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**CITY SECRETARY
DALLAS, TEXAS**

City of Dallas

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

Public Notice

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POSTED CITY SECRETARY
DALLAS, TX



Board of Adjustment

Panel B

January 21, 2026

Briefing at 10:30 AM

Hearing at 1:00 PM



CITY OF DALLAS

BOARD OF ADJUSTMENT – PANEL B
WEDNESDAY, JANUARY 21, 2026
AGENDA

BRIEFINGS: **Videoconference/6ES Council Briefing Room*** **10:30 a.m.**

(The Board of Adjustment may be briefed on any item on the agenda if it becomes necessary.)

PUBLIC HEARINGS: **Videoconference/6ES Council Briefing Room*** **1:00 p.m.**
Public hearings will not be heard before 1:00 p.m.

PURPOSE: To consider the attached agendas.

*** All meeting rooms and chambers are located in Dallas City Hall, 1500 Marilla, Dallas, Texas**

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 listen to the meeting, may participate by video by joining Cisco Webex Link: <https://bit.ly/boa012126> or by calling the following phone number: **Webinar number:** (Webinar 2492 393 2532) password: dallas (325527 from phones)) and by **phone:** +1-469-210-7159 United States Toll (Dallas) or +1-408-418-9388 United States Toll (Access code: 2492 393 2532 **Password (if required)** 325527.

Individuals and interested parties wishing to speak must register with the Board of Adjustment by registering online at <https://dallascityhall.com/government/Boards-and-Commissions/Board-of-Adjustment/Pages/Meetings.aspx> or call (214) 670-4127, by 5:00 p.m., Tuesday, January 20, 2026.

Las personas y las partes interesadas que desean hablar deben registrarse con en el Departamento de Planificación y Desarrollo registrándose en línea en <https://dallascityhall.com/government/Boards-and-Commissions/Board-of-Adjustment/Pages/Meetings.aspx> o llamando al (214) 670-4127, antes de las 5:00 p.m. del martes, 20 de Enero de 2026.

The public may attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person. The City of Dallas will make “Reasonable Accommodations/Modifications” to programs and/or other related activities to ensure any and all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation(interpreter) to fully participate in the meeting should notify the Board of Adjustment by emailing mary.williams1@dallas.gov, calling (214) 670-4127, at least seventy-two (72) hours (3 days) prior to the scheduled meeting. A video stream of the meeting will be available twenty-four (24) hours after adjournment by visiting <https://dallastx.new.swagit.com/views/113>.

Se anima al público a asistir a la reunión virtualmente; sin embargo, la audiencia está disponible para aquellos que deseen asistir en persona. La ciudad de Dallas llevará a cabo “Adecuaciones/Modificaciones Razonables” a los programas y/u otras actividades relacionadas para asegurar que todos y cada uno de los residentes tengan acceso a los servicios y recursos para asegurar una reunión equitativa e inclusiva. Cualquier persona que requiera asistencia adicional, servicio, y/o traducción (intérprete) para poder participar de forma íntegra en la reunión debe notificar a Departamento de Planificación y Desarrollo enviando un correo electrónico a mary.williams1@dallas.gov, llamando al (214) 670-4127, por lo menos setenta y dos (72) horas (3 días) antes de la reunión programada. Una transmisión en video de la reunión estará disponible dos días hábiles luego de la finalización de la reunión en <https://dallastx.new.swagit.com/views/113>.

AGENDA
BOARD OF ADJUSTMENT PANEL B MEETING
WEDNESDAY, JANUARY 21, 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/cityofdallasty:

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=mc20d5dd78400f2446b6154d3e69e9933>

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

BRIEFING ITEMS

APPROVAL OF MINUTES

November 19, 2025, Meeting Minutes

ACTION ITEMS:

MISCELLANEOUS ITEMS: **Item 1**

Consideration and Approval of amended Board of Adjustment's Rules of Procedures

BOA-25-000094_FW1 – 1151 RIDGEWOOD DRIVE 25-3633A

UNCONTESTED ITEMS: **Item 2-3**

BOA-25-000086 – 4544 ISABELLA LANE 25-3631A

BOA-25-000089 – 5141 NORTHAVEN ROAD 25-3632A

HOLDOVER ITEMS: **Item 4**

BOA-25-000055 – 6964 WAKEFIELD STREET 25-3634A

INDIVIDUAL ITEMS:

NONE

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."

The Board/Commission meeting will be held by videoconference and in the Council Briefing 6Es at City Hall. Individuals who wish to listen to the meeting, may participate by video by joining Cisco Webex Link or by calling the following phone number: (408) 418-9388, Access Code: 2492 393 2532 for English.

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

Approval of the Minutes of November 19, 2025, Board of Adjustment Hearing

V. Miscellaneous Items

Consideration and Approval of amended Board of Adjustment's Rules of Procedure

VI. Case Docket

MISCELLANEOUS ITEM(S)

1. [25-3633A](#) Application of Abril Renteria for a fee waiver for **(1)** a variance to the maximum height for structures accessory to single-family use regulations, and for **(2)** a variance to the floor area for structures accessory to single family use regulations at **1151 RIDGEWOOD DRIVE**. This property is more fully described as Block B/6245, Lot 13, and is zoned R-7.5(A).

Location: **1151 RIDGEWOOD DRIVE**

Applicant: Abril Renteria

Representative: Abril Renteria

Senior Planner: Bryant Thompson

Request: **(1)** A request for a fee waiver for **(1)** a variance to the maximum height for structures accessory to single-family use regulations, and for **(2)** a variance to the floor area for structures accessory to single family use regulations.

Staff Recommendation: No staff recommendation.

BOA-25-000094 FW1

Attachments: [Case Report](#)

UNCONTESTED CASE(S)

2. [25-3631A](#) Application of Jennifer Hiromoto for (1) a special exception to the fence height regulations, and for (2) a special exception to the fence opacity regulations at **4544 ISABELLA LANE**. This property is more fully described as Block H/5534, Lot 3, 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 5 feet from the front lot line. The applicant proposes to construct and/or maintain a 5-foot 7-inch-high fence in a required front yard, which will require (1) a 1-foot 7-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: **4544 ISABELLA LANE**

Applicant: Jennifer Hiromoto

Representative: Jennifer Hiromoto

Senior Planner: Sheniqua Dunn

Request: (1) A request for a special exception to the fence height regulations, and (2) A request for a special exception to the fence opacity regulations.

Staff Recommendation: No staff recommendation.

BOA-25-000086

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

3. [25-3632A](#) 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 Palmer Shedd

Representative: Kristina Palmer Shedd

Senior Planner: Sheniqua Dunn

Request: (1) a special exception for the handicapped to the single-family use regulations

Staff Recommendation: No staff recommendation.

BOA-25-000089

Attachments: [Case Report](#)
[Site Plan](#)
[Elevation & Floor Plans](#)

HOLDOVER

4. [25-3634A](#) Application of Ryan Huston for (1) a variance to the floor area for structures accessory to single-family use regulations, and for (2) a variance to the building height for structures accessory to single-family use regulations at **6964 WAKEFIELD STREET**. This property is more fully described as Block H/5437, Lot 12, and is zoned R-7.5(A), which states that an accessory structure may not exceed 25 percent of the floor area of the main structure and prohibits the building height of an accessory structure to exceed the height of the main structure. The applicant is proposing to construct and/or maintain a single-family residential accessory structure with 621 square feet of floor area (31.4% of the 1,976 square foot floor area of the main structure), which will require (1) a 127 square foot variance to the floor area for structures accessory to single family use regulations, and to construct and/or maintain a single-family residential accessory structure with a building height of 21-feet 6-inches, which will require (2) a 9-foot 6-inch variance to the maximum building height for structures accessory to single-family use regulations.

Location: **6964 WAKEFIELD STREET**

Applicant: Ryan Huston

Representative: Ryan Huston

Senior Planner: Bryant Thompson

Request: (1) Variance to the floor area regulations, and
(2) Variance to the building height regulations

Staff Recommendation: Denial.

BOA-25-000055

Attachments: [Case Report](#)
[Site Plan](#)
[Floor Plan](#)
[Elevation](#)

INDIVIDUAL CASES

NONE

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]