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**CITY SECRETARY
DALLAS, TEXAS**

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City of Dallas

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



Board of Adjustment - Panel A

February 17, 2026

Briefing - 10:30 AM

Hearing - 1:00 PM

**AGENDA
BOARD OF ADJUSTMENT - PANEL A MEETING
TUESDAY, FEBRUARY 17, 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=mb20e92f3e81452e44c6c65683f477a7c>

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

BRIEFING ITEMS

APPROVAL OF MINUTES

January 20, 2026, Meeting Minutes

ACTION ITEMS:

UNCONTESTED ITEMS:

1 - BOA-25-000103 – 6524 ALPHA ROAD 26-571A

HOLDOVER ITEMS:

2 - BOA-25-000066 – 4701 BENGAL STREET 26-573A

INDIVIDUAL ITEMS:

3 - BOA-25-000088 – 10260 STRAIT LANE 26-570A

4 - BOA-25-000099 – 7003 TOKALON DRIVE 26-574A

5 - BOA-25-000105 – 802 W. GREENBRIAR LANE 26-575A

6 - BOA- 25-000108 – 10662 COUNTESS DRIVE 26-572A

ADJOURMENT

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."

Handgun Prohibition Notice for Meetings of Governmental Entities

The Board of Adjustment meeting will be held by videoconference and in the Council Briefing Room - 6ES at Dallas 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: 2492 575 0184** for English.

"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."

I. Call to Order

II. Staff Presentation/Briefing

III. Public Hearing

IV. Public Testimony

V. Miscellaneous Items

Approval of January 20, 2026 Meeting Minutes

VI. Case Docket

MISCELLANEOUS ITEM(S)

None

UNCONTESTED CASE(S)

1. [26-571A](#) Application of Jennifer Hiromoto for (1) a variance to the maximum building height regulations at **6524 ALPHA ROAD**. This property is more fully described as Block 7432 and is zoned R-1/2ac(A), which limits the maximum building height to 36-feet. The applicant proposes to construct and/or maintain a nonresidential structure with a building height of 45-feet 6-inches, which will require (1) a 9-foot 6-inch variance to the maximum building height regulations.

Location: **6524 ALPHA ROAD**

Applicant: Jennifer Hiromoto

Representative: Jennifer Hiromoto

Senior Planner: Bryant Thompson

Request: (1) A request for a variance to the maximum building height regulations

Staff Recommendation: Approval

BOA-25-000103

Attachments: [Case Report](#)
[Application](#)
[Site Plan](#)
[Elevations](#)
[Documentary Evidence](#)
[Additional Documentary Evidence](#)
[Support Letters](#)

HOLDOVER

2. [26-573A](#) Application of Robert Baldwin for **(1)** a variance to the front yard setback regulations at **4701 BENGAL STREET**. This property is more fully described as Block 5743, Lot 29, and is zoned IR, which requires a front-yard setback of 15-feet. The applicant proposes to construct and/or maintain a nonresidential structure and provide a 0-foot front yard setback, which will require **(1)** a 15-foot variance to the front yard setback regulations.

Location: **4701 BENGAL STREET**

Applicant: Robert Baldwin

Representative: Robert Baldwin

Senior Planner: Bryant Thompson

Request: **(1)** A request for a variance to the front yard setback regulations

Staff Recommendation: Approval

BOA-25-000066

Attachments: [Case Report](#)
[Site Plan](#)
[Application](#)
[Elevations](#)
[Applicant Presentation](#)

INDIVIDUAL CASES

3. [26-570A](#) Application of Sardar Sharif for **(1)** a special exception to the fence height regulations at **10260 STRAIT LANE**. This property is more fully described as Block A/5529, Lot 2 & PT EST 2, and is zoned R-1ac(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 6-inch-high fence in a required front yard, which will require **(1)** a 4-foot 6-inch special exception to the fence height regulations.

Location: **10260 STRAIT LANE**

Applicant: Sardar Sharif

Representative: Sardar Sharif

Senior Planner: Bryant Thompson

Request: **(1)** A request for a 4-foot 6-inch special exception to the fence height regulations.

Staff Recommendation: No staff recommendation

BOA-25-000088

Attachments: [Case Report](#)
[Application](#)
[Referral](#)
[Site-ElevationPlans](#)

4. [26-574A](#) Application of Jennifer Hiromoto for **(1)** a variance to the front yard setback regulations at **7003 TOKALON DRIVE**. This property is more fully described as Block H/2836, Lot 20, and is zoned CD-2 (Tract IV), which requires a front yard setback of 61-feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 40-foot front yard setback, which will require **(1)** a 21-foot variance to the front yard setback regulations.

Location: **7003 TOKALON DRIVE**

Applicant: Jennifer Hiromoto

Representative: Jennifer Hiromoto

Senior Planner: Bryant Thompson

Request: **(1)** A request for a variance to the front yard setback regulations

Staff Recommendation: Denial

BOA-25-000099

Attachments: [Case Report](#)
[Application](#)
[Referral](#)
[Site Plan](#)
[Applicant Letter](#)
[Documentary Evidence](#)

5. [26-575A](#) Application of Kiara Marie Medina for **(1)** a special exception to the single-family use regulations at **802 W. GREENBRIAR LANE**. This property is more fully described as Block 2/5924, Lot 4, and is zoned CD-13 (Subarea 3), which limits the number of dwelling units to one. The applicant proposes to construct and/or maintain an accessory dwelling unit (for rent), which will require **(1)** a special exception to the single-family zoning use regulations.

Location: **802 W. GREENBRIAR LANE**

Applicant: Kiara Marie Medina

Representative: Kiara Marie Medina

Senior Planner: Bryant Thompson

Request: **(1)** A request for a special exception to the single-family use regulations

Staff Recommendation: No staff recommendation

BOA-25-000105

Attachments: [Case Report](#)
[Referral](#)
[Site Plan](#)
[Application](#)
[Elevations/plans](#)
[Documentary Evidence](#)

6. [26-572A](#) Application of Phillip Pelland for **(1)** a special exception to the visibility obstruction regulation at **10662 COUNTESS DRIVE**. This property is more fully described as Block A/6433, Lot 10, and is zoned R-10(A), which requires a 20-foot visibility triangle at an intersection of a street and an alley. The applicant proposes to construct and/or maintain a fence structure in a required 20-foot visibility obstruction triangle, which will require **(1)** a special exception to the 20-foot visibility obstruction regulation.

Location: **10662 COUNTESS DRIVE**

Applicant: Phillip Pelland

Representative: Phillip Pelland

Senior Planner: Bryant Thompson

Request: **(1)** A request for a special exception to the visibility obstruction triangle

Staff Recommendation: No staff recommendation

BOA-25-000108

Attachments: [Case Report](#)
[Application](#)
[Site Plan](#)
[Elevations](#)
[Referral](#)
[Review Sheet](#)
[Documentation](#)

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]