board of Adjustment receives its power from the enactment of State Legislation (Chapter 211 of the Texas Local Government Code):** The Board of Adjustment is permitted by State Law to establish their rules and operational procedures provided that such rules are not inconsistent with the zoning ordinance or State Law. As noted in the Board's Rules of Procedures, no action of the Board of Adjustment shall set a precedent, with each case being considered and decided on its own merits and on the circumstance's attendant thereto. Also, it is the declared purpose of the zoning ordinance that nonconforming uses be eliminated and be required to conform to the regulations prescribed in the ordinance.

**The Board of Adjustment receives its powers from the City of Dallas through Chapter 51, and Chapter 51A, Dallas Development Code, as amended:** The powers

vested in the Board of Adjustment are discretionary in the sense that it is an administrative body created for the administration of the Zoning Law, and, within the standards set by the law, its decision, if supported by substantial evidence, are not subject to being set aside, that is, they can only be set aside for a clear abuse of discretion. The Board's functions are administrative and quasi-judicial. The actions of the Board are presumed to be valid and final, and the only recourse is for the applicant to appeal the Board's decision to the District Court. An applicant appealing to the District Court by certiorari has the burden of showing that the action of the Board was arbitrary, capricious or illegal.

Pursuant to the Board's Rules of Procedure, ex parte communications with the members of the Board are prohibited. All communications to the Board, oral or written, should be directed to the Board Administrator. Failure to comply with this rule may result in criminal prosecution for improper influence, which is a Class A misdemeanor under Texas Penal Code, Section 36.04.

It requires four (4) members of the Board of Adjustment at the public hearing to constitute a quorum, and at the hearing the Board Administrator calls each appeal and gives the swearing in of the oath of truth to all persons that desire to testify in each case.

On the day of the hearing, the applicant presents his case, the opposition is then heard, and the applicant is given the opportunity for rebuttal. No rebuttal is allowed for the opposition. It has been the policy to call any holdover cases prior to the regularly scheduled docket, and to bring up for approval of the past Board minutes and other data after the regular meeting has ended.

The Board of Adjustment normally makes their decision known on an appeal immediately after a case has been heard, and the Board may apply any restrictive conditions when they feel it is necessary. The Board's decisions are final, and the only recourse on a Board's decision is to appeal to the District Court.

## **The Process of Zoning Appeals**

### **How an Appeal Is Made**

After an appeal is received in the Planning and Urban Design Department from the Zoning Division of the Building Inspector's Office, the appeal is assigned a case number. A route sheet is prepared so that each section within Sustainable Development and Construction Department and other departments in the City can make comments and present facts that could be pertinent to the decision of the Board of Adjustment. Property description and public notices are prepared for all appeals that are to be acted on by the Board. The route sheet copy of the appeal, and a copy of the public notice is sent to the GIS Section of Sustainable Development and Construction Department to have a location map, and other appropriate graphics for the Board's docket. This section also prepares labels for the property owners to be notified for each appeal being processed for the Board of Adjustment's public hearing. The notices are mailed no later than ten (10) days prior to the Board's public hearing date to comply with state statute requirements.

All public hearings are taped, and the secretary also takes notes of the hearing. Each appeal is called and all people that testify are sworn in.

The Board of Adjustment normally makes their decisions known on an appeal immediately after a case has been heard. After the hearing, letters are written informing the applicant and other concerned parties of the Board's action. Appeals are filed with the Board Office after the hearing so that no misunderstanding will occur, and all site plans are stamped approved by the Board if the appeals are granted.

**BOARD OF ADJUSTMENT MEMBER ROSTER**  
**2020-2021**

**Panel A**

Cheri Gambow, Vice Chair (re-appt'd 10/8/19)  
Jay Narey, regular member (appt'd 8/21/19)  
Sarah Lamb, regular member (appt'd 9/25/19)  
Taylor Adams, regular member (appt'd 9/24/19)  
Lawrence Halcomb, regular member; (appt'd 11/6/19)

**Panel B**

Michael Schwartz, Chair (appt'd 10/23/19)  
Damian Williams, regular member (appt'd 5/16/19)  
Matthew Vermillion, regular member (appt'd 9/23/19)  
Catrina Johnson, regular member (app't 1/22/20)  
Matt Shouse, regular member (re-appt'd Panel B 6/26/20)

**Panel C**

Scott Hounsel, Vice Chair (re-appt'd/re-assign'd to Panel C 10/8/19)  
Robert Agnich, regular member (appt'd 8/28/19)  
Judy Pollock, regular member (appt'd 4/8/19)  
Roger Sashington, regular member (appt'd 9/18/19)  
Moises Medina, regular member (appt'd 11/6/19)

**ALTERNATE MEMBERS**

Nicholas Brooks	Philip Sahuc
John Jones	Jared Slade
Ricardo Medrano	David Ramsour

**Resignations and Term Endings – 2021**

**Taylor Adams: resigned 0/21/21**  
**Catrina Johnson: resigned 04/29/21**  
**John Jones: resigned 04/29/21**  
**Damian Williams: resigned 08/03/21**  
**Ricardo Medrano: resigned 08/29/21**  
**Michael Schwartz: resigned 09/20/21**  
**Moises Medina: resigned 09/22/21**  
**Scott Hounsel: resigned 10/06/21**  
**Matthew Vermillion: term ended 09/30/21**  
**Phil Sahuc: term ended 09/30/21**

**BOARD OF ADJUSTMENT**

**2020-2021**

**ATTENDANCE**





**BOARD OF ADJUSTMENT**

**2020-2021**

**SUMMARY OF ACTIVITIES**

## 2020-2021 Summary of Activities

### **Board of Adjustment Individual Public Hearings: 26**

Total Applications	114	Oct. '20- Sep. '21
Total Requests	153	Oct. '20- Sep. '21
Special Exceptions	87	Oct. '20- Sep. '21
Variances	56	Oct. '20- Sep. '21
Appeal of a Building Official's Decision	2	Oct. '20- Sep. '21
Fee Waivers	4	Oct. '20- Sep. '21
No. of Cases Approved	112	Oct. '20- Sep. '21
No. of Cases Denied	20	Oct. '20- Sep. '21
Cases Held Under Advisement	17	Oct. '20- Sep. '21
Cases Withdrawn	4	Oct. '20- Sep. '21
Compliance Case(s)	4	Oct. '20- Sep. '21

BDA CASE LOG (10/2020 to 09/2021)	Case Nos	Address	Zoning	Council District	Case Type	Fee	Staff Recommendation	Board Action	Reg. Notices Sent
October 19, 2020	BDA190-079	4651 Catina Ln.	R-1a(A)	13	sp ex fnc height; sp ex vis obstr	\$ 1,210.00	No Recommendation	App w/cons x2	11
October 19, 2020	BDA190-095	5601 Morningside Ave.	CD-9	14	sp ex vis obstr	\$ 620.00	No Recommendation	App w/cons	30
October 19, 2020	BDA190-097	3723 S. Versailles Ave.	PD-193	13	sp ex fnc height; sp ex fnc fld	\$ 1,210.00	No Recommendation	App w/cons x2	24
October 19, 2020	BDA190-101	2428 Harrison Ave.	PD-595	7	var frt yd setbk x2; sp ex non-conf use	\$ 2,830.00	No Rec: nonconforming use. App w/cons: FY Variances	App w/cons x3	6
October 19, 2020	BDA190-102	2820 Commerce St.	PD-269	2	sp ex parking	\$ 5,530.00	Approval	App w/cons	18
October 20, 2020	BDA190-084	5535 W. Lovers Ln.	CR	13	sp ex sign	\$ 1,210.00	No Recommendation	App w/cons	19
October 20, 2020	BDA190-094	5218 Vickery Blvd.	CD-15	14	var frt yd setbk	\$ 610.00	App w/cons	Denied w/o	28
October 20, 2020	BDA190-096	6828 Avalon Ave.	R-10(A)	9	sp ex sd yd setbk	\$ 610.00	App w/cons	App w/cons	23
October 20, 2020	BDA190-098	3609A Greenville Ave.	CR (MD-1)	14	sp ex to restore delta credits	\$ 910.00	Approval	Holdover	25
October 21, 2020	BDA190-090	3016 Greenville Ave.	CD-11	14	sp ex to restore delta credits	\$ 920.00	Approval	Holdover	29
October 21, 2020	BDA190-091	3018 Greenville Ave.	CD-11	14	sp ex to restore delta credits	\$ 920.00	Approval	Holdover	29
October 21, 2020	BDA190-093	3024 Greenville Ave.	CD-11	14	sp ex to restore delta credits	\$ 920.00	Approval	Holdover	29
October 21, 2020	BDA190-099	3235 Bertrand Ave.	CD-11	14	sp ex fl area reg; sp ex sd yd setbk; sp ex height reg for handicap	\$ 10.00	No Recommendation	App w/cons x3	26
November 16, 2020	BDA190-111	10611 Naw Church Rd.	CS	10	sp ex landscape reg	\$ 1,310.00	App w/cons	App w/cons	12
November 16, 2020	BDA190-112	6804 Lorna Ave.	R-10(A)	9	var ft yd setbk	\$ 620.00	Denial	Denied w/o	22
November 17, 2020	BDA190-098	3609A Greenville Ave.	CR (MD-1)	14	sp ex to restore delta credits	\$ 910.00	Approval	Approved	25
November 17, 2020	BDA190-100	5203 McCommas Blvd.	CD-9,D(A)	14	var ft yd setbk	\$ 610.00	App w/cons	App w/cons	173
November 17, 2020	BDA190-104	2601 Gaston Ave.	PD-298, Subarea 5	14	sp ex parking reg	\$ 2,530.00	App w/cons	App w/cons	11
November 17, 2020	BDA190-107	6903 Lomo Alto Dr.	MF-2(A)	13	sp ex landscape reg	\$ 1,380.00	App w/cons	App w/cons	50
November 17, 2020	BDA190-113	4523 W. Lawther Dr.	R-1a(A)	9	sp ex fnc height reg	\$ 610.00	No Recommendation	App w/cons	34
November 18, 2020	BDA190-090	3016 Greenville Ave.	CD-11	14	sp ex to restore delta credits	\$ 920.00	Approval	Holdover	11

November 18, 2020	BDA190-091	3018 Greenville Ave	CD-11	14	sp ex to restore delta credits	\$ 920.00	Approval	Holdover	H
November 18, 2020	BDA190-092	3018 Greenville Ave	CD-11	14	AO appeal	\$ 920.00	No Recommendation	Holdover	28
November 18, 2020	BDA190-093	3024 Greenville Ave	CD-11	14	sp ex to restore delta credits	\$ 920.00	Approval	Holdover	H
November 18, 2020	BDA190-105	517 N. Denley Dr.	PD-571, Subarea 2	4	sp ex ft yd setbk; sp ex sd yd setbk	\$ 1,210.00	No Recommendation	App w/ cons 2	23
November 18, 2020	BDA190-106	1210 Rev. CBT Smith St.	PD-571, Subarea 2	4	sp ex ft yd setbk; sp ex sd yd setbk	\$ 1,210.00	No Recommendation	App w/ cons 2	12
November 18, 2020	BDA190-108	4714 McKinney Ave.	PD-193, PD5 144	14	sp ex landscape reg	\$ 1,330.00	Denial	App w/ cons	75
November 18, 2020	BDA190-110	3844 Blue Ridge Blvd	R-10(A)	3	sp ex landscape reg; sp ex (tree mit)	\$ 1,570.00	Denial	Denied w/o x2	25
December 14, 2020	Fee Waiver 2	7330 Gaston Ave.	PD 808	14	fee waiver for sp ex parking reg	\$	No Recommendation	Denied	0
December 14, 2020	BDA190-114	1907 Kessler Pkwy	CD-13, Subarea 3	1	sp ex ft yd setbk (tree pres); sp ex height req fnc	\$ 1,250.00	App w/ cons- tree pres; No Rec- sp ex fnc	App w/ cons x2	12
December 14, 2020	BDA190-115	7208 Meadow Lake Ave.	R-7.5(A)	9	sp ex sing-fam; var bldg height; var rear yd setbk	\$ 1,810.00	No Recommendation	App w/ cons- sf; Denied w/o- variances	25
December 14, 2020	BDA190-103	6749 Hillbriar Dr.	R-10(A)	11	sp ex fnc height; sp ex fnc stand	\$ 10.00	No Recommendation	Holdover; reassigned to Panel B 01/20/21	26
December 14, 2020	BDA190-116	7227 Bramlett Dr.	R-7.5(A)	5	var sd yd setbk	\$ 610.00	Denial	Holdover	28
January 19, 2021	BDA190-117	4923 DeLoache Ave.	R-14(A)	13	sp ex fnc height	\$ 610.00	No Recommendation	App w/cons	12
January 19, 2021	BDA201-001	2615 Elm St.	PD-269	2	sp ex off street pkg	\$ 7,820.00	Approval	App w/cons	13
January 19, 2021	BDA201-002	5420 Bryan St.	PD 63-H/1	14	var ft yd setbk	\$ 610.00	App w/cons	App w/cons	45
January 19, 2021	BDA201-007	325 W. 12th St.	PD-316 (Subarea 3), SUP 1584	1	sp ex sign reg	\$ 1,250.00	Denial	Denied w/o	24
January 19, 2021	BDA201-008	4536 Garrison St.	R-7.5(A)	4	var ft yd setbk	\$ 620.00	App w/cons	App w/cons	16
January 19, 2021	BDA201-010	4516 Bluffview Blvd	PD 455	13	var floor area reg	\$ 610.00	App w/cons	App w/cons	22
January 20, 2021	BDA190-109	6749 Hillbriar Dr.	R-10(A)	11	sp ex fnc height; sp ex fnc std	\$ 10.00	No Recommendation	App w/cons x2	26
January 20, 2021	BDA201-004	5707 Williamstown Rd.	R-16(A)	13	sp ex via ebit	\$ 620.00	No Recommendation	App w/cons	15
January 20, 2021	BDA201-006	2808 Greenville Ave.	CR (MD-1)	14	sp ex to restore non-conf use	\$ 920.00	No Recommendation	App w/cons	28
January 20, 2021	BDA201-009	4511 N. Lindhurst Ave.	R-14(A)	13	sp ex fnc height	\$ 610.00	No Recommendation	App w/cons	13
January 20, 2021	BDA190-090	3016 Greenville Ave.	CD-11	14	sp ex Delta	\$ 920.00	Approval	Holdover	H
January 20, 2021	BDA190-091	3018 Greenville Ave.	CD-11	14	sp ex Delta	\$ 920.00	Approval	Holdover	H

January 20, 2021	BDA190-092	3018 Greenville Ave.	CD-11	14	AO appeal	\$ 920.00	No Recommendation	Holdover	H
January 20, 2021	<del>BDA190-093</del>	<del>3024 Greenville Ave.</del>	<del>CD-11</del>	<del>14</del>	<del>sp ex Delta</del>	<del>\$ 920.00</del>	<del>Approval</del>	<del>Holdover</del>	<del>H</del>
BRIEFING AND HEARING CANCELLED- FEBRUARY 2021 (INCLEMENT WEATHER)									
March 15, 2021	BDA201-FW1 (Fee Waiver)	2034 Canada Dr.	R-5(A)	8	fee waiver (sp ex parking)	\$ -	No Recommendation	Approval	0
March 15, 2021	BDA201-005	6804 Lorna Ave.	R-10(A)	9	var frt yd setbk	\$ 620.00	App w/cons	Holdover	22
March 15, 2021	BDA201-015	422 N. Moore St.	R-5(A)	4	var sd yd setbk; var max lot coverage	\$ 1,210.00	App w/cons	App w/cons x2	44
March 15, 2021	BDA201-018	906 Salmon Dr.	CO-13, Subarea 2	1	var off st parking	\$ 610.00	Denial	App w/cons	20
March 15, 2021	BDA201-019	7116 Nicki Ct.	R-7.5(A)	12	var rear yd setbk	\$ 610.00	App w/cons	App w/cons	21
March 15, 2021	BDA190-116	7227 Bramlett Dr.	R-7.5(A)	5	var sd yd setbk	\$ 610.00	Denial	App w/cons	H
March 16, 2021	BDA201-011	3710 Knight St.	MF-2, PD No. 193	14	var frt yd setbk	\$ 610.00	App w/cons	App w/cons	145
March 16, 2021	BDA201-012	2516 Thomas Ave.	PD-225, H-25 (Tract 1)	14	sp ex vis obst	\$ 620.00	No Recommendation	App w/cons	33
March 16, 2021	BDA201-013	2622 Brandon St.	R-7.5(A)	1	sp ex sd yd setbk	\$ 610.00	No Recommendation	App w/cons	28
March 16, 2021	BDA201-016	427 N. Moore St.	R-5(A)	4	var frt yd setbk; var max lot coverage	\$ 1,210.00	App w/cons	App w/cons x2	40
March 16, 2021	BDA201-022	6255 W. Northwest Hwy	PD-15, Subarea B	13	sp ex parking	\$ 7,610.00	Approval	Denied w/o	592
BRIEFING AND HEARING CANCELLED- PANEL 8 NO QUORUM 3-17-21									
March 17, 2021									
April 19, 2021	BDA201-031	4000 Stonebridge Dr.	PD-193 R-7.5	14	var frt yd setbk	\$ 610.00	App w/cons	Dented w/o	37
April 19, 2021	BDA201-035	1013 S. Glasgow Dr.	PD-134 (Subarea A)	2	AO appeal	\$ 910.00	No Recommendation	Denied	28
April 19, 2021	BDA201-005	6804 Lorna Ave.	R-10(A)	9	var frt yd setbk	\$ 620.00	App w/cons	App w/cons	H
April 20, 2021	BDA201-FW2	819 Rockwood St.	R-7.5(A)	4	fee waiver (sp ex prof inc materials & vis obstr reg)	\$ -	No Recommendation	Approval	0

April 20, 2021	BDA201-033	5539 Belmont Ave	R-7.5(A)	14	var ft yd stbk	\$ 820.00	App w/cons	App w/cons	21
April 21, 2021	BDA201-003	18081 Preston Rd.	CR	12	var off st loading reg	\$ 820.00	App w/cons	App w/cons	12
April 21, 2021	BDA201-014	326 N. Moore St.	R-5(A)	4	var sd yd stbk; var max lot coverage	\$ 1,210.00	App w/cons	App w/cons x2	41
April 21, 2021	BDA201-017	523 N. Denley Dr.	PD-571, Subarea 2	4	sp ex sd yd stbk	\$ 1,210.00	No Recommendation	App w/cons	32
April 21, 2021	BDA201-020	2009 Oates Dr.	MF-2(A)	9	var ft yd stbk	\$ 935.00	Denial	Denied w/o	25
April 21, 2021	BDA201-021	2015 Oates Dr.	MF-2(A)	9	var ft yd stbk	\$ 935.00	Denial	Denied w/o	21
April 21, 2021	BDA201-023	3606 Greenville Ave. Ste A	CR	14	comp non-conf use	\$ 30.00	No Recommendation	Holdover	27
April 21, 2021	BDA201-024	2428 Harrison Ave.	PD-595, Subdistrict RS-C	7	sp ex landscape	\$ 1,330.00	App w/cons	App w/cons	6
April 21, 2021	BDA201-025	7004 Creekbend Rd.	PD-106	12	sp ex fnc height	\$ 610.00	No Recommendation	Approval	17
April 21, 2021	BDA201-026	4619 Coles Manor Pl.	MF-2(A)	2	sp ex fnc height	\$ 610.00	No Recommendation	App w/cons	28
April 21, 2021	BDA201-027	1235 Flanders St.	R-7.5(A)	6	sp ex single fam	\$ 620.00	No Recommendation	App w/cons	21
April 21, 2021	BDA201-028	9362 Hathaway St.	R-1a(A)	13	sp ex fnc height	\$ 620.00	No Recommendation	App w/cons	21
April 21, 2021	BDA201-032	6652 Fisher Rd.	R-7.5(A)	9	sp ex ft yd stbk, tree preservation	\$ 620.00	App w/cons	App w/cons	28
April 21, 2021	BDA201-034	3612 Overbrook Dr.	CD-17	14	sp ex ft yd stbk, tree preservation; var off st parking	\$ 1,210.00	App w/cons- tree pres; Denial- pking variance	Holdover	33
May 17, 2021	BDA201-036	1405 Martin Luther King Jr. Blvd	PD-595 FWMU-3	7	comp non-conf use	\$ 20.00	No Recommendation	Holdover	10
May 17, 2021	BDA201-043	2034 Canada Dr.	R-5(A)	6	var sd yd stbk; sp ex landscape	\$ 20.00	App w/cons x2	App w/cons x2	28
May 18, 2021	BDA201-037	1519 Martin Luithe King Jr. Blvd.	PD-595 FWMU-3	7	comp non-conf use	\$ 20.00	No Recommendation	Holdover	19
May 18, 2021	BDA201-040	3518 Spring Ave.	PD-595 (CC) Tract 10	7	sp ex parking reg	\$ 1,220.00	No Recommendation	App w/cons	12
May 18, 2021	BDA201-041	1710 Ave. B	R-5(A)	4	var ft yd stbk	\$ 620.00	App w/cons	App w/cons	33
May 19, 2021	BDA201-030	3606 Greenville Ave. Ste. B	CR	14	comp non conf use	\$ 30.00	No Recommendation	Denied w/o	27
May 19, 2021	BDA201-038	3604 Overbrook Dr.	CD-17	14	var ft yd stbk	\$ 630.00	App w/cons	App w/cons	33
May 19, 2021	BDA201-042	5535 Park Ln.	R-1a(A)	13	sp ex fnc height	\$ 610.00	No Recommendation	App w/cons	11
May 19, 2021	BDA201-045	4959 Nashwood Ln.	R-1a(A)	13	var sd yd stbk	\$ 610.00	App w/cons	App w/cons	11

June 21, 2021	BDA201-036	1405 Martin Luther King Jr. Blvd.	PD-595 FWMU-3	7	comp non-conf use	\$ 20.00	No Recommendation	Denied w/o	H
June 21, 2021	BDA201-039	930 Stewart Dr.	CD-13, Subarea 2	1	var ft yd; sp ex vis obstr reg	\$ 1,220.00	App w/cons	App w/cons x2	26
June 21, 2021	BDA201-047	5500 Chatham Hill Rd.	R-1a(A)	13	sp ex fnc height; var ft yd stbk reg	\$ 1,220.00	App w/cons-var; No Rec-sp ex	App w/cons x2	11
June 21, 2021	BDA201-050	8410 Garland Rd.	R-10(A)	9	sp ex fnc height; sp ex vis obstr reg; sp ex vis obstr	\$ 1,820.00	No Recommendation	App w/cons x3	8
June 21, 2021	BDA201-052	6401 Richmond Ave.	CD-2, Tract III	9	var sd yd stbk	\$ 620.00	App w/cons	App w/cons	16
June 21, 2021	BDA201-055	6042 Palo Pinto Ave.	CD-12	14	var sd yd stbk	\$ 610.00	App w/cons	App w/cons	26
June 21, 2021	BDA201-059	515 W. Danieldale Rd.	R-7.5(A)	8	var ft yd stbk; sp ex fnc height; sp ex fnc stand	\$ 1,820.00	App w/cons-var; No Rec-sp ex	App w/cons x3	23
June 22, 2021	BDA201-037	1519 Martin Luther King Jr. Blvd.	PD-595 FWMU-3	7	comp non-conf use	\$ 20.00	No Recommendation	Holdover	H
June 22, 2021	BDA201-046	10054 Inwood Ave.	R-1a(A)	13	sp ex fnc height; sp ex vis obstr	\$ 1,210.00	No Recommendation	App w/cons- fnc height. Denied w/projudice- sp ex via tri	12
June 22, 2021	BDA201-048	7515 Lavendale Ave.	R-16(A)	11	var rear yd stbk; var sd yd stbk	\$ 1,210.00	Denial	Holdover	13
June 22, 2021	BDA201-051	1126 Justin Ave.	R-7.5(A)	6	sp ex single fam	\$ 610.00	No Recommendation	App w/cons	16
June 22, 2021	BDA201-053	7154 Wildgrove Ave.	R-7.5(A)	9	var sd yd stbk; var off st parking	\$ 1,210.00	App w/cons	App w/cons x2	30
June 22, 2021	BDA201-058	2822 Catherine St.	CD-8	1	sp ex sing-fam use for-handicapped; sp ex floor area reg	\$ 10.00	No Recommendation	App w/cons x2	26
June 23, 2021	BDA201-023	3606 Greenville Ave. Ste A	CR	14	comp non-conf use	\$ 30.00	No Recommendation	Holdover	H
June 23, 2021	BDA201-034	3612 Overbrook Dr.	CD-17	14	sp ex ft yd stbk, tree preservation; var off st parking	\$ 1,210.00	App w/cons- tree pres; Denial- pking variance	App w/cons	H
June 23, 2021	BDA201-049	14541 Spicewood Dr.	R-10(A)	8	var ft yd stbk; var sd yd stbk	\$ 1,220.00	Denial x2	App w/cons x2	15
June 23, 2021	BDA201-056	5434 Willis Ave.	CD-15	2	var floor area ratio	\$ 1,210.00	App w/cons	App w/cons	28
JULY: BOARD RECESS									
August 16, 2021	BDA201-057	7330 Gaston Ave.	PD 808	14	var parking reg	\$ 2,240.00	Denial	Denied w/o	46
August 16, 2021	BDA201-064	1335 Oak Lawn Ave.	PD-621, Subarea 1	6	sp ex parking reg	\$ 6,210.00	No Recommendation	App w/cons	13

August 16, 2021	BDA201-065	4137 Independence Dr	MU-2	8	sp ex land:ape #/g	\$ 1,260.00	Denial	Holdover	10
August 16, 2021	BDA201-067	1417 Tempest Dr	R-7.5(A)	8	var ft yd setbk	\$ 610.00	Denial	App w/cons	20
August 16, 2021	BDA201-068	6919 Wabash Cir	R-7.5(A)	9	var ft yd setbk; sp ex fnc height	\$ 1,220.00	No Recommendation	App w/cons x2	18
August 16, 2021	BDA201-FW3	1609 Houghton Rd	R-7.5(A)	5	fee waiver (sp ex proh fnc mat)	\$ -	No Recommendation	Approval	0
August 17, 2021	BDA201-037	1519 Martin Luther King Jr. Blvd.	PD-595 FWMU-3	7	comp non-conf use	\$ 20.00	No Recommendation	Denied w/o	H
August 17, 2021	BDA201-048	7515 Lavendale Ave.	R-16(A)	11	var rear yd setbk; var sd yd setbk	\$ 1,210.00	Denial	Denied w/ prejudice	H
August 17, 2021	BDA201-060	3900 Rugged Dr.	R-7.5(A)	4	sp ex fnc height	\$ 1,730.00	No Recommendation	App w/cons	78
August 17, 2021	BDA201-063	819 Rockwood St.	R-7.5(A)	4	sp ex fnc stnd; sp ex vis obstr reg	\$ 20.00	No Recommendation	App w/cons x2	24
August 17, 2021	BDA201-069	4906 Park Ln.	R-1ac(A)	13	sp ex fnc height	\$ 610.00	No Recommendation	App w/cons	12
August 17, 2021	BDA201-070	2910 Botham Jean Blvd.	PD-595 (FWMU) (SH3)	7	sp ex to restore non conf use	\$ 910.00	No Recommendation	App w/cons	11
August 18, 2021	BDA190-090	3016 Greenville Ave.	CD-11	14	sp ex Delta	\$ 920.00	Approval	Holdover	H
August 18, 2021	BDA190-091	3018 Greenville Ave.	CD-11	14	sp ex Delta	\$ 920.00	Approval	Holdover	H
August 18, 2021	BDA190-092	3018 Greenville Ave.	CD-11	14	AO appeal	\$ 920.00	No Recommendation	Holdover	H
August 18, 2021	BDA190-093	3024 Greenville Ave.	CD-11	14	sp ex Delta	\$ 920.00	Approval	Holdover	H
August 18, 2021	BDA201-023	3806 Greenville Ave. Ste. A	CR	14	comp non-conf use	\$ 30.00	No Recommendation	Denied w/o	H
August 18, 2021	BDA201-061	2009 Oates Dr.	MF-2(A)	9	var ft yd setbk	\$ 935.00	Denial	App w/cons	25
August 18, 2021	BDA201-062	2015 Oates Dr.	MF-2(A)	9	var ft yd setbk	\$ 935.00	Denial	App w/cons	21
August 18, 2021	BDA201-066	1525 Pecos St.	PD-298, Subarea 7	14	sp ex vis obstr reg (vis trl); sp ex vis obstr(driveway)	\$ 1,245.00	No Recommendation	App w/cons x2	45
August 18, 2021	BDA201-071	3612 San Jacinto St.	PD-298, Subarea 7	14	sp ex vis obstr reg	\$ 1,235.00	No Recommendation	App w/cons	30
August 18, 2021	BDA201-072	3616 San Jacinto St.	PD-298, Subarea 7	14	sp ex vis obstr reg	\$ 1,235.00	No Recommendation	App w/cons	32
August 18, 2021	BDA201-073	3620 San Jacinto St.	PD-298, Subarea 7	14	sp ex vis obstr reg	\$ 1,235.00	No Recommendation	App w/cons	47
September 20, 2021	BDA201-078	4000 Stonebridge Dr	Subdistrict R-7.5, PD No. 193	14	var ft yd setbk; sp ex fnc stnd	\$ 1,210.00	App w/cons-var; No Rec-sp ex	Holdover	37
September 20, 2021	BDA201-079	212 Melba Street	Subdistrict 3, PD No. 830	1	sp ex height reg (handicap)	\$ 1,235.00	No Recommendation	Denied w/o	24
September 20, 2021	BDA201-081	1535 Beauford Road	PD No. 258	8	sp ex sing-fam; var floor area ratio reg	\$ 1,210.00	Denial-var; No Rec-sp ex	App w/cons x2	20



