

FILE NUMBER: BOA-26-000003(BT)

BUILDING OFFICIAL'S REPORT: Application of Chris Dillard for **(1)** a special exception to the fence height regulations and **(2)** a special exception to the fence opacity regulations at **10506 LAKEMERE DRIVE**. This property is more fully described as Block E/7317, Lot 1, and is zoned R-7.5(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 five feet from the front lot line. The applicant proposes to construct and/or maintain an 10-foot-high fence in a required front-yard along Leaside Drive, which will require **(1)** a 6-foot special exception to the fence height regulations along Leaside Drive, 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 Leaside Drive, which will require **(2)** a special exception to the fence opacity regulations along Leaside Drive.

LOCATION: 10506 Lakemere Drive

APPLICANT: Chris Dillard

REQUEST:

- (1) A request for a special exception to the fence height regulations along Leaside Drive, and
- (2) A request for a special exception to the fence opacity regulations relating to opacity along Leaside Drive.

STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO FENCE HEIGHT AND FENCE OPACITY REGULATIONS:

Section 51A-4.602(a)(11) of the Dallas Development Code states that the board may grant a special exception to the fence regulations when in the opinion of the board, the special exception will not adversely affect neighboring property.

STAFF RECOMMENDATION:

Special Exceptions (2):

No staff recommendation is made on this request.

BACKGROUND INFORMATION:

Zoning:

Site: R-7.5(A)
North: R-7,5(A)
East: R-7.5(A)
South: R-7.5(A)

West: R-7.5(A)

Land Use:

The subject site and surrounding properties are developed with single-family uses.

BDA History:

No BDA history has been found within the last five years.

GENERAL FACTS/STAFF ANALYSIS:

- The application of Sean Maguire for the property located at 10506 Lakemere Drive focuses on two requests relating to the fence height and fence opacity regulations.
- The first request, the applicant is proposing to construct and maintain a 10-foot-high fence in a required front-yard along Leaside Drive, which will require a 6-foot special exception to the fence height regulations.
- The second request, the applicant is proposing to construct and 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 Leaside Drive, which requires a special exception to the fence opacity regulations.
- Per staff site visit, the wood fencing and retaining wall has been constructed.
- The subject site, has 30-foot platted front-yard setback requirements along both Lakemere Drive and Leaside Drive.
- It is imperative to note that fencing is allowed by right along Leaside Drive for both corner lots to the north of Lakemere Drive, while blockface continuity and platted building lines govern both corner lots to the south of Lakemere Drive along Leaside Drive.
- Staff referral provided.
- The applicant has the burden of proof in establishing that the special exception to the fence standard regulations relating to height and opacity will not adversely affect the neighboring properties.
- Granting the special exceptions to the fence regulations relating to height and opacity with a condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.
- 200' Radius Video: [BOA-26-000003 at 10506 Lakemere Dr](#)

Timeline:

April 8, 2026: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

April 2, 2026: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**.

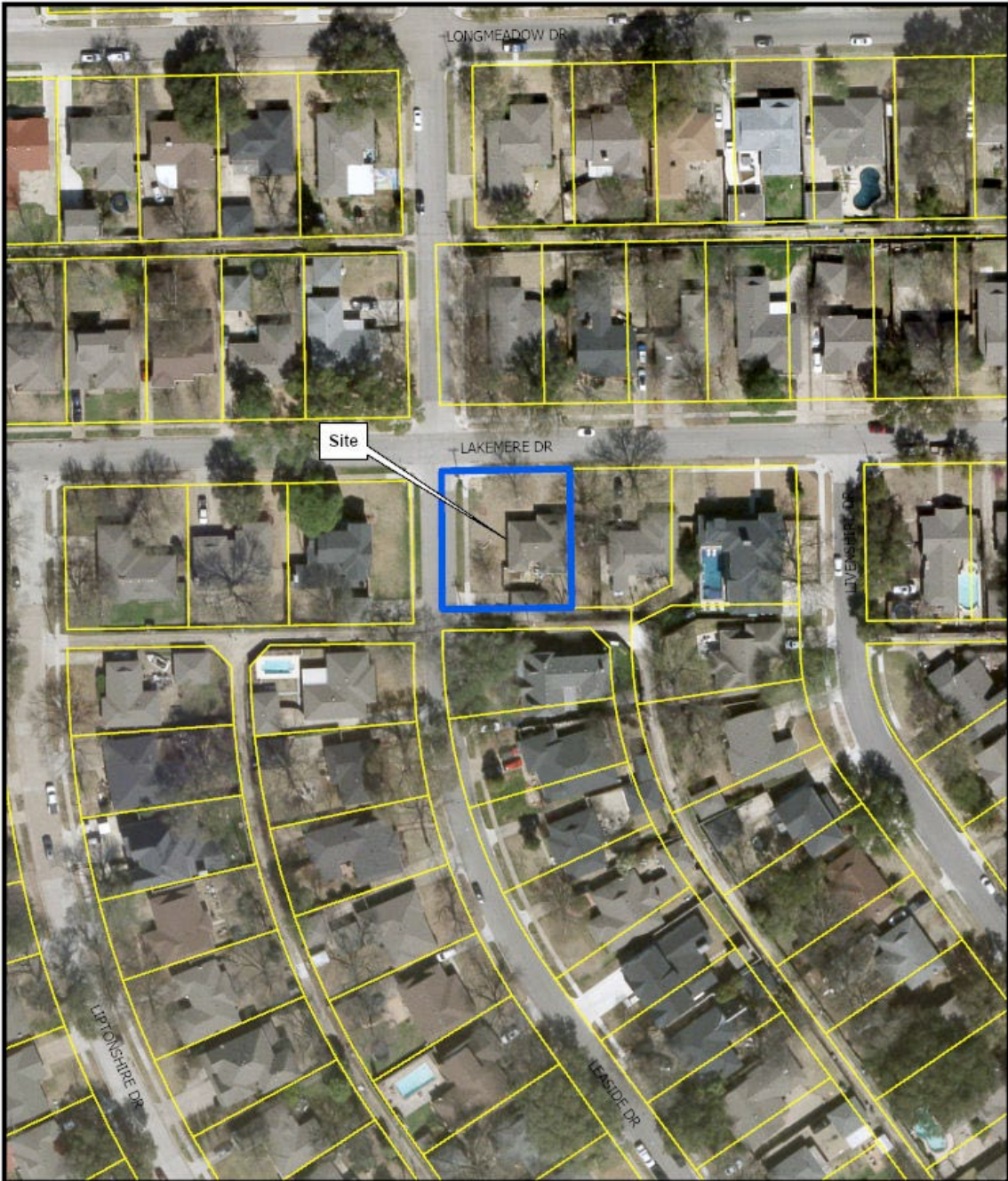
April 22, 2026:

The Planning and Development Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the **April 24, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **May 8, 2026**, deadline to submit additional evidence to be incorporated into the board's docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

April 28, 2026:

The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **May** public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

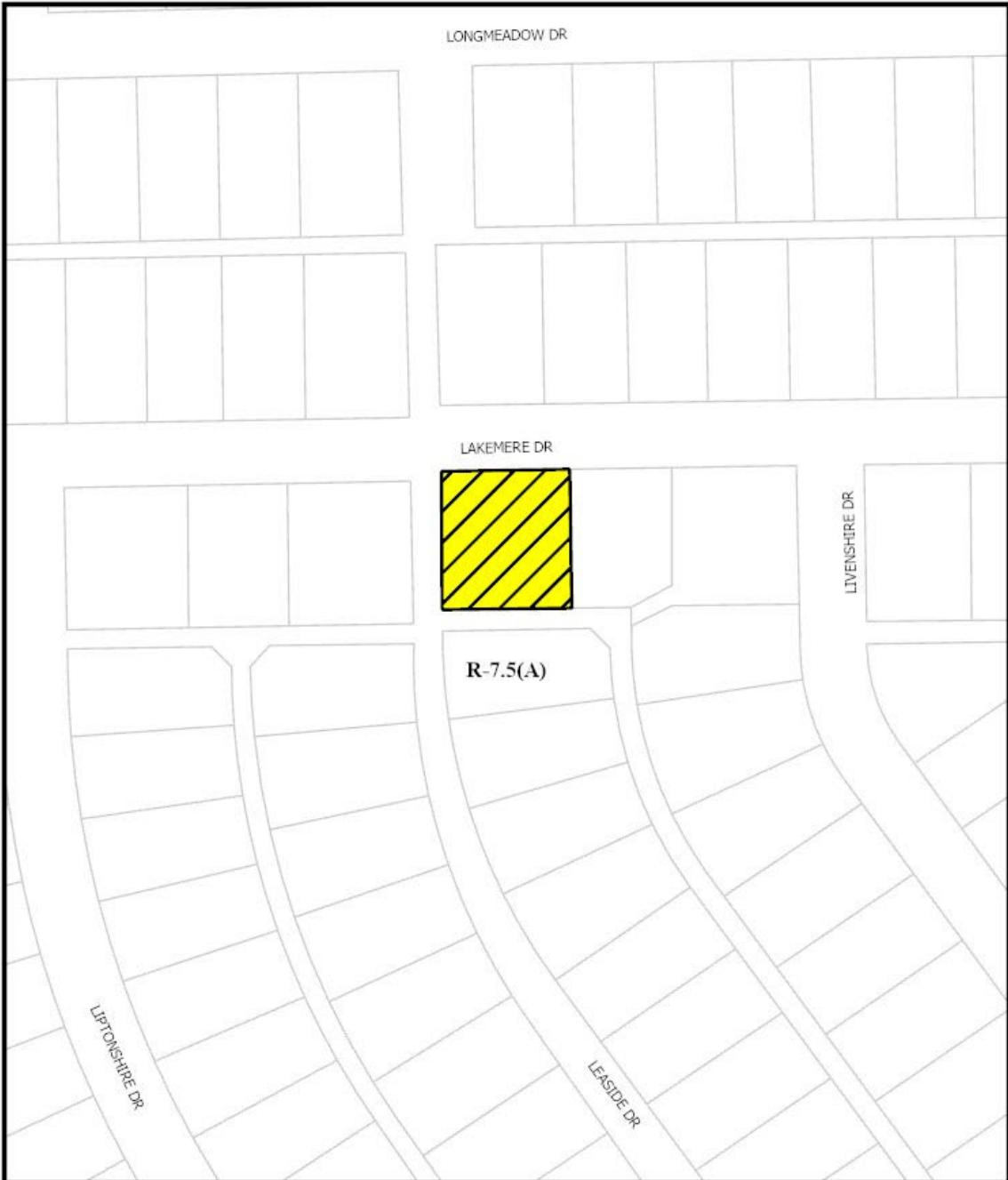


1:1,200

AERIAL MAP

Case no: BOA-26-000003

Date: 04/15/2026





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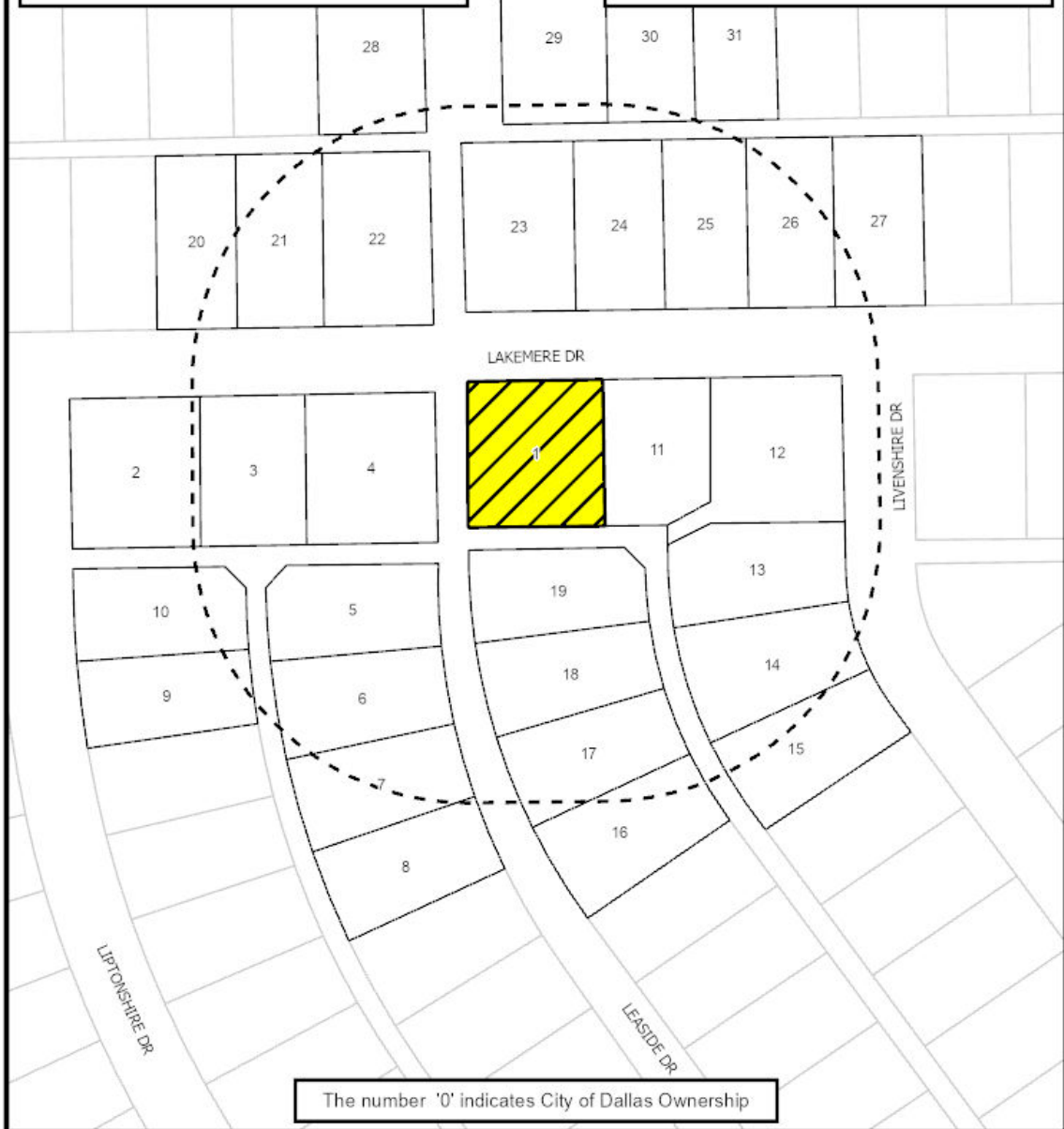
ZONING MAP

Case no: BOA-26-000003

Date: 04/15/2026

The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.

El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.



The number '0' indicates City of Dallas Ownership



1:1,200

NOTIFICATION

200' AREA OF NOTIFICATION
31 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BOA-26-000003**
 Date: **4/15/2026**

Notification List of Property Owners

BOA-26-000003

31 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10506 LAKEMERE DR	BEARTREK LLC
2	10406 LAKEMERE DR	THOMAS VIRGINIA
3	10412 LAKEMERE DR	LAVIOLETTE JOEL &
4	10418 LAKEMERE DR	SUNIO ARISTOTLE A &
5	9319 LEASIDE DR	MCCULLOUGH LAUREN
6	9315 LEASIDE DR	NAIFEH ABIGAIL
7	9311 LEASIDE DR	Taxpayer at
8	9307 LEASIDE DR	STEYER PAUL MARTIN &
9	9314 LIPTONSHIRE DR	Taxpayer at
10	9318 LIPTONSHIRE DR	PERRY SAUNDRA
11	10512 LAKEMERE DR	ROMANOWSKI MICHELLE
12	10518 LAKEMERE DR	DAVIS JAMES DYLAN &
13	9319 LIVENSHIRE DR	VOUTIER GERARD & ALYSON
14	9315 LIVENSHIRE DR	WEAVER DEBORAH JEAN
15	9311 LIVENSHIRE DR	BARNETT STEVEN & CATHERINE
16	9304 LEASIDE DR	BILY DAVID M & KRISTINA F
17	9310 LEASIDE DR	CASE ANDREA M
18	9314 LEASIDE DR	UBBEN JOHN T
19	9318 LEASIDE DR	MILLER BRAD &
20	10407 LAKEMERE DR	ZIMMERMAN JON R
21	10411 LAKEMERE DR	NAGY KALMAN P & LAURI B
22	10417 LAKEMERE DR	HENDRICKS MICHAEL & EMILY
23	10505 LAKEMERE DR	KLIEVER ARTHISS
24	10509 LAKEMERE DR	GIDDENS DIANE D
25	10515 LAKEMERE DR	BLAINE JANE MICHAUD LIFE EST
26	10519 LAKEMERE DR	ORTIZ ELIZABETH M &

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	10525 LAKEMERE DR	BOWERS BENJAMIN B
28	10420 LONGMEADOW DR	BENTON KEVIN ALDEN &
29	10506 LONGMEADOW DR	MAU IFAN T
30	10510 LONGMEADOW DR	ASKEW PATRICE
31	10516 LONGMEADOW DR	FAY MARY ANN DANIEL

 1:1,200	NOTIFICATION		Case no: BOA-26-000003
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">31</div> NUMBER OF PROPERTY OWNERS NOTIFIED		Date: <u>4/15/2026</u>

Route Directions:

Start on Leaside Dr.

Left on McCree Rd.

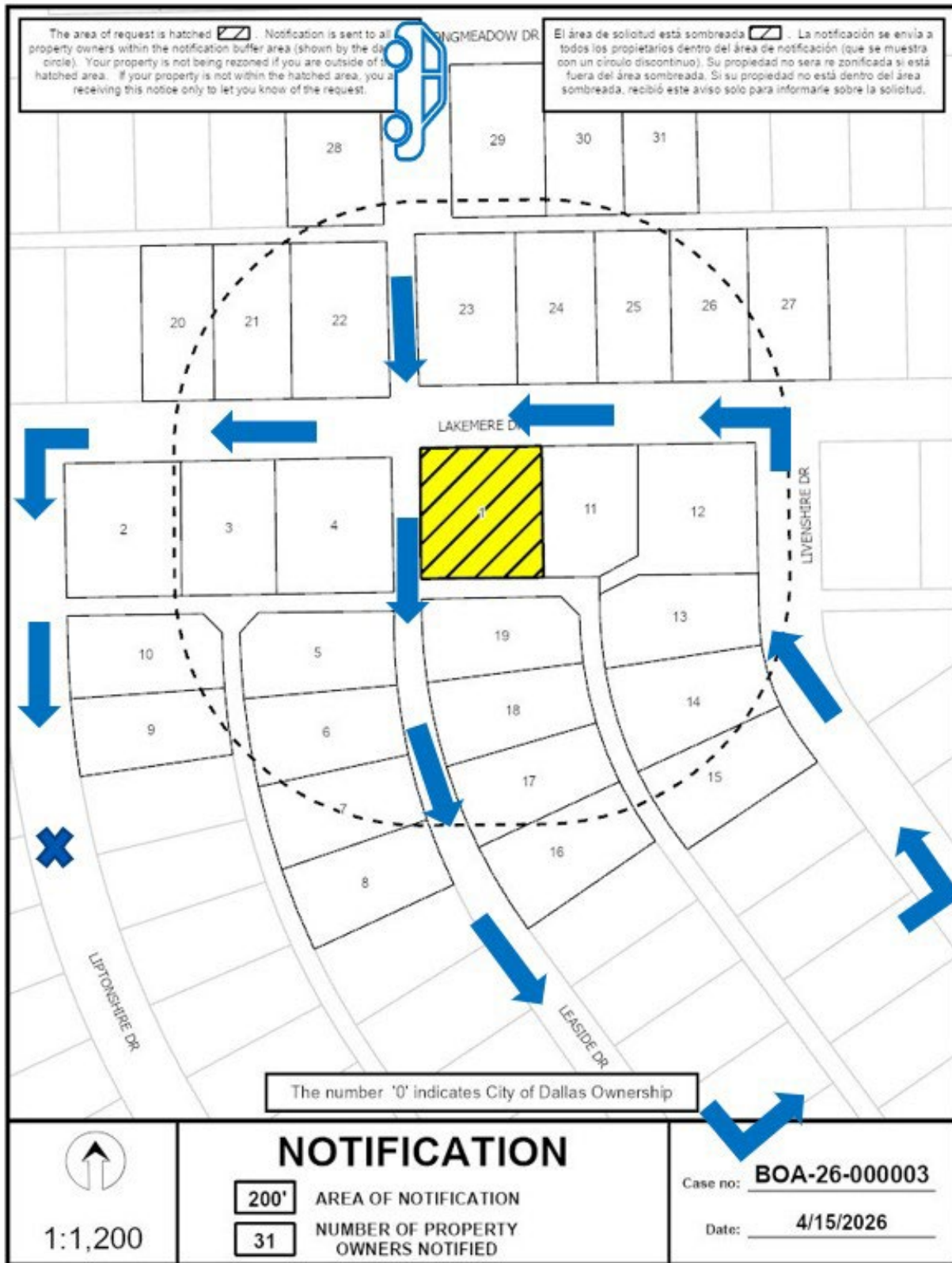
Left on Livenshire Dr.

Left on Lakemere Dr.

Left on Liptonshire Dr.

***Subject Site at 0:45 and 2:55.**

200' Radius Route Map



NOTICE OF PUBLIC HEARING

BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL A)

NOTICE IS HEREBY GIVEN that the BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL A) will hold a hearing as follows.

DATE: TUESDAY, MAY 19, 2026

BRIEFING: 10:30 a.m. via Videoconference and in 6EN COUNCIL CHAMBERS at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa051926>

HEARING: 1:00 p.m. Videoconference and in 6EN COUNCIL CHAMBERS at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa051926>

The purpose of the hearing is to consider the following appeal(s) now pending before the Board of Adjustment:

BOA-26-000003(BT) Application of Chris Dillard for (1) a special exception to the fence height regulations and (2) a special exception to the fence opacity regulations at 10506 LAKEMERE DRIVE. This property is more fully described as Block E/7317, Lot 1, and is zoned R-7.5(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 five feet from the front lot line. The applicant proposes to construct and/or maintain a 10-foot-high fence in a required front-yard along Leaside Drive, which will require (1) a 6-foot special exception to the fence height regulations along Leaside Drive, 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 Leaside Drive, which will require (2) a special exception to the fence opacity regulations along Leaside Drive.

You have received this notice because you own property within 200 feet of the above property. You may be interested in attending the Board of Adjustment hearing to express your support for or opposition to the application. You may also contact the Board of Adjustment by email to BDAREPLY@dallas.gov. Letters will be accepted until 9:00 am the day of the hearing. If you are unable to attend the hearing. If you choose to respond, it is important that you let the Board know your reasons for being in favor of or in opposition to the application. The Board members are very interested in your opinion.

Note: Any materials (such as plans, elevations, etc.) included within this notice may be subject to change.

The Board of Adjustment hearing will be held by videoconference and at 6EN Council Chambers. 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://bit.ly/BDA-A-Register> by the 5 p.m. on Monday, May 18, 2026. All virtual speakers will be required to show their video in order to address the board. In Person speakers can register at the hearing. 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.

Speakers at the meeting are allowed a maximum of five (5) minutes to address the Board.

Additional information regarding the application may be obtained by calling Bryant Thompson, Senior Planner (214) 948-4502, or Mary Williams, Board Secretary at (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

Board of Adjustment
Planning and Development Department
1500 Marilla Street 5CN, Dallas TX 75201

PLEASE SEND REPLIES TO:

BDAREPLY@dallas.gov

Letters will be received until 9:00 am
the day of the hearing.

PLEASE REGISTER AT:

<https://bit.ly/BDA-A-Register>