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## **City of Dallas**

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



**Board of Adjustment**

**Panel B**

**JUNE 17, 2026**

**Briefing at 10:30 AM**

**Hearing at 1:00 PM**



# City of Dallas

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

## Agenda

### Board of Adjustment, Panel B

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**Wednesday, June 17, 2026**

**10:30 AM**

**6ES - COUNCIL BRIEFING**

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**Board of Adjustment, Panel B  
REGULAR MEETING  
WEDNESDAY, JUNE 17, 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=m81cd2e357dd56092f858c41165b3acfa>

(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, JUNE 17, 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=m81cd2e357dd56092f858c41165b3acfa>

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

**BRIEFING ITEMS**

**APPROVAL OF MINUTES**

APPROVAL OF MAY 20, 2026, PANEL B MEETING MINUTES

**MISCELLANEOUS ITEMS:**

**1 – BOA-26-000046 - 1 DORSET PLACE** 26-1940A  
Application for a waiver of the two-year waiting period

**ACTION ITEMS:**

**UNCONTESTED ITEMS:**

**2 – BOA-26-000025 – 1109 JB JACKSON JR BOULEVARD** 26-1941A

**HOLDOVER ITEMS:**

**NONE**

**INDIVIDUAL ITEMS:**

**3 – BOA-26-000035 – 7324 & 7326 WELLCREST DRIVE** 26-1942A

**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 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 MINUTES - MAY 20, 2026

VI. Case Docket

**MISCELLANEOUS ITEM(S)**

1. [26-1940A](#) Application of Robert Baldwin for a waiver to the two-year waiting period to submit a board application on the same or related request regarding a special exception to the fence height regulations and a special exception to the visibility triangle regulations at **1 DORSET PLACE**. This property is more fully described as Block D/5532, Lot 8, and is zoned R-1ac(A), which requires that after a final decision is reached by the board, no further request on the same or related issues may be considered for that property for two years from the date of the final decision unless waived by the board.

Location: **1 DORSET PLACE**

Applicant: Robert Baldwin

Representative: Robert Baldwin

Senior Planner: Dr. Kameka Miller-Hoskins

Request(s): **(1)** A waiver of the two-year waiting period.

Staff Recommendation: No staff recommendation.

**BOA-26-000046**

**Attachments:** [Case Report](#)  
[Two-Year Waiver Application](#)

**UNCONTESTED CASE(S)**

2. [26-1941A](#) Application of Jennifer Hiromoto for **(1)** a variance to the front yard setback regulations at **1109 JB JACKSON JR BOULEVARD**. This property is more fully described as Block 24/812, Lot 20, and is zoned PD-595 (MF-1(A) Multifamily Subdistrict), which requires a front yard setback of 15-feet. The applicant proposes to construct and/or maintain a residential structure and provide a 9-foot front yard setback, which will require **(1)** a 6-foot variance to the front yard setback regulations.

Location: **1109 JB JACKSON JR BOULEVARD**

Applicant: Jennifer Hiromoto

Senior Planner: Bryant Thompson

Request(s): **(1)** a 6-foot variance to the front yard setback regulations

Staff Recommendation: Approval.

**BOA-26-00025**

**Attachments:** [Case Report](#)  
[Application Summary](#)  
[Site Plan](#)  
[East Elevation and Floor Plan](#)  
[North, South, and West Elevation Plans](#)  
[Documentary Evidence](#)

**HOLDOVER**

NONE

## INDIVIDUAL CASES

3. [26-1942A](#) Application of Sara Berman Popek for **(1)** a special exception to the fence height regulations at **7324 and 7326 WELLCREST DRIVE**. This property is more fully described as Block D/7288, Part of Lot 4, and is zoned D(A), which limits the height of a fence in the front yard to 4-feet. The applicant proposes to construct and/or maintain a 5-foot 6-inch high fence in a required front-yard, which will require **(1)** a 1-foot 6-inch special exception to the fence height regulations.

Location: **7324 WELLCREST DRIVE**

Applicant: Sara Berman Popek

Senior Planner: Dr. Kameka Miller-Hoskins

Request(s): **(1)** a 1-foot 6-inch special exception to the fence height regulations

Staff Recommendation: No staff recommendation.

**BOA-26-00035**

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