

FILE NUMBER: BOA-26-000028(BT)

BUILDING OFFICIAL'S REPORT: Application of Lauren James for (1) a special exception to the fence height regulations at **14901 NORTH LAKE ROAD**. This property is more fully described as Block B/8464, TR 1.1, and is zoned PD-942, which limits the height of a fence in the front yard to 4-feet. The applicant proposes to construct and/or maintain a 12-foot-high fence in a required front-yard, which will require (1) a 8-foot special exception to the fence height regulations.

LOCATION: 14901 North Lake Road

APPLICANT: Lauren James

REQUEST:

(1) a special exception to the fence height regulations.

STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO FENCE HEIGHT 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 (1):

No staff recommendation is made on this request.

BACKGROUND INFORMATION:

Zoning:

Site: PD-942
North: R-5(A) & Coppell, Texas
East: Irving, Texas - Residential
South: A(A) & PD-741 North Lake
West: PD-741 Subarea A-1 SA A subset

Land Use:

The subject site is developed with an electric power facility.

BDA History:

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

GENERAL FACTS/STAFF ANALYSIS:

- The application of Lauren James for the property located at 14901 North Lake Road focuses on one request relating to the fence height regulations.
- The applicant is proposing to construct and maintain a 12-foot-high fence in a required front yard, which will require an 8-foot special exception to the fence height regulations.
- It is imperative to note that PD-942 was approved on April 13, 2016 (Ordinance No. 30052).
- Some surrounding properties are developed to the east, City of Irving, residential uses, to the south, City of Dallas, North Lake, to the west, City of Dallas, undeveloped land and to the north vacant land in both the City of Dallas and City of Coppell.
- The applicant has the burden of proof in establishing that the special exception to the fence standard regulations relating to height will not adversely affect the neighboring properties.
- Granting the special exception to the fence regulations relating to height 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-26-000028 at 14901 North Lake Rd](#)

Timeline:

- May 5, 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.
- May 7, 2026: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**.
- May 18, 2026: The Planning and Development Senior Project Coordinator on behalf of the Senior Planner emailed the applicant the following information:
- an attachment that provided the public hearing date and panel that will consider the application; the **May 22, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **June 5, 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.
- May 28, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **June** 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.

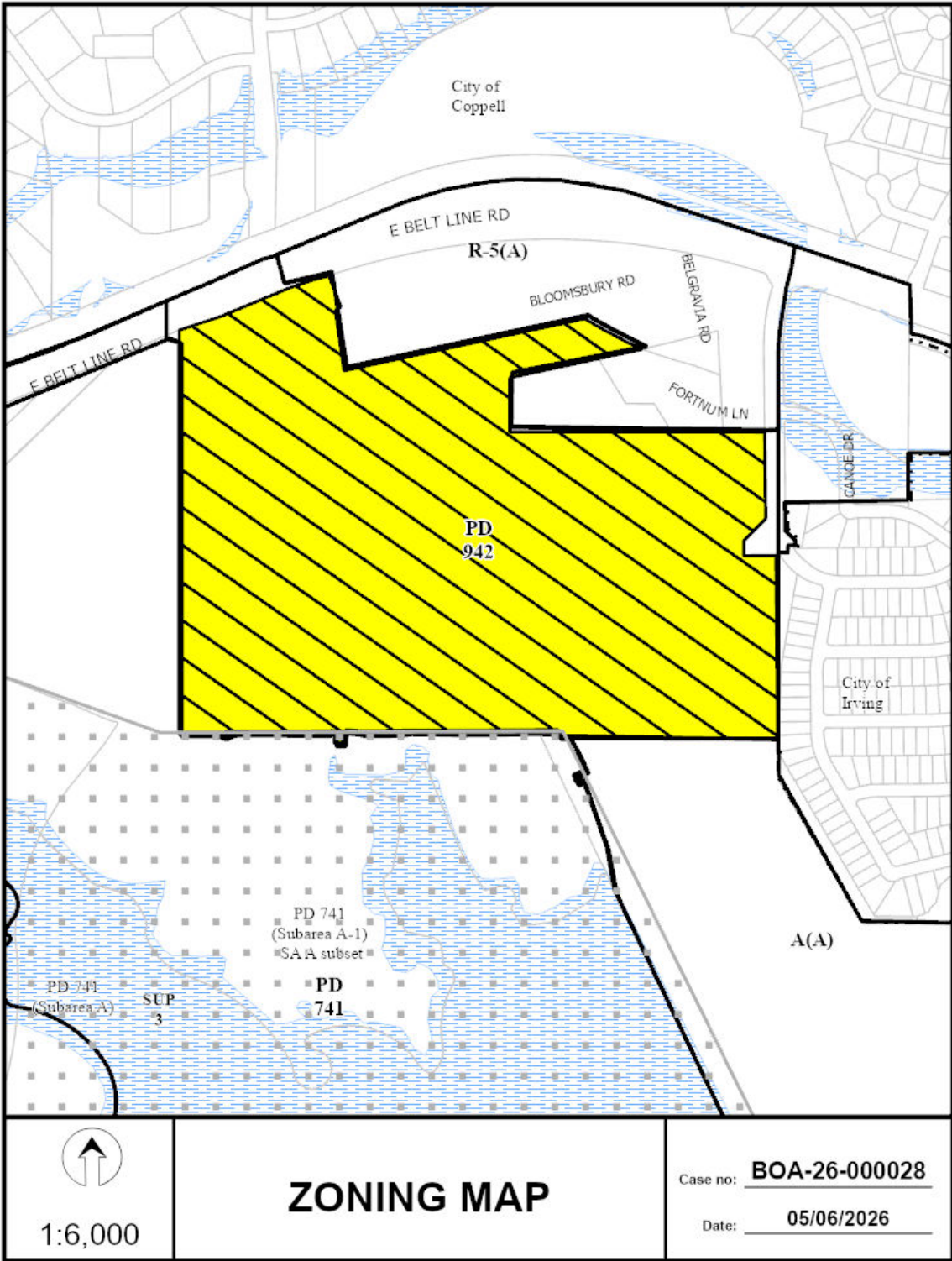



1:6,000


AERIAL MAP

Case no: BOA-26-000028

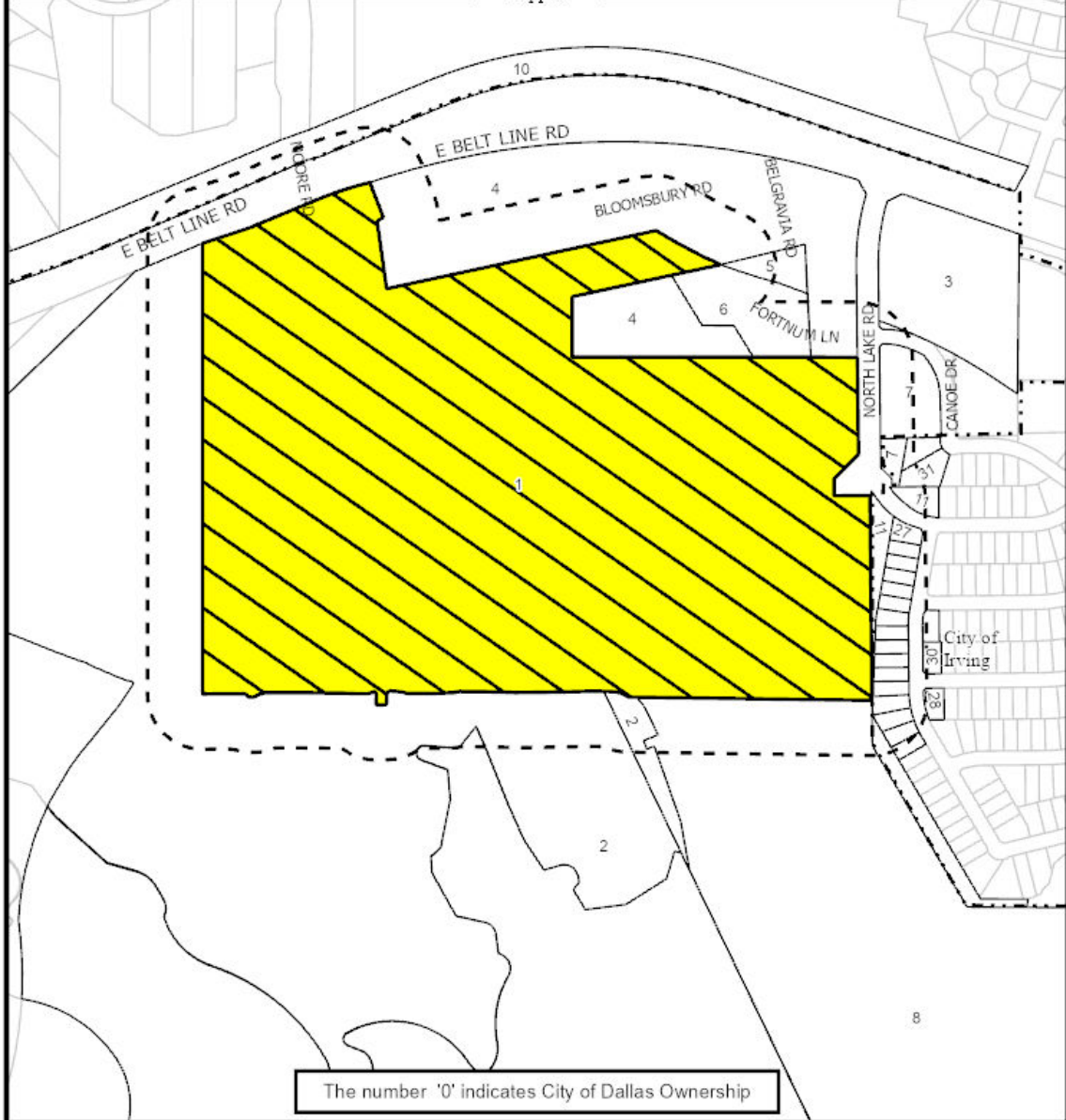
Date: 05/06/2026



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.

City of Coppel



1:6,000

NOTIFICATION

200' AREA OF NOTIFICATION
32 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BOA-26-000028**
 Date: **5/6/2026**

Notification List of Property Owners

BOA-26-000028

32 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	14901 NORTH LAKE RD	ONCOR ELECTRIC DELIVERY CO LLC
2	14901 NORTH LAKE RD	RESIDENCES OF AUSTIN RANCH NO 6
3	1403 NORTH LAKE RD	HENRY LAND LTD &
4	14901 NORTH LAKE RD	BILLINGSLEY YORKSHIRE PARTNERS
5	708 E BELT LINE RD	TRAMMELL CROW COMPANY NO 43 LTD
6	700 E BELT LINE RD	BILLINGSLEY YORKSHIRE PARTNERS LTD
7	14901 NORTH LAKE RD	SOUTH HAVEN RESIDENTIAL
8	9000 DYNAMO DR	DALLAS COUNTY IRRIGATION DISTRICT 1
9	1 OLYMPUS BLVD	CW ROCK BOTTOM PARTNERS
10	9001 NO NAME ST	DART
11	1002 BELTLINE RD	SOUTH HAVEN RESIDENTIAL COMMUNITY
12	10611 KINGFISHER RD	SRINIVASAN REVOCABLE LIVING
13	10615 KINGFISHER RD	KANTAMNENI NAGARANI &
14	10619 KINGFISHER RD	THUMMALAPALLI VIMAL KUMAR &
15	10623 KINGFISHER RD	YELURU PRASANTA &
16	10627 KINGFISHER RD	CHAPAGAIN SURENDRA &
17	10631 KINGFISHER RD	KAZA VIMAL & JASMITHA TUMMALA
18	10635 KINGFISHER RD	NARASIMHAIAH DHANAPALAKSHA &
19	10639 KINGFISHER RD	PRASLA AMAN &
20	10643 KINGFISHER RD	KUMAR ANIL & SUMA A
21	10647 KINGFISHER RD	LAD RAHUL SURESH &
22	10651 KINGFISHER RD	BHUPATHI MADHURI &
23	10703 KINGFISHER RD	BUCHH IRSHAD &
24	10707 KINGFISHER RD	TIRIVEEDHI ASHOK & AMULYA
25	10711 KINGFISHER RD	VARALAKSHMI & SURESH VANNALA
26	10715 KINGFISHER RD	SURI VENKATA SATYA M &

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	10719 KINGFISHER RD	BIKKIMAMILLAPALLI REVOCABLE
28	1376 OTTER WAY	VENKATA AJAY POTTURI &
29	1368 WOOD DUCK DR	MADA KRISHNA REDDY &
30	1377 OTTER WAY	PATHIVADA SIVA & NIRUPAMA
31	10759 CANOE DR	THIRUGNANAM GOPINATHAN
32	10763 CANOE DR	FARINACCI NOEL ENRIQUE &

 1:6,000	NOTIFICATION		Case no: BOA-26-000028
	<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;">32</div> NUMBER OF PROPERTY OWNERS NOTIFIED	Date: <u>5/6/2026</u>	

Route Directions:

Start on E Belt Line Rd.

U-turn

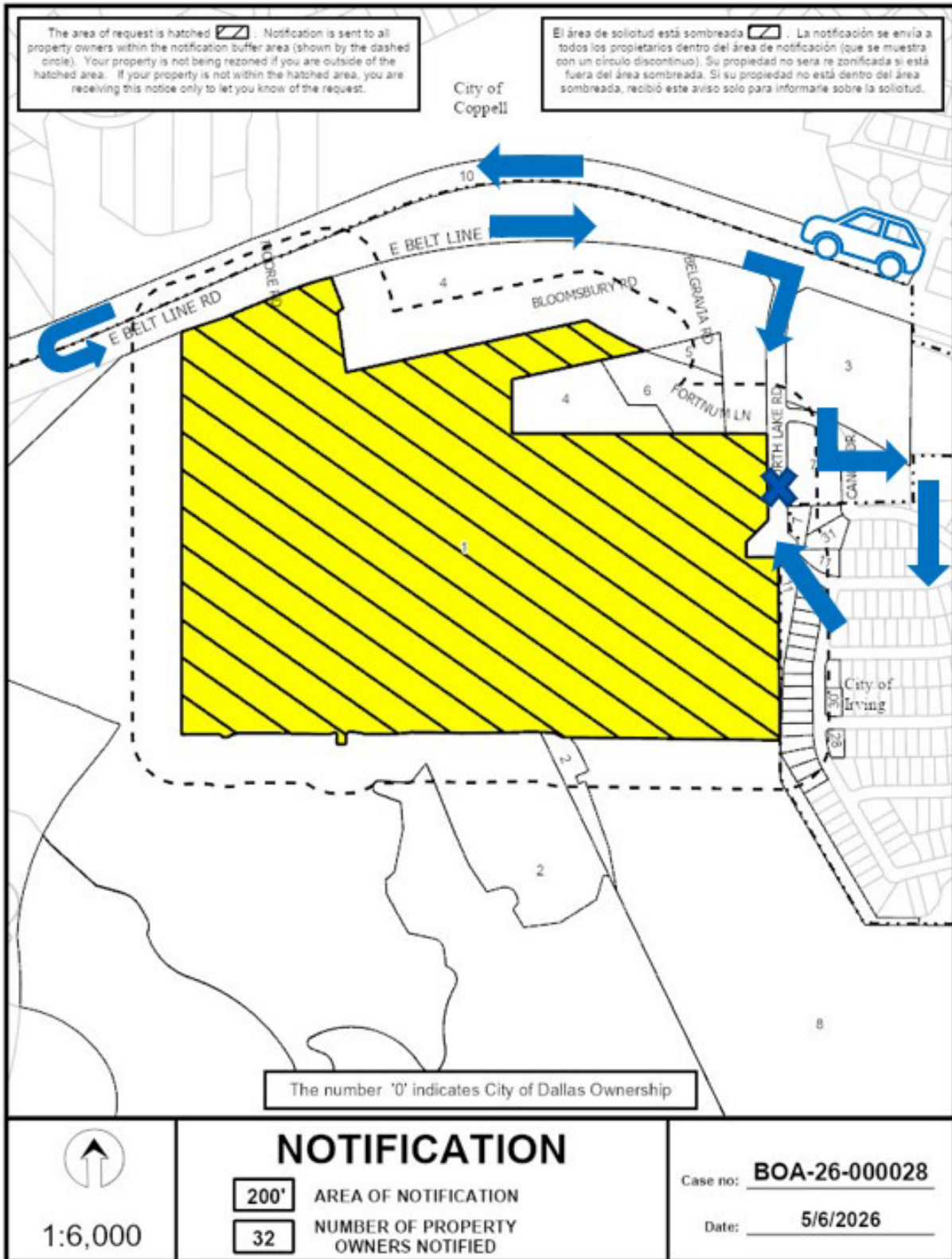
Right on S Northlake Rd.

Left on Canoe Dr

Right on Bluegill Bay Rd.

***Subject Site at 1:10 and 3:50**

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, JUNE 16, 2026**

BRIEFING: **10:30 a.m. via Videoconference and in 6EN COUNCIL CHAMBERS** at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa061626>

HEARING: **1:00 p.m. Videoconference and in 6EN COUNCIL CHAMBERS** at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa061626>

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

BOA-26-000028(BT) Application of Lauren James for **(1)** a special exception to the fence height regulations at **14901 NORTH LAKE ROAD**. This property is more fully described as Block B/8464, Tract 1.1 (preliminary plat: Block 1/8461, Lot 1), and is zoned PD-942, which limits the height of a fence in the front yard to 4-feet. The applicant proposes to construct and/or maintain a 12-foot-high fence in a required front-yard, which will require **(1)** an 8-foot special exception to the fence 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 **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, June 15, 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>