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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 B**

**February 18, 2026**

**Briefing - 10:30 AM**

**Hearing - 1:00 PM**



**AGENDA  
BOARD OF ADJUSTMENT PANEL B MEETING  
WEDNESDAY, FEBRUARY 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=mf5b89115447cce98a4dbdaab744e2d0d>

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

**BRIEFING ITEMS**

**APPROVAL OF MINUTES**

January 21, 2026, Meeting Minutes

**ACTION ITEMS:**

**MISCELLANEOUS ITEMS:**

- |   |         |
|---|---------|
| 1 - BOA-25-000102_FW1 – 12324 HALIMA STREET | 26-576A |
| 2 - BOA-25-000104_FW2 – 12305 HALIMA STREET | 26-577A |
| 3 - BOA-25-000107_FW3 – 12364 HALIMA STREET | 26-578A |
| 4 - BOA-25-000110_FW4 – 12384 HALIMA STREET | 26-579A |
| 5 - BOA-26-000008_FW5 – 12344 HALIMA STREET | 26-605A |

**UNCONTESTED ITEMS:**

- |   |         |
|---|---------|
| 6 - BOA-25-000100 – 11211 STRAIT LANE     | 26-580A |
| 7 - BOA-25-000109 – 1116 KENSINGTON DRIVE | 26-581A |

**HOLDOVER ITEMS:**

NONE

**INDIVIDUAL ITEMS:**

- |  |         |
|--|---------|
| 8 - BOA-25-000095 – 5012 BROOKVIEW DRIVE | 26-582A |
|--|---------|

**ADJOURNMENT**

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## **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: 2482 282 8494** 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 21, 2026 Meeting Minutes

**VI. Case Docket**

**MISCELLANEOUS ITEM(S)**

1. [26-576A](#) Application of Selamawit Getachew for a fee waiver for **(1)** a special exception to the fence height regulations and for **(2)** a special exception to the fence opacity regulations at **12324 HALIMA STREET**. This property is more fully described as Block D/8418, Lot 1D, and is zoned MF-1(A).

Location: **12324 HALIMA STREET**

Applicant: Selamawit Getachew

Representative: Selamawit Getachew

Senior Planner: Dr. Kameka Miller-Hoskins

Request: A request for a fee waiver for a special exception to the fence height regulations and for a special exception to the fence opacity regulations.

Staff Recommendation: No staff recommendation

**BOA-25-000102 FW1**

**Attachments:** [Case Report](#)

2. [26-577A](#) Application of Sally Wu for a fee waiver for (1) a special exception to the fence height regulations and for (2) a special exception to the fence opacity regulations at **12305 HALIMA STREET**. This property is more fully described as Block D/8418, Lot 1F, and is zoned MF-1(A).  
Location: **12305 HALIMA STREET**  
Applicant: Sally Wu  
Representative: Sally Wu  
Senior Planner: Dr. Kameka Miller-Hoskins  
Request: A request for a fee waiver for (1) a special exception to the fence height regulations and (2) a special exception to the fence opacity regulations  
Staff Recommendation: No staff recommendation  
**BOA-25-000104 FW2**

**Attachments:** [Case Report](#)

3. [26-578A](#) Application of Michael Burtzlaff for a fee waiver for (1) a special exception to the fence height regulations for (2) a special exception to the fence opacity regulations, and for (3) a special exception to the 45-foot visibility obstruction triangle regulation 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: A request for a fee waiver for (1) a special exception to the fence height regulations, (2) special exception to the fence opacity regulations, and (3) a special exception to the 20-foot visibility obstruction triangle regulation  
Staff Recommendation: No staff recommendation  
**BOA-25-000107 FW3**

**Attachments:** [Case Report](#)

4. [26-579A](#) Application of Sameer Mogal for a fee waiver for (1) a special exception to the fence height regulations, for (2) a special exception to the fence opacity regulations, and for (3) a special exception to the 20-foot visibility obstruction triangle regulation 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: A request for a fee waiver for (1) a special exception to the fence height regulations, (2) special exception to the fence opacity regulations, and (3) a special exception to the 20-foot visibility obstruction triangle regulation.  
Staff Recommendation: No staff recommendation  
**BOA-25-000110 FW4**

**Attachments:** [Case Report](#)

5. [26-605A](#) Application of Imrana Wali for a fee waiver for (1) a special exception to the fence height regulations and for (2) a special exception to the fence opacity regulations, and for (3) a special exception to the 45-foot visibility obstruction triangle at **12344 HALIMA STREET**. This property is more fully described as Block D/8418, Lot 1C, and is zoned MF-1(A).  
Location: **12344 HALIMA STREET**  
Applicant: Imrana Wali  
Representative: Imrana Wali  
Senior Planner: Dr. Kameka Miller-Hoskins  
Request: A request for a fee waiver for a special exception to the fence height regulations and for a special exception to the fence opacity regulations and for a special exception to the 20-foot visibility obstruction triangle  
Staff Recommendation: No staff recommendation  
**BOA-26-000008 FW5**

**Attachments:** [Case Report](#)

**UNCONTESTED CASE(S)**

6. [26-580A](#) Application of Karl Crawley for **(1)** a variance to the front yard setback regulations at **11211 STRAIT LANE**. This property is more fully described as Block 1/6391, Lot 3, and is zoned R-1/2ac(A), NSO 1 (Tract 1), which requires a minimum front yard setback of 60-feet. The applicant proposes to construct and/or maintain a single-family residential structure and accessory structure and provide a 40-foot front yard setback, which will **(1)** require a 20-foot variance to the front yard setback regulations.

Location: **11211 STRAIT LANE**

Applicant: Karl Crawley

Representative: Karl Crawley

Senior Planner: Dr. Kameka Miller-Hoskins

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

Staff Recommendation: Approval

**BOA-25-000100**

**Attachments:** [Case Report](#)  
[Application](#)  
[SitePlan](#)  
[Elevations](#)

7. [26-581A](#) Application of Rick P. Garza for **(1)** a variance to the front yard setback regulations at **1116 KENSINGTON DRIVE**. This property is more fully described as Block 3/3821 Lot 3 and is zoned CD-13 (Subarea 1), which requires a front-yard setback of 39-feet 7-inches. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 25-foot front yard setback, which will require **(1)** a 14-foot 7-inch variance to the front yard setback regulations.

Location: **1116 KENSINGTON DRIVE**

Applicant: Rick Garza

Representative: Rick Garza

Senior Planner: Dr. Kameka Miller-Hoskins

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

Staff Recommendation: Approval

**BOA-25-000109**

**Attachments:** [Case Report](#)  
[Application](#)  
[Referral](#)  
[Site Plan](#)  
[Elevations](#)  
[Floor Plans](#)  
[Documentary Evidence](#)

**HOLDOVER**

None

**INDIVIDUAL CASES**

8. [26-582A](#) Application of John Craig for **(1)** a special exception to the single-family use regulations at **5012 BROOKVIEW DRIVE**. This property is more fully described as Block 12/5585, Part of Lots 8 & 9, and is zoned R-1ac(A), which limits the number of dwelling units to one on a lot. The applicant proposes to construct and/or maintain an additional dwelling unit (not for rent), which will require **(1)** a special exception to the single-family use regulations.

Location: **5012 BROOKVIEW DRIVE**

Applicant: John Craig

Representative: John Craig

Senior Planner: Dr. Kameka Miller-Hoskins

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

Staff Recommendation: No staff recommendation

**BOA-25-000095**

**Attachments:** [Case Report](#)  
[Application](#)  
[Elevation and Floor Plans](#)  
[Site Plan](#)

**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]