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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

April 14, 2026

Briefing at 10:00 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 A MEETING
TUESDAY, APRIL 14, 2026
ORDER OF BUSINESS**

The Board of Adjustment meeting will be held by videoconference and in the Council Briefing 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=me14fbaf645112ac0fd266606464c2872>

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

BRIEFING ITEMS

APPROVAL OF MINUTES

APPROVAL OF MARCH 17, 2026, PANEL A MEETING MINUTES

MISCELLANEOUS ITEMS:

NONE

ACTION ITEMS:

UNCONTESTED ITEMS:

1 - BOA-25-000097	– 7947 WOODSHIRE DRIVE	26-1235A
2 – BOA-26-000013	– 9612 ROCKBROOK DRIVE	26-1236A
3 - BOA-26-000014	– 4014 CREST HAVEN ROAD	26-1237A
4 - BOA-26-000015	– 401 HART STREET	26-1238A

HOLDOVER ITEMS:

5 - BOA-25-000088	– 10260 STRAIT LANE	26-1239A
6 – BOA-25-000101	– 2628 MAPLE AVENUE	26-1241A

INDIVIDUAL ITEMS:

NONE

ADJOURNMENT

I. Call to Order

II. Staff Presentation/Briefing

III. Public Hearing

IV. Public Testimony

Approval of March 17, 2026, Panel A Meeting Minutes

V. Miscellaneous Items

None

VI. Case Docket

MISCELLANEOUS ITEM(S)

None

UNCONTESTED CASE(S)

1. [26-1235A](#) Application of Jesus Sanchez for **(1)** a special exception to the fence height regulations, **(2)** a special exception to the fence opacity regulations, and **(3)** a special exception to the 20-foot visibility obstruction regulations at **7947 WOODSHIRE DRIVE**. This property is more fully described as Block F/7525, Lot 20, and is zoned R-7.5(A), which limits the height of a fence in a required front yard to four feet, 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, and requires a 20-foot visibility triangle at the driveway approach. The applicant proposes to construct and/or maintain an 8-foot-high fence in a required front-yard along S Polk Street, which will require **(1)** a 4-foot special exception to the fence height regulations, 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 along S Polk Street, which will require **(2)** a special exception to the fence opacity regulations, and to construct and/or maintain a single-family residential fence structure in a required visibility obstruction triangle at the driveway approach along S Polk Street, which will require **(3)** a special exception to the 20-foot visibility obstruction regulations at the driveway approach.

Location: **7947 WOODSHIRE DRIVE**

Applicant: Jesus Sanchez

Representative: Jesus Sanchez

Senior Planner: Dr. Kameka Miller-Hoskins

Request: **(1)** a 4-foot special exception to the fence height regulations; **(2)** a special exception to the fence opacity regulations; and **(3)** a special exception to the 20-foot visibility obstruction regulations at the driveway approach.

Staff Recommendation: **(1)** No Staff recommendation, **(2)** No Staff recommendation, **(3)** No Staff recommendation

BOA-25-00097

Attachments: [Case Report](#)
[Application Summary](#)
[Referral](#)
[Site Plan & Elevation](#)

2. [26-1236A](#) Application of Philip McEwan for **(1)** a variance to the front yard setback regulations at **9612 ROCKBROOK DRIVE**. This property is more fully described as Block 5555, Lot 1, and is zoned R-1ac(A), which requires a front yard setback of 50-feet. The applicant proposes to construct and/or maintain a single-family residential accessory pool structure and provide a 32-foot front yard setback, which will require **(1)** an 18-foot variance to the front yard setback regulations.

Location: **9612 ROCKBROOK DRIVE**

Applicant: Philip McEwan

Representative: Philip McEwan

Senior Planner: Bryant Thompson

Request: **(1)** an 18-foot variance to the front yard setback regulations.

Staff Recommendation: Approval.

BOA-26-00013

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

3. [26-1237A](#) Application of Sean Maguire for **(1)** a special exception to the fence height regulations at **4014 N CRESTHAVEN ROAD**. This property is more fully described as Block B/5058, E 66 FT Lot 9, and is zoned R-7.5(A), which limits the height of a fence in a required front yard to four feet. The applicant proposes to construct and/or maintain a 6-foot 3-inch-high fence in a required front-yard, which will require **(1)** a 2-foot 3-inch special exception to the fence height regulations.

Location: **4014 N CRESTHAVEN ROAD**

Applicant: Sean Maguire

Representative: Sean Maguire

Senior Planner: Bryant Thompson

Request: **(1)** a 2-foot 3-inch special exception to the fence height regulations.

Staff Recommendation: No staff recommendation.

BOA-26-00014

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

4. [26-1238A](#) Application of Wendell Lockhart for **(1)** a variance to the front yard setback regulations, and for **(2)** a variance to the side yard setback regulations at **401 HART STREET**. This property is more fully described as Block 3/7677, S 33' Lot 1, and is zoned PD-1052 (Subdistrict 2), which requires a front yard setback of 25 feet and requires a side yard setback of 5 feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide an 18-foot front yard setback, which will require **(1)** a 7-foot variance to the front yard setback regulations, and to construct and/or maintain a single-family residential structure and provide a 0- foot side yard setback, which will require **(2)** a 5-foot variance to the side yard setback regulations.

Location: **401 HART STREET**

Applicant: Wendell Lockhart

Representative: Wendell Lockhart

Senior Planner: Bryant Thompson

Request: **(1)** a 7-foot variance to the front yard setback regulations; and **(2)** a 5-foot variance to the side yard setback regulations.

Staff Recommendation: **(1)** Approval, **(2)** Approval.

BOA-26-000015

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

HOLDOVER CASE(S)

5. [26-1239A](#) 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 a fence may not exceed four feet above grade when located in the required front yard. 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 4-foot 6-inch special exception to the fence height regulations.

Staff Recommendation: No staff recommendation.

BOA-25-000088

Attachments: [Case Report](#)
[Application Summary](#)
[Referral](#)
[Site Plan and Elevations](#)

6. [26-1241A](#) Application of Jonathan G. Vinson for **(1)** a variance to the off-street parking regulations at **2628 MAPLE AVENUE**. This property is more fully described as Block 3/950, Lots 13, 15, 17, and 19, and is zoned PD-193, which requires parking to be provided. The applicant proposes to construct and/or maintain a nonresidential structure for a restaurant without drive-in or drive-through service use, a general merchandise or retail use and provide 36 of the required 66 parking spaces, which will require **(1)** a 30-space variance to the off-street parking regulations.

Location: **2628 MAPLE AVENUE**

Applicant: Jonathan G. Vinson

Representative: Jonathan G. Vinson

Senior Planner: Bryant Thompson

Request: **(1)** a 30-space variance to the off-street parking regulations.

Staff Recommendation: Denial.

BOA-25-000101

Attachments: [Case Report](#)
[Application Summary](#)
[Building Official Report-Revised](#)
[Site Plan](#)
[Floor Plans](#)
[Parking Study-Revised 4-2-26](#)
[Documentary Evidence](#)

INDIVIDUAL CASES

None

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]