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CITY SECRETARY  
DALLAS, TEXAS

**City of Dallas**

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

*Public Notice*

260246  
CITY SECRETARY  
**POSTED** DALLAS, TX



**Board of Adjustment  
Panel C  
March 16, 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 C MEETING  
MONDAY, MARCH 16, 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=ma7a411f7fb7a49e68f0218ee4d78c311>

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

**BRIEFING ITEMS**

**ACTION ITEMS:**

**APPROVAL OF MINUTES**

APPROVAL OF JANUARY 22, 2026, PANEL C MEETING MINUTES

**MISCELLANEOUS ITEMS:**

NONE

**UNCONTESTED ITEMS:**

1- BOA-26-000001 – 2511 BROOKFIELD AVENUE 26-847A

**HOLDOVER ITEMS:**

2- BOA-25-000081 – 4710 DORSET ROAD 26-851A

**INDIVIDUAL ITEMS:**

3- BOA-26-000006 – 3520 MEADOW STREET 26-848A

**ADJOURNMENT**

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**I. Call to Order**

**II. Staff Presentation/Briefing**

**III. Public Hearing**

**IV. Public Testimony**

**V. Miscellaneous Items**

APPROVAL OF JANUARY 22, 2026, PANEL C MEETING MINUTES

**VI. Case Docket**

**MISCELLANEOUS ITEM(S)**

None

**UNCONTESTED CASE(S)**[26-847A](#)

Application of Sylvia Garza for **(1)** a special exception for the handicapped to the front yard setback regulations for a carport, and for **(2)** a special exception for the handicapped to the side yard setback regulations for a carport at **2511 BROOKFIELD AVENUE**. This property is more fully described as Block 3/4695, Lot 10, and is zoned R-7.5(A), which requires a front yard setback of 25 feet and requires a 5-foot side yard setback. The applicant proposes to construct and/or maintain a carport in the required front yard and provide a 19-foot setback, which will require **(1)** a 6-foot special exception for the handicapped to the front yard setback regulations for a carport, and to construct and/or maintain a carport in the required side yard and provide a 0-foot setback, which will require **(2)** a 5-foot special exception for the handicapped to the side yard setback regulations for a carport.

Location: **2511 BROOKFIELD AVENUE**

Applicant: Sylvia Garza

Representative: Sylvia Garza

Senior Planner: Bryant Thompson

Request(s): **(1)** a special exception for the handicapped to the front yard setback regulations for a carport, and for **(2)** a special exception for the handicapped to the side yard setback regulations

Staff Recommendation: No staff recommendation.

**BOA-26-00001**

**Attachments:** [Case Report](#)  
[Application](#)  
[Front and Rear Elevation](#)  
[L-Elevation](#)  
[R-Elevation](#)  
[Site Plan](#)

**HOLDOVER**

[26-851A](#)

Application of Robert Baldwin for **(1)** a 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 **(1)** a 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)** a variance to the floor area for structures accessory to single family use regulations

Staff Recommendation: Denial.

**BOA-25-000081**

**Attachments:**    [Case Report](#)  
                          [Application](#)  
                          [Site Plan](#)  
                          [Documentary Evidence](#)

**INDIVIDUAL CASES**

[26-848A](#)

Application of Luis Perez for **(1)** a special exception to the single-family use regulations, and for **(2)** a variance to the floor area for structures accessory to single family use regulations at **3520 MEADOW STREET**. This property is more fully described as Block 1/1540, Lot 3, and is zoned PD-595 (R-5(A)) and H/100, which limits the number of dwelling units to one, and 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 an additional dwelling unit (not for rent), which will require **(1)** a special exception to the single-family use regulations, and to construct and/or maintain a single family residential accessory structure with 335 square feet of floor area, which will require **(2)** a 49 square foot variance to the floor area for structures accessory to single family use regulations.

Location: **3520 MEADOW STREET**

Applicant: Luis Perez

Representative: Luis Perez

Senior Planner: Dr. Kameka Miller-Hoskins

Request(s): **(1)** a special exception to the single-family use regulations, and for **(2)** a variance to the floor area for structures accessory to single family use regulations

Staff Recommendation: Special Exception - No Staff Recommendation  
Variance - Denial

**BOA-26-000006**

- Attachments:** [Case Report](#)  
[Application](#)  
[Referral](#)  
[Plans](#)  
[Staff Review-Conservation](#)  
[Documentary Evidence](#)

**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]