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**CITY SECRETARY
DALLAS, TEXAS**

City of Dallas

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

Public Notice

260464

CITY SECRETARY

POSTED DALLAS, TX



Board of Adjustment

Panel A

May 19, 2026

Briefing at 10:30 AM

Hearing at 1:00 PM

**AGENDA
BOARD OF ADJUSTMENT - PANEL A MEETING
TUESDAY, MAY 19, 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=m84cfa18bac759d2cbb972786d22fb072>

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

BRIEFING ITEMS

APPROVAL OF MINUTES

APPROVAL OF APRIL 14, 2026, PANEL A MEETING MINUTES

ACTION ITEMS:

MISCELLANEOUS ITEMS:

1 – BOA-26-000007_FW1 – 8440 KINGSFIELD ROAD 26-1607A

UNCONTESTED ITEMS:

2 - BOA-26-000018 – 9411 REDONDO DRIVE 26-1618A

3 - BOA-26-000023 – 10000 INWOOD ROAD 26-1619A

HOLDOVER ITEMS:

4 – BOA-25-000088 – 10260 STRAIT LANE 26-1624A

INDIVIDUAL ITEMS:

5 - BOA-26-000003 – 10506 LAKEMERE DRIVE 26-1622A

6 – BOA-26-000024 – 7807 MORTON STREET 26-1620A

ADJOURMENT

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 APRIL 14, 2026, PANEL A MEETING MINUTES

VI. Case Docket

MISCELLANEOUS ITEM(S)

[26-1607A](#) Application of Juan Garcia for a fee waiver for **(1)** a special exception to the fence height regulations, **(2)** a special exception to the 20-foot visibility obstruction regulation at the drive approach, and **(3)** special exception to the fence opacity regulations at **8440 KINGSFIELD ROAD**. This property is more fully described as Block 7866, Lot 40, and is zoned R-7.5(A).

Location: **8440 KINGSFIELD ROAD**

Applicant: Juan Garcia

Representative: Juan Garcia

Senior Planner: Bryant Thompson

Request(s): A fee waiver for **(1)** a special exception to the fence height regulations, **(2)** a special exception to the 20-foot visibility obstruction regulation at the drive approach, and **(3)** special exception to the fence opacity regulations

Staff Recommendation: No staff recommendation.

BOA-26-000007 FW1

Attachments: [Case Report](#)

UNCONTESTED CASE(S)

[26-1618A](#) Application of Stuart Threadgold for **(1)** a special exception to the single-family use regulations at **9411 REDONDO DRIVE**. This property is more fully described as Block D/5312, SW ½ portion of Lot 2, and is zoned R-10(A), which limits the number of dwelling units to one. 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.

Location: **9411 REDONDO DRIVE**

Applicant: Stuart Threadgold

Representative: Stuart Threadgold

Senior Planner: Bryant Thompson

Request(s): **(1)** Special exception to the single-family use regulations

Staff Recommendation: No staff recommendation.

BOA-26-000018

Attachments:

[Case Report](#)

[Application Summary](#)

[Site Plan](#)

[Floor Plan](#)

[Elevations](#)

[Documentary Evidence - 1045 N Buckner support letter.pdf](#)

[Documentary Evidence - 1404 Old Gate Ln support letter.pdf](#)

[Documentary Evidence - 9406 Redondo support letter.pdf](#)

[Documentary Evidence - 9407 Redondo support letter.pdf](#)

[Documentary Evidence - 9414 Redondo support letter.pdf](#)

[Documentary Evidence - 9415 Redondo support letter.pdf](#)

[Documentary Evidence - affidavit owner occupancy Edgar.pdf](#)

[Documentary Evidence - affidavit owner occupancy guadalupe.pdf](#)

[Documentary Evidence - deed restriction Edgar.pdf](#)

[Documentary Evidence - deed restriction guadalupe.pdf](#)

[26-1619A](#)

Application of Muhammad Ismail for (1) a special exception to the fence height regulations along Inwood Road, (2) a special exception to the fence height regulations along Walnut Hill Lane, (3) a special exception to the fence opacity regulations along Inwood Road, (4) a special exception to the fence opacity regulations along Walnut Hill Lane, and (5) a special exception to the 45-foot visibility obstruction regulation at street intersections at **10000 INWOOD ROAD**. This property is more fully described as Block 5517, Tract 2, and is zoned R-1ac(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 5 feet from the front lot line, and requires a 45-foot visibility triangle at the street intersections. The applicant proposes to construct and/or maintain a 9-foot-high fence in a required front-yard along Inwood Road, which will require (1) a 5-foot special exception to the fence height regulations along Inwood Road, to construct and/or maintain a 9-foot-high fence in a required front-yard along Walnut Hill Lane, which will require (2) a 5-foot special exception to the fence height regulations along Walnut Hill Lane, 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 Inwood Road, which will require (3) a special exception to the fence opacity regulations along Inwood Road, 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 Walnut Hill Lane, which will require (4) a special exception to the fence opacity regulations along Walnut Hill Lane, and to construct and/or maintain a single-family residential fence structure in a required 45-foot visibility obstruction triangle at the intersection of Walnut Hill Lane and Inwood Road, which will require (5) a special exception to the 45-foot visibility obstruction regulation at street intersections.

Location: **10000 INWOOD ROAD**

Applicant: Muhammad Ismail

Representative: Muhammad Ismail

Senior Planner: Bryant Thompson

Request(s): (1) a 5-foot special exception to the fence height regulations along Inwood Road, (2) a 5-foot special exception to the fence height regulations along Walnut Hill Lane, (3) a special exception to the fence opacity regulations along Inwood Road, (4) a special exception to the fence opacity regulations along Walnut Hill Lane, and (5) a special exception to the 45-foot visibility obstruction regulation at street intersections _

Staff Recommendation: No staff recommendation.

BOA-26-00023

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

HOLDOVER CASE(S)

[26-1624A](#) 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 limits the height of a fence in the front-yard to 4-feet. 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(s): **(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](#)
 [Site Plan & Elevations](#)
 [Referral](#)

INDIVIDUAL CASES

[26-1622A](#) Application of Chris Dillard for **(1)** a special exception to the fence height regulations and **(2)** a special exception to the fence opacity regulations at **10506 LAKEMERE DRIVE**. This property is more fully described as Block E/7317, Lot 1, and is zoned R-7.5(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 a 10-foot-high fence in a required front-yard along Leaside Drive, which will require **(1)** a 6-foot special exception to the fence height regulations along Leaside Drive, 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 along Leaside Drive, which will require **(2)** a special exception to the fence opacity regulations along Leaside Drive.

Location: **10506 LAKEMERE DRIVE**

Applicant: Chris Dillard

Representative: Chris Dillard

Senior Planner: Bryant Thompson

Request(s): **(1)** a 6-foot special exception to the fence height regulations along Leaside Drive, and **(2)** a special exception to the fence opacity regulations along Leaside Drive.

Staff Recommendation: No staff recommendation.

BOA-26-000003

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

[26-1620A](#) Application of Bart Plaskoff for (1) a variance to the maximum lot coverage regulations at **7807 MORTON STREET**. This property is more fully described as Block 2/4833, Lot 5, and is zoned PD-67 (Tract IV), which limits the lot coverage to 40 percent for residential structures. The applicant proposes to construct and/or maintain a single-family residential structure with 49 percent lot coverage regulations (3,670 square feet of floor area) which will require (1) a 9 percent variance to the maximum lot coverage regulations (670 square feet).

Location: **7807 MORTON STREET**

Applicant: Bart Plaskoff

Representative: Bart Plaskoff

Senior Planner: Bryant Thompson

Request(s): (1) a 9 percent variance to the maximum allowed lot coverage regulations (670 square feet).

Staff Recommendation: Denial.

BOA-26-000024

Attachments:

[Case Report](#)

[Application Summary](#)

[Site Plan](#)

[Floor Plan-Patio](#)

[Elevation-Patio](#)

[Revocation Letter](#)

[Documentary Evidence-Patio Approved Plans](#)

[Documentary Evidence-Main Structure Approval](#)

[Documentary Evidence-Letter](#)

[Documentary Evidence](#)

[Documentary Evidence](#)

[Documentary Evidence](#)

[Documentary Evidence-Permit Slip](#)

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]