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**CITY SECRETARY
DALLAS, TEXAS**

City of Dallas

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

Public Notice

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DALLAS, TX



Board of Adjustment

Panel A

OCTOBER 20, 2026

Briefing at 10:00 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, October 20, 2026

10:00 AM

COUNCIL CHAMBERS, 6TH FLOOR

BOARD OF ADJUSTMENT, PANEL A

REGULAR MEETING

TUESDAY, OCTOBER 20, 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=m2c0a02788f521004bb81fafe672fcafd>

(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>

**AGENDA
BOARD OF ADJUSTMENT - PANEL A MEETING
TUESDAY, OCTOBER 20, 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=m2c0a02788f521004bb81fafe672fcafd):

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m2c0a02788f521004bb81fafe672fcafd>

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

BRIEFING ITEMS

APPROVAL OF MINUTES

APPROVAL OF SEPTEMBER 15, 2026, PANEL A HEARING MINUTES

ACTION ITEMS:

MISCELLANEOUS ZONING ITEMS:

1- BOA-26-000066_FR1 – 1338 GALLOWAY AVENUE	26-3283A
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UNCONTESTED ITEMS:

2- BOA-26-000020 – 7426 CONCORD AVENUE	26-3284A
3- BOA-26-000062 – 1433 N. WESTMORELAND ROAD	26-3298A
4- BOA-26-000066 – 1338 GALLOWAY AVENUE	26-3286A
5- BOA-26-000070 – 1128 DODD STREET	26-3299A
6- BOA-26-000073 – 765 IVYWOOD DRIVE	26-3288A

HOLDOVER ITEMS

NONE

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 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."

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

APPROVAL OF SEPTEMBER 15, 2026, PANEL A HEARING MINUTES

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

1. [26-3283A](#) Application of Maria Araceli Obregon for **(1)** a fee reimbursement of fees paid for a special exception to the single-family use regulations, and for **(2)** a fee reimbursement of fees paid for a variance to the floor area for structures accessory to single-family use regulations at **1338 GALLOWAY AVENUE**. This property is more fully described as Block 3579/19, Lot 10, and is zoned R-5(A).

Location: **1338 GALLOWAY AVENUE**

Applicant: Maria Araceli Obregon

Senior Planner: Bryant Thompson

Request(s): **(1)** A fee reimbursement of fees paid for a special exception to the single-family use; **(2)** A fee reimbursement of fees paid for a variance to the floor area for structures accessory to single-family use regulations.

Staff Recommendation: No staff recommendation

BOA-26-000066 FR1

Attachments: [Case Report](#)
[Refund Request](#)
[Fee Refund Application](#)
[Referral](#)

UNCONTESTED CASE(S)

2. [26-3284A](#) Application of Marcos Munoz for **(1)** a special exception for the handicapped to the single-family use regulations, **(2)** a special exception for the handicapped to the floor area for structures accessory to single family use regulations, and for **(3)** a special exception for the handicapped to the total floor area for structures accessory to single family use regulations at **7426 CONCORD AVENUE**. This property is more fully described as Block 7/2353, Lot 22, and is zoned R-7.5(A), which limits the number of dwelling units to one, prohibits an accessory structure to exceed 25 percent of the floor area of the main structure, and prohibits the total floor area of all accessory structures on a lot to exceed 50 percent of the floor area of the main building. 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, to construct and/or maintain a single-family residential accessory structure with 1,199 square feet of floor area (48.5 percent of the 2,484 square foot floor area of the main structure), which will require **(2)** a 578 square foot (23.5 percent) special exception for the handicapped to the floor area for structures accessory to single family use regulations, and to construct and/or maintain single-family residential accessory structures with 1,350 square feet of combined floor area (54.5 percent of the 2,484 square foot floor area of the main structure), which will require **(3)** a 108 square foot (4.5 percent) special exception for the handicapped to the total floor area for structures accessory to single family use regulations.

Location: **7426 CONCORD AVENUE**

Applicant: Marcos Munoz

Senior Planner: Bryant Thompson

Request(s): **(1)** A special exception for the handicapped to the single-family use regulations, **(2)** A special exception for the handicapped to the floor area for structures accessory to single family use regulations, **(3)** A special exception for the handicapped to the total floor area for structures accessory to single family use regulations.

Staff Recommendation: No staff recommendation

BOA-26-000020

Attachments: [Case Report](#)
[Application](#)
[Referral](#)
[Site Plans](#)

3. [26-3298A](#) Application of Robert Baldwin for (1) a special exception to the sign regulations at **1433 N WESTMORELAND ROAD**. This property is more fully described as Block 6160, Tract 1, and is zoned IR, PD-811(Subarea A), which limits the number of detached signs on a premise to one per street frontage. The applicant proposes to construct and/or maintain one additional detached premises sign on a nonresidential premise, which will require (1) a special exception to the sign regulations.

Location: **1433 N WESTMORELAND ROAD**

Applicant: Robert Baldwin

Senior Planner: Bryant Thompson

Request(s): (1) A special exception to the sign regulations.

Staff Recommendation: No staff recommendation.

BOA-26-000062

Attachments: [Case Report](#)
[Application](#)
[Referral](#)
[Monument Sign Plan](#)
[Site Plans](#)
[Exhibit](#)

4. [26-3286A](#) Application of Maria Araceli Obregon for (1) a special exception to the single-family use regulations, and for (2) a variance to the floor area for structures accessory to single family use regulations at **1338 GALLOWAY AVENUE**. This property is more fully described as Block 3579/19, Lot 10, and is zoned R-5(A), which limits the number of dwelling units to one, and states that an accessory structure may not 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 to the single-family zoning use regulations, to construct and/or maintain a single-family residential accessory structure with 783 square feet of floor area (64 percent of the 1,219 square foot floor area of the main structure), which will require (2) a 479 square foot (39 percent) variance to the floor area for structures accessory to single family use regulations.

Location: **1338 GALLOWAY AVENUE**

Applicant: Maria Araceli Obregon

Senior Planner: Bryant Thompson

Request(s): (1) A special exception to the single-family regulations, (2) A variance to the floor area for structures accessory to single family use regulations.

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

BOA-26-000066

Attachments: [Case Report](#)
[Application](#)
[Referral](#)
[Site Plans](#)

5. [26-3299A](#) Application of Aubrey Quarles for **(1)** a special exception to the front yard setback regulations and for **(2)** a special exception to the visibility triangle regulations at the driveway approach and adjacent street curb at **1128 DODD STREET**. This property is more fully described as Block 47/3028, Lot 8, and is zoned PD-571(Subdistrict 2), which requires a front yard setback of 20 feet when the blockface consists of all vacant lots, and requires a 20-foot visibility triangle at the driveway approach or alley edge and the street curb line. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 6-foot 6-inch front yard setback along Cliff Road, which will require **(1)** a 13-foot 6-inch special exception to the front yard setback regulations, and to construct and/or maintain a single family residential structure in a required visibility obstruction triangle at the driveway approach along Cliff Road, which will require **(2)** a special exception to the visibility obstruction regulations at the driveway approach and adjacent street curb.

Location: **1128 DODD STREET**

Applicant: Aubrey Quarles

Senior Planner: Bryant Thompson

Request(s): **(1)** A special exception to the front yard setback regulations, **(2)** A special exception to the visibility obstruction regulations at the driveway approach and adjacent street curb.

Staff Recommendation: No staff recommendation.

BOA-26-000070

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

6. [26-3288A](#) Application of Aureliano Flores for a (1) special exception for the handicapped to the fence height regulations at **765 IVYWOOD DRIVE**. This property is more fully described as Block W/7525, Lot 30, and is zoned R-7.5(A), which limits the height of a fence in the front yard to 4-feet. The applicant proposes to construct and/or maintain a 6-foot-high fence in a required front-yard, which will require (1) a 2-foot special exception for the handicapped to the fence height regulations.

Location: **765 IVYWOOD DRIVE**

Applicant: Aureliano Flores

Senior Planner: Bryant Thompson

Request(s): (1) A special exception for the handicapped to the fence height regulations.

Staff Recommendation: No staff recommendation.

BOA-26-000073

Attachments: [Case Report](#)
[Application](#)
[Referral](#)
[Site Plans](#)

HOLDOVER CASE(S)

NONE

INDIVIDUAL CASE(S)

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]