

# BOA-26-000026

Menu Reports Help

**File Date:** [04/14/2026](#)

**Application Status:** [In Review](#)

**Assigned To:** [Diana Barkume](#)

**Description of Work:** [BOARD OF ADJUSTMENT CITY OF DALLAS, TEXAS FILE NUMBER: BOA-26-000026 BUILDING OFFICIAL'S REPORT: Application of Scott Clements for \(1\) a special \(2\) a special exception to the fence opacity regulations, and for \(3\) a special exception to the 20-foot visibility obstruction regulation at the driveway approach at 6632 CH described as Block 2/7459, Lot 3, and is zoned R-16\(A\), which limits the height of a fence in the front yard to 4-feet, requires a fence panel with a surface area that is less less than five feet from the front lot line, and requires a 20-foot visibility triangle at the driveway approach. The applicant proposes to construct and/or maintain an 8-foot-h require \(1\) a 4-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 p feet from the front lot line, which will require \(2\) a special exception to the fence opacity regulations, and to construct and/or maintain a single-family residential fence stru obstruction triangle at the driveway approach along Churchill Way, which will require \(3\) a special exception to the 20-foot visibility obstruction regulation at the driveway a WAY APPLICANT: Scott Clements REQUEST: \(1\) A special exception to the fence height regulations \(2\) A special exception to the fence opacity regulations \(3\) A special regulation at the driveway approach.](#)

**Application Detail:** [Detail](#)

**Application Name:**

**Application Type:** [Board of Adjustments](#)

Documents:	File Name	Document Group	Category	Description	Type	Docur
	<a href="#">6632 warranty deed.pdf</a>	BLDG_BDA	Certificate - W...		application/pdf	Upload
	<a href="#">6632 Lean Waiver.pdf</a>	BLDG_BDA	Statement - Lien		application/pdf	Upload
	<a href="#">6632 tax certificate.pdf</a>	BLDG_BDA	Certificate - Tax		application/pdf	Upload
	<a href="#">6632 affidavit Trish Sh...</a>	BLDG_BDA	Affidavit - Pro...		application/pdf	Upload
	<a href="#">6632 Certified county...</a>	BLDG_BDA	Plat - Certifie...		application/pdf	Upload
	<a href="#">6632 Site plan.pdf</a>	BLDG_BDA	Plans - Site Plan		application/pdf	Upload
	<a href="#">6632 warranty deed.pdf</a>	BLDG_BDA	Legal Descripti...		application/pdf	Upload
	<a href="#">6632 Certified county...</a>	BLDG_BDA	Maps - Block		application/pdf	Upload
	<a href="#">6632 wall elevation.pdf</a>	BLDG_BDA	Maps - Zoning L...		application/pdf	Upload
	<a href="#">BOA-26-000026_labels.docx</a>	BLDG_BDA	Other Support D...		application/msword	Upload
	<a href="#">BOA-26-000026_report.docx</a>	BLDG_BDA	Other Support D...		application/msword	Upload
	<a href="#">BOA26000026n.jpg</a>	BLDG_BDA	Other Support D...		image/jpeg	Upload
	<a href="#">BOA26000026z.jpg</a>	BLDG_BDA	Other Support D...		image/jpeg	Upload
	<a href="#">BOA26000026mva.jpg</a>	BLDG_BDA	Other Support D...		image/jpeg	Upload
	<a href="#">BOA26000026a.jpg</a>	BLDG_BDA	Other Support D...		image/jpeg	Upload

[Show all](#)

**Address:** [6632 CHURCHILL WAY, Dallas, TX 75230](#)

**Owner Name:** [BLACKE PEARL LLC](#)

**Owner Address:** [6632 CHURCHILL WAY, DALLAS, TEXAS 752301937](#)

**Parcel No:** [00000734092000000](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	<a href="#">Scott Clements</a>	<a href="#">BLACKE PEARL LLC</a>	Applicant	<a href="#">Mailing_6707 Talmadge...</a>	Active
	<a href="#">Scott Clements</a>	<a href="#">S CLEMENTS HOME...</a>	Authorized Agent	<a href="#">Mailing_PO BOX 609, P...</a>	Active
	<a href="#">BLACKE PEARL LLC</a>	<a href="#">BLACKE PEARL LLC</a>	Property Owner	<a href="#">Mailing_6707 Talmadge...</a>	Active

Licensed Professionals Info:	Primary	Registration Number	License Type	Name	Business Name	Business License #
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**Total Fee Assessed:** [\\$1,925.00](#)

**Total Fee Invoiced:** [\\$1,925.00](#)

**Balance:** [\\$0.00](#)

**Custom Fields: Property Details**

Existing Zoning	Lot Number	Lot Size (Acres)
<a href="#">R-16(A)</a>	<a href="#">3</a>	<a href="#">1.03</a>
Block Number	Lot Size (Sq. Ft)	How many streets abut the property?
<a href="#">2/7459</a>	<a href="#">48000</a>	<a href="#">1</a>
Land Use	Is the property platted?	Status of Project
<a href="#">residential</a>	<a href="#">Yes</a>	<a href="#">Existing</a>
Status of Property	Previous Board of Adjustment case filed on this property	Accommodation for someone with disabilities
<a href="#">Owner Occupied</a>	<a href="#">No</a>	<a href="#">No</a>
File Date	Seleccione si necesitara un interprete	Case Number
-	-	-
Are you applying for a fee waiver?	Have the standards for variance and or special exception been discussed?	Has the Notification Sign Acknowledgement F
<a href="#">No</a>	<a href="#">Yes</a>	<a href="#">Yes</a>
Referred by		
<a href="#">In review-Permitting staff</a>		

**Internal Use Only**

Source of Request	Fee Waiver Granted	Number of Parking Spaces
<a href="#">In Review - Residential</a>		-
Lot Acreage		
<a href="#">1.03</a>		

**PDox Information**

PDox Number

-

Board of Adjustment Request

Type of Request	Request Description	Application Type	Other	Affirm that an appeal has been made for	Application is made to BOA to grant the
<a href="#">Special Exception</a>	Fence standards	Single Family/Duplex Variance or Special Exception	fence height	Allow the wall built to stay as is 1 foot above correct height on the entry	it is an upgrade to the community as well a and to proceed. We weren't told it was an i permit.
<a href="#">Special Exception</a>	Fence standards	Single Family/Duplex Variance or Special Exception	opacity		
<a href="#">Special Exception</a>	Visual obstruction (20-foot visibility triangle)	Single Family/Duplex Variance or Special Exception	20-ft VT		

Street Frontage Information

Street Frontage Linear Feet (Sq. Ft) (Number)

Front 120

Case Information

Full Request	Brief Request	Zoning Requirements	Relevant History	BOA
<a href="#">to construct and/or maintain an 8-foot-high fence in a required front-yard, which will require a 4-foot special exception to the fence regulations.</a>	for a special exception to the fence height regulations.	A person shall not erect or maintain a fence in a required yard more than four feet above grade.	Referred to board by permitting team RES-ACC-26-000230	No
<a href="#">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, which will require a special exception to the fence opacity regulations, and to</a>	special exception to the fence opacity regulations	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.	Referred to board by permitting team RES-ACC-26-000230	No
<a href="#">and to construct and/or maintain a single-family residential fence structure in a required 20-foot visibility obstruction triangle at the driveway or alley edge and the street curb line 20 feet from the intersection.</a>	a special exception to the 20-foot visibility obstruction regulation at the driveway or alley edge and the street curb line 20 feet from the intersection.	and requires a 20-foot visibility triangle at the driveway or alley edge and the street curb line 20 feet from the intersection.	Referred to board by permitting team RES-ACC-26-000230	No

Board of Adjustment Meeting

Hearing Type	Action Date	Time	Room	Panel	Presiding Officer	BOA Administrator	BOA Secretary	BOA Code Specialist	Case Assigned to	Notes
			6ES	A	David A. Neumann	Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Bryant Thompson	fence height
			6ES	A	David A. Neumann	Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Bryant Thompson	opacity
			6ES	A	Cheri Gambow	Kameka Miller-Hoskins	Mary Williams	Cambria Jordan	Bryant Thompson	20-ft VT at d

GIS Information

Parcel Number (Number) Service Layer Attribute Value Census Tract Number (Number) Council District School District Escarpment Floodplain

8.93 11

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
<a href="#">Application Intake</a>	Diana Barkume	Intake Complete	06/05/2026	Accela Administ...
<a href="#">GIS AOR Review</a>	Elham Elbadawi	Review Complete	06/10/2026	Elham Elbadawi
<a href="#">Case Assignment</a>	Bryant Thompson	Case Manager...	07/06/2026	Kameka Miller-H...
<a href="#">Site Inspection</a>		Site Inspect...	07/06/2026	Kameka Miller-H...
<a href="#">Plans Distribution</a>			06/05/2026	
Subdivision Review				
Q Team Review				
Arborist Review				
Building Code Review				
Zoning Review				
Electrical Review				
Eng Water and Wastewat...				
Historic Preservation ...				
Eng Paving and Drainag...				
Eng Flood Plain Review				
Board of Adjustment Re...				
Conservation Review				
Traffic Review				
GIS Review				
Residential Team Review				
Signs Review				
Plans Coordination				
Board of Adjustment He...				
Two-Year Waiver Period				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By
<a href="#">BOA History</a>	This will display in t...	Applied	04/14/2026	Notice	
<a href="#">General Facts/Staff An...</a>	This will display in t...	Applied	04/14/2026	Notice	

Name	Short Comments	Status	Apply Date	Severity	Action By
<a href="#">Land Use</a>	This will display in t...	Applied	04/14/2026	Notice	
<a href="#">Staff Recommendation</a>	Staff Recommendation	Applied	04/14/2026	Notice	
<a href="#">Standard of Review</a>	This will display in t...	Applied	04/14/2026	Notice	
<a href="#">Timeline</a>	This will display in t...	Applied	04/14/2026	Notice	
<a href="#">Zoning</a>	This will display in t...	Applied	04/14/2026	Notice	

**Application Comments:** View ID      Comment      Date

**Initiated by Product:** ACA

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
	<a href="#">Site Visit Inspection</a>	07/20/2026		Scheduled	Scheduled via Script

Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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