

City of Dallas

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



Board of Adjustment, Panel C

August 17, 2026

10:30 AM

(For General Information and Rules of Courtesy, Please See Opposite Side.)

(La Información General Y Reglas De Cortesía Que Deben Observarse

Durante Las Asambleas Del Consejo Municipal Aparecen En El Lado Opuesto, Favor De Leerlas.)

General Information

The Dallas City Council regularly meets on Wednesdays beginning at 9:00 a.m. in the Council Chambers, 6th floor, City Hall, 1500 Marilla. Council agenda meetings are broadcast live on bit.ly/cityofdallastv and on Time Warner City Cable Channel 16. Briefing meetings are held the first and third Wednesdays of each month. Council agenda (voting) meetings are held on the second and fourth Wednesdays. Anyone wishing to speak at a meeting should sign up with the City Secretary's Office by calling (214) 670-3738 by 5:00 p.m. of the last regular business day preceding the meeting. Citizens can find out the name of their representative and their voting district by calling the City Secretary's Office.

Sign interpreters are available upon request with a 48-hour advance notice by calling (214) 670-5208 V/TDD. The City of Dallas is committed to compliance with the Americans with Disabilities Act. **The Council agenda is available in alternative formats upon request.**

If you have any questions about this agenda or comments or complaints about city services, call 311.

Rules of Courtesy

City Council meetings bring together citizens of many varied interests and ideas. To insure fairness and orderly meetings, the Council has adopted rules of courtesy which apply to all members of the Council, administrative staff, news media, citizens and visitors. These procedures provide:

- That no one shall delay or interrupt the proceedings, or refuse to obey the orders of the presiding officer.
- All persons should refrain from private conversation, eating, drinking and smoking while in the Council Chamber.
- Posters or placards must remain outside the Council Chamber.
- No cellular phones or audible beepers allowed in Council Chamber while City Council is in session.

"Citizens and other visitors attending City Council meetings shall observe the same rules of propriety, decorum and good conduct applicable to members of the City Council. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the City Council or while

Información General

El Ayuntamiento de la Ciudad de Dallas se reúne regularmente los miércoles en la Cámara del Ayuntamiento en el sexto piso de la Alcaldía, 1500 Marilla, a las 9 de la mañana. Las reuniones informativas se llevan a cabo el primer y tercer miércoles del mes. Estas audiencias se transmiten en vivo por la bit.ly/cityofdallastv y por cablevisión en la estación *Time Warner City Cable* Canal 16. El Ayuntamiento Municipal se reúne en el segundo y cuarto miércoles del mes para tratar asuntos presentados de manera oficial en la agenda para su aprobación. Toda persona que desee hablar durante la asamblea del Ayuntamiento, debe inscribirse llamando a la Secretaría Municipal al teléfono (214) 670-3738, antes de las 5:00 pm del último día hábil anterior a la reunión. Para enterarse del nombre de su representante en el Ayuntamiento Municipal y el distrito donde usted puede votar, favor de llamar a la Secretaría Municipal.

Intérpretes para personas con impedimentos auditivos están disponibles si lo solicita con 48 horas de anticipación llamando al (214) 670-5208 (aparato auditivo V/TDD). La Ciudad de Dallas se esfuerza por cumplir con el decreto que protege a las personas con impedimentos, *Americans with Disabilities Act*. **La agenda del Ayuntamiento está disponible en formatos alternos si lo solicita.**

Si tiene preguntas sobre esta agenda, o si desea hacer comentarios o presentar quejas con respecto a servicios de la Ciudad, llame al 311.

Reglas de Cortesía

Las asambleas del Ayuntamiento Municipal reúnen a ciudadanos de diversos intereses e ideologías. Para asegurar la imparcialidad y el orden durante las asambleas, el Ayuntamiento ha adoptado ciertas reglas de cortesía que aplican a todos los miembros del Ayuntamiento, al personal administrativo, personal de los medios de comunicación, a los ciudadanos, y a visitantes. Estos reglamentos establecen lo siguiente:

- Ninguna persona retrasará o interrumpirá los procedimientos, o se negará a obedecer las órdenes del oficial que preside la asamblea.
- Todas las personas deben abstenerse de entablar conversaciones, comer, beber y fumar dentro de la cámara del Ayuntamiento.
- Anuncios y pancartas deben permanecer fuera de la cámara del Ayuntamiento.
- No se permite usar teléfonos celulares o enlaces electrónicos (*paggers*) audibles en la cámara del Ayuntamiento durante audiencias del Ayuntamiento Municipal.

"Los ciudadanos y visitantes presentes durante las asambleas del Ayuntamiento Municipal deben de

attending the City Council meeting shall be removed from the room if the sergeant-at-arms is so directed by the presiding officer, and the person shall be barred from further audience before the City Council during that session of the City Council. If the presiding officer fails to act, any member of the City Council may move to require enforcement of the rules, and the affirmative vote of a majority of the City Council shall require the presiding officer to act." Section 3.3(c) of the City Council Rules of Procedure.

obedecer las mismas reglas de comportamiento, decoro y buena conducta que se aplican a los miembros del Ayuntamiento Municipal. Cualquier persona que haga comentarios impertinentes, utilice vocabulario obsceno o difamatorio, o que al dirigirse al Ayuntamiento lo haga en forma escandalosa, o si causa disturbio durante la asamblea del Ayuntamiento Municipal, será expulsada de la cámara si el oficial que este presidiendo la asamblea así lo ordena. Además, se le prohibirá continuar participando en la audiencia ante el Ayuntamiento Municipal. Si el oficial que preside la asamblea no toma acción, cualquier otro miembro del Ayuntamiento Municipal puede tomar medidas para hacer cumplir las reglas establecidas, y el voto afirmativo de la mayoría del Ayuntamiento Municipal precisara al oficial que este presidiendo la sesión a tomar acción." Según la sección 3.3 (c) de las reglas de procedimientos del Ayuntamiento.

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."



City of Dallas

1500 Marilla Street
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Dallas, Texas 75201

Briefing Agenda

Board of Adjustment, Panel C

Board of Adjustment, Panel C

Monday, August 17, 2026

10:30 AM

6ES

Board of Adjustment, Panel C

REGULAR MEETING

MONDAY August 17, 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) 670-4206 or TTY (800) 735-2989, 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) 670-4206 or TTY (800) 735-2989, 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:

(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 with the Historic Preservation office by emailing Phyllis.hill@dallas.gov one hour prior to the meeting date start time

AGENDA

Call to Order

Public Speakers

Approval of Minutes

Reports and Briefing Items

- Designation Committee Activity Update

Public Hearing

- Consent Items

- Courtesy Review Items

- Discussion Items

Miscellaneous

Adjournment

I. Call to Order**II. Staff Presentation/Briefing****III. Public Hearing****IV. Public Testimony****V. Miscellaneous Items**

APPROVAL OF JUNE 15, 2026, PANEL C HEARING MINUTES

VI. Case Docket**MISCELLANEOUS ITEM(S)**

NONE

UNCONTESTED CASE(S)

1. [26-2501A](#) Application of Luis Matarrita for **(1)** a variance to the front yard setback regulations at **2146 CUSTER DRIVE**. This property is more fully described as Block 6/5020, part of Lot 11, 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 structure and provide a 13-foot-5-inch front yard setback along Gladewater Road, which will require **(1)** an 11-foot-7-inch variance to the front yard setback regulations.

Location: **2146 CUSTER DRIVE**

Applicant: Luis Matarrita

Senior Planner: Dr. Kameka Miller-Hoskins

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

Staff Recommendation: Approval.

BOA-26-000055

Attachments: [Case Report](#)
[Application Summary](#)
[Referral](#)
[Site Plan](#)
[Elevation](#)
[Floor Plan](#)
[Elevations-Reference](#)

HOLDOVER CASE(S)

2. [26-2502A](#) Application of Jorge Maliachi for **(1)** a variance to the front yard setback regulations, **(2)** a variance to the side yard setback regulations, **(3)** a variance to the side yard setback regulations, and **(4)** a variance to the maximum lot coverage regulations at **5418 MELROSE AVENUE**. This property is more fully described as Block C/1978, Lots 8, 9, and 10, and is zoned R-7.5(A), which requires a front yard setback of 25-feet, a side yard setback of 5-feet, and limits the lot coverage to 45 percent for residential structures. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 7-foot front yard setback, which will require **(1)** an 18-foot variance to the front yard setback regulations, to construct and/or maintain a single-family residential structure and provide a 3-foot side yard setback at the west side of the property, which will require **(2)** a 2-foot variance to the side yard setback regulations, to construct and/or maintain a single-family residential structure and provide a 3-foot 10-inch side yard setback at the east side of the property, which will require **(3)** a 1-foot 2-inch variance to the side yard setback regulations, and to construct and or maintain a single-family residential structure with 53 percent lot coverage (2,302 square feet), which will require **(4)** an 8 percent (368.35 square foot) variance to the maximum lot coverage regulations.

Location: **5418 MELROSE AVENUE**

Applicant: Jorge Maliachi

Senior Planner: Dr. Kameka Miller-Hoskins

Request(s): **(1)** a variance to the front yard setback regulations; **(2)** a variance to the side yard setback regulations; **(3)** a variance to the side yard setback regulations; **(4)** a variance to the maximum lot coverage regulations

Staff Recommendation: Denial.

BOA-26-000038

Attachments: [Case Report](#)
[Application Summary](#)
[Site Plan](#)
[Floor Plan-Level 1](#)
[Floor Plan-Level 2](#)
[Elevation](#)
[Elevation](#)

INDIVIDUAL CASES

3. [26-2500A](#) Application of Ryan Huston for **(1)** a variance to the floor area for structures accessory to single family use regulations at **5014 ABRAMS ROAD**. This property is more fully described as Block 6/5419, Lot 19, and is zoned R-7.5(A), which states that an accessory structure may not exceed 25 percent of the floor area of the main structure. The applicant proposes to construct and/or maintain a single-family residential accessory structure with 769.55 square feet of floor area (41.8% of the 1,840 square foot floor area of the main structure), which will require **(1)** a 309.55 square foot (17 percent) variance to the floor area for structures accessory to single family use regulations.

Location: **5014 ABRAMS ROAD**.

Applicant: Ryan Huston

Senior Planner: Dr. Kameka Miller-Hoskins

Request(s): **(1)** a variance to the floor area for structures accessory to single family use regulations.

Staff Recommendation: Denial.

BOA-26-000049

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

4. [26-2503A](#) Application of Jojo Anaya for **(1)** a variance to the front yard setback regulations at **5005 DENTON DRIVE**. This property is more fully described as Block J/2325, Lot 1, and is zoned PD-193 (R-7.5 Subdistrict), 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 5-foot front yard setback along Maple Springs Boulevard, which will require **(1)** a 20-foot variance to the front yard setback regulations.

Location: **5005 DENTON DRIVE**

Applicant: Jojo Anaya

Senior Planner: Dr. Kameka Miller-Hoskins

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

Staff Recommendation: Approval.

BOA-26-000052

Attachments: [Case Report](#)
[Application Summary](#)
[Site Plans](#)
[Renderings](#)

5. [26-2239A](#) Application of Jojo Anaya for **(1)** a special exception to the fence height regulations, and **(2)** a special exception to the 45-foot visibility obstruction regulations at street intersections at **3741 SEGUIN DRIVE**. This property is more fully described as Block 11/6178, Lot 8, and is zoned R-7.5(A), which limits the height of a fence in the front yard to 4-feet, and requires a 45-foot visibility triangle at the street intersections. The applicant proposes to construct and/or maintain a 6-foot-high fence in a required front-yard along Juniper Drive, which will require **(1)** a 2-foot special exception to the fence height regulations, and to construct and/or maintain a single-family residential fence structure in a required 45-foot visibility obstruction triangle at the street intersection of Seguin Drive and Juniper Drive, which will require **(2)** a special exception to the 45-foot visibility obstruction regulations at street intersections.

Location: **3741 SEGUIN DRIVE**

Applicant: Jojo Anaya

Senior Planner: Bryant Thompson

Request(s): **(1)** a special exception to the fence height regulations, **(2)** a special exception to the 45-foot visibility obstruction regulations at street intersections.

Staff Recommendation: No staff recommendation.

BOA-26-000059

Attachments: [Case Report](#)
 [Application Summary](#)
 [Referral](#)
 [Site Plans](#)

6. [26-2505A](#) Application of Kevin Lawson to appeal the decision of the administrative official in the denial of CON-DIST-WR-26-000196 at **5443 RIDGEDALE AVENUE**. This property is more fully described as Block J/2178, Lot 19, and is zoned CD-9, which requires compliance with conservation district architectural standards. The applicant proposes to appeal the decision of an administrative official in the denial of a Conservation District Work Certificate No. CON-DIST-WR-26-000196.

Location: **5443 RIDGEDALE AVENUE**

Applicant: Kevin Lawson

Senior Planner: Dr. Kameka Miller-Hoskins

Request(s): (1) appeal the decision of the administrative official

Staff Recommendation: No staff recommendation.

BOA-26-000048

Attachments: [Case report](#)
 [Application Summary](#)
 [Denial Letter](#)
 [Denied Plans](#)
 [Scope of Work Documents](#)
 [Brick Interpretation per CD standards](#)

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]