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**CITY SECRETARY
DALLAS, TEXAS**

Public Notice

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POSTED CITY SECRETARY
DALLAS, TX

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



Board of Adjustment

Panel C

January 22, 2026

Briefing at 10:30 AM

Hearing at 1:00 PM



CITY OF DALLAS
BOARD OF ADJUSTMENT – PANEL C
THURSDAY, JANUARY 22, 2026
AGENDA

BRIEFINGS: **Videoconference/6ES Council Briefing Room*** **10:30 a.m.**

(The Board of Adjustment may be briefed on any item on the agenda if it becomes necessary.)

PUBLIC HEARINGS: **Videoconference/6ES Council Briefing Room*** **1:00 p.m.**
Public hearings will not be heard before 1:00 p.m.

PURPOSE: To consider the attached agendas.

*** All meeting rooms and chambers are located in Dallas City Hall, 1500 Marilla, Dallas, Texas**

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 listen to the meeting, may participate by video by joining Cisco Webex Link: <https://bit.ly/boa012226> or by calling the following phone number: **Webinar number:** (Webinar 2488 975 8197) password: dallas (325527 from phones)) and by **phone:** +1-469-210-7159 United States Toll (Dallas) or +1-408-418-9388 United States Toll (Access code: 2488 975 8197 **Password (if required)** 325527.

Individuals and interested parties wishing to speak must register with the Board of Adjustment by registering online at <https://dallascityhall.com/government/Boards-and-Commissions/Board-of-Adjustment/Pages/Meetings.aspx> or call (214) 670-4127, by 5:00 p.m., Tuesday, January 21, 2026.

Las personas y las partes interesadas que desean hablar deben registrarse con en el Departamento de Planificación y Desarrollo registrándose en línea en <https://dallascityhall.com/government/Boards-and-Commissions/Board-of-Adjustment/Pages/Meetings.aspx> o llamando al (214) 670-4127, antes de las 5:00 p.m. del martes, 21 de Enero de 2026.

The public may attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person. The City of Dallas will make “Reasonable Accommodations/Modifications” to programs and/or other related activities to ensure any and all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation(interpreter) to fully participate in the meeting should notify the Board of Adjustment by emailing mary.williams1@dallas.gov, calling (214) 670-4127, at least seventy-two (72) hours (3 days) prior to the scheduled meeting. A video stream of the meeting will be available twenty-four (24) hours after adjournment by visiting <https://dallastx.new.swagit.com/views/113>.

Se anima al público a asistir a la reunión virtualmente; sin embargo, la audiencia está disponible para aquellos que deseen asistir en persona. La ciudad de Dallas llevará a cabo “Adecuaciones/Modificaciones Razonables” a los programas y/u otras actividades relacionadas para asegurar que todos y cada uno de los residentes tengan acceso a los servicios y recursos para asegurar una reunión equitativa e inclusiva. Cualquier persona que requiera asistencia adicional, servicio, y/o traducción (intérprete) para poder participar de forma íntegra en la reunión debe notificar a Departamento de Planificación y Desarrollo enviando un correo electrónico a mary.williams1@dallas.gov, llamando al (214) 670-4127, por lo menos setenta y dos (72) horas (3 días) antes de la reunión programada. Una transmisión en video de la reunión estará disponible dos días hábiles luego de la finalización de la reunión en <https://dallastx.new.swagit.com/views/113>.

AGENDA
BOARD OF ADJUSTMENT PANEL C MEETING
THURSDAY, JANUARY 22, 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/cityofdallasty:

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=mea9ca4a287ffcfb2d8138e69a06da67c>

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

BRIEFING ITEMS

ACTION ITEMS:

APPROVAL OF MINUTES

December 15, 2025, Meeting Minutes

MISCELLANEOUS ITEMS:

Consideration and Approval of amended Board of Adjustment's Rules of Procedures

UNCONTESTED ITEMS: **Item 1-3**

1 - BOA-25-000036 – 1231 CLAUDE STREET	25-3553A
2 - BOA-25-000087 – 5915 DESCO DRIVE	25-3622A
3 - BOA-25-000092 – 411 N. MARLBOROUGH AVENUE	25-3623A

HOLDOVER ITEMS:

NONE

INDIVIDUAL ITEMS: **Item 4**

4 - BOA-25-000082 – 117 VAN BUREN AVENUE	25-3561A
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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."

The Board/Commission meeting will be held by videoconference and in the Briefing Room 6ES at City Hall. Individuals who wish to listen to the meeting, may participate by video by joining Cisco Webex Link or by calling the following phone number: (408) 418-9388, **Access Code: 2486 954 6016 for English.**

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

Approval of Minutes of December 15, 2025, Board of Adjustment Hearing

V. Miscellaneous Items

Consideration and Approval of amended Board of Adjustment's Rules of Procedure

VI. Case Docket

UNCONTESTED CASE(S)

1. [25-3553A](#) Application of Robert Baldwin for (1) a special exception to the fence height regulations along Claude Street, (2) a special exception to the 45-foot visibility obstruction regulations, and (3) a special exception to the fence opacity regulations along Claude Street at **1231 CLAUDE STREET**. This property is more fully described as Block E/3365 E 1/2 Lot 7, and is zoned R-5(A), which limits the height of a fence in the front-yard to 4-feet, requires a 45-foot visibility triangle at the street intersection, and requires a fence panel with a surface area that is less than 50-percent open may not be located less than 5-feet from the front lot line. The applicant proposes to construct and/or maintain a 6-foot high fence in a required front yard along Claude Street, which will require (1) a 2-foot special exception to the fence height regulations, to construct and/or maintain a single-family residential fence structure in a required 45-foot visibility obstruction triangle at the street intersection, which will require (2) a special exception to the 45-foot visibility obstruction regulation, and to construct and/or maintain a fence in a required front-yard with a fence panel having less than 50-percent open surface area located less than 5-feet from the front lot line, which will require (3) a special exception to the fence opacity regulations along Claude Street.

Location: **1231 CLAUDE STREET**

Applicant: Robert Baldwin

Representative: Robert Baldwin

Senior Planner: Diana Barkume

Request: (1) a special exception to the fence height regulations along Claude Street, (2) a special exception to the 45-foot visibility obstruction regulations, and (3) a special exception to the fence opacity regulations along Claude Street

Staff Recommendation: No staff recommendation.

BOA-25-000036

Attachments:

[Case Report](#)

[Site Plan](#)

[Applicant Documentary Evidence](#)

2. [25-3622A](#)

Application of Kristen Tyler for (1) a special exception to the fence height regulations, and for (2) a special exception to the fence opacity regulations at **5915 DESCO DRIVE**. This property is more fully described as Block D/5614, Part of Lots 1 and 8, and Block E/5614, Part of Lots 4 and 5, and is zoned R-1ac(A), which limits the height of a fence in the front yard to 4-feet, and requires a fence panel with a surface area that is less than 50 percent open may not be located less than 5 feet from the front lot line. The applicant proposes to construct and/or maintain a 7-foot 2-inch-high fence in a required front yard, which will require (1) a 3-foot-2-inch special exception to the fence height regulations, and to construct a fence in a required front yard with a fence panel having less than 50 percent open surface area located less than 5 feet from the front lot line, which will require (2) a special exception to the fence opacity regulations.

Location: **5915 DESCO DRIVE**

Applicant: Kristen Tyler

Representative: Kristen Tyler

Senior Planner: Sheniqua Dunn

Request: (1) A request for a special exception to the fence height regulations, (2) A request for a special exception to the fence opacity regulations.

Staff Recommendation: No staff recommendation.

BOA-25-000087

Attachments:

[Case Report](#)

[Site & Elevation Plans](#)

[Site Plan Enlarged](#)

[Applicant Documentary Evidence](#)

3. [25-3623A](#)

Application of Peter Donegan for (1) a variance to the side yard setback regulations at **411 N MARLBOROUGH AVENUE**. This property is more fully described as Block 2/3320, Lot 5, and is zoned R-7.5(A), which requires a side yard setback of 5-feet. The applicant proposes to construct and/or maintain a single-family residential accessory structure and provide a 2-foot side yard setback, which will require (1) a 3-foot variance to the side yard setback regulations.

Location: **411 N. MARLBOROUGH AVENUE**

Applicant: Danielle Moore

Representative: Danielle Moore

Senior Planner: Sheniqua Dunn

Request: (1) A request for a variance to the side yard setback regulations.

Staff Recommendation: Approval.

BOA-25-000092

Attachments:

[Case Report](#)

[Site Plan](#)

HOLDOVER

NONE

INDIVIDUAL CASES

4. [25-3561A](#) 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 variance to the maximum front yard setback regulations

Staff Recommendation: Denial.

BOA-25-000082

Attachments: [Case Report](#)
[Site Plan](#)
[1st Floor Plan](#)
[2nd Floor Plan](#)
[Elevation](#)

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]