

**BOARD OF ADJUSTMENT
CITY OF DALLAS, TEXAS**

THURSDAY, JANUARY 22, 2026

FILE NUMBER: BOA-25-000087(SD)

BUILDING OFFICIAL'S REPORT: Application of Kristen Tyler for **(1)** a special exception to the fence height regulations, and for **(2)** a special exception to the fence opacity regulations at **5915 DESCO DRIVE**. This property is more fully described as Block D/5614, Part of Lots 1 and 8, and Block E/5614, Part of Lots 4 and 5, and is zoned R-1ac(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 2-inch-high fence in a required front yard, which will require **(1)** a 3-foot-2-inch special exception to the fence height regulations, and to construct 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 **(2)** a special exception to the fence opacity regulations.

LOCATION: 5915 Desco Drive

APPLICANT: Kristen Tyler

REQUEST:

- (1) A request for a special exception to the fence height regulations.
- (2) A request for a special exception to the fence opacity regulations.

STANDARDS OF REVIEW FOR A SPECIAL EXCEPTION TO THE FENCE HEIGHT AND 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 exception to the fence height regulations:

No staff recommendation is made on this request

Special exception to the fence opacity regulations:

No staff recommendation is made on this request

BACKGROUND INFORMATION:

Zoning:

Site: R-1ac(A)
North: R-1ac(A)
South: R-1ac(A)
West: R-1ac(A)

Land Use:

The subject site is developed with a single-family home with surrounding properties sharing the same type development.

BDA History:

BDA history has been found. BDA 145-124 for fence special exception and visibility triangles at both frontages with conditions approved per plan not as building official report approved before Panel C.

GENERAL FACTS/STAFF ANALYSIS:

- The application of Kristen Tyler for the property located at 5915 Desco Drive focuses on two requests relating to fence height and opacity regulations.
- As illustrated on the site and elevation plans, the applicant proposes to construct and/or maintain a 7-foot 2-inch-high fence in a required front yard, which will require **(1)** a 3-foot-2-inch special exception to the fence height regulations, and to construct 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 **(2)** a special exception to the fence opacity regulations.
- This case comes to the Board of Adjustment as staff referral from Planning and Development.
- Staff review during intake process yielded Board of Adjustment history that indicates prior action of approval for a fence special exception and visibility obstruction regulations .
- Staff site visit in conjunction with support from documentary evidence shows that several lots with front yard fencing appear to be taller than four feet above grade as required by the Dallas Development Code.
- The applicant has the burden of proof in establishing that granting the special exceptions to the fence height regulations and fence opacity regulations will not adversely affect neighboring properties.
- Granting the special exception to the fence height regulations and the fence opacity regulations 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-25-000087 at 5915 Desco Dr](#)

Timeline:

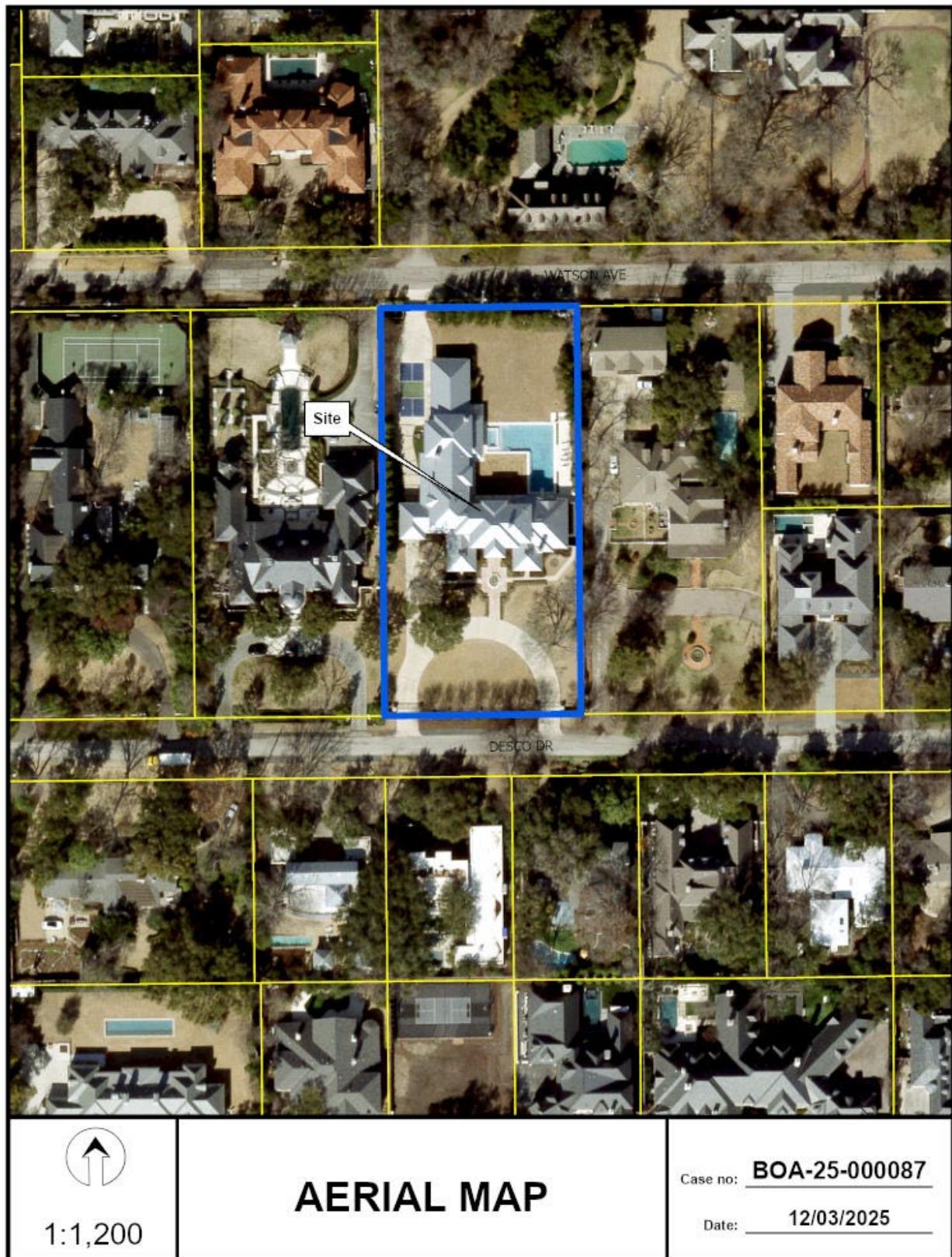
December 2,2025: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.

December 4, 2025: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel C.

December 16, 2025: The Planning and Development Senior Planner emailed the applicant the following information:

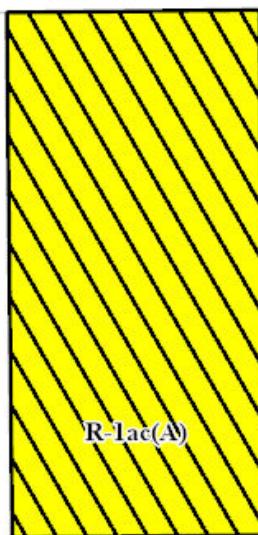
- an attachment that provided the public hearing date and panel that will consider the application; the **December 26, 2025**, deadline to submit additional evidence for staff to factor into their analysis; and **January 9, 2026**, deadline to submit additional evidence to be incorporated into the board's 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.

December 31, 2025: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **January** public hearings. Review team members in attendance included: Planning Manager, The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planners, Project Coordinator, Conservation District Chief Planner, Chief Arborists, and Transportation Engineer.





WATSON AVE



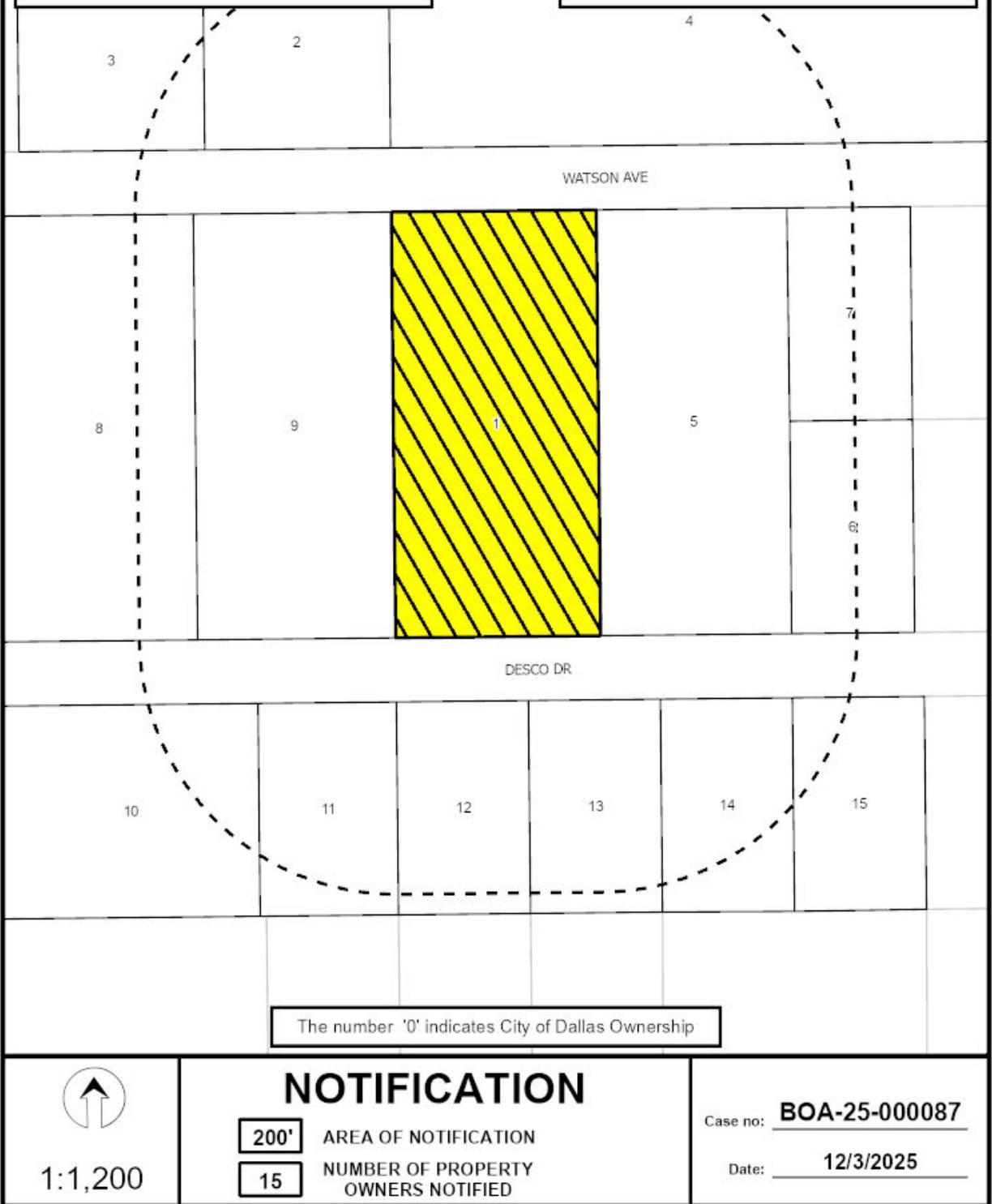
DESCO DR

R-16(A)

 1:1,200	ZONING MAP	Case no: <u>BOA-25-000087</u> Date: <u>12/03/2025</u>
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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 rezonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.



12/03/2025

Notification List of Property Owners

BOA-25-000087

15 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5915 DESCO DR	MASSDUBINE TRUST THE
2	5907 WATSON AVE	RAYMOND ROBERT J &
3	5839 WATSON AVE	KELLY RICHARD D
4	9323 PRESTON RD	PACKER MILTON
5	5931 DESCO DR	ZIEGLER JENNIFER
6	5941 DESCO DR	HENDERSON WILLIAM TODD &
7	5940 WATSON AVE	PECK JOHN JR & VERA
8	5839 DESCO DR	LEVY JOHN I & CAROL R
9	5909 DESCO DR	NAYEB FAWAD & ZOLFAR
10	5846 DESCO DR	HALL SYDNEY
11	5908 DESCO DR	NEWMAN GORDON H &
12	5914 DESCO DR	SMITH KEVIN R & SARAH C
13	5922 DESCO DR	GLASS JEFFREY & NORMA M
14	5930 DESCO DR	CARREKER JAMES D
15	5938 DESCO DR	SUSS RICHARD A &

NOTICE OF PUBLIC HEARING

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

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

DATE: THURSDAY, JANUARY 22, 2026

BRIEFING: 10:30 a.m. via Videoconference and in 6ES COUNCIL BRIEFING at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa012226>

HEARING: 1:00 p.m. Videoconference and in 6ES COUNCIL BRIEFING at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa012226>

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

BOA-25-000087(KMH) Application of Kristen Tyler for (1) a special exception to the fence height regulations, and for (2) a special exception to the fence opacity regulations at 5915 DESCO DRIVE. This property is more fully described as Block D/5614, Part of Lots 1 and 8, and Block E/5614, Part of Lots 4 and 5, and is zoned R-1ac(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 2-inch-high fence in a required front yard, which will require (1) a 3-foot-2-inch special exception to the fence height regulations, and to construct 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 (2) a special exception to the fence opacity regulations.

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 6ES Council Briefing. 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-C-Register> by the 5 p.m. on Wednesday, January 21, 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 Dr. Kameka Miller-Hoskins, Chief Planner at (214) 948-4478, 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:

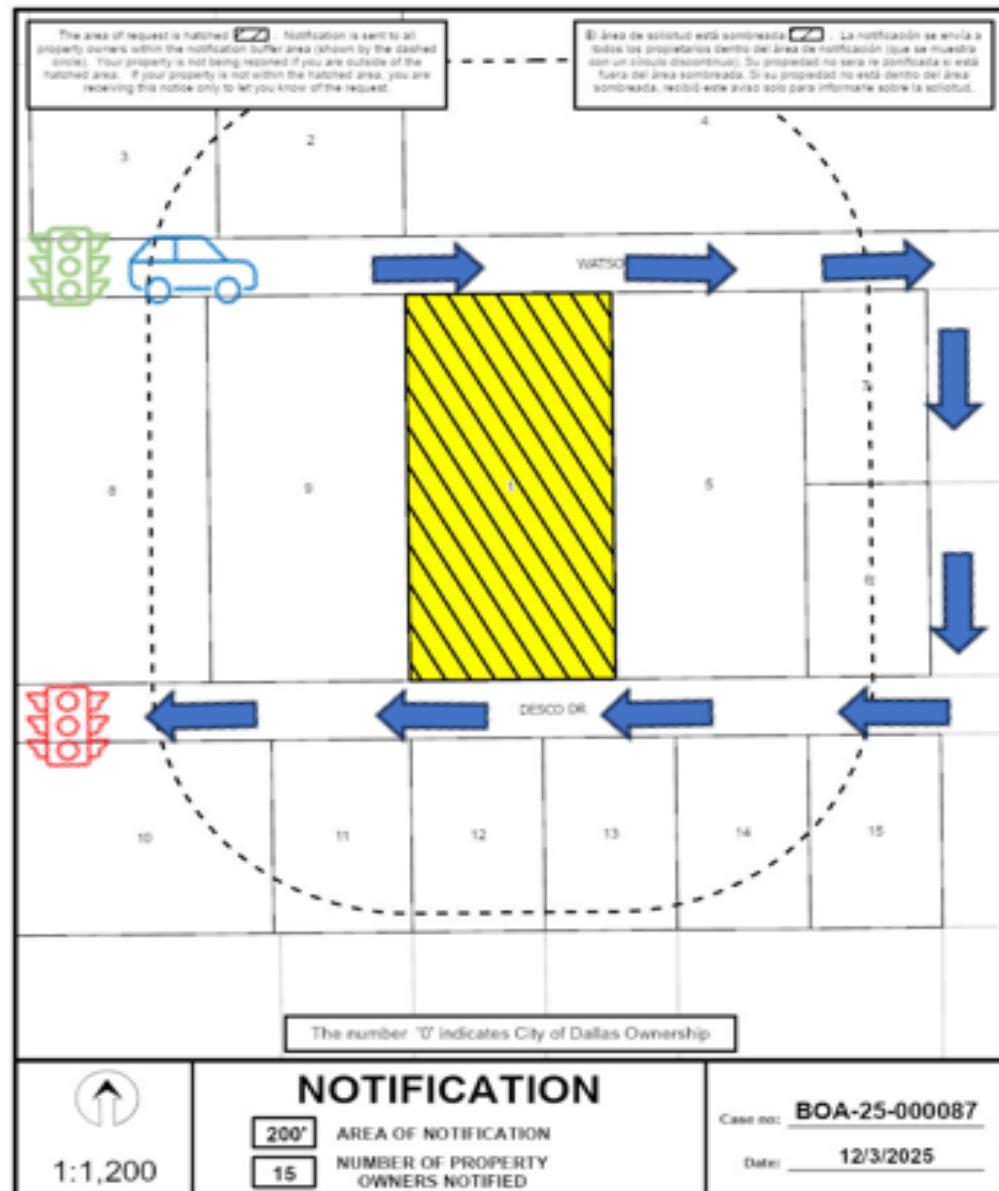
BDAreply@dallas.gov

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

PLEASE REGISTER AT:

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

200' Radius Route Map





1:1,200

NOTIFICATION

200'

AREA OF NOTIFICATION

15

NUMBER OF PROPERTY
OWNERS NOTIFIEDCase no: BOA-25-000087Date: 12/3/2025

Route Directions:

Start on Watson Avenue
Right on Preston Road
Right on Desco Drive

Home Protection Centre Inc

Vanco Protection Services Inc

Sound Entertainment

4652 Sunbelt Drive Addison, Texas 75001 Telephone: (972) 733-7200 Fax: (972) 733-7210

November 13, 2025

Ref: 5915 Desco Drive – Special Exception

To Whom It May Concern:

I have 36 years of residential security experience and support the address at 5915 Desco Drive, Dallas TX 75225. Important aspects in the safety and security of a home are well thought out, layered approaches, utilizing intelligence, technology, and CPTED (Crime Prevention Through Environmental Design) principles. In my professional experience, an issuance for a special exception for the height of the fence at the listed address is warranted for the listed security and safety reasons.

Enhanced Deterrence Against Unauthorized Intrusion: A 7-foot fence provides a significant physical barrier that deters casual trespassers, climbers, or those attempting to breach the perimeter. At 4 feet, the current height is easily scalable, increasing vulnerability to opportunistic intrusions. This upgrade aligns with security best practices for residences of individuals in high-visibility roles, where past incidents of targeted threats (both internal, such as from former associates, and external, like from activists or competitors) necessitate stronger preventive measures.

Improved Privacy and Surveillance Effectiveness: Higher fences obscure sightlines from the street or neighboring properties, reducing the risk of surveillance or reconnaissance by potential adversaries. For a resident facing elevated threat levels due to their professional status, this helps maintain operational security by limiting visual access, which could otherwise be exploited for planning unwanted approaches or harassment.

Compliance with Risk Assessment Recommendations: Security assessments for executives often recommend fortified perimeters based on threat histories and location. A 7-foot fence supports layered security protocols (e.g., combining with cameras or alarms), making it harder for threats to escalate.

Mitigation of Escalating Threat Landscapes: In an era of increasing corporate-related incidents, such as protests or insider disputes, a taller fence acts as a proactive measure to safeguard the residents and the household. The design is appropriate without impeding neighborhood aesthetics but will minimize the potential for direct confrontations or property damage, promoting a safer living environment.

HOME PROTECTION CENTRE: ALARM LICENSE NO. B6141 FIRE LICENSE NO. ACR 1281
VANCO PROTECTION SERVICES: ALARM LICENSE NO. B3403

Precedent and Community Safety Benefits: special exception for security enhancements are commonly granted in areas with similar high-profile residents, as they contribute to overall community stability by reducing the likelihood of incidents that could involve law enforcement or affect neighbors, allowing public safety officials more capacity to handle more important public safety concerns.

A request to obscure sight lines by raising the fence to 7' and reducing it's opacity to zero is based on security standards and industry best-practices for residences that have a higher likelihood of risk based on high profile employment or public exposure.

Sincerely,



Gregory Paul Leftin, Vice President

5915 Desco – Photo Evidence of Sign Postings

Front Yard Facing 5915 Desco Drive

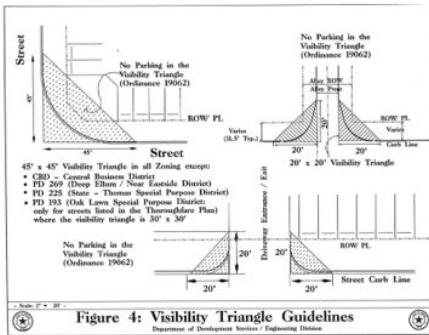


Rear yard Facing Watson Ave.



5915 Desco Visibility Triangle Guidelines Depiction

1) City of Dallas Visibility Triangle Guidelines



2) Overlay of Visibility Triangle Guidelines on the entrance to 5915 ~~Desco~~ Drive. (in three photographic views)

This picture below shows the existing and proposed entry to 5915 Desco from Desco Drive and facing due North.



1

This picture below shows a vehicle exiting the existing and proposed entry to 5915 ~~Desco~~ Drive facing West.



This picture below shows a vehicle exiting the existing and proposed entry to 5915 ~~Desco~~ Drive facing East.



Comparison to Neighborhood Properties



Subject Property 5915 Desco Drive. The photo below shows the existing fence at approximately 4' high. This special exception request is to build a new fence in the same location with two exceptions to code SEC.51A-4-602: 1) a new height of 7'2" (an exception of 5'2") and 2) to increase the fence opacity to 100% (an exception of 50%).

1



1) 9323 Preston Rd. (*1* on the map above). The fence line here is more than 8 feet (8') high and it is 100% opaque.



5730 Watson Dr. (*2* on the map shown from Douglas). A 10' side-yard fence (it may be in compliance with SEC. 51A-4-602). Provided for context of the "look and feel" of the neighborhood.



2

3. 5808 Desco Dr. (*3* on the map). The fence pillars are more than 8' high from the ground.



4. 5941 Park Ln. (*4* on the map). The fence pillars are more than 10' high from the ground. The fence is 100% opaque.



5. 5907 Park Ln. (*5* on the map). The fence pillars are more than 10' high from the ground.



6. 5923 Park Ln. (*6* on the map). The fence pillars are more than 10' high from the ground.

3



7. 5931 Park Ln. (*7* on the map). The fence pillars are more than 8' high from the ground.



9. 8901 Douglas (*9* on the map). The fence pillars are higher than 10' from the ground. The fence is 100% opaque.



8. 9006 Douglas (*8* on the map). The fence is higher than 10' from the ground. The fence is 100% opaque.



10. 8787 Jourdan (*10* on the map). The fence is more than 15' from the ground and is 100% opaque.

4

5

6

