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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 C

JUNE 15, 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 C

Monday, June 15, 2026

10:30 AM

6ES - COUNCIL BRIEFING

**Board of Adjustment, Panel C
REGULAR MEETING
MONDAY, JUNE 15, 2026
ORDER OF BUSINESS**

The Board of Adjustment, Panel C 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=m21574b1aa659636468729cd7578997b4>

(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 one hour prior to the meeting date start time

**AGENDA
BOARD OF ADJUSTMENT PANEL C MEETING
MONDAY, JUNE 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=m21574b1aa659636468729cd7578997b4>

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

BRIEFING ITEMS

ACTION ITEMS:

APPROVAL OF MINUTES

APPROVAL OF MAY 18, 2026, PANEL C MEETING MINUTES

MISCELLANEOUS ITEMS:

NONE

UNCONTESTED ITEMS:

1 – BOA-26-000030 – 6801 WEBSTER STREET	26-1932A
2 – BOA-26-000037 – 8122 ARLENE LANE	26-1934A

HOLDOVER ITEMS:

NONE

INDIVIDUAL ITEMS:

3 – BOA-26-000031 – 6452 WALNUT HILL LANE	26-1933A
4 – BOA-26-000038 – 5418 MELROSE AVENUE	26-1935A

ADJOURNMENT

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 C MINUTES - MAY 18, 2026

VI. Case Docket

MISCELLANEOUS ITEM(S)

NONE

UNCONTESTED CASE(S)

1. [26-1932A](#) Application of Franchesca Jennings for **(1)** a variance to the front yard setback regulations at **6801 WEBSTER STREET**. This property is more fully described as Block D/2596, Lot 18, and is zoned PD-67 (Tract III), which requires a front yard setback of 25 feet. The applicant proposes to construct and/or maintain a residential structure and provide a 5-foot front yard setback, which will require **(1)** a 20-foot variance to the front yard setback regulations.

Location: **6801 WEBSTER STREET**

Applicant: Franchesca Jennings

Senior Planner: Dr. Kameka Miller-Hoskins

Request(s): **(1)** a 20-foot variance to the front yard setback regulations

Staff Recommendation: Approval.

BOA-26-000030

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

2. [26-1934A](#) Application of Miguel Abrego for **(1)** a variance to the side yard setback regulations at **8122 ARLENE LANE**. This property is more fully described as Block 7/7858, Part of Lot 7 and Tract 6, 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 1-foot 8-inch side yard setback, which will require **(1)** a 3-foot 4-inch variance to the side yard setback regulations.

Location: **8122 ARLENE LANE**

Applicant: Miguel Abrego

Senior Planner: Dr. Kameka Miller-Hoskins

Request(s): **(1)** a 3-foot 4-inch variance to the side yard setback regulation

Staff Recommendation: Approval.

BOA-26-000037

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

HOLDOVER

NONE

INDIVIDUAL CASES

3. [26-1933A](#) Application of Franchesca Jennings for **(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 triangle regulations at the driveway approach, and **(4)** a special exception to the 20-foot visibility obstruction triangle regulations at the driveway approach at **6452 WALNUT HILL LANE**. This property is more fully described as Block 1/5478, Lot 6, and is zoned R-7.5(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 20-foot visibility triangle at driveway approaches. The applicant proposes to construct and/or maintain a 6-foot-high fence in a required front-yard, which will require **(1)** a 2-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, to construct and/or maintain a single-family residential fence structure in a required 20-foot visibility obstruction triangle at the most easterly driveway approach along Walnut Hill Lane , which will require **(3)** a special exception to the 20-foot visibility obstruction regulation at the most easterly driveway approach along Walnut Hill Lane, and to construct and/or maintain a single-family residential fence structure in a required 20-foot visibility obstruction triangle at the most westerly driveway approach along Walnut Hill Lane, which will require **(4)** a special exception to the 20-foot visibility obstruction regulation at the most westerly driveway approach along Walnut Hill Lane.

Location: **6452 WALNUT HILL LANE**

Applicant: Franchesca Jennings

Senior Planner: Dr. Kameka Miller-Hoskins

Request(s): **(1)** a 2-foot 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, and **(4)** a special exception to the 20-foot visibility obstruction regulation

Staff Recommendation: No staff recommendation.

BOA-26-000031

Attachments: [Case Report](#)
[Application Summary](#)
[Site Plan and Elevation](#)
[Engineering Comment Sheet](#)

4. [26-1935A](#) Application of Jorge Maliachi for **(1)** a variance to the front yard setback regulations, **(2)** a variance to the side yard setback regulations, **(3)** a variance to the side yard setback regulations, and **(4)** a variance to the maximum lot coverage regulations at **5418 MELROSE AVENUE**. This property is more fully described as Block C/1978, Lots 8, 9, and 10, and is zoned R-7.5(A), which requires a front yard setback of 25-feet, a side yard setback of 5-feet, and limits the lot coverage to 45 percent for residential structures. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 7-foot front yard setback, which will require **(1)** an 18-foot variance to the front yard setback regulations, to construct and/or maintain a single-family residential structure and provide a 3-foot side yard setback at the west side of the property, which will require **(2)** a 2-foot variance to the side yard setback regulations, to construct and/or maintain a single-family residential structure and provide a 3-foot 10-inch side yard setback at the east side of the property, which will require **(3)** a 1-foot 2-inch variance to the side yard setback regulations, and to construct and or maintain a single-family residential structure with 53 percent lot coverage (2,302 square feet), which will require **(4)** an 8 percent (368.35 square foot) variance to the maximum lot coverage regulations.

Location: **5418 MELROSE AVENUE**

Applicant: Jorge Maliachi

Senior Planner: Dr. Kameka Miller-Hoskins

Request(s): **(1)** an 18-foot variance to the front yard setback regulations, **(2)** a 2-foot variance to the side yard setback regulations, **(3)** a 1-foot 2-inch variance to the side yard setback regulations, and **(4)** an 8 percent (368.35 square foot) variance to the maximum lot coverage regulations

Staff Recommendation: Denial.

BOA-26-000038

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

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]