

Minutes
Town of Dallas
Board of Adjustment
Meeting of January 15th, 2026

The meeting was called to order at 6:31pm by Chairman Wilson.

Chairman Wilson led the invocation and Pledge of Allegiance.

Members Present: Curtis Wilson – Chairman; Glenn Bratton – Vice Chairman; Carla Howell; John O’Daly; Troy Traversie, and William Hairston – Alternate. Alternate Bradley Goins was absent.

Also Present: Stuart Valzonis – Planning Director; Brittany Beam – Town Planner; Johnny Denton – Town Engineer; Lorena Hernandez – Agent for BKC Properties/Northway Homes.

Approval of Agenda: A motion to approve the agenda with no additions or deletions was made by O’Daly, seconded by Bratton and carried unanimously.

Approval of Minutes: A motion was made to approve the November 20th, 2025 minutes by O’Daly, seconded by Bratton and carried unanimously.

New Business:

Item 10A. Board of Adjustment Reappointment – Curtis Wilson

Curtis Wilson’s current three-year term on the Planning Board/Board of Adjustment has expired. Mr. Wilson has been, and continues to be, an asset to the Town’s appointed boards and staff recommends his reappointment to serve.

Nominations were made to reappoint Mr. Wilson as Chairman by Bratton and Howell.

A motion was made by Howell to appoint Mr. Wilson as Chairman for the Board of Adjustment, seconded by O’Daly and carried unanimously.

Item 10B. Adoption of Rules of Procedure

The Board of Adjustment serves as an appointed, Quasi-Judicial citizen board responsible for hearing and deciding appeals, variances and requests for interpretation of the Unified Development Ordinance (UDO.)

A motion was made to adopt the rules of procedure by Bratton, seconded by Hairston and carried unanimously.

Item 10C. 302 S Starr Street Variance Request V-2026-01

Lorena Hernandez, agent for BKC Properties LLC, has submitted a Variance request from relief of Chapter 153: Zoning Code Appendix A: Yard and Height Requirements for Residential Districts. The Variance request seeks relief from the Town of Dallas Ordinance Chapter 153: Zoning Code Appendix A: Yard and Height Requirements for Residential Districts. R-8 must have a minimum lot width of 70 feet, front and rear setbacks of at least 30 feet, and side yards of 8 feet. The request is to have a 16-foot reduction to the front setback, a 17.5-foot reduction to the required rear yard, an 8-foot reduction to the required corner setback, as well as the lot frontage and lot area. Due to the lots unique size, shape and configuration, strict compliance with the current zoning requirements, including setback, frontage, and lot area standards render the property unbuildable.

Chairman Wilson read the Quasi-Judicial procedures, and the following persons were sworn in: Stuart Valzonis, Johnny Denton and Lorena Hernandez.

A motion was made by Bratton to open evidentiary hearing, seconded O'Daly and carried unanimously.

Chairman Wilson asked the Board if there were any conflicts of interest, or ex-parte communication. Having none; Mr. Valzonis presented the staff memo.

Lorena Hernandez on Northway Homes explained that the homes will not be for rent, they will be for sale. She presented evidence showing a plot plan of what the actual setbacks would be.

A motion was made by Bratton to close evidentiary hearing, seconded by Traversie and carried unanimously.

1. An unnecessary hardship would result from the strict application of the ordinance. It is not necessary to demonstrate that, in the absence of the variance, no use can be made of the property.
Motion made of approval by O'Daly, seconded by Traversie and carried unanimously.
2. The hardship results from conditions that are peculiar top the property, such as location, size or topography. Hardships resulting from personal circumstances as well as hardships resulting from conditions that are common to the neighborhood of the general public, may not be the basis for grating a variance.
Motion made of approval by O'Daly, seconded by Howell and carried unanimously.
3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance is not a self-created hardship.
Motion made of approval by Howell, seconded by O'Daly and carried unanimously.
4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.
Motion made of approval by O'Daly, seconded by Traversie, opposed by Bratton and the vote was in the affirmative 4 to 5.

A motion of approval was made for this Variance request by O'Daly, seconded by Traversie, opposed by Bratton and was passed in the affirmative 4 to 5.

A motion to adjourn was made by Bratton, seconded by Traversie and carried unanimously (7:11pm)