

FILE NUMBER: BOA-26-000042(BT)

BUILDING OFFICIAL'S REPORT: Application of Robert Baldwin for **(1)** a special exception to the fence height regulations, and for **(2)** special exception to the fence opacity regulations at **4047 DALGREEN DRIVE**. This property is more fully described as Block 4407, Lot 6, 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 five feet from the front lot line. The applicant proposes to construct and/or maintain an 8-foot 2-inch high fence in a required front-yard, which will require **(1)** a 4-foot 2-inch special exception to the fence height regulations, 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 **(2)** a special exception to the fence opacity regulations.

LOCATION: 4047 Dalgreen Drive

APPLICANT: Robert Baldwin

REQUEST:

- (1) a special exception to the fence height regulations, and
- (2) a special exception to the fence opacity regulations.

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-1ac(A)
North: R-1/2ac(A)
East: R-1ac(A) & R-7.5(A) (SUP 131 – Cox Cemetery)
South: R-1ac(A)
West: R-1ac(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 Robert Baldwin for the property located at 4047 Dalgren focuses on two requests relating to the fence height regulations and fence opacity regulations.
- The first request is that the applicant is proposing to construct and maintain an 8-foot 2-inch-high fence in a required front-yard, which will require a 4-foot 2-inch 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, which requires a special exception to the fence opacity regulations.
- The applicant has stated that the property is located near a heavily vegetated area near a cemetery and White Rock Lake. For this reason, they have requested submitted a request to allow a fence and columns up to 8’2”. Additionally, a request for opacity was also submitted to allow a portion of the fence to be constructed of solid materials.
- Per the applicant, several properties in the area have similar fencing and they feel that their proposed fence will not negatively impact the surrounding homes.
- Per staff site visit, proposed fencing will replace existing.
- 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 height and 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-26-000042 at 4047 Dalgren Dr](#)

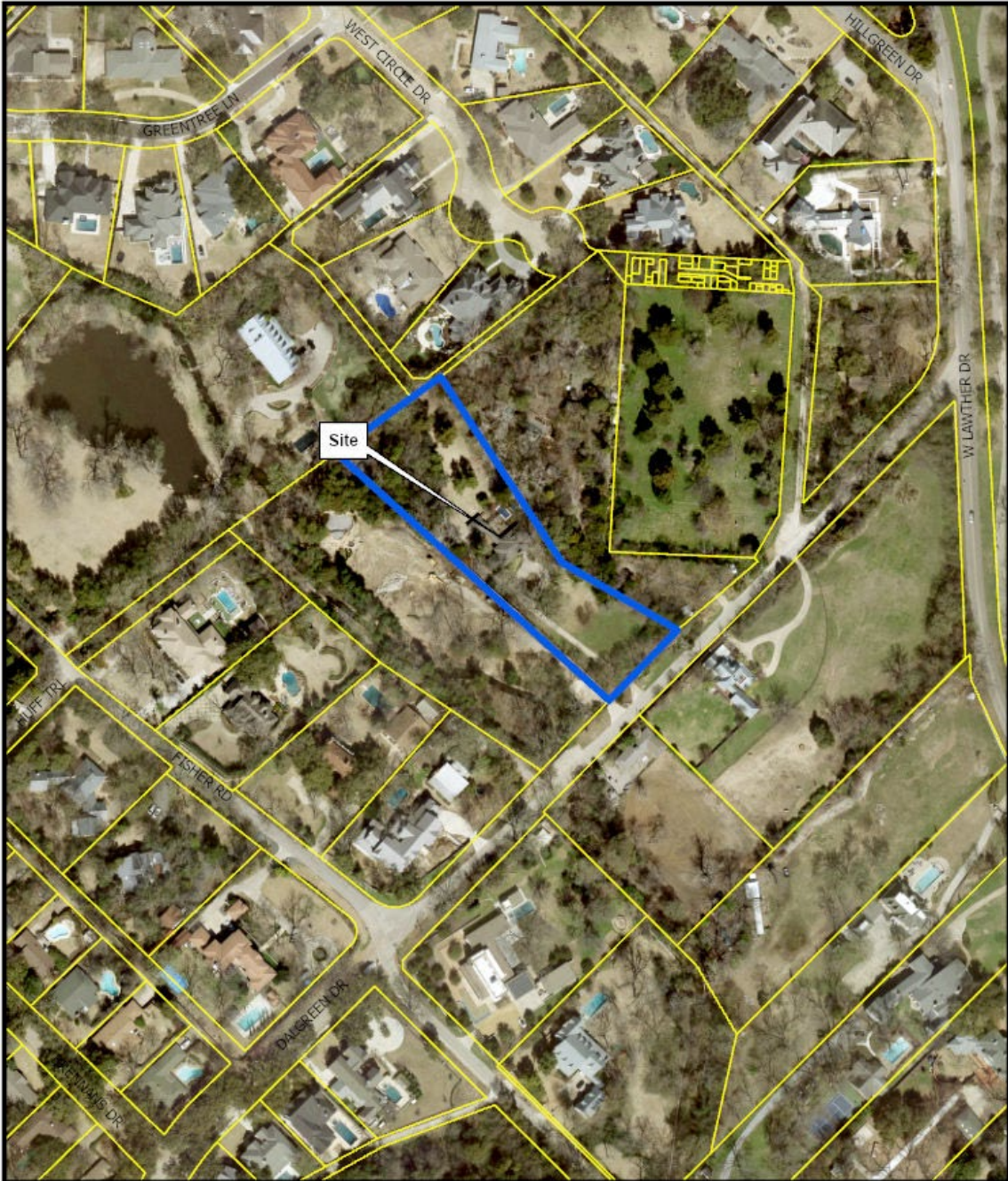
Timeline:

- June 6, 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.
- June 9, 2026: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**.
- June 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 **1:00 pm, June 26, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **1:00 pm, July 2, 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.

June 30, 2026:

The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **July** 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.

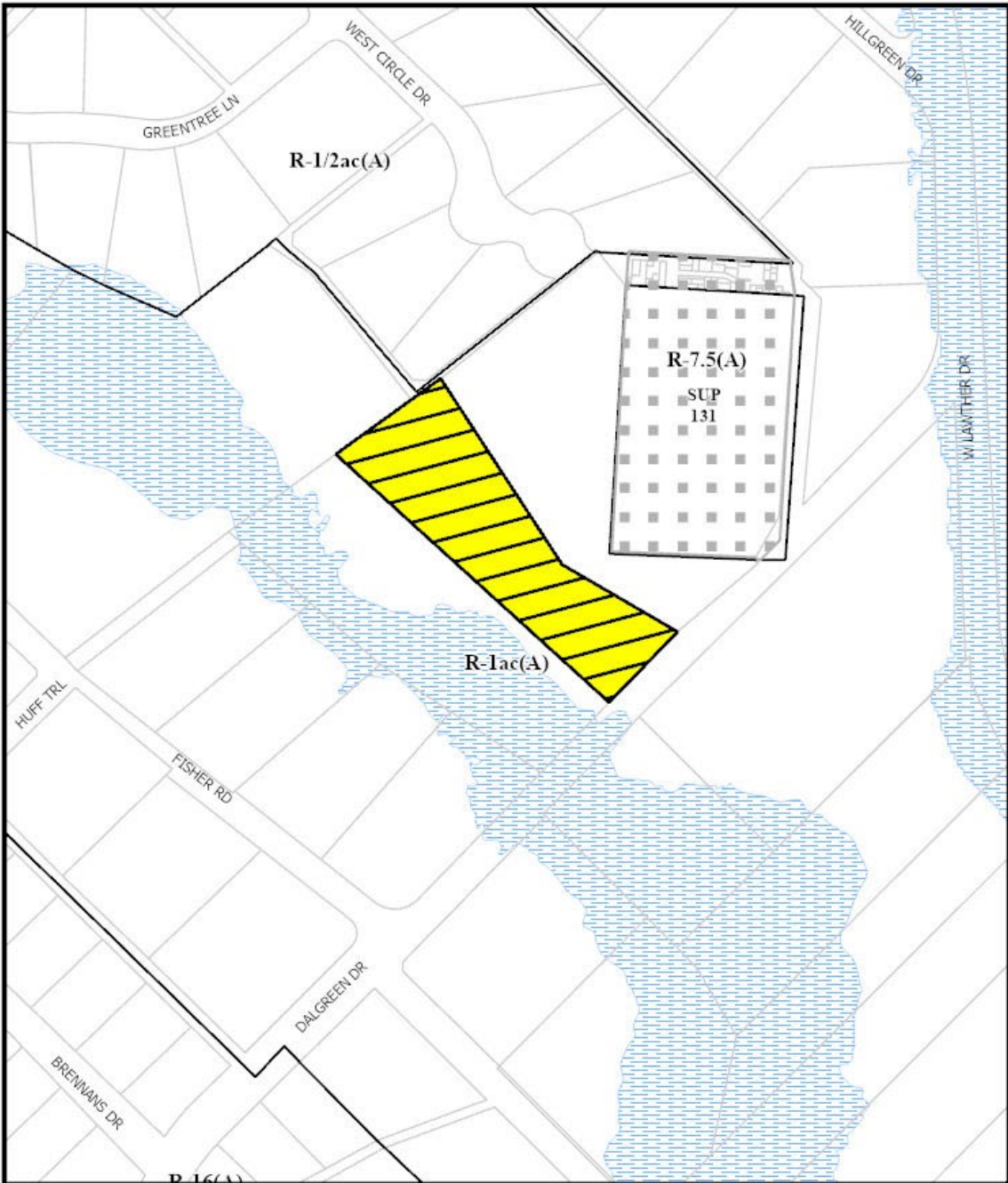


1:2,400

AERIAL MAP

Case no: BOA-26-000042

Date: 06/09/2026





1:2,400

ZONING MAP

Case no: BOA-26-000042

Date: 06/09/2026

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

| | | |
|--|---|--|
|  1:2,400 | <h2>NOTIFICATION</h2> <p>200' AREA OF NOTIFICATION</p> <p>15 NUMBER OF PROPERTY OWNERS NOTIFIED</p> | Case no: BOA-26-000042 Date: 6/9/2026 |
|--|---|--|

Notification List of Property Owners

BOA-26-000042

15 Property Owners Notified

| Label # | Address | Owner |
|----------------|---------------------|---------------------------------|
| 1 | 4047 DALGREEN DR | PRESLEY MICHAEL & AMY REVOCABLE |
| 2 | 7181 FISHER RD | TRI PROPERTIES LTD ET AL |
| 3 | 4100 DALGREEN DR | COX CEMETERY |
| 4 | 7217 FISHER RD | HANSEN THEODORE ERIC |
| 5 | 7207 FISHER RD | PRESLEY MICHAEL E & AMY E |
| 6 | 7227 FISHER RD | POSCENTE VINCENT T & |
| 7 | 4021 DALGREEN DR | RICH ALAN B & |
| 8 | 4039 DALGREEN DR | PRESLEY MICHAEL E & AMY |
| 9 | 7145 WEST CIRCLE DR | MCCASKILL BERNIE LOUIS & |
| 10 | 7161 WEST CIRCLE DR | WOODCHEK MICHAEL |
| 11 | 7155 WEST CIRCLE DR | DELAVAN GARY & CYNTHIA HUDSON |
| 12 | 4415 W LAWTHER DR | DEVEREUX JULIEN |
| 13 | 4030 DALGREEN DR | PIERSON JAMIE & |
| 14 | 7161 FISHER RD | WHITE ROSCOE F III |
| 15 | 7305 FISHER RD | LARRAVE RENE & PAMELA |

| | | |
|--|--|-------------------------------|
|  1:2,400 | NOTIFICATION | Case no: BOA-26-000042 |
| | 200' AREA OF NOTIFICATION 15 NUMBER OF PROPERTY OWNERS NOTIFIED | Date: 6/9/2026 |

Route Directions:

**Start on W. Circle Dr.
U-turn on W. Circle Dr.
Left on Greentree Ln.
Right on Twin Tree Ln.
Right on Hillgreen Dr.
Right on W Lawther Dr.
Right on Dalgreen Dr.
Right on Fisher Rd.
*Subject Site at 3:58.**

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, JULY 14, 2026

BRIEFING: 10:30 a.m. via Videoconference and in 6EN COUNCIL CHAMBERS at Dallas City Hall, 1500 Marilla Street

HEARING: 1:00 p.m. Videoconference and in 6EN COUNCIL CHAMBERS at Dallas City Hall, 1500 Marilla Street

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

BOA-26-000042(BT) Application of Robert Baldwin for (1) a special exception to the fence height regulations, and for (2) a special exception to the fence opacity regulations at 4047 DALGREEN DRIVE. This property is more fully described as Block 4407, Lot 6, 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 five feet from the front lot line. The applicant proposes to construct and/or maintain an 8-foot 2-inch-high fence in a required front-yard, which will require (1) a 4-foot 2-inch special exception to the fence height regulations, 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 (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 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, July 13, 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](https://www.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>