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**CITY SECRETARY
DALLAS, TEXAS**

City of Dallas

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

Public Notice

260809

POSTED CITY SECRETARY
DALLAS, TX



Board of Adjustment

Panel A

SEPTEMBER 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 A

Tuesday, September 15, 2026

10:30 AM

COUNCIL CHAMBERS, 6TH FLOOR

BOARD OF ADJUSTMENT, PANEL A

REGULAR MEETING

TUESDAY, SEPTEMBER 15, 2026

ORDER OF BUSINESS

The Board of Adjustment, Panel A 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=m0844cc250bdbf22f5d7772cf32e43dbf>

(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-A-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."

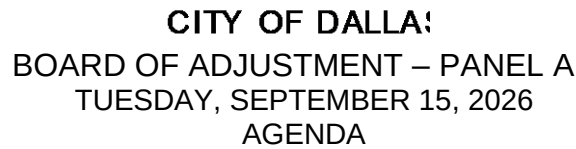
"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistol oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola 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."



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

PURPOSE: To consider the attached agendas.

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 A MEETING
TUESDAY, SEPTEMBER 15, 2026
ORDER OF BUSINESS**

The Board of Adjustment meeting will be held by videoconference and in the Council Chambers 6th Floor EN 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=m0844cc250bdbf22f5d7772cf32e43dbf):

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m0844cc250bdbf22f5d7772cf32e43dbf>

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

BRIEFING ITEMS

APPROVAL OF MINUTES

APPROVAL OF AUGUST 18, 2026, PANEL A HEARING MINUTES

ACTION ITEMS:

MISCELLANEOUS ZONING ITEMS:

NONE

UNCONTESTED ITEMS:

- | | |
|--|----------|
| 1- BOA-26-000040 – 4701 MIRON DRIVE | 26-2942A |
| 2- BOA-26-000054 – 10660 STRAIT LANE | 26-2943A |
| 3- BOA-26-000057 – 1937 IRVING BOULEVARD | 26-2944A |

HOLDOVER ITEMS

- | | |
|---------------------------------------|----------|
| 4- BOA-26-000026 – 6632 CHURCHILL WAY | 26-2946A |
|---------------------------------------|----------|

INDIVIDUAL ITEMS:

- | | |
|---------------------------------------|----------|
| 5- BOA-26-000058 – 410 HILLBURN DRIVE | 26-2945A |
|---------------------------------------|----------|

ADJOURNMENT

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

APPROVAL OF AUGUST 18, 2026, PANEL A HEARING MINUTES

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

NONE

UNCONTESTED CASE(S)

[26-2942A](#) Application of Nicholas Lowe for **(1)** a special exception to the fence height regulations at **4701 MIRON DRIVE**. This property is more fully described as Block A/5554, Lot 2, and is zoned R-1ac(A), which limits the height of a fence in the front yard to 4-feet. The applicant proposes to construct and/or maintain a fence/wall ranging from 5-feet to 8-feet in height within a required front-yard along Miron Drive, with the highest point being the fence at the west side of the property at 8-feet and the lowest point being the fence/wall at the west side of the property at 5-feet, which will require **(1)** a 4-foot special exception to the fence height regulations.

Location: **4701 MIRON DRIVE**

Applicant: Nicholas Lowe

Senior Planner: Bryant Thompson

Request(s): **(1)** a special exception to the fence height regulations

Staff Recommendation: No staff recommendation.

BOA-26-000040

Attachments: [Case Report](#)
 [Application Summary](#)
 [Site Plan](#)
 [Elevations](#)
 [Letter of Support](#)
 [Letter of Support](#)
 [Presentation](#)

[26-2943A](#)

Application of Morgun Brown for **(1)** a special exception to the fence height regulations, and for **(2)** a special exception to the fence opacity regulations at **10660 STRAIT LANE**. This property is more fully described as Block F/5518, Lot 9, 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 not be located less than 5-feet from the front lot line. The applicant proposes to construct and/or maintain a fence/wall ranging from 7-feet 10-inches to 13-feet in height within a required front yard, with the highest point being the gate at 13-feet and the lowest point being the fence/wall at 7-feet 10-inches, which will require **(1)** a 9-foot 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: **10660 STRAIT LANE**

Applicant: Morgun Brown

Senior Planner: Bryant Thompson

Request(s): **(1)** a special exception to the fence height regulations, and for **(2)** a special exception to the fence opacity regulations

Staff Recommendation: No staff recommendation.

BOA-26-000054

Attachments:

[Case Report](#)

[Application Summary](#)

[Site Plan & Elevation - 10660 Strait Ln.pdf.pdf](#)

[26-2944A](#)

Application of Jennifer Hiromoto for **(1)** a special exception to the off-street parking regulations at **1937 IRVING BOULEVARD**. This property is more fully described as Block 23/7890, Lots 41, 42, 43, and 44, and is zoned PD-621 (Subdistrict 1A), which requires parking to be provided. The applicant proposes to construct and/or maintain a nonresidential structure for a restaurant without drive-in or drive-through service, personal service, general merchandise and food store greater or less than 3,500 square feet, office showroom/warehouse, and commercial amusement (inside) uses, and provide 72 of the required 88 parking spaces, which will require **(1)** a 16-space special exception (18.2 percent reduction) to the off-street parking regulations.

Location: **1937 IRVING BOULEVARD**

Applicant: Jennifer Hiromoto

Senior Planner: Bryant Thompson

Request(s): **(1)** a special exception to the off-street parking regulations

Staff Recommendation: No staff recommendation.

BOA-26-000057

Attachments:

[Case Report](#)

[Application Summary](#)

[Site Plan](#)

[PD 621 MUD Parking Chart](#)

[Floor Plan](#)

[Documentary Evidence](#)

HOLDOVER CASE(S)**[26-2946A](#)**

Application of Scott Clements for (1) a special exception to the fence height regulations, for (2) a special exception to the fence opacity regulations, and for (3) a special exception to the 20-foot visibility obstruction regulation at the driveway approach at **6632 CHURCHILL WAY**. This property is more fully described as Block 2/7459, Lot 3, and is zoned R-16(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 five feet from the front lot line, and requires a 20-foot visibility triangle at the driveway approach. The applicant proposes to construct and/or maintain an 8-foot-high fence in a required front-yard, which will require (1) a 4-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, and to construct and/or maintain a single-family residential fence structure in a required 20-foot visibility obstruction triangle at the driveway approach along Churchill Way, which will require (3) a special exception to the 20-foot visibility obstruction regulation at the driveway approach. **This case was held under advisement on July 14, 2026.**

Location: **6632 CHURCHILL WAY**

Applicant: Scott Clements

Senior Planner: Bryant Thompson

Request(s): (1) a special exception to the fence height regulations, for (2) a special exception to the fence opacity regulations, and for (3) a special exception to the 20-foot visibility obstruction regulation at the driveway approach.

Staff Recommendation: No staff recommendation.

BOA-26-000026

Attachments:

[Case Report](#)

[Fence Elevation](#)

[Documentary Evidence](#)

[Application Summary](#)

[Referral](#)

[Site Plan](#)

[Approved Fence](#)

[Documentary Evidence-Estimate](#)

[Revised-Proposed Fence Elevation](#)

[Survey-Churchill.pdf](#)

INDIVIDUAL CASE(S)

[26-2945A](#) Application of Herschel Bowens for **(1)** a variance to the landscape regulations, for **(2)** a special exception to the visibility obstruction regulations at the driveway approach and adjacent street curb, and for **(3)** a special exception to the fence materials regulations at **410 HILLBURN DRIVE**. This property is more fully described as Lot 3, Block 6269, and is zoned IM, where a landscape buffer must be provided between any required screening fence and an adjacent thoroughfare, requires a 20-foot visibility triangle at the driveway or alley edge and the street curb line, and prohibits the use of certain materials for a fence. The applicant proposes to construct and/or maintain an alternative landscape plan in lieu of the required landscape buffer for outside storage, which will require **(1)** a variance to the landscape regulations, to construct and/or maintain a fence structure in a required visibility obstruction triangle on the driveway edge and the street curb line 20 feet from the intersection along Elam Road, which will require **(2)** a special exception to the visibility obstruction regulations at the driveway approach and adjacent street curb, and to construct and/or maintain a fence using a prohibited material, which will require **(3)** a special exception to the fence material regulations.

Location: **410 HILLBURN DRIVE**

Applicant: Herschel Bowens

Senior Planner: Bryant Thompson

Request(s): for **(1)** a variance to the landscape regulations, for **(2)** a special exception to the visibility obstruction regulations at the driveway approach and adjacent street curb, and for **(3)** a special exception to the fence materials regulations

Staff Recommendation: **(1)** Approval, **(2)** No staff recommendation, **(3)** No staff recommendations.

BOA-26-000058

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

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]