

FILE NUMBER: BOA-26-000035

BUILDING OFFICIAL'S REPORT: Application of Sara Berman Popek for (1) a special exception to the fence height regulations at **7324 and 7326 WELLCREST DRIVE**. This property is more fully described as Block D/7288, Part of Lot 4, and is zoned D(A), which limits the height of a fence in the front yard to 4-feet. The applicant proposes to construct and/or maintain a 5-foot 6-inch high fence in a required front-yard, which will require (1) a 1-foot 6-inch special exception to the fence height regulations.

LOCATION: 7324 and 7326 Wellcrest Drive

APPLICANT: Sara Berman Popek

REQUEST:

- (1) A request for 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: D(A)
North: D(A)
East: D(A)
South: R-10(A)
West: D(A)

Land Use:

The subject site and surrounding properties are developed with duplexes.

BDA History:

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

GENERAL FACTS/STAFF ANALYSIS:

- The application of Sara Berman Popek for the property located at 7324 and 7326 Wellcrest Drive focuses on one request relating to the fence height regulations.
- The applicant is proposing to construct and maintain a 5-foot 6-inch high fence in a required front-yard, which will require a 1-foot 6-inch special exception to the fence height regulations.
- It is imperative to note that the property is developed as a duplex and the wall extends across both addresses, 7324 and 7326 Wellcrest Drive.
- Per the applicant, the request is for a height increase for the front cinder block wall being constructed at their duplex
- The applicant has stated that the wall does not encroach into the public right-of-way or interfere with pedestrian or vehicle visibility.
- The design of the fence includes 4-inch openings every 16 inches, which maintain visibility and airflow so that the structure does not function as a solid barrier along the street.
- The primary purpose of the wall is to allow for the reasonable and safe use of the property.
- Per staff's visit, the wall is currently existing.
- 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 height regulations, with the 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-26-000035 at 7324 Wellcrest Dr.](#)

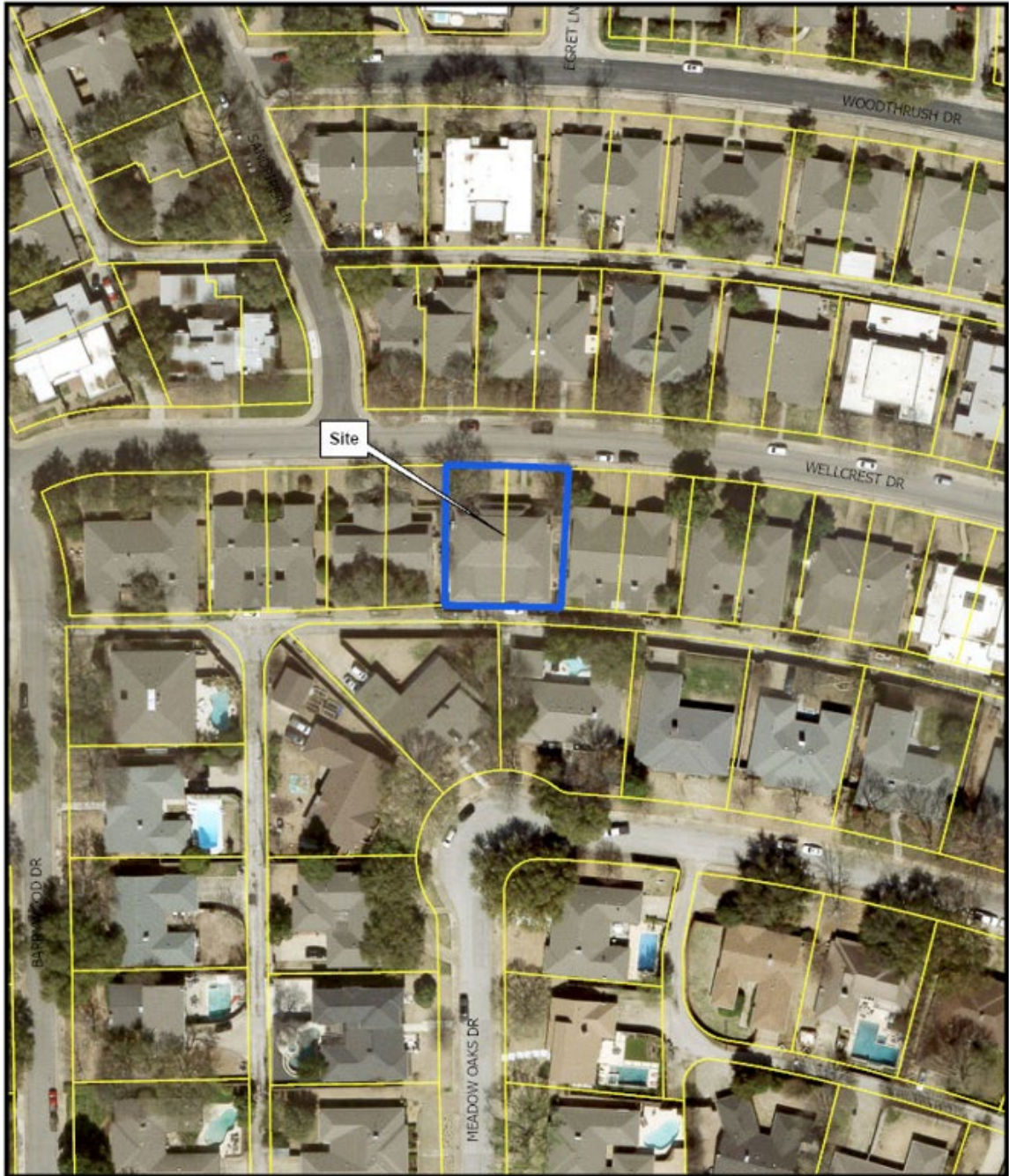
Timeline:

- April 30, 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 **B**.
- May 18, 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 **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.



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AERIAL MAP

Case no: **BOA-26-000035**

Date: **05/19/2026**





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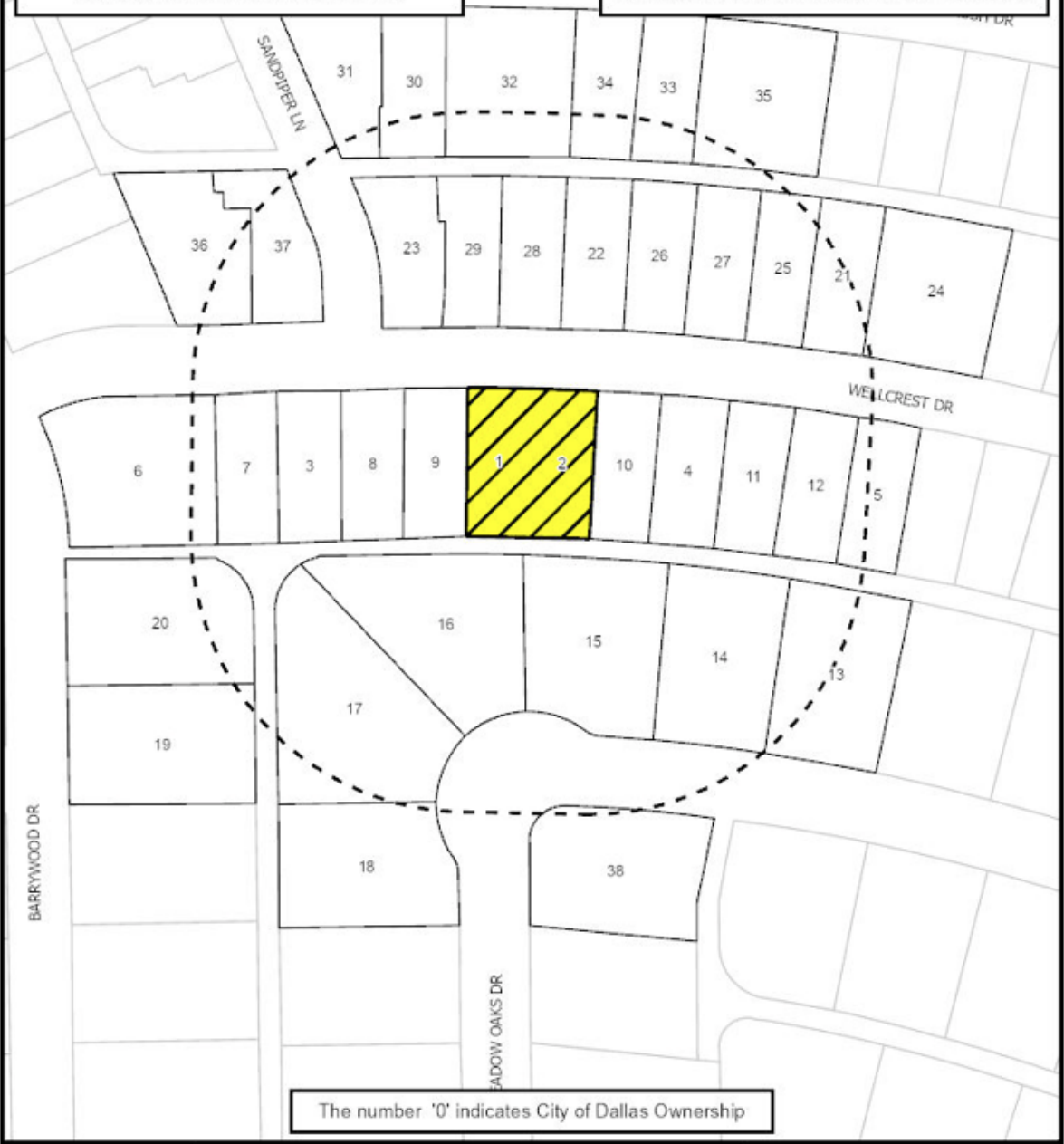
ZONING MAP

Case no: BOA-26-000035

Date: 05/19/2026

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
38 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BOA-26-000035**
 Date: **5/19/2026**

Notification List of Property Owners

BOA-26-000035

38 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7324 WELLCREST DR	POPEK WILLIAM K ET AL
2	7326 WELLCREST DR	POPEK WILLIAM K & SARA B
3	7310 WELLCREST DR	DEEL CARTER D
4	7334 WELLCREST DR	CHASE KATHY LIFE ESTATE
5	7348 WELLCREST DR	FRIEDLANDER FAMILY TRUST
6	7302 WELLCREST DR	POGUE PAMELA
7	7308 WELLCREST DR	CUTRONE JANICE LIVING TRUST
8	7316 WELLCREST DR	TANOOMAND SOGHRA
9	7318 WELLCREST DR	GAULE WENDY A
10	7332 WELLCREST DR	7332 WELLCREST DR TRUST
11	7340 WELLCREST DR	Taxpayer at
12	7342 WELLCREST DR	Taxpayer at
13	7355 MEADOW OAKS DR	MATLACK JOHN D & JAN C
14	7347 MEADOW OAKS DR	CALLON LAUREN WINSTON
15	7339 MEADOW OAKS DR	POPEK WILLIAM &
16	7331 MEADOW OAKS DR	BEDROS MEDHAT G & MONA K
17	7327 MEADOW OAKS DR	HEGAR MARIA G
18	7323 MEADOW OAKS DR	HUNT TIMOTHY &
19	10432 BARRYWOOD DR	GREENE WILLIAM THOMAS JR
20	10440 BARRYWOOD DR	WEST WINNIE M
21	7343 WELLCREST DR	BERNI SILVIA L &
22	7327 WELLCREST DR	Taxpayer at
23	7319 WELLCREST DR	THOMPSON PRENTISS J
24	7349 WELLCREST DR	COMMERCE FACTORY LLC
25	7341 WELLCREST DR	SMITH DURRELL P
26	7333 WELLCREST DR	Taxpayer at

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	7335 WELLCREST DR	FREEMAN SHARON HOY
28	7325 WELLCREST DR	KOMORN SHARON
29	7321 WELLCREST DR	MARSH LISA M
30	7312 WOODTHRUSH DR	MOOMAU REBEKAH
31	10520 SANDPIPER LN	IGLEHART GRETCHEN
32	7318 WOODTHRUSH DR	NYGARD RHEA B & STEPHEN VC II
33	7328 WOODTHRUSH DR	CUNNINGHAM TIFFANY J
34	7326 WOODTHRUSH DR	BROOKS PAMELA
35	7336 WOODTHRUSH DR	KNOWLES CLAYTON
36	7307 WELLCREST DR	FLEENER DIANE FROST &
37	7309 WELLCREST DR	OTTEN SERFINA
38	7324 MEADOW OAKS DR	SANDLIN MITCHEL JEFFERSON &

Route Directions:

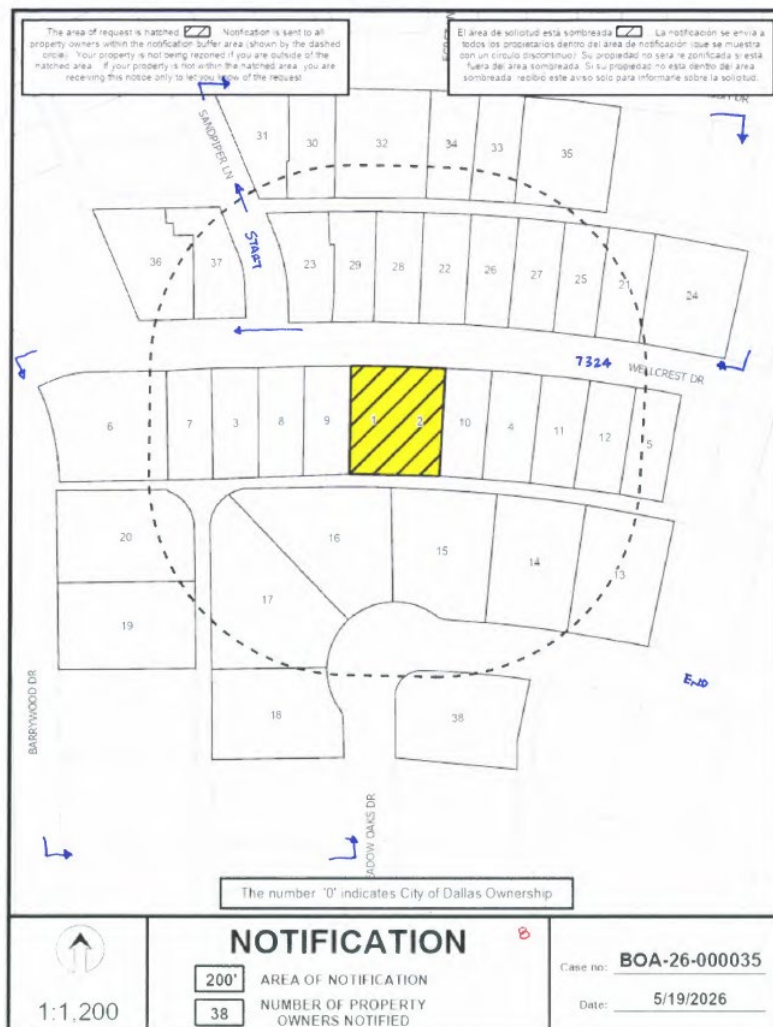
Start on Sandpiper Ln

Right on Boedeker St

Right on Woodthrush

Right on Wellcrest Dr

***Subject Site at 1:49.**



NOTICE OF PUBLIC HEARING

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

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

DATE: WEDNESDAY, JUNE 17, 2026

BRIEFING: 10:30 a.m. via Videoconference and in 6ES COUNCIL BRIEFING, Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa061726>

HEARING: 1:00 p.m. via Videoconference and in 6ES COUNCIL BRIEFING, Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa061726>

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

BOA-26-000035(KMH) Application of Sara Berman Popek for (1) a special exception to the fence height regulations at 7324 and 7326 WELLCREST DRIVE. This property is more fully described as Block D/7288, Part of Lot 4, and is zoned D(A), which limits the height of a fence in the front yard to 4-feet. The applicant proposes to construct and/or maintain a 5-foot 6-inch high fence in a required front-yard, which will require (1) a 1-foot 6-inch special exception to the fence height 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 in 6ES at City Hall. 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-B-Register> by the close of business Tuesday, June 16, 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 three 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 & 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-B-Register>