

**FILE NUMBER:** BOA-25-000089(SD)

**BUILDING OFFICIAL'S REPORT:** Application of Kristina Palmer Shedd for **(1)** a special exception for the handicapped to the single-family use regulations at **5141 NORTHAVEN ROAD**. This property is more fully described as Block 9/6392, Lot 8, and is zoned R-1/2ac(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 for the handicapped to the single-family zoning use regulations.

**LOCATION:** 5141 Northaven Road

**APPLICANT:** Kristina Shedd Palmer

**REQUEST:**

(1) A special exception for the handicapped to the single-family zoning use regulations.

**STANDARDS OF REVIEW FOR A SPECIAL EXCEPTIONS FOR THE HANDICAPPED:**

Section 51A-1.107 of the Dallas Development Code states that the board of adjustment shall grant a special exception to any regulation in this chapter if, after a public hearing, the board finds that the exception is necessary to afford a handicapped person equal opportunity to use and enjoy a dwelling. The term "handicapped person" means a person with a "handicap," as that term is defined in the Federal Fair Housing Amendments Act of 1988, as amended. The board may impose reasonable conditions upon the granting of this special exception consistent with the purpose stated in this section. This section does not authorize the board to grant a change in the use of a building or structure. (Ord. 21183)

**STAFF RECOMMENDATION:**

No staff recommendation is made on this request

**BACKGROUND INFORMATION:**

**Zoning:**

Site: R-1/2ac(A)  
North: R-16(A)  
South: R-1/2ac(A)  
East: PD-620  
West: R-1/2ac(A)

**Land Use:**

The subject site is developed with a single-family home with surrounding properties sharing the same type development.

### **BDA History:**

No BDA history has been found.

### **GENERAL FACTS/STAFF ANALYSIS:**

- The application of Kristina Palmer Shedd for the property located at 5141 Northaven Road focuses on one request relating to a special exception for the handicapped to the single-family zoning use regulations.
- As illustrated on the site, elevation, and floor plans, the applicant proposes to construct and/or maintain an additional dwelling unit (not for rent), which will require a special exception for the handicapped to the single-family zoning use regulations.
- This case comes to the Board of Adjustment as self-referral.
- Staff review during intake process yielded no existing permits were disclosed or found, and the current garage on site will be demolished.
- Staff site visit yielded visible accessory structures in the rear yards of some homes within the 200-foot radius. The accessory structures could not be determined to be dwelling units.
- The applicant has the burden of proof in establishing that granting a special exception to afford a handicapped person equal opportunity to use and enjoy a dwelling unit is necessary.
- Granting the special exception for the handicapped to the single-family use regulations with a condition that the applicant complies with the submitted site plan, would require the proposal to be constructed as shown on the submitted documents.

200' Radius Video: [BOA-25-000089 at 5141 Northaven Road](#).

### **Timeline:**

- December 2, 2025: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.
- December 4, 2025: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel B
- December 16, 2025: The Planning and Development Senior Planner emailed the applicant the following information:
- an attachment that provided the public hearing date and panel that will consider the application; the **December 26, 2025**, deadline to submit additional evidence for staff to factor into their analysis; and **January 9, 2026**, deadline to submit additional evidence to be incorporated into the board's docket materials.
  - the criteria/standard that the board will use in their decision to approve or deny the request; and
  - the Board of Adjustment Working Rules of Procedure pertaining

to documentary evidence.

December 31, 2025: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **January** public hearings. Review team members in attendance included: Planning Manager, The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planners, Project Coordinator, Conservation District Chief Planner, Chief Arborists, and Transportation Engineer.



1:1,200


## AERIAL MAP


Case no: **BOA-25-000089**

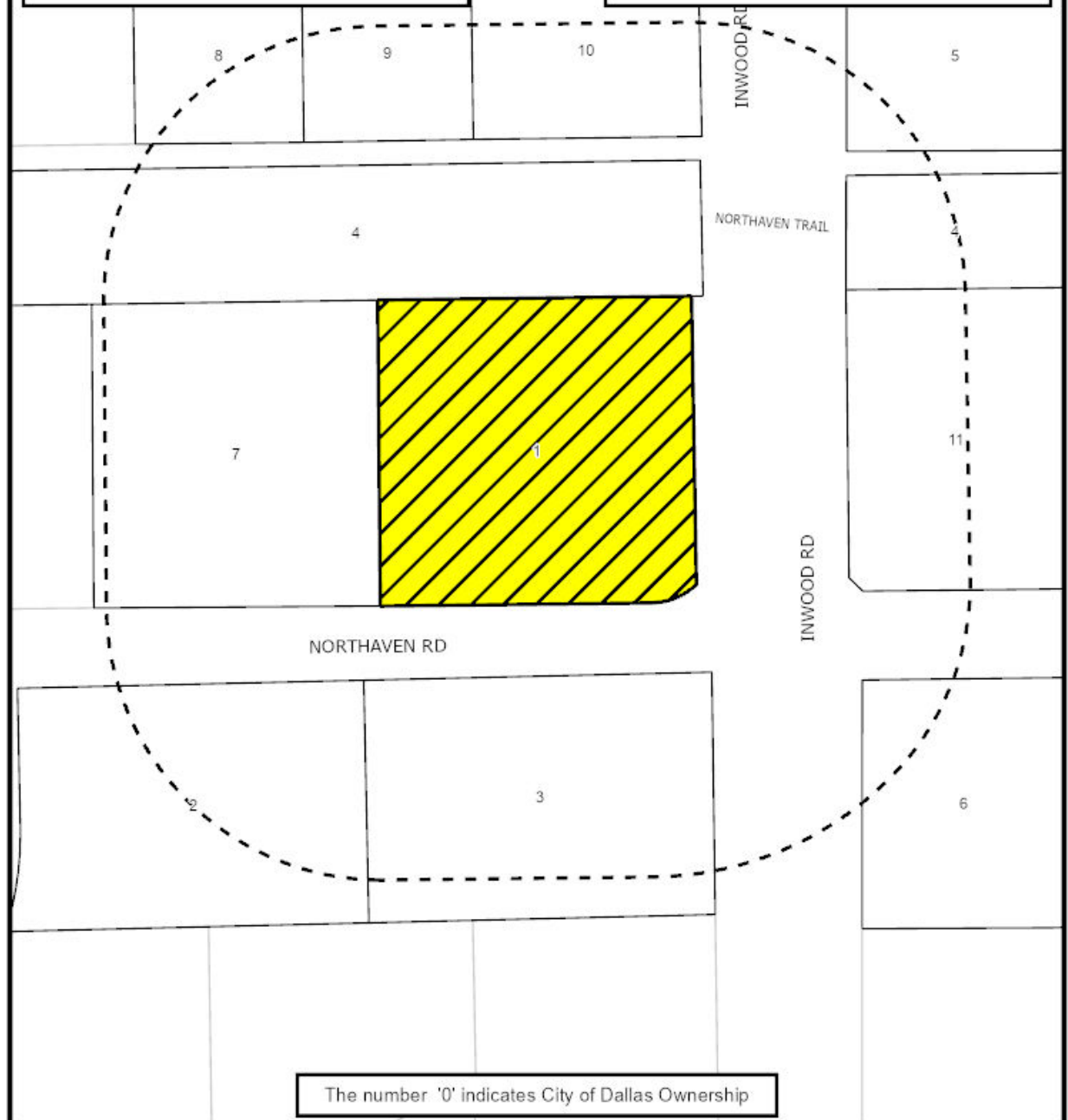
Date: **12/03/2025**





The area of request is hatched  . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.

El área de solicitud está sombreada  . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.



1:1,200

## NOTIFICATION

200'

AREA OF NOTIFICATION

11

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BOA-25-000089**

Date: **12/3/2025**

12/03/2025

## ***Notification List of Property Owners***

***BOA-25-000089***

### ***11 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	5141 NORTHAVEN RD	SHEDD CHRISTOPHER SCOTT &
2	5120 NORTHAVEN RD	VILLAGE PSHUNTSVILLE LLC
3	5140 NORTHAVEN RD	EGBUNA JOHN & ADDIE
4	11300 INWOOD RD	ONCOR ELECRC DELIVERY COMPANY
5	5212 MEADOW CREST DR	HAUDER BERNARD E &
6	5220 NORTHAVEN RD	MONSEF PEYMAN &
7	5121 NORTHAVEN RD	CHARALAMBOPOULOS GEORGE & FAY
8	5146 MEADOW CREST DR	BARKLEY W A
9	5156 MEADOW CREST DR	HAGEWOOD ELIZABETH B &
10	5166 MEADOW CREST DR	HARRISON MICHAEL &
11	11306 INWOOD RD	GRACE BIBLE CHURCH





## NOTICE OF PUBLIC HEARING

### BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL B)

NOTICE IS HEREBY GIVEN that the BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL B) will hold a hearing as follows:

DATE: WEDNESDAY, JANUARY 21, 2026

BRIEFING: 10:30 a.m. via Videoconference and in 6ES COUNCIL BRIEFING, Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa012126>

HEARING: 1:00 p.m. via Videoconference and in 6ES COUNCIL BRIEFING, Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa012126>

The purpose of the hearing is to consider the following appeal(s) now pending before the Board of Adjustment.

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BOA-25-000089(KMH) Application of Kristina Palmer Shedd for (1) a special exception for the handicapped to the single-family use regulations at 5141 NORTHAVEN ROAD. This property is more fully described as Block 9/6392, Lot 8, and is zoned R-1/2ac(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 for the handicapped to the single-family zoning use regulations.

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You have received this notice because you own property within 200 feet of the above property. You may be interested in attending the Board of Adjustment hearing to express your support for or opposition to the application. You may also contact the Board of Adjustment by email to [BDAREPLY@dallas.gov](mailto:BDAREPLY@dallas.gov). Letters will be accepted until 9:00 am the day of the hearing, if you are unable to attend the hearing. If you choose to respond, it is important that you let the Board know your reasons for being in favor of or in opposition to the application. The Board members are very interested in your opinion.

Note: Any materials (such as plans, elevations, etc.) included within this notice may be subject to change.

The Board of Adjustment hearing will be held by videoconference and in 6ES at City Hall. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure by joining the meeting virtually, must register online at <https://bit.ly/BDA-B-Register> by the close of business Tuesday, January 20, 2026. All virtual speakers will be required to show their video in order to address the board. In Person speakers can register at the hearing. Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; and [bit.ly/cityofdallastv](http://bit.ly/cityofdallastv) or [YouTube.com/CityofDallasCityHall](https://www.youtube.com/CityofDallasCityHall)

**Speakers at the meeting are allowed a maximum of three minutes to address the Board.**

Additional information regarding the application may be obtained by calling Dr. Kameka Miller-Hoskins, Chief Planner at (214) 948-4478, or Mary Williams, Board Secretary at (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

Board of Adjustment  
Planning & Development Department  
1500 Marilla Street 5CN Dallas TX 75201

**PLEASE SEND REPLIES TO:**

[BDAREPLY@dallas.gov](mailto:BDAREPLY@dallas.gov)

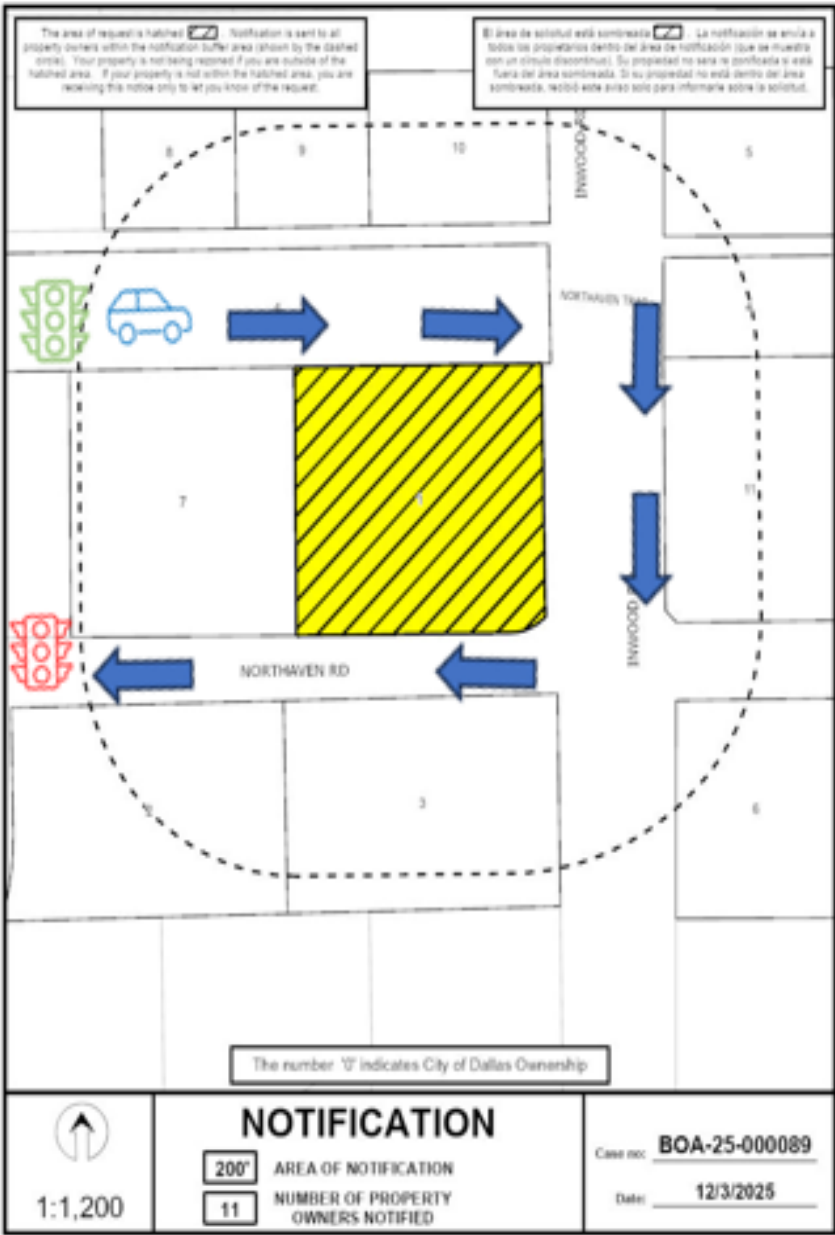
Letters will be received until 9:00  
am the day of the hearing.

**PLEASE REGISTER AT:**

<https://bit.ly/BDA-B-Register>



# 200' Radius Route Map



 1:1,200	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="0"><tr><td style="border: 1px solid black; padding: 2px; text-align: center;">200'</td><td>AREA OF NOTIFICATION</td></tr><tr><td style="border: 1px solid black; padding: 2px; text-align: center;">11</td><td>NUMBER OF PROPERTY OWNERS NOTIFIED</td></tr></table>	200'	AREA OF NOTIFICATION	11	NUMBER OF PROPERTY OWNERS NOTIFIED	<table border="0"><tr><td>Case no:</td><td><u>BOA-25-000089</u></td></tr><tr><td>Date:</td><td><u>12/3/2025</u></td></tr></table>	Case no:	<u>BOA-25-000089</u>	Date:	<u>12/3/2025</u>
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**Route Directions:**

**Start on Northaven Trail**

**Right on Inwood Road**

**Right on Northaven Road**



