

**FILE NUMBER:** BOA-26-000045(BT)

**BUILDING OFFICIAL'S REPORT:** 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 percent of the floor area of the main structure) which will require **(2)** an 11 percent (272.25 square foot) special exception for the handicapped to the floor area for structures accessory to single family use regulations.

**LOCATION:** 9743 Lanward Circle

**APPLICANT:** Cody Welch

**REQUEST:**

- (1) A special exception for the handicapped to the single-family regulations, and
- (2) A special exception for the handicapped to the floor area for structures accessory to single family 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.

**STAFF RECOMMENDATION:**

Special Exceptions (2):

No staff recommendation is made on these requests.

**BACKGROUND INFORMATION:**

**Zoning:**

Site: R-7.5(A)

North: R-7.5(A)  
East: R-7.5(A)  
South: R-7.5(A)  
West: R-7.5(A) & PD-1078 (Lake Highlands Middle School)

**Land Use:**

The subject site and surrounding properties to the east, south, and west developed with single-family uses. Further to the west lies Lake Highlands Middle School.

**BDA History:**

No BDA history has been found within the last five years

**GENERAL FACTS/STAFF ANALYSIS:**

- The application of Cody Welch for the property located at 9743 Lanward Circle focuses on two requests relating to a special exception for the handicapped to the single-family use regulations, and for a special exception for the handicapped to the floor area for structures accessory to single family regulations.
- The first request relates to the additional dwelling unit (not for rent), which will require a special exception for the handicapped to the single-family zoning use regulations.
- The second request relates to the floor area for structures accessory to the single-family use regulations for the handicapped to enjoy a dwelling. The applicant is proposing to construct and maintain an accessory structure greater than 25 percent of the main floor area.
- The applicant has the burden of proof in establishing that granting a special exception is necessary to afford a handicapped person equal opportunity to use and enjoy a dwelling unit.
- Granting the special exception for the handicapped to the single-family use regulations and floor area 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-26-000045 at 9743 Lanward Cir](#)

**Timeline:**

June 2, 2026: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

June 9, 2026: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**.

June 22, 2026: 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 **1:00 pm, June 26, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **1:00 pm, July 2, 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.


June 30, 2026:

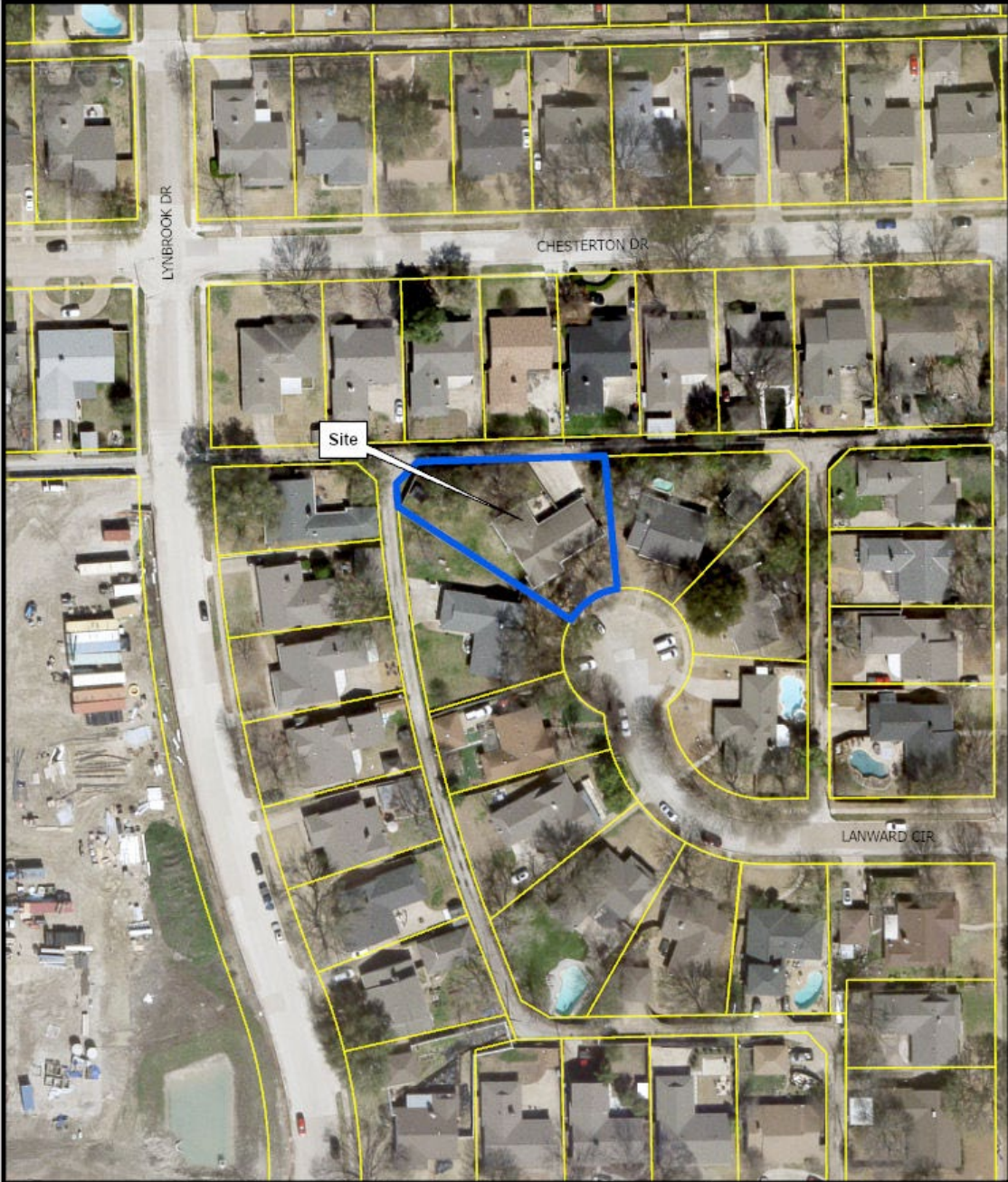
The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **July** public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator,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



# Planning & Development Department

320 E Jefferson Blvd, Dallas TX 75203  
(214) 948-4480

BOARD OF ADJUSTMENT REFERRAL FORM	
Referred by: Ivan Rosales	Date: 4/2/26
Department: Planning & Development	
Phone/Email: 214-948-4252/ivan.rosales@dallas.gov	
Manager signature: 	
Consulted with:	
<input checked="" type="checkbox"/> Applicant	
<input type="checkbox"/> Representative	
<input type="checkbox"/> Owner	
Name: Cody Welch	
Phone/Email: 2103858841 / cody@byromroseconstruction.com	
Property Information	
Address: 9743 Lanward Cir	
Lot: 8	
City Block: 8093	
Zoning Classification: R-7.5A	
Issues that require Board action	
List the City of Dallas Development Code(s) this project is non-compliant with:	
Check all that apply: <input type="checkbox"/> Variance <input checked="" type="checkbox"/> Special Exception	
<input type="checkbox"/> Yard setback	
<input type="checkbox"/> Lot Width	
<input type="checkbox"/> Lot Depth	
<input type="checkbox"/> Lot coverage	
<input checked="" type="checkbox"/> Floor area for accessory structures for single-family uses	
<input type="checkbox"/> Height	
<input type="checkbox"/> Minimum width of sidewalk	
<input type="checkbox"/> Off-street parking	
<input type="checkbox"/> Off-street loading	
<input type="checkbox"/> Landscape regulations	
<input type="checkbox"/> fence height and/or standards	
<input type="checkbox"/> Visibility triangle obstructions	
<input type="checkbox"/> Parking demand	
<input checked="" type="checkbox"/> Additional dwelling unit (not for rent) <input type="checkbox"/> Accessory dwelling unit (for rent)	
<input type="checkbox"/> Carport	
<input type="checkbox"/> Non-conforming use or structure	
<input type="checkbox"/> Administrative Official Appeal	
<input type="checkbox"/> Other:	
Description:	
Alternative resolutions discussed/offered:	

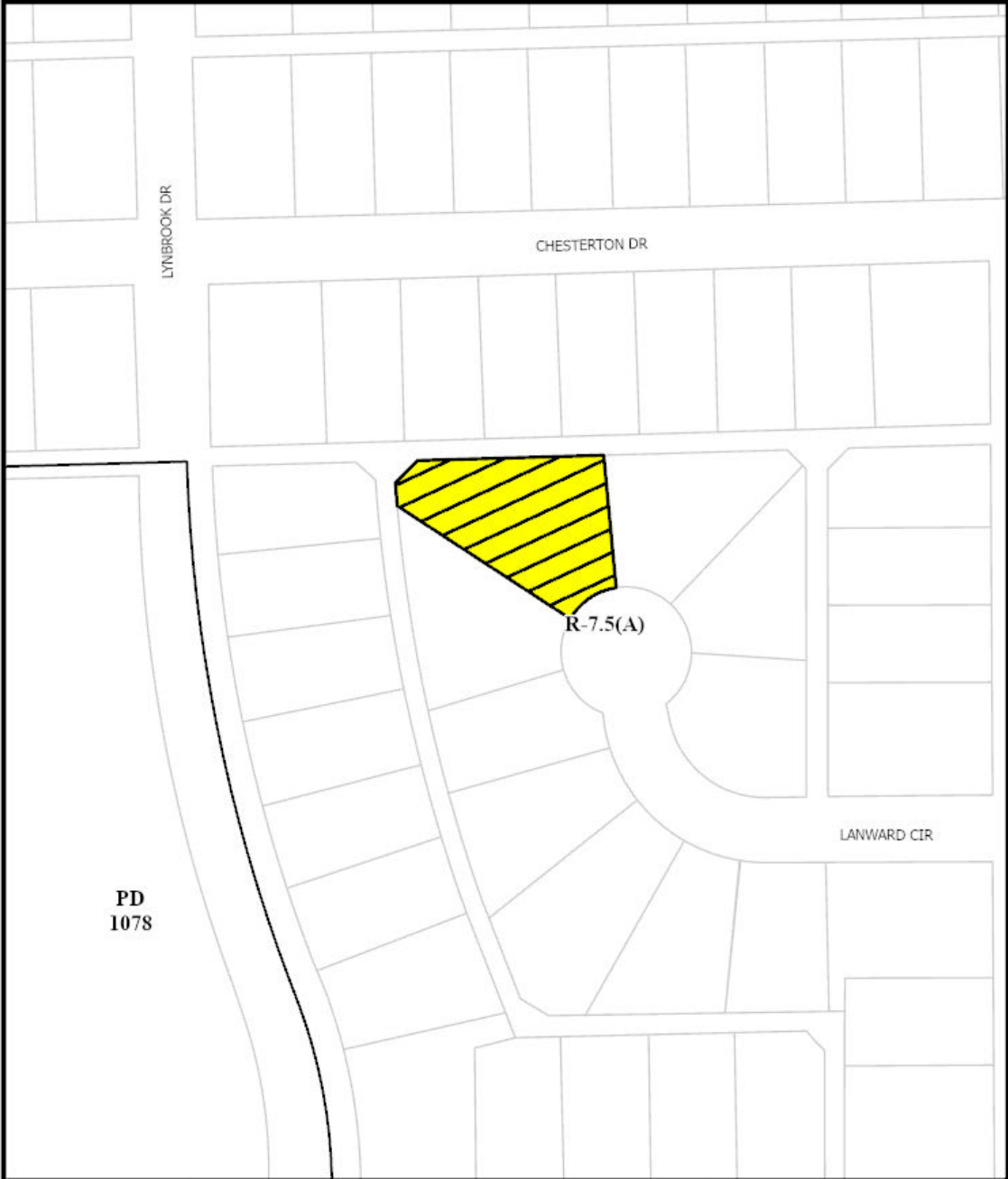


1:1,200

# AERIAL MAP

Case no: **BOA-26-000045**

Date: **06/04/2026**





1:1,200

# ZONING MAP

Case no: **BOA-26-000045**

Date: **06/04/2026**

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

**34** NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BOA-26-000045**

Date: **6/4/2026**

# *Notification List of Property Owners*

*BOA-26-000045*

## *34 Property Owners Notified*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9743 LANWARD CIR	WETZEL TAMMY ANN & RICHARD
2	10201 WALNUT HILL LN	RICHARDSON ISD
3	9783 LANWARD DR	FULANI KAMAL & BINA
4	9773 LANWARD DR	GOAD BRYAN & NICOLE
5	9763 LANWARD DR	TUCKER DON & PAM LIVING TRUST
6	9759 LANWARD DR	FANDREY SARAH B
7	9755 LANWARD CIR	HESTON SCOTT M & JOANNE M
8	9751 LANWARD CIR	SANCHEZ MICHELLE D
9	9747 LANWARD CIR	SHEETS DUSTIN LARUE &
10	9739 LANWARD CIR	DWYER EILEEN
11	9735 LANWARD CIR	OBRIEN THOMAS JOHN &
12	9731 LANWARD CIR	KRASS ROBERT &
13	9727 LANWARD CIR	PRINCIPE CHRISTINA
14	9723 LANWARD CIR	Taxpayer at
15	9714 LYNBROOK DR	GRIEDER ISAAC T & STEPHANIE L
16	9718 LYNBROOK DR	STEWART ANGELA GAIL
17	9724 LYNBROOK DR	TOKAR THOMAS A & TRENITY A
18	9728 LYNBROOK DR	CHENAULT PARKER J &
19	9732 LYNBROOK DR	MULLINS TERRY L &
20	9738 LYNBROOK DR	Taxpayer at
21	10506 CHESTERTON DR	FINDLEY BETTY L
22	10510 CHESTERTON DR	WALLACE GREG
23	10516 CHESTERTON DR	CORBETT SHEILA DIANE
24	10520 CHESTERTON DR	VAN HON ENTERPRISES LLC
25	10526 CHESTERTON DR	FERGUSON MEGAN LEIGH BERGEN
26	10530 CHESTERTON DR	CRABTREE MARY ELLEN LIFE EST

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	10536 CHESTERTON DR	BARTON DOUGLAS L &
28	10540 CHESTERTON DR	COURTNEY LENNON
29	10432 CHESTERTON DR	PEREZ LESLIE GINGER &
30	10509 CHESTERTON DR	COX CATHLEEN S
31	10515 CHESTERTON DR	BERRY VIRGINIA LIFE EST
32	10519 CHESTERTON DR	BERNAL MARIA C
33	10525 CHESTERTON DR	ST JACQUES KEVIN R &
34	10529 CHESTERTON DR	KISSINGER DONALD

 1:1,200	<b>NOTIFICATION</b>	Case no: <b>BOA-26-000045</b>
	<div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">200'</div> <div>AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">34</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	Date: <b>6/4/2026</b>

**Route Directions:**

**Start on Chesterton Dr.**

**Left on Lynbrook Dr.**

**Left on Lanward Dr.**

**Left on Lanward Cir.**

**U-Turn on Lanward Cir.**

**Left into alleyway**

**\*Subject site at 3:08 and 4:20.**

## 200' Radius Route Map



## NOTICE OF PUBLIC HEARING

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

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

**DATE:** TUESDAY, JULY 14, 2026

**BRIEFING:** 10:30 a.m. via Videoconference and in 6EN COUNCIL CHAMBERS at Dallas City Hall, 1500 Marilla Street

**HEARING:** 1:00 p.m. Videoconference and in 6EN COUNCIL CHAMBERS at Dallas City Hall, 1500 Marilla Street

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

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**BOA-26-000045(BT)** 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.

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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 at 6EN Council Chambers. 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-A-Register> by the 5 p.m. on Monday, July 13, 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](http://YouTube.com/CityofDallasCityHall).

**Speakers at the meeting are allowed a maximum of five (5) minutes to address the Board.**

Additional information regarding the application may be obtained by calling Bryant Thompson, Senior Planner (214) 948-4502, 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 and 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-A-Register>