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CITY SECRETARY
DALLAS, TEXAS**

City of Dallas

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

Public Notice

260247
CITY SECRETARY
POSTED DALLAS, TX



Board of Adjustment

Panel A

March 17, 2026

Briefing at 10:30 AM

Hearing at 1:00 PM

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 propiedad."

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

The Board of Adjustment meeting will be held by videoconference and in the Council Chambers 6th Floor AN 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=m2f700d1ebb98f99092431962b780b5a5>

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

BRIEFING ITEMS

APPROVAL OF MINUTES

APPROVAL OF FEBRUARY 17, 2026, PANEL A MEETING MINUTES

MISCELLANEOUS ITEMS:

NONE

ACTION ITEMS:

UNCONTESTED ITEMS:

- | | |
|--|---------|
| 1 - BOA-25-000096 – 606 N. GOOD LATIMER EXPRESSWAY | 26-854A |
| 2 – BOA-26-000004 – 9401 DOUGLAS AVENUE | 26-857A |
| 3 - BOA-26-000005 – 822 N. MONTCLAIR AVENUE | 26-858A |

HOLDOVER ITEMS:

NONE

INDIVIDUAL ITEMS:

- | | |
|---------------------------------------|---------|
| 4 – BOA-25-000101 – 2628 MAPLE AVENUE | 26-855A |
|---------------------------------------|---------|

ADJOURNMENT

I. Call to Order

II. Staff Presentation/Briefing

III. Public Hearing

IV. Public Testimony

V. Miscellaneous Items

APPROVAL OF FEBRUARY 17, 2026, MEETING MINUTES

VI. Case Docket

MISCELLANEOUS ITEM(S)

None

UNCONTESTED CASE(S)

[26-854A](#)

Application of Cullen Finnegan for **(1)** a special exception to the 20-foot visibility obstruction triangle regulations at the driveway approach, for **(2)** a special exception to the 20-foot visibility obstruction triangle regulations at the driveway approach, for **(3)** a special exception to the 45-foot visibility obstruction triangle regulations at street intersections, and for **(4)** a special exception to the 20-foot visibility obstruction triangle regulation at the driveway approach at **606 N. GOOD LATIMER EXPRESSWAY**. This property is more fully described as Block 271, Tract 8, and is zoned PD-298 (Subarea 5B), which requires a 20-foot visibility triangle at the driveway approach and requires a 45-foot visibility triangle at the street intersection of a corner lot. The applicant proposes to construct and/or maintain a nonresidential fence structure in a required visibility obstruction triangle at the driveway approach along N Good Latimer Expressway, which will require **(1)** a special exception to the 20-foot visibility obstruction regulation at the driveway approach along N Good Latimer Expressway, and to construct and/or maintain a nonresidential fence structure in a required visibility obstruction triangle at the most easterly driveway approach along Swiss Avenue, which will require **(2)** a special exception to the 20-foot visibility obstruction regulation at the most easterly driveway approach along Swiss Avenue, and to construct and/or maintain a non-residential fence structure in a required visibility triangle at the street intersection of N Good Latimer Expressway and Swiss Avenue, which will require **(3)** a special exception to the 45-foot visibility triangle regulations at street intersections, and to construct and/or maintain a nonresidential fence structure in a required visibility obstruction triangle at the most westerly driveway approach along Swiss Avenue, which will require **(4)** a special exception to the 20-foot visibility obstruction regulation at the most westerly driveway approach along Swiss Avenue.

Location: **606 N. GOOD LATIMER EXPRESSWAY**

Applicant: Cullen Finnegan

Representative: Cullen Finnegan

Senior Planner: Bryant Thompson

Request(s): **(1)** a special exception to the 20-foot visibility obstruction triangle regulations at the driveway approach, for **(2)** a special exception to the 20-foot visibility obstruction triangle regulations at the driveway approach, for **(3)** a special exception to the 45-foot visibility obstruction triangle regulations at street intersections, and for **(4)** a special exception to the 20-foot visibility obstruction triangle regulation at the driveway approach Staff Recommendation: No staff recommendation.

BOA-25-000096

Attachments: [Case Report](#)
[Application](#)
[Fence Elevations](#)
[City Staff-Engineering](#)
[Documentary Evidence](#)
[Documentary Evidence](#)
[Documentary Evidence](#)
[Site Plan](#)
[Referral](#)

[26-857A](#) Application of Jennifer Hiromoto for **(1)** a special exception to the fence height regulations at **9401 DOUGLAS AVENUE**. This property is more fully described as Block 5609, Lot 1, and is zoned R-1ac(A), which limits the height of a fence in a 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: **9401 DOUGLAS AVENUE**

Applicant: Jennifer Hiromoto

Representative: Jennifer Hiromoto

Senior Planner: Bryant Thompson

Request(s): **(1)** a special exception to the fence height regulations

Staff Recommendation: No staff recommendation.

BOA-26-000004

Attachments: [Case Repport](#)
[Application](#)
[Fence Elevation](#)
[Site Plan](#)
[Presentation](#)

[26-858A](#)

Application of Fred Peña for **(1)** a variance to the front yard setback regulations at **822 N. MONTCLAIR AVENUE**. This property is more fully described as Block 23/3470, Lot 15, and is zoned CD-1 (Subarea 1), which requires a front yard setback of 25 feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 19-foot 9-inch front yard setback, which will require **(1)** a 5-foot 3-inch variance to the front yard setback regulations.

Location: **822 N. MONTCLAIR AVENUE**

Applicant: Fred Peña

Representative: Fred Peña

Senior Planner: Bryant Thompson

Request(s): **(1)** a variance to the front yard setback regulations

Staff Recommendation: Approval.

BOA-26-000005

Attachments:

[Case Report](#)

[Application](#)

[Referral](#)

[Site Plan](#)

[Documentary Evidence](#)

HOLDOVER

None

INDIVIDUAL CASES

[26-855A](#)

Application of Jonathan G. Vinson for **(1)** a variance to the off-street parking regulations at **2628 MAPLE AVENUE**. This property is more fully described as Block 3/950, Lots 13, 15, 17, and 19, and is zoned PD-193, which requires parking to be provided. The applicant proposes to construct and/or maintain a nonresidential structure for a restaurant without drive-in or drive-through service use and a general merchandise or retail use and provide 41 of the required 68 parking spaces, which will require **(1)** a 27-space variance to the off-street parking regulations.

Location: **2628 MAPLE AVENUE**

Applicant: Jonathan G. Vinson

Representative: Jonathan G. Vinson

Senior Planner: Bryant Thompson

Request(s): **(1)** a variance to the off-street parking regulations

Staff Recommendation: Denial

BOA-25-000101

Attachments: [Case Report](#)
[Application](#)
[Letter to Panel](#)
[Letter to City Staff](#)
[Parking Chart](#)
[Parking](#)
[Site Survey](#)
[OLC Letter](#)
[PDA 2025-12-23](#)
[Presentation](#)

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]