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## **City of Dallas**

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



**Board of Adjustment**

**Panel A**

**July 14, 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 A

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**Tuesday, July 14, 2026**

**10:30 AM**

**COUNCIL CHAMBERS, 6TH FLOOR**

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#### **Board of Adjustment, Panel A**

#### **REGULAR MEETING**

**TUESDAY, JULY 14, 2026**

#### **ORDER OF BUSINESS**

The Board of Adjustment, Panel A 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=m6d46e6118da9e36a671d5f09b4bb8b87>

(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 A MEETING  
TUESDAY, JULY 14, 2026  
ORDER OF BUSINESS**

The Board of Adjustment meeting will be held by videoconference and in the Council Briefing 6th Floor EN 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=m6d46e6118da9e36a671d5f09b4bb8b87>

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

**BRIEFING ITEMS**

**APPROVAL OF MINUTES**

APPROVAL OF JUNE 16, 2026, PANEL A MEETING MINUTES

**ACTION ITEMS:**

**MISCELLANEOUS ITEMS:**

1 – BDA245-049\_198646410-001\_R1– 1201 OAK LAWN AVENUE 26-2236A

**UNCONTESTED ITEMS:**

2 - BOA-26-000026 – 6632 CHURCHILL WAY 26-2134A

3 – BOA-26-000042 – 4047 DALGREEN DRIVE 26-2238A

4 – BOA-26-000045 – 9743 LANWARD CIRCLE 26-2240A

**HOLDOVER ITEMS:**

NONE

**INDIVIDUAL ITEMS:**

5 – BOA-26-000029 – 4300 ROSELAND AVENUE 26-2237A

**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 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 PANEL A, JUNE 16, 2026, MEETING MINUTES

**VI. Case Docket**

**MISCELLANEOUS ITEM(S)**

[26-2236A](#)

Application of Jonathan Vinson for **(1)** a reassessment of a special exception to the parking regulations granted by the Board of Adjustment Panel A on July 15, 2025, in Appeal No. BDA245-049 at **1201 OAK LAWN AVENUE**. This property is more fully described as Block 27/7889, part of Lot 1, and is zoned PD-621 (Subdistrict 1), 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, an office use, and an office/showroom use and provide 73 of the required 135 parking spaces, which will require **(1)** a 62-space special exception (45.9 % reduction) to the parking regulation.

Location: **1201 OAK LAWN AVENUE**

Applicant: Jonathan Vinson

Senior Planner: Bryant Thompson

Request(s): **(1)** A reassessment of a special exception to the parking regulations granted by the Board of Adjustment Panel A on July 15, 2025, in Appeal No. BDA245-049.

Staff Recommendation: No staff recommendation.

**BDA245-049 198646410-001**

**Attachments:** [Reassessment Case Report](#)  
[Documentary Evidence](#)  
[Agenda Request Letter](#)  
[Approved Site Plan](#)

**UNCONTESTED CASE(S)**

[26-2134A](#) Application of Scott Clements 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 regulation at the driveway approach at **6632 CHURCHILL WAY**. This property is more fully described as Block 2/7459, Lot 3, and is zoned R-16(A), which limits the height of a fence in the front yard to 4-feet, requires a fence panel with a surface area that is less than 50 percent open may not be located less than five 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, 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, 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 20-foot visibility obstruction triangle at the driveway approach along Churchill Way, which will require **(3)** a special exception to the 20-foot visibility obstruction regulation at the driveway approach.

Location: **6632 CHURCHILL WAY**

Applicant: Scott Clements

Senior Planner: Bryant Thompson

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

Staff Recommendation: No staff recommendation.

**BOA-26-000026**

**Attachments:** [Case Report](#)  
[Application Summary](#)  
[Referral](#)  
[Site Plan](#)  
[Elevation Plans](#)  
[Existing Fence Elevations-Board on Board-Approved](#)  
[Documentary Evidence](#)  
[Documentary Evidence](#)

[26-2238A](#)

Application of Robert Baldwin for **(1)** a special exception to the fence height regulations, and for **(2)** a special exception to the fence opacity regulations at **4047 DALGREEN DRIVE**. This property is more fully described as Block 4407, Lot 6, and is zoned R-1ac(A), which limits the height of a fence in the front yard to 4-feet and requires a fence panel with a surface area that is less than 50 percent open may not be located less than five feet from the front lot line. The applicant proposes to construct and/or maintain an 8-foot 2-inch-high fence in a required front-yard, which will require **(1)** a 4-foot 2-inch special exception to the fence height regulations, and 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, which will require **(2)** a special exception to the fence opacity regulations.

Location: **4047 DALGREEN DRIVE**

Applicant: Robert Baldwin

Senior Planner: Bryant Thompson

Request(s): **(1)** A special exception to the fence height regulations, **(2)** a special exception to the fence opacity regulations.

Staff Recommendation: No staff recommendation.

**BOA-26-00042**

**Attachments:**

[Case Report](#)

[Application Summary](#)

[Site Plans](#)

[Documentary Evidence](#)

[Documentary Evidence](#)

[26-2240A](#) Application of Cody Welch for (1) a special exception for the handicapped to the single-family use regulations, and for (2) a special exception for the handicapped to the floor area for structures accessory to single family use regulations at **9743 LANWARD CIRCLE**. This property is more fully described as Block B/8093, Lot 8, and is zoned R-7.5(A), which limits the number of dwelling units to one, and prohibits an accessory structure to 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 for the handicapped to the single-family use regulations, and to construct and/or maintain a single-family residential accessory structure with 891 square feet of floor area (36% of the floor area of the main structure) which will require (2) a special exception for the handicapped to the floor area for structures accessory to single family use regulations.

Location: **9743 LANWARD CIRCLE**

Applicant: Cody Welch

Representative: Philip Kingston

Senior Planner: Bryant Thompson

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

Staff Recommendation: No staff recommendation.

**BOA-26-00045**

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

**HOLDOVER CASE(S)**

NONE

**INDIVIDUAL CASE(S)**

[26-2237A](#) Application of Franchesca Jennings for (1) a variance to the side yard setback regulations, (2) a special exception to the fence height regulations, and for (3) a special exception to the fence opacity regulations at **4300 ROSELAND AVENUE**. This property is more fully described as Block 2/650, part of Lots 13 & 14, and is zoned PD-298 (Subarea 4), which requires a side yard setback of 10-feet if a side yard setback is provided, limits the height of a fence in the front yard to 4-feet, and requires a fence panel with a surface area that is less than 50 percent open may not be located less than five feet from the front lot line. The applicant proposes to construct and/or maintain a residential structure and provide a 6-foot 2-inch side yard setback, which will require a (1) 3-foot-10-inch variance to the side yard setback regulations, to construct and/or maintain an 8-foot-high fence in a required front-yard, which will require (2) a 4-foot special exception to the fence height regulations, and 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, which will require (3) a special exception to the fence opacity regulations.

Location: **4300 ROSELAND AVENUE**

Applicant: Franchesca Jennings

Senior Planner: Dr. Kameka Miller-Hoskins

Request(s): (1) 3-foot-10-inch variance to the side yard setback regulations, (2) a 4-foot special exception to the fence height regulations, (3) a special exception to the fence opacity regulations.

Staff Recommendation: Denial

**BOA-26-00029**

**Attachments:** [Case Report](#)  
[Application Summary](#)  
[Site Plan](#)  
[Elevation R/L](#)  
[Elevation F/R](#)

**VII. Adjournment**

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**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]