

RECEIVED

2026 MAY 11 PM 1:15

**CITY SECRETARY
DALLAS, TEXAS**

City of Dallas

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

Public Notice

260463

CITY SECRETARY

POSTED DALLAS, TX



Board of Adjustment

Panel C

May 18, 2026

Briefing at 10:30 AM

Hearing at 1:00 PM

**AGENDA
BOARD OF ADJUSTMENT PANEL C MEETING
MONDAY, MAY 18, 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:

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m6e6f013b2ab5655cc069d3351fc56308>

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

BRIEFING ITEMS

ACTION ITEMS:

APPROVAL OF MINUTES

APPROVAL OF APRIL 13, 2026, PANEL C MEETING MINUTES

MISCELLANEOUS ITEMS:

NONE

UNCONTESTED ITEMS:

1 – BOA-25-000071 – 1715 MARKET CENTER BOULEVARD	26-1230A
2 – BOA-26-000009 – 5003 WORTH STREET	26-1612A
3 – BOA-26-000021 – 7202 DUFFIELD DRIVE	26-1614A

HOLDOVER ITEMS:

4 - BOA-25-000081 – 4710 DORSET ROAD	26-1616A
--------------------------------------	----------

INDIVIDUAL ITEMS:

5 – BOA-26-000019 – 12450 HIGH MEADOW DRIVE	26-1613A
---	----------

ADJOURNMENT

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."

I. Call to Order

II. Staff Presentation/Briefing

III. Public Hearing

IV. Public Testimony

V. Miscellaneous Items

APPROVAL OF APRIL 13, 2026, PANEL C MEETING MINUTES

VI. Case Docket

MISCELLANEOUS ITEM(S)

NONE

UNCONTESTED CASE(S)

[26-1230A](#) Application of Jennifer Hiromoto for **(1)** a special exception to the off-street parking regulation at **1715 MARKET CENTER BOULEVARD, 1805 MARKET CENTER BOULEVARD, and 1800 IRVING BOULEVARD**. This property is more fully described as Block 27/7889, Parts of Lots 1, 2, and 5, and is zoned PD-621 (Subdistrict 1), 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, a general merchandise or food store 3,500 square feet or less use, an office showroom use, and warehouse use, and provide 229 of the required 424 off-street parking spaces, which will require **(1)** a 195-space special exception (46% reduction) to the off-street parking regulation.

Location: **1715 MARKET CENTER BOULEVARD**

Applicant: Jennifer Hiromoto

Representative: Jennifer Hiromoto

Senior Planner: Bryant Thompson

Request: **(1)** a 195-space special exception (46% reduction) to the off-street parking regulation.

Staff Recommendation: No staff recommendation.

BOA-25-000071

Attachments: [Case Report](#)
[ApplicationSummary](#)
[Site Plan](#)
[Documentary Evidence-Parking Study](#)
[Documentary Evidence-City of Dallas-MUD Parking Chart](#)
[City Review-Comment Sheet](#)

[26-1612A](#) Application of Travis E Ripley for (1) a special exception to the 20-foot visibility obstruction regulations at the drive approach, and for (2) a special exception to the 20-foot visibility obstruction regulations at the intersection of a street and alley at **5003 WORTH STREET**. This property is more fully described as Block H/686, SW 70FT Lot 1, and is zoned PD-97 (Tract A); H/11, which requires a 20-foot visibility triangle at the drive approach, and requires a 20-foot visibility triangle at the intersection of a street and alley. The applicant proposes to construct and/or maintain a fence structure in a required 20-foot visibility obstruction triangle at the drive approach along N Collett Avenue, which will require (1) a special exception to the 20-foot visibility obstruction regulation at the drive approach, and to construct and/or maintain a fence structure in a required 20-foot visibility obstruction triangle at the intersection of the N Collett Avenue and an alley, which will require (2) a special exception to the 20-foot visibility obstruction regulations at the intersection of a street and an alley.

Location: **5003 WORTH STREET**

Applicant: Travis E Ripley

Representative: Travis E Ripley

Senior Planner: Dr. Kameka Miller-Hoskins

Request(s): (1) a special exception to the 20-foot visibility obstruction regulation at the drive approach, and (2) a special exception to the 20-foot visibility obstruction regulations at the intersection of a street and an alley

Staff Recommendation: No staff recommendation.

BOA-26-00009

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

[26-1614A](#) Application of Adam Panter for (1) a special exception to the fence height regulations at **7202 DUFFIELD DRIVE**. This property is more fully described as Block F/8200, Lot 10, and is zoned R-7.5(A), which limits the height of a fence in the front yard to 4-feet. The applicant proposes to construct and/or maintain an 8-foot high fence in a required front-yard, which will require (1) a 4-foot special exception to the fence height regulations.

Location: **7202 DUFFIELD DRIVE**

Applicant: Adam Panter

Representative: Adam Panter

Senior Planner: Dr. Kameka Miller-Hoskins

Request(s): (1) a 4-foot special exception to the fence height regulations.

Staff Recommendation: No staff recommendation.

BOA-26-000021

Attachments: [Case Report](#)
[Application Summary](#)
[Site Plan](#)
[Fence Elevation](#)
[Documentary Evidence](#)
[Board Referral](#)
[Documentary Evidence](#)

HOLDOVER CASE(S)

[26-1616A](#) Application of Robert Baldwin for a (1) variance to the floor area for structures accessory to single family use regulations at **4710 DORSET ROAD**. This property is more fully described as Block E/5532 Lot 3, and is zoned R-1ac(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 2,139 square feet of floor area (50.1% of the 4,267 square foot floor area of the main structure), which will require a (1) 1,072 square foot variance to the floor area for structures accessory to single family use regulations.

Location: **4710 DORSET ROAD**

Applicant: Robert Baldwin

Representative: Robert Baldwin

Senior Planner: Dr. Kameka Miller-Hoskins

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

Staff Recommendation: Denial.

BOA-25-000081

Attachments: [Case Report](#)
[Presentation](#)
[Revised Site Plan](#)
[Revised Plans](#)
[Updated Rendered Site Plan](#)
[Documentary Evidence](#)

INDIVIDUAL CASE(S)

[26-1613A](#) Application of Hakim Mehmood for (1) a variance to the side yard setback regulations at **12450 HIGH MEADOW DRIVE**. This property is more fully described as Block C/6406, Lot 37, and is zoned R-10(A), which requires a side yard setback of 6-feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 2-foot side yard setback, which will require (1) a 4-foot variance to the side yard setback regulations.

Location: **12450 HIGH MEADOW DRIVE**

Applicant: Hakim Mehmood

Representative: Hakim Mehmood

Senior Planner: Dr. Kameka miller-Hoskins

Request(s): (1) a 4-foot variance to the side yard setback regulations.

Staff Recommendation: Denial.

BOA-26-000019

Attachments: [Case Report](#)
[Application Summary](#)
[Site Plan](#)
[Site Survey](#)
[Floor Plan](#)
[Elevation Plan](#)
[Documentary Evidence](#)
[Documentary Evidence](#)
[Board Referral](#)

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]