



**BOARD OF ADJUSTMENT PRE-MEETING
CITY COUNCIL BRIEFING ROOM**
757 North Galloway Avenue
May 23, 2019 – 6:00 P.M.
Discussion of Items on the Regular Agenda

**BOARD OF ADJUSTMENT REGULAR MEETING
CITY COUNCIL CHAMBERS**
757 North Galloway Avenue
May 23, 2019 – 6:30 P.M.

AGENDA

Pursuant to Section 551.071 of the *Texas Local Government Code*, the Board of Adjustment may meet in a closed executive session to consult with the City Attorney regarding matters authorized by Section 551.071, including matters posted on this agenda.

I. BOARD BUSINESS

A. Approval of the minutes of the March 28, 2019 meeting

II. PUBLIC HEARINGS- UNCONTESTED CASES

The Board may place cases which are recommended for approval without opposition on an uncontested docket. When the Board Chair calls the uncontested docket, he shall state the case number, the applicant, the location, the nature of the case and the staff recommendation, and shall ask if there is any opposition. A case on the uncontested docket must be considered individually as a regular docket item if there is any opposition or a Board member so requests. Any cases remaining on the uncontested docket shall be approved as a group without the need for testimony from the applicants.

A. BOA0319-0117 – SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by Jose A. Barrera for a Special Exception to allow an approximately 400 square foot front carport constructed of wood with a pitched roof, located at 4225 Scottsdale Dr. (BOA0319-0117, Johnna Matthews, Principal Planner).

B. BOA0319-0118 – SPECIAL EXCEPTIONS

Conduct a public hearing to consider an application submitted by Glenda Lee for Special Exceptions (1) to allow an approximately 240 square foot front carport and (2) to allow the front carport to be constructed of metal with a flat roof, located at 827 Lindo Dr. (BOA0319-0118, Johnna Matthews, Principal Planner).

C. BOA0419-0121 – SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by Adrian Villanueva for a Special Exception to allow an approximately 240 square foot rear patio cover, located at 801 Via Madonna

Dr. (BOA0419-0121, Ben Callahan, Planner) **This item will be re-noticed for the June 27, 2019 BOA meeting.**

D. BOA0419-0122 – SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by Greg Losher, Dallas Christian School, for a Special Exception to allow a portable building to be used as a temporary classroom, located at 1515 Republic Pkwy. (BOA0419-0122, Johnna Matthews, Principal Planner).

E. BOA0419-0125 – SPECIAL EXCEPTIONS

Conduct a public hearing to consider an application submitted by William and Debra Euler for Special Exceptions (1) to allow a front carport including approximately 400 square feet and (2) to allow the front carport to be constructed with a flat, metal roof, located at 317 Birchwood Cir. (BOA0419-0125, Ben Callahan, Planner)

F. BOA0419-0126 – SPECIAL EXCEPTIONS

Conduct a public hearing to consider an application submitted by Randall Toler for Special Exceptions (1) to allow an approximately 360 square foot front carport and (2) to allow the carport to be constructed of metal with a flat roof, located at 2700 Rosewood Dr. (BOA0419-0126, Johnna Matthews, Principal Planner)

G. BOA0419-0128 – SPECIAL EXCEPTIONS

Conduct a public hearing to consider an application submitted by Alvaro Rivera and Maria Medina Garcia for Special Exceptions (1) to allow a front carport including approximately 400 square feet and (2) to allow the front carport to have a metal roof, located at 3505 Moon Dr. (BOA0419-0128, Ben Callahan, Planner)

H. BOA0419-0129 – SPECIAL EXCEPTIONS

Conduct a public hearing to consider an application submitted by Henry Clayton for Special Exceptions (1) to allow a front carport including approximately 240 square feet, with an attached front porch cover including approximately 72 square feet and (2) to allow the front carport and attached front porch cover to be constructed of metal, with a flat roof, located at 3060 Albany Dr. (Ben Callahan, Planner)

I. BOA0419-0130 – SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by Salvador Ruiz for a Special Exception to allow an approximately 330 square foot front carport, made of wood with a pitched roof, located at 1705 Rose Ln. (BOA0419-0130, Johnna Matthews, Principal Planner)

J. BOA0419-0131 – SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by Aeneas Ford to modify conditions associated with an approved Special Exception (BOA1117-0042) (1) to allow joint use parking with the property located at 1226 N. Belt Line Rd. and (2) to reduce the required parking at a multi-tenant building from 29 parking spaces to 23 parking spaces, located at 1270 N. Belt Line Rd. (Garrett Langford, Planning Manager)

K. BOA0419-0132 – SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by Rev. Thomas Bedingfield of Shiloh Road Baptist Church for a Special Exception to allow an approximately 1,800 square foot portable building to be used as a temporary classroom, located at 4105 Ashwood (2400 IH-30,

according to Dallas County Appraisal District records), (BOA0419-0132, Johnna Matthews, Principal Planner)

L. BOA0419-0133 – SPECIAL EXCEPTION

Conduct a public hearing to consider an application submitted by Jose Jurado for a Special Exception to allow an approximately 200 square foot front porch cover to encroach into the 30-foot front yard setback, located at 313 Norwich Ln. (BOA0419-0133, Johnna Matthews, Principal Planner)

III. PUBLIC HEARINGS- CONTESTED CASES

A. BOA0319-0115 – SPECIAL EXCEPTIONS AND VARIANCE

Conduct a public hearing to consider an application submitted by Benito Cardona for Special Exceptions (1) to allow a front carport including approximately 300 square feet, with an attached 72 square foot front porch cover, (2) to allow the front carport to be constructed with a flat, metal roof and (3) a Variance to allow the front carport to encroach into the side yard setback, located at 3605 Sheryl Dr. (BOA0319-0115, Ben Callahan, Planner)

B. BOA0319-0116 – VARIANCE

Conduct a public hearing to consider an application submitted by Fernando Lopez-Sota for a Variance to allow an oversized accessory structure totaling approximately 1,258 square feet; inclusive of a 458 square foot addition to an existing, permitted structure within the Truman Heights Neighborhood, located at 1924 Hillview Dr. (BOA0319-0116, Ben Callahan, Planner)

C. BOA0419-0120 – SPECIAL EXCEPTIONS AND VARIANCE

Conduct a public hearing to consider an application submitted by Jose Silva for Special Exceptions (1) to allow an approximately 374 square foot front carport, (2) to allow the front carport to be constructed with a flat, metal roof, (3) to allow an oversized rear patio cover including approximately 550 square feet and (4) a Variance to allow the front carport to encroach 2 feet into the side yard setback, located at 212 Darien Dr. (BOA0419-0120, Ben Callahan, Planner).

At the conclusion of business, the Chairman shall adjourn the meeting.

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.

Conforme a la Sección 30.06 del Código Penal (entrada ilegal de persona titular de licencia con arma de fuego oculta), personas con licencia según el Sub-capítulo H, Capítulo 411, Código de Gobierno (ley de permiso para portar arma de fuego), no deben entrar a esta propiedad portando un arma de fuego 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.

Conforme a la Sección 30.07 del Código Penal (entrada ilegal de persona titular de licencia con arma de fuego a la vista), personas con licencia según el Sub-capítulo H, Capítulo 411, Código de Gobierno (ley de permiso para portar arma de fuego), no deben entrar a esta propiedad portando una arma de fuego a la vista.