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**CITY SECRETARY
DALLAS, TEXAS**

City of Dallas

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

Public Notice

260804

POSTED CITY SECRETARY
DALLAS, TX



Board of Adjustment

Panel C

SEPTEMBER 14, 2026

Briefing at 10:30 AM

Hearing at 1:00 PM



City of Dallas

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

Agenda

Board of Adjustment, Panel C

Monday, September 14, 2026

10:30 AM

6ES - COUNCIL BRIEFING

**BOARD OF ADJUSTMENT, PANEL C
REGULAR MEETING
MONDAY, SEPTEMBER 14, 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=m22a04c6c15b9ecb59a07c94ad062f877>

(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 at: <https://bit.ly/BDA-C-Register>

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 pistol 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."



CITY OF DALLAS!
BOARD OF ADJUSTMENT – PANEL C
MONDAY, SEPTEMBER 14, 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/boa091426> or by calling the following phone number: **Webinar number:** (Webinar 2491 830 0545) 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: 2491 830 0545 **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., Sunday, September 13, 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 domingo, 13 de Septiembre 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 C MEETING
MONDAY, SEPTEMBER 14, 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=m22a04c6c15b9ecb59a07c94ad062f877):

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m22a04c6c15b9ecb59a07c94ad062f877>

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

BRIEFING ITEMS

ACTION ITEMS:

APPROVAL OF MINUTES

APPROVAL OF AUGUST 17, 2026, PANEL C HEARING MINUTES

MISCELLANEOUS ITEMS:

1 – BOA-26-000065_FW1 – 1227 ST. PATRICIO DRIVE 26-2937A

UNCONTESTED ITEMS:

2- BOA-26-000061 – 7141 SANTA MONICA DRIVE 26-2938A

HOLDOVER ITEMS:

NONE

INDIVIDUAL ITEMS:

3 - BOA-26-000060 – 2711 ELM STREET 26-2939A

ADJOURNMENT

I. Call to Order**II. Staff Presentation/Briefing****III. Public Hearing****IV. Public Testimony****V. Miscellaneous Items**

APPROVAL OF AUGUST 17, 2026, PANEL C HEARING MINUTES

VI. Case Docket**MISCELLANEOUS ITEM(S)**

1. [26-2937A](#) Application of Molly Kathryn Davis for (1) a fee waiver for a special exception to the front yard setback regulations for a carport at **1227 SAN PATRICIO DRIVE**. This property is more fully described as block A/5363 lot 4 and is zoned R-7.5(A).

Location: **1227 SAN PATRICIO DRIVE**

Applicant: Molly Kathryn Davis

Senior Planner: Dr. Kameka Miller-Hoskins

Request(s): **(1)** Fee a waiver for a special exception to the front yard setbacks for a carport.

Staff Recommendation: No staff recommendation.

BOA-26-000065 FW1

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

UNCONTESTED CASE(S)

2. [26-2938A](#) Application of Craig Berry for **(1)** a variance to the front-yard setback regulations at **7141 SANTA MONICA DRIVE**. This property is more fully described as Block 2708, Tract 10, and is zoned CD-6 (Tract 1), which requires a front-yard setback of 35-feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 17-foot 10-inch front yard setback, which will require **(1)** a 17- foot 2-inch variance to the front yard setback regulations.

Location: **7141 SANTA MONICA DRIVE**

Applicant: Craig Berry

Senior Planner: Bryant Thompson

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

Staff Recommendation: Approval.

BOA-26-000061

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

HOLDOVER

NONE

INDIVIDUAL CASES

3. [26-2939A](#) Application of Steven F Darling to appeal the decision of an administrative official in the revocation of a Certificate of Occupancy at **2711 ELM STREET**. This property is more fully described as Block C/483, part of Lots 40 and 41, and is zoned PD-269 (Tract A), which requires that the building official shall revoke a certificate of occupancy if the building official determines that the certificate of occupancy was issued in error, was issued on the basis of false, incomplete, or incorrect information supplied, or the use or occupancy is being operated in a manner that is a substantial danger of injury or an adverse health impact to any person or property and is in violation of the codes, the Dallas Development Code, other city ordinances, rules, or regulations, of any country, state, or federal laws or regulations. The applicant proposes to appeal the decision of an administrative official in the revocation of Certificate of Occupancy No. 2502211021_198585071-003 issued on January 02, 2026.

Location: **2711 ELM STREET**

Applicant: Steven F Darling

Senior Planner: Dr. Kameka Miller- Hoskins

Request(s): **(1)** appeal the decision of an administrative official in the revocation of a Certificate of Occupancy

Staff Recommendation: No staff recommendation.

BOA-26-000060

Attachments: [Case Report](#)
 [Application Summary](#)
 [Site Plans](#)
 [Documentary Evidence-Revocation letter and related materials.pdf](#)
 [Issued Certificate of Occupancy.pdf](#)
 [Building Officials Brief and Exhibits BOA-26-000060](#)

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]