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City of Dallas

AGENDA

BOARD OF ADJUSTMENT
FULL BOARD MEETING

TUESDAY, NOVEMBER 3, 2026

9:00 A.M. – 4:00 P.M.
Dallas City Hall, Council Chambers and Videoconference

The Board of Adjustment Public Hearing will be held by videoconference and in Council Chambers at City Hall. 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://forms.cloud.microsoft/g/Fny3VmkfGb. **All virtual speakers will be required to show their video in order to address the board** or contact the Planning & Development Department at 214-670-4127 by the close of business Monday, November 2, 2026. In-person speakers can register at the meeting. Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; and bit.ly/cityofdallastv or YouTube.com/CityofDallasCityHall, and the WebEx link: **https://bit.ly/boa1103**

AGENDA

I. Coffee and Registration (8:30 a.m.)

II. Call to Order and Quorum established (9:00 a.m.) — David A. Neumann, Chairman

III. Introduction (Members and Alternate Members)

IV. Public Testimony

V. Chairman's Report

VI. Guest Speakers

- Emily Liu, Director, Planning & Development Department – 2026 in Review and Plans for 2027
- Baron Eliason, Interim Inspector General – Ethics & Conflict of Interests

VII. Board Training

- Dr. Kameka Miller-Hoskins, Board Administrator & Chief Planner
  - BOA Team introductions
  - Application Flow Chart
  - Online Training Module
  - Parking Special Exceptions & Variances
  - Dallas Zoning Reform Update

- Kaitlin Bethay, Board Attorney & Assistant City Attorney
  - CAO Team Introductions
  - Standards for Special Exceptions & Variances
  - City of Dallas v. Vanesko
  - Appeals of Administrative Decisions & TCHDallas2, LLC v. Espinoza

- Compliance Cases
- Texas Open Meetings Act

VIII. Lunch, Board Member Response & Feedback

IX. Action Items:
- Review and Adoption of 2025-26 BOA Accomplishments
- Review and Adoption of our 2026-27 BOA Goals and Objectives
- Review and Adoption of BOA Recommendations to the City Council
- Adoption of the 2025-2026 BOA Annual Report
- Review and Adoption of the 2027 BOA Meeting Calendar

X. Adjournment (4 pm).

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 propriedad."

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]**