

City of Dallas

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



January 20, 2026

10:30 AM

(For General Information and Rules of Courtesy, Please See Opposite Side.)

(La Información General Y Reglas De Cortesía Que Deben Observarse

Durante Las Asambleas Del Consejo Municipal Aparecen En El Lado Opuesto, Favor De Leerlas.)

General Information

The Dallas City Council regularly meets on Wednesdays beginning at 9:00 a.m. in the Council Chambers, 6th floor, City Hall, 1500 Marilla. Council agenda meetings are broadcast live on bit.ly/cityofdallastv and on Time Warner City Cable Channel 16. Briefing meetings are held the first and third Wednesdays of each month. Council agenda (voting) meetings are held on the second and fourth Wednesdays. Anyone wishing to speak at a meeting should sign up with the City Secretary's Office by calling (214) 670-3738 by 5:00 p.m. of the last regular business day preceding the meeting. Citizens can find out the name of their representative and their voting district by calling the City Secretary's Office.

Sign interpreters are available upon request with a 48-hour advance notice by calling (214) 670-5208 V/TDD. The City of Dallas is committed to compliance with the Americans with Disabilities Act. **The Council agenda is available in alternative formats upon request.**

If you have any questions about this agenda or comments or complaints about city services, call 311.

Rules of Courtesy

City Council meetings bring together citizens of many varied interests and ideas. To insure fairness and orderly meetings, the Council has adopted rules of courtesy which apply to all members of the Council, administrative staff, news media, citizens and visitors. These procedures provide:

- That no one shall delay or interrupt the proceedings, or refuse to obey the orders of the presiding officer.
- All persons should refrain from private conversation, eating, drinking and smoking while in the Council Chamber.
- Posters or placards must remain outside the Council Chamber.
- No cellular phones or audible beepers allowed in Council Chamber while City Council is in session.

"Citizens and other visitors attending City Council meetings shall observe the same rules of propriety, decorum and good conduct applicable to members of the City Council. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the City Council or while

Información General

El Ayuntamiento de la Ciudad de Dallas se reúne regularmente los miércoles en la Cámara del Ayuntamiento en el sexto piso de la Alcaldía, 1500 Marilla, a las 9 de la mañana. Las reuniones informativas se llevan a cabo el primer y tercer miércoles del mes. Estas audiencias se transmiten en vivo por la bit.ly/cityofdallastv y por cablevisión en la estación *Time Warner City Cable* Canal 16. El Ayuntamiento Municipal se reúne en el segundo y cuarto miércoles del mes para tratar asuntos presentados de manera oficial en la agenda para su aprobación. Toda persona que desee hablar durante la asamblea del Ayuntamiento, debe inscribirse llamando a la Secretaría Municipal al teléfono (214) 670-3738, antes de las 5:00 pm del último día hábil anterior a la reunión. Para enterarse del nombre de su representante en el Ayuntamiento Municipal y el distrito donde usted puede votar, favor de llamar a la Secretaría Municipal.

Intérpretes para personas con impedimentos auditivos están disponibles si lo solicita con 48 horas de anticipación llamando al (214) 670-5208 (aparato auditivo V/TDD). La Ciudad de Dallas se esfuerza por cumplir con el decreto que protege a las personas con impedimentos, *Americans with Disabilities Act*. **La agenda del Ayuntamiento está disponible en formatos alternos si lo solicita.**

Si tiene preguntas sobre esta agenda, o si desea hacer comentarios o presentar quejas con respecto a servicios de la Ciudad, llame al 311.

Reglas de Cortesía

Las asambleas del Ayuntamiento Municipal reúnen a ciudadanos de diversos intereses e ideologías. Para asegurar la imparcialidad y el orden durante las asambleas, el Ayuntamiento ha adoptado ciertas reglas de cortesía que aplican a todos los miembros del Ayuntamiento, al personal administrativo, personal de los medios de comunicación, a los ciudadanos, y a visitantes. Estos reglamentos establecen lo siguiente:

- Ninguna persona retrasará o interrumpirá los procedimientos, o se negará a obedecer las órdenes del oficial que preside la asamblea.
- Todas las personas deben abstenerse de entablar conversaciones, comer, beber y fumar dentro de la cámara del Ayuntamiento.
- Anuncios y pancartas deben permanecer fuera de la cámara del Ayuntamiento.
- No se permite usar teléfonos celulares o enlaces electrónicos (*paggers*) audibles en la cámara del Ayuntamiento durante audiencias del Ayuntamiento Municipal.

"Los ciudadanos y visitantes presentes durante las asambleas del Ayuntamiento Municipal deben de

attending the City Council meeting shall be removed from the room if the sergeant-at-arms is so directed by the presiding officer, and the person shall be barred from further audience before the City Council during that session of the City Council. If the presiding officer fails to act, any member of the City Council may move to require enforcement of the rules, and the affirmative vote of a majority of the City Council shall require the presiding officer to act." Section 3.3(c) of the City Council Rules of Procedure.

obedecer las mismas reglas de comportamiento, decoro y buena conducta que se aplican a los miembros del Ayuntamiento Municipal. Cualquier persona que haga comentarios impertinentes, utilice vocabulario obsceno o difamatorio, o que al dirigirse al Ayuntamiento lo haga en forma escandalosa, o si causa disturbio durante la asamblea del Ayuntamiento Municipal, será expulsada de la cámara si el oficial que este presidiendo la asamblea así lo ordena. Además, se le prohibirá continuar participando en la audiencia ante el Ayuntamiento Municipal. Si el oficial que preside la asamblea no toma acción, cualquier otro miembro del Ayuntamiento Municipal puede tomar medidas para hacer cumplir las reglas establecidas, y el voto afirmativo de la mayoría del Ayuntamiento Municipal precisara al oficial que este presidiendo la sesión a tomar acción." Según la sección 3.3 (c) de las reglas de procedimientos del Ayuntamiento.

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/Commission meeting will be held by videoconference and in the Room Name, Location at City Hall. Individuals who wish to listen to the meeting, may participate by video by joining Cisco Webex Link or by calling the following phone number: (408) 418-9388, Access Code: ### ### #### for English.

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

Approval of Minutes of November 18, 2025, Board of Adjustment Hearing

MISCELLANEOUS ITEM(S)

Consideration and Approval of amended Board of Adjustment's Rules of Procedure

V. Case Docket**UNCONTESTED CASE(S)**

1. [25-3625A](#) Application of Robert Baldwin for **(1)** a variance to the front yard setback regulations at **4701 BENGAL STREET**. This property is more fully described as Block 5743, Lot 29, and is zoned IR, which requires a front-yard setback of 15-feet. The applicant proposes to construct and/or maintain a nonresidential structure and provide a 0-foot front yard setback, which will require **(1)** a 15-foot variance to the front yard setback regulations.

Location: **4701 BENGAL STREET**

Applicant: Robert Baldwin

Representative: Robert Baldwin

Senior Planner: Bryant Thompson

Request: **(1)** A request for a variance to the front yard setback regulations.

Staff Recommendation: Approval.

BOA-25-000066

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

2. [25-3626A](#) Application of Natalie Rubio for (1) a special exception to the fence regulations at **4342 BLUFFVIEW BOULEVARD**. This property is more fully described as Block C/4973, SW PT Lot 3, and is zoned R-10(A), which limits the height of a fence in the front-yard to 4 feet. 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.

Location: **4342 BLUFFVIEW BOULEVARD**

Applicant: Natalie Rubio

Representative: Alessio Saretto

Senior Planner: Bryant Thompson

Request: (1) A request for a special exception to the fence height regulations.

Staff Recommendation: No staff recommendation.

BOA-25-000084

Attachments: [Case Report](#)
[Site Plan & Elevations](#)

3. [25-3627A](#) Application of Jennifer Hiromoto for (1) a special exception to the fence height regulations at **10228 INWOOD ROAD**. This property is more fully described as Block 5517, 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 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: **10228 INWOOD ROAD**

Applicant: Jennifer Hiromoto

Representative: Jennifer Hiromoto

Senior Planner: Bryant Thompson

Request: (1) A request for a special exception to the fence height regulations.

Staff Recommendation: No staff recommendation.

BOA-25-000085

Attachments: [Case Report](#)
[Site Plan & Elevations](#)

HOLDOVER

4. [25-3628A](#) Application of Robert Baldwin for a **(1)** special exception to the fence height regulations along N. Buckner Boulevard, **(2)** a special exception to the fence opacity regulations along N. Buckner Boulevard, **(3)** a special exception to the fence height regulations along Hermosa Drive, and **(4)** a special exception to the fence opacity regulations along Hermosa Drive at **1425 N BUCKNER BOULEVARD**. This property is more fully described as Block E/5313, Lots 1 and 2, and is zoned R-10(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 may not be located less than 5-feet from the front lot line. The applicant proposes to construct and/or maintain a 7-foot-high fence in a required front-yard along N. Buckner Boulevard, 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 along N. Buckner Boulevard, which will require **(2)** a special exception to the fence opacity regulations, to construct and/or maintain a 7-foot-high fence in a required front-yard along Hermosa Drive, which will require **(3)** a 3-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 along Hermosa Drive, which will require **(4)** a special exception to the fence opacity regulations.

Location: **1425 N. BUCKNER BOULEVARD**

Applicant: Robert Baldwin

Representative: Robert Baldwin

Senior Planner: Bryant Thompson

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

(2) A special exception to the fence opacity regulations

(3) A special exception to the fence height regulations

(4) A special exception to the fence opacity regulations

Staff Recommendation: No staff recommendation.

BOA-25-000044

Attachments: [Case Report](#)
 [Elevation](#)
 [Letter from Applicant](#)

5. [25-3629A](#) Application of George Ryan Fisher for **(1)** a special exception to the side yard setback regulations to preserve an existing tree at **7181 GREENTREE LANE**. This property is more fully described as Block B/4407, Lot 3, and is zoned R-1/2ac(A), which requires a side-yard setback of 10 feet. The applicant proposes to construct and/or maintain a single-family residential accessory structure and provide a 2-foot setback, which will require a **(1)** 8-foot special exception to the side yard setback regulations to preserve an existing tree.

Location: **7181 GREENTREE LANE**

Applicant: George Fisher

Representative: George Fisher

Senior Planner: Bryant Thompson

Request: **(1)** A special exception to the side yard regulations to preserve an existing tree

Staff Recommendation: No Staff Recommendation

BOA-25-000059

Attachments: [Case Report](#)
[Site Plan & Elevations](#)

6. [25-3630A](#) Application of Randall E Kienast for **(1)** a special exception to the fence height regulations at **4665 MEADOWOOD ROAD**. This property is more fully described as Block 5543, Lot 19, 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 6-foot 11-inch-high fence in a required front yard, which will require **(1)** a 2-foot 11-inch special exception to the fence height regulations.

Location: **4665 MEADOWOOD ROAD**

Applicant: Randall E. Kienast

Representative: Randall Kienast

Senior Planner: Bryant Thompson

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

Staff Recommendation: No staff recommendation.

BOA-25-000064

Attachments: [Case Report](#)
[Site Plan & Elevations](#)

INDIVIDUAL CASES

NONE

VI. 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]