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**City of Dallas**

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

*Public Notice*

260248

CITY SECRETARY

**POSTED** DALLAS, TX



**Board of Adjustment**

**Panel B**

**March 18, 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 B MEETING  
WEDNESDAY, MARCH 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](http://bit.ly/cityofdallastv):

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m43215229170d2ff53eba22dae6f37ca6>

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

**BRIEFING ITEMS**

**APPROVAL OF MINUTES**

APPROVAL OF FEBRUARY 18, 2026, PANEL B MEETING MINUTES

**MISCELLANEOUS ITEMS:**

1 – BOA-25-000107_FR2 – 12364 HALIMA STREET	26-860A
2 – BOA-25-000110_FR3 – 12384 HALIMA STREET	26-861A

**ACTION ITEMS:**

**UNCONTESTED ITEMS:**

3 – BOA-25-000102 – 12324 HALIMA STREET	26-863A
4 – BOA-25-000104 – 12305 HALIMA STREET	26-865A
5 – BOA-25-000106 – 12304 HALIMA STREET	26-867A
6 – BOA-25-000107 – 12364 HALIMA STREET	26-869A
7 – BOA-25-000110 – 12384 HALIMA STREET	26-871A
8 – BOA-26-000008 – 12344 HALIMA STREET	26-872A

**HOLDOVER ITEMS:**

NONE

**INDIVIDUAL ITEMS:**

9 – BOA-25-000094 – 1151 RIDGEWOOD DRIVE	26-862A
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**ADJOURNMENT**

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**I. Call to Order**

**II. Staff Presentation/Briefing**

**III. Public Hearing**

**IV. Public Testimony**

**V. Miscellaneous Items**

APPROVAL OF FEBRUARY 18, 2026, PANEL B MEETING MINUTES

**VI. Case Docket**

**MISCELLANEOUS ITEM(S)**

[26-860A](#) Application of Michael Burtzlaff for a fee reimbursement of fees paid for a special exception to the fence height regulations at **12364 HALIMA STREET**. This property is more fully described as Block D/8418, Lot 1B, and is zoned MF-1(A).

Location: **12364 HALIMA STREET**

Applicant: Michael Burtzlaff

Representative: Michael Burtzlaff

Senior Planner: Dr. Kameka Miller-Hoskins

Request: **(1)** A request for a fee reimbursement of fees paid for a special exception to the fence height regulations.

Staff Recommendation: No staff recommendation.

**BOA-25-000107 FR2**

**Attachments:** [Application](#)  
[Fee Reimbursement](#)

[26-861A](#) Application of Sameer Mogal for a fee reimbursement of fees paid for a special exception to the fence height regulations for property located at **12384 HALIMA STREET**. This property is more fully described as Block D/8418, Lot 1A, and is zoned MF-1(A).

Location: **12384 HALIMA STREET**

Applicant: Sameer Mogal

Representative: Sameer Mogal

Senior Planner: Dr. Kameka Miller-Hoskins

Request: **(1)** A request for a fee reimbursement for fees paid for a special exception to the fence height regulations

Staff Recommendation: No staff recommendation.

**BOA-25-000110 FR3**

**Attachments:** [Application](#)  
[Fee Reimbursement](#)

#### UNCONTESTED CASE(S)

[26-863A](#) Application of Selamawit Getachew for **(1)** a special exception to the fence height regulations at **12324 HALIMA STREET**. This property is more fully described as Block D/8418, Lot 1D, and is zoned MF-1(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 along Ferris Creek Lane, which will require **(1)** a 4-foot special exception to the fence height regulations.

Location: **12324 HALIMA STREET**

Applicant: Selamawit Getachew

Representative: Selamawit Getachew

Senior Planner: Dr. Kameka Miller-Hoskins

Request(s): **(1)** a special exception to the fence height regulations

Staff Recommendation: No staff recommendation.

**BOA-25-000102**

**Attachments:** [Case Report](#)  
[Application](#)  
[Fence Elevation](#)  
[Site Plan](#)

[26-865A](#)

Application of Sally Wu for **(1)** a special exception to the fence height regulations at **12305 HALIMA STREET**. This property is more fully described as Block D/8418, Lot 1F, and is zoned MF-1(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 along Chimney Hill Lane, which will require **(1)** a 4-foot special exception to the fence height regulations.

Location: **12305 HALIMA STREET**

Applicant: Sally Wu

Representative: Sally Wu

Senior Planner: Dr. Kameka Miller-Hoskins

Request(s): **(1)** a special exception to the fence height regulations

Staff Recommendation: No staff recommendation.

**BOA-25-000104**

**Attachments:**    [Case Report](#)  
                          [Application](#)  
                          [Site Plan](#)  
                          [Fence Elevation](#)

[26-867A](#)

Application of Larry Colgrove for **(1)** a special exception to the fence height regulations, **(2)** a special exception to the fence height regulations, and **(3)** a special exception to the 45-foot visibility obstruction triangle regulations at street intersections at **12304 HALIMA STREET**. This property is more fully described as Block D/8418 Lot 1E, and is zoned MF-1(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 intersection of a corner lot. The applicant proposes to construct and/or maintain an 8-foot-high fence in a required front yard along Chimney Hill Lane, which will require **(1)** a 4-foot special exception to the fence height regulations, to construct and/or maintain an 8-foot-high fence in a required front yard along Ferris Creek Lane, which will require **(2)** a 4-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 Ferris Creek Lane and Chimney Hill lane, which will require **(3)** a special exception to the 45-foot visibility obstruction regulation at street intersections.

Location: **12304 HALIMA STREET**

Applicant: Larry Colgrove

Representative: Larry Colgrove

Senior Planner: Dr. Kameka Miller-Hoskins

Request(s): **(1)** a special exception to the fence height regulations, **(2)** a special exception to the fence height regulations, and **(3)** a special exception to the 45-foot visibility obstruction triangle regulations at street intersections.

Staff Recommendation: No staff recommendation.

**BOA-25-000106**

**Attachments:** [Case Report](#)  
[Application](#)  
[Site Plan](#)  
[Fence Elevation](#)  
[Staff Review-Engineering](#)

[26-869A](#) Application of Michael Burtzlaff for **(1)** a special exception to the fence height regulations at **12364 HALIMA STREET**. This property is more fully described as Block D/8418, Lot 1B, and is zoned MF-1(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 along Ferris Creek Lane, which will require **(1)** a 4-foot special exception to the fence height regulations.

Location: **12364 HALIMA STREET**

Applicant: Michael Burtzlaff

Representative: Michael Burtzlaff

Senior Planner: Dr. Kameka Miller-Hoskins

Request(s): **(1)** a special exception to the fence height regulations

Staff Recommendation: No staff recommendation.

**BOA-25-000107**

**Attachments:** [Case Report](#)  
[Application](#)  
[Site Plan](#)  
[Fence Elevation](#)

[26-871A](#) Application of Sameer Mogal for **(1)** a special exception to the fence height regulations at **12384 HALIMA STREET**. This property is more fully described as Block D/8418, Lot 1A, and is zoned MF-1(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 along Ferris Creek Lane, which will require **(1)** a 4-foot special exception to the fence height regulations.

Location: **12384 HALIMA STREET**

Applicant: Sameer Mogal

Representative: Sameer Mogal

Senior Planner: Dr. Kameka miller-Hoskins

Request(s): **(1)** a special exception to the fence height regulations

Staff Recommendation: No staff recommendation.

**BOA-25-000110**

**Attachments:** [Case Report](#)  
[Application](#)  
[Site Plan](#)  
[Fence Elevation](#)

[26-872A](#)

Application of Imrana Wali for (1) a special exception to the fence height regulations at **12344 HALIMA STREET**. This property is more fully described as Block D/8418, Lot 1C, and is zoned MF-1(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 along Ferris Creek Lane, which will require (1) a 4-foot special exception to the fence height regulations.

Location: **12344 HALIMA STREET**

Applicant: Imrana Wali

Representative: Imrana Wali

Senior Planner: Dr. Kameka Miller-Hoskins

Request(s): (1) a special exception to the fence height regulations

Staff Recommendation: No staff recommendation.

**BOA-26-00008**

**Attachments:** [Case Report](#)  
[Application](#)  
[Site Plan](#)  
[Fence Elevation](#)

**HOLDOVER**

None

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**INDIVIDUAL CASES**[26-862A](#)

Application of Abril Renteria for **(1)** a variance to the building height for structures accessory to single family use regulations, and for **(2)** a variance to the floor area for structures accessory to single family use regulations at **1151 RIDGEWOOD DRIVE**. This property is more fully described as Block B/6245, Lot 13, and is zoned R-7.5(A), which requires that the building height of an accessory structure may not exceed the height of the main building, and states that an accessory structure may not exceed 25 percent of the floor area of the main building. The applicant proposes to construct and/or maintain a single-family residential accessory structure with a building height of 13-feet 6.5-inches, which will require **(1)** a 1-foot 5.5-inch variance to the maximum building height for structures accessory to single family use regulations, and to construct and/or maintain a single family residential accessory structure with 312 square feet of floor area, which will require **(2)** a 95 square foot variance to the floor area for structures to single family use regulations.

Location: **1151 RIDGEWOOD DRIVE**

Applicant: Abril Renteria

Representative: Abril Renteria

Senior Planner: Bryant Thompson

Request(s): **(1)** a variance to the building height for structures accessory to single family use regulations, and for **(2)** a variance to the floor area for structures accessory to single family use regulations\_

Staff Recommendation: Denial

**BOA-25-000094**

**Attachments:** [Case Report](#)  
[Application](#)  
[Site Plan](#)  
[Floor Plan](#)  
[East Elevation \(Front\)](#)  
[East Elevation](#)  
[North Elevation \(Side-Left\)](#)  
[West Elevation](#)  
[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]