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## City of Dallas

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



**Board of Adjustment**

**Panel B**

**July 15, 2026**

**Briefing at 10:30 AM**

**Hearing at 1:00 PM**



# City of Dallas

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

## Agenda

### Board of Adjustment, Panel B

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**Wednesday, July 15, 2026**

**10:30 AM**

**6ES - COUNCIL BRIEFING**

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**Board of Adjustment, Panel B  
REGULAR MEETING  
WEDNESDAY, JULY 15, 2026  
ORDER OF BUSINESS**

The Board of Adjustment, Panel B may be briefed on any item on the agenda.

The City of Dallas will make "Reasonable Accommodations" to programs and/or other related activities to ensure all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation to fully participate in the meeting should notify the Board Coordinator by calling (214) 670-4127, at least seventy-two (72) hours (3 days) in advance of the scheduled meeting. A video stream of the meeting will be available two business days after adjournment by visiting <https://dallascityhall.com/government/Pages/Live.aspx>.

La Ciudad de Dallas llevará a cabo "Adaptaciones Razonables" a los programas y/u otras actividades relacionadas para garantizar que todos y cada uno de los residentes tengan The Landmark Commission may be briefed on any item on the agenda. The City of Dallas will make "Reasonable Accommodations" to programs and/or other related activities to ensure all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation to fully participate in the meeting should notify the Board Coordinator by calling (214) 670-4127, at least seventy-two (72) hours (3 days) in advance of the scheduled meeting. A video stream of the meeting will be available two business days after adjournment by visiting <https://dallascityhall.com/government/Pages/Live.aspx>.

The public may listen to the meeting as an attendee at the following videoconference link:

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m5b3b2bdc8fd27c69690026cabd4a1c6d>

(NOTE: IF THE LINK ABOVE DOES NOT WORK, COPY AND PASTE THE LINK IN YOUR WEB BROWSER)

Individuals and interested parties wishing to speak must register with the Historic Preservation office by emailing [Phyllis.hill@dallas.gov](mailto:Phyllis.hill@dallas.gov) one hour prior to the meeting date start time



**AGENDA  
BOARD OF ADJUSTMENT PANEL B MEETING  
WEDNESDAY, JULY 15, 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=m5b3b2bdc8fd27c69690026cabd4a1c6d):

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m5b3b2bdc8fd27c69690026cabd4a1c6d>

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

**BRIEFING ITEMS**

**APPROVAL OF MINUTES**

APPROVAL OF JUNE 17, 2026, PANEL B MEETING MINUTES

**MISCELLANEOUS ITEMS:**

- |   |          |
|---|----------|
| 1 – BOA-25-000100-EXT1 – 1211 STRAIT LANE     | 26-2244A |
| 2 – BOA-26-000050_FW2 – 1015 N. BISHOP AVENUE | 26-2245A |

**ACTION ITEMS:**

**UNCONTESTED ITEMS:**

- |                                    |          |
|------------------------------------|----------|
| 3 – BOA-26-000043 – 4428 PARK LANE | 26-2247A |
|------------------------------------|----------|

**HOLDOVER ITEMS:**

NONE

**INDIVIDUAL ITEMS:**

- |                                       |          |
|---------------------------------------|----------|
| 4 – BOA-26-000033 – 1510 MARFA AVENUE | 26-2248A |
| 5 – BOA-26-000036 – 1420 CANADA DRIVE | 26-1943A |

**ADJOURMENT**

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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 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."*

**I. Call to Order****II. Staff Presentation/Briefing****III. Public Hearing****IV. Public Testimony****V. Miscellaneous Items**

APPROVAL OF PANEL B, JUNE 17, 2026 MEETING MINUTES

**VI. Case Docket****MISCELLANEOUS ITEM(S)****[26-2244A](#)**

Application of Karl Crawley for a request to extend the time period in which to file an application for a building permit or certificate of occupancy beyond the 180 days from the Board of Adjustment Panel B's favorable action on a request for a variance to front-yard setback regulations granted on February 18, 2026, for the property located at 11211 Strait Lane. The property is more particularly described as Block 1/6391, Lot 3, and is zoned R-1/2ac(A).

Location: **1211 STRAIT LANE**

Applicant: Karl Crawley

Senior Planner: Bryant Thompson

Request(s): **(1)** a request to extend the time period in which to file an application for a building permit or certificate of occupancy beyond the 180 days

Staff Recommendation: No staff recommendation.

**BOA-25-000100-EXT1**

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

[26-2245A](#) Application of Isabela Garcia for a fee waiver 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 **1015 N BISHOP AVENUE**. This property is more fully described as Block 13/3335, north 35 feet of Lot 9, and is zoned PD-830 (Subdistrict 1).

Location: **1015 N. BISHOP AVENUE**

Applicant: Isabela Garcia

Senior Planner: Dr. Kameka Miller-Hoskins

Request(s): (1) A request for a fee waiver for special exception to the fence height regulations , a special exception to the fence opacity regulations, and for a special exception to the 20-foot visibility obstruction regulations.

Staff Recommendation: No staff recommendation.

**BOA-26-000050 FW2**

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

#### UNCONTESTED CASE(S)

[26-2247A](#) Application of Jan Michael Llanda for (1) a special exception to the fence height regulations at **4428 PARK LANE**. This property is more fully described as Block 5553, part of Lot 2 Tract A, and is zoned R-10(A), which limits the height of a fence in the front yard to 4-feet. The applicant proposes to construct and/or maintain a 6-foot-8-inch high fence in a required front-yard, which will require (1) a 2-foot-8-inch special exception to the fence height regulations.

Location: **4428 PARK LANE**

Applicant: Jan Michael Llanda

Senior Planner: Dr. Kameka Miller-Hoskins

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

Staff Recommendation: No staff recommendation.

**BOA-26-000043**

**Attachments:** [Case Report](#)  
[Application Summary](#)  
[Staff Referral](#)  
[Site Plans](#)  
[Documentary Evidence-BDA001-189-Approved Elevations.pdf](#)  
[Documentary Evidence-BDA001-189- Approval site plan.pdf](#)  
[Documentary Evidence-BDA001-189-Outcome letter.pdf](#)  
[Documentary Evidence-BO Report-BDA001-189.pdf](#)

#### HOLDOVER CASE(S)

NONE

**INDIVIDUAL CASE(S)**

[26-2248A](#) Application of April Ross for **(1)** a variance to the side yard setback regulations at **1510 MARFA AVENUE**. This property is more fully described as Block 32/4090, Lot 7, and is zoned R-7.5(A), which requires a side yard setback of 5-feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 3-foot side yard setback, which will require **(1)** a 2-foot variance to the side yard setback regulations.

Location: **1510 MARFA AVENUE**

Applicant: April Ross

Senior Planner: Dr. Kameka Miller-Hoskins

Request(s): **(1)** A variance to the side yard setback regulations

Staff Recommendation: Approval.

**BOA-26-000033**

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

[26-1943A](#)

Application of Bharathi Pinninty for (1) a variance to the front yard setback regulations, (2) a variance to the side yard setback regulations, (3) a variance to the off-street parking regulations, (4) a special exception to the visibility obstruction regulation at the driveway approach, and for (5) a special exception to the visibility obstruction regulation at the driveway approach at **1420 CANADA DRIVE**. This property is more fully described as Block 4/7119, Part of Lot 6, and is zoned CR, which requires a front yard setback of 15-feet along Canada Place, requires a side yard setback of 20-feet where adjacent to an R(A) district, requires that a parking space must be located at least 20 feet from the right-of-way line adjacent to a street or alley if the space is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley, and requires a 20-foot visibility triangle at the driveway approach. The applicant proposes to construct and/or maintain a residential structure and provide a 10-foot front yard setback along Canada Place, which will require (1) a 5-foot variance to the front yard setback regulations along Canada Place, to construct and/or maintain a residential structure and provide a 5-foot side yard setback, which will require (2) a 15-foot variance to the side yard setback regulations, to locate and/or maintain a parking space in an enclosed structure with a setback of 10-feet, which will require (3) a variance of 10-feet to the off-street parking regulations, to construct and/or maintain a residential structure in a required 20-foot visibility obstruction triangle at the most northerly driveway approach along Canada Place, which will require (4) a special exception to the 20-foot visibility obstruction regulation at the most northerly driveway approach along Canada Place, and to construct and/or maintain a residential structure in a required 20-foot visibility obstruction triangle at the most southerly driveway approach along Canada Place, which will require a (5) special exception to the 20-foot visibility obstruction regulation at the most southerly driveway approach along Canada Place.

Location: **1420 CANADA DRIVE**

Applicant: Bharathi Pinninty

Senior Planner: Bryant Thompson

Request(s): (1) A variance to the front yard setback regulations, (2) a variance to the side yard setback regulations, (3) a variance to the off-street parking regulations, (4) a special exception to the visibility obstruction regulation at the driveway approach, (5) a special exception to the visibility obstruction regulation at the driveway approach

Staff Recommendation: (1) Approval, (2) Denial, (3) Approval, (4) Approval, (5) Approval.

**BOA-26-000036**

- Attachments:**
- [Case Report](#)
  - [Application Summary](#)
  - [Referral](#)
  - [Site Plan](#)
  - [Elevation-North](#)
  - [Elevation-East](#)
  - [Elevation-West](#)
  - [Elevation-South](#)

**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]