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## City of Dallas

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



**Board of Adjustment**

**Panel C**

**April 13, 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 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."*

"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 C MEETING  
MONDAY, APRIL 13, 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](http://bit.ly/cityofdallastv):

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=me15a297c959da32b07214c29b384d27b>

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

**BRIEFING ITEMS**

**ACTION ITEMS:**

**APPROVAL OF MINUTES**

APPROVAL OF MARCH 16, 2026, PANEL C MEETING MINUTES

**MISCELLANEOUS ITEMS:**

NONE

**UNCONTESTED ITEMS:**

<b>1 – BOA-26-000010 – 8301 S. POLK STREET</b>	<b>26-1231A</b>
<b>2 – BOA-26-000016 – 10006 HOLLOW WAY ROAD</b>	<b>26-1232A</b>
<b>3 – BOA-26-000017 – 9216 LYNBROOK DRIVE</b>	<b>26-1233A</b>

**HOLDOVER ITEMS:**

<b>4 - BOA-25-000082 – 117 VAN BUREN AVENUE</b>	<b>26-1234A</b>
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**INDIVIDUAL ITEMS:**

NONE

**ADJOURMENT**

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**I. Call to Order**

**II. Staff Presentation/Briefing**

**III. Public Hearing**

**IV. Public Testimony**

Approval of March 16, 2026, Panel C Meeting Minutes

**V. Miscellaneous Items**

None

**VI. Case Docket**

**MISCELLANEOUS ITEM(S)**

None

**UNCONTESTED CASE(S)**

1. [26-1231A](#) Application of Robert Baldwin (1) a special exception to the landscape regulations at **8301 S POLK STREET**. This property is more fully described as Block B/7620, Lot 1, and is zoned PD-598 (Tract III), which requires landscape to be provided. The applicant proposes to construct and/or maintain a nonresidential structure and provide an alternate landscape plan, which will require (1) a special exception to the landscape regulations.

Location: **8301 S POLK STREET**

Applicant: Robert Baldwin

Representative: Robert Baldwin

Senior Planner: Dr. Kameka Miller-Hoskins

Request: (1) a special exception to the landscape regulations

Staff Recommendation: No staff recommendation.

**BOA-26-000010**

**Attachments:** [Case Report](#)  
[Application Summary](#)  
[Landscape Plans](#)  
[Documentary Evidence](#)  
[Documentary Evidence](#)

2. [26-1232A](#) Application of Jennifer Hiromoto for **(1)** a special exception to the fence height regulations at **10006 HOLLOW WAY ROAD**. This property is more fully described as Block 5516, Lot 1A, and is zoned R-1ac(A), which limits the height of a fence in a required front yard to 4 feet. The applicant proposes to construct and/or maintain a 5-foot 3-inch-high fence in a required front yard which will require **(1)** a 1-foot 3-inch special exception to the fence height regulations.
- Location: **10006 HOLLOW WAY ROAD**  
Applicant: Jennifer Hiromoto  
Representative: Jennifer Hiromoto  
Senior Planner: Dr. Kameka Miller-Hoskins  
Request: **(1)** a 1-foot 3-inch special exception to the fence height regulations.  
Staff Recommendation: No staff recommendation.  
**BOA-26-000016**

**Attachments:** [Case Report](#)  
[Application Summary](#)  
[Site plan & Fence Elevation](#)

3. [26-1233A](#) Application of Helen B Short for **(1)** a variance to the front yard setback regulations at **9216 LYNBROOK DRIVE**. This property is more fully described as Block H/7317, Lot 26, 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 single-family residential accessory pool structure and provide an 8-foot 11-inch front yard setback, which will require **(1)** a 16-foot 1-inch variance to the front yard setback regulations.
- Location: **9216 LYNBROOK DRIVE**  
Applicant: Helen B. Short  
Representative: Helen B. Short  
Senior Planner: Dr. Kameka Miller-Hoskins  
Request: **(1)** a 16-foot 1-inch variance to the front yard setback regulations.  
Staff Recommendation: Approval  
**BOA-26-000017**

**Attachments:** [Case Report](#)  
[Application Summary](#)  
[Site Plan & Elevations](#)  
[Referral](#)  
[Documentary Evidence](#)  
[Documentary Evidence](#)  
[Documentary Evidence](#)

**HOLDOVER CASE(S)**

4. [26-1234A](#) Application of Chad Mills for (1) a variance to the maximum front yard setback regulations at **117 N VAN BUREN AVENUE**. This property is more fully described as Block 154/3213, Lot 11A, and is zoned PD-830 (Subdistrict 3), which requires a minimum front yard setback of 0 feet and a maximum front yard setback of 10 feet. The applicant proposes to construct and/or maintain a residential structure and provide a 22-foot front-yard setback, which will require (1) a 12-foot variance to the maximum front-yard setback regulations.

Location: **117 N VAN BUREN AVENUE**

Applicant: Chad Mills

Representative: Chad Mills

Senior Planner: Bryant Thompson

Request: (1) a 12-foot variance to the maximum front-yard setback regulations.

Staff Recommendation: Denial.

**BOA-25-00082**

**Attachments:** [Case Report](#)  
[Application Summary](#)  
[Referral](#)  
[Site Plan](#)  
[Elevations](#)

**INDIVIDUAL CASES**

None

**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]