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DALLAS, TEXAS**

City of Dallas

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

Public Notice

260906

POSTED CITY SECRETARY
DALLAS, TX



Board of Adjustment

Panel B

October 21, 2026

Briefing at 10:00 AM

Hearing at 1:00 PM



City of Dallas

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

Agenda

Board of Adjustment, Panel B

Wednesday, October 21, 2026

10:00 AM

6ES - COUNCIL BRIEFING

**Board of Adjustment, Panel B
REGULAR MEETING
WEDNESDAY, OCTOBER 21, 2026
ORDER OF BUSINESS**

The Board of Adjustment, Panel B 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=me568f7eacbe15664668c7ef45f2fec2b>

(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-B-Register>

CITY OF DALLA!
BOARD OF ADJUSTMENT – PANEL B
WEDNESDAY, OCTOBER 21, 2026
AGENDA

BRIEFINGS: Videoconference/6ES Council Briefing Room* 10:00 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/boa102126> or by calling the following phone number: **Webinar number:** (Webinar 2489 600 5447) 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: 2489 600 5447 **Password:** 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, October 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 Octubre 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. or call (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, o 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, OCTOBER 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/cityofdallastv](https://dallascityhall.webex.com/dallascityhall/j.php?MTID=me568f7eacbe15664668c7ef45f2fec2b):

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=me568f7eacbe15664668c7ef45f2fec2b>

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

BRIEFING ITEMS

APPROVAL OF MINUTES

APPROVAL OF JULY 15, 2026, PANEL B MEETING MINUTES

ACTION ITEMS:

MISCELLANEOUS ITEMS:

NONE

UNCONTESTED ITEMS:

1 – BOA-26-000022 – 10011 LENNOX LANE	26-3300A
2 – BOA-26-000063 – 4525 ISABELLA LANE	26-3289A
3 – BOA-26-000064 – 3015 KNOX STREET	26-3302A
4 – BOA-26-000067 – 1431 APPLE STREET	26-3303A
5 – BOA-26-000077 – 6406 ROYALTON DRIVE	26-3304A

HOLDOVER ITEMS:

NONE

INDIVIDUAL ITEMS:

6 – BOA-26-000069 – 5043 LINNET LANE	26-3290A
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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 JULY 15, 2026, PANEL B MEETING MINUTES

VI. Case Docket

MISCELLANEOUS ITEM(S)

NONE

UNCONTESTED CASE(S)

1. [26-3300A](#) Application of Kamran Malek for **(1)** a special exception to the fence height regulations, for **(2)** a special exception to the fence opacity regulations, for **(3)** a special exception to the 20-foot visibility obstruction regulation at the driveway approach, and for **(4)** a special exception to the 20-foot visibility obstruction regulation at the driveway approach at **10011 LENNOX LANE**. This property is more fully described as Block C/5531, part of Lot 4B, and is zoned R-1ac(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 each driveway approach. The applicant proposes to construct and/or maintain a 7-foot-high fence in a required front-yard, which will require **(1)** a 3-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, to construct and/or maintain a single-family residential fence structure in a required visibility obstruction triangle at the most northerly driveway approach along Lennox Lane, which will require **(3)** a special exception to the visibility obstruction regulation at the driveway approach, and to construct and/or maintain a single-family residential fence structure in a required visibility obstruction triangle at the most southerly driveway approach along Lennox Lane, which will require **(4)** a special exception to the visibility obstruction regulation at the driveway approach.

Location: **10011 LENNOX LANE**

Applicant: Kamran Malek

Senior Planner: Jamie Miller

Request(s): **(1)** A special exception to the fence height regulations, **(2)** A special exception to the fence opacity regulations, **(3)** A special exception to the 20-foot visibility obstruction regulation at the most northerly driveway approach, **(4)** A special exception to the 20-foot visibility obstruction regulation at the most southerly driveway approach.

Staff Recommendation: No staff recommendation.

BOA-26-000022

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

2. [26-3289A](#) Application of Robert Baldwin for **(1)** a special exception to the fence height regulations at **4525 ISABELLA LANE**. This property is more fully described as Block E/5534, Lot 7, 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 an 8-foot-high fence in a required front yard, which will require **(1)** a 4-foot special exception to the fence height regulations.

Location: **4525 ISABELLA LANE**

Applicant: Robert Baldwin

Senior Planner: Jamie Miller

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

Staff Recommendation: No staff recommendation.

BOA-26-000063

Attachments: [Case Report](#)
[Application](#)
[Applicant Letter](#)
[Site Plan](#)
[Landscape Plan](#)
[Side Fence Elevation](#)
[Fence Elevations](#)

3. [26-3302A](#) Application of Tommy Mann for **(1)** a special exception to the landscaping regulations at **3015 KNOX STREET**. This property is more fully described as Block J/1534, Lots 13, 14, 15A, 16 and 17, and is zoned PD-193(LC), which requires landscape to be provided. The applicant proposes to construct and/or maintain nonresidential structure and provide an alternate landscape plan, which will require **(1)** a special exception to the landscaping regulations.

Location: **3015 KNOX STREET**

Applicant: Philip Kingston

Senior Planner: Dr. Kameka Miller-Hoskins

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

Staff Recommendation: No staff recommendation.

BOA-26-000064

Attachments: [Case Report](#)
[Application](#)
[Arborist Report](#)
[Landscape Plan](#)
[Dimensional Control Plan](#)
[Documentary Evidence](#)

4. [26-3303A](#) Application of Lauren Montgomery for (1) a special exception to the landscaping regulations at **1431 APPLE STREET**. This property is more fully described as Block 1/645, Lots 7-9 and Block 645, Lots 7 & 8, and is zoned PD-298, which requires mandatory landscaping. The applicant proposes to construct and/or maintain a residential development and provide an alternate landscape plan, which will require (1) a special exception to the landscaping regulations.

Location: **1431 APPLE STREET**

Applicant: Lauren Montgomery

Senior Planner: Jamie Miller

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

Staff Recommendation: No staff recommendation.

BOA-26-000067

Attachments: [Case Report](#)
[Application](#)
[Referral](#)
[Arborist report](#)
[Site Plan](#)
[Landscape Plan](#)
[Documentary Evidence](#)

5. [26-3304A](#) Application of Benjamin Ryan Caldwell for (1) a variance to the side yard setback regulations at **6406 ROYALTON DRIVE**. This property is more fully described as Block 8/5500, Lot 1, and is zoned R-16(A), which requires a side yard setback of 20-feet due to a platted building line. The applicant proposes to construct and/or maintain a residential accessory pool structure and provide a 5-foot 1-inch side yard setback, which will require (1) a 14-foot 11-inch variance to the side yard setback regulations.

Location: **6406 ROYALTON DRIVE**

Applicant: Benjamin Ryan Caldwell

Senior Planner: Bryant Thompson

Request(s): (1) A variance to the side yard setback regulations.

Staff Recommendation: Approval.

BOA-26-000077

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

HOLDOVER CASE(S)

NONE

INDIVIDUAL CASE(S)

6. [26-3290A](#) Application of Bryan Foster for **(1)** a variance to the front yard setback regulations at **5043 LINNET LANE**. This property is more fully described as Block 8/4914, Lot 6, and is zoned PD 67 (Tract IV), which requires a front yard setback of 25-feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 21-foot-6-inch front yard setback, which will require **(1)** a 3-foot-6-inch variance to the front yard setback regulations.

Location: **5043 LINNET LANE**

Applicant: Bryan Foster

Senior Planner: Bryant Thompson

Request(s): **(1)** A variance to the front yard setback regulations.

Staff Recommendations: Denial.

BOA-26-000069

Attachments: [Case Report](#)
 [Application](#)
 [Site plan](#)
 [Form Board Survey](#)
 [Elevation Plans- Left and Front](#)
 [Elevation Plans-Right and Rear](#)
 [Documentary Evidence-Approved Plan](#)

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]