

FILE NUMBER: BOA-25-000044(BT)

BUILDING OFFICIAL'S REPORT: Application of Robert Baldwin for a **(1)** special exception to the fence height regulations along N. Buckner Boulevard, **(2)** a special exception to the fence opacity regulations along N. Buckner Boulevard, **(3)** a special exception to the fence height regulations along Hermosa Drive, and **(4)** a special exception to the fence opacity regulations along Hermosa Drive at **1425 N BUCKNER BOULEVARD**. This property is more fully described as Block E/5313, Lots 1 and 2, and is zoned R-10(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-high fence in a required front-yard along N. Buckner Boulevard, which will require **(1)** a 3-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-percent open surface area located less than 5-feet from the front lot line along N. Buckner Boulevard, which will require **(2)** a special exception to the fence opacity regulations, to construct and/or maintain a 7-foot-high fence in a required front-yard along Hermosa Drive, which will require **(3)** a 3-foot 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 along Hermosa Drive, which will require **(4)** a special exception to the fence opacity regulations.

LOCATION: 1425 N Buckner Boulevard

APPLICANT: Robert Baldwin

REQUEST:

- (1) A request for a special exception to the fence height regulations along N Buckner Boulevard,
- (2) A request for a special exception to the fence opacity regulations relating to opacity along N Buckner Boulevard,
- (3) A request for a special exception to the fence height regulations along Hermosa Drive, and
- (4) A request for a special exception to the fence opacity regulations relating to opacity along Hermosa Drive.

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 (4):

No staff recommendation is made on these requests.

BACKGROUND INFORMATION:

Zoning:

Site: R-10(A)
North: R-10(A), PD-197, and CR
East: R-10(A)
South: R-10(A)
West: R-10(A)

Land Use:

The subject site and surrounding properties are developed with single-family uses allowed in R-10(A).

BDA History:

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

GENERAL FACTS/STAFF ANALYSIS:

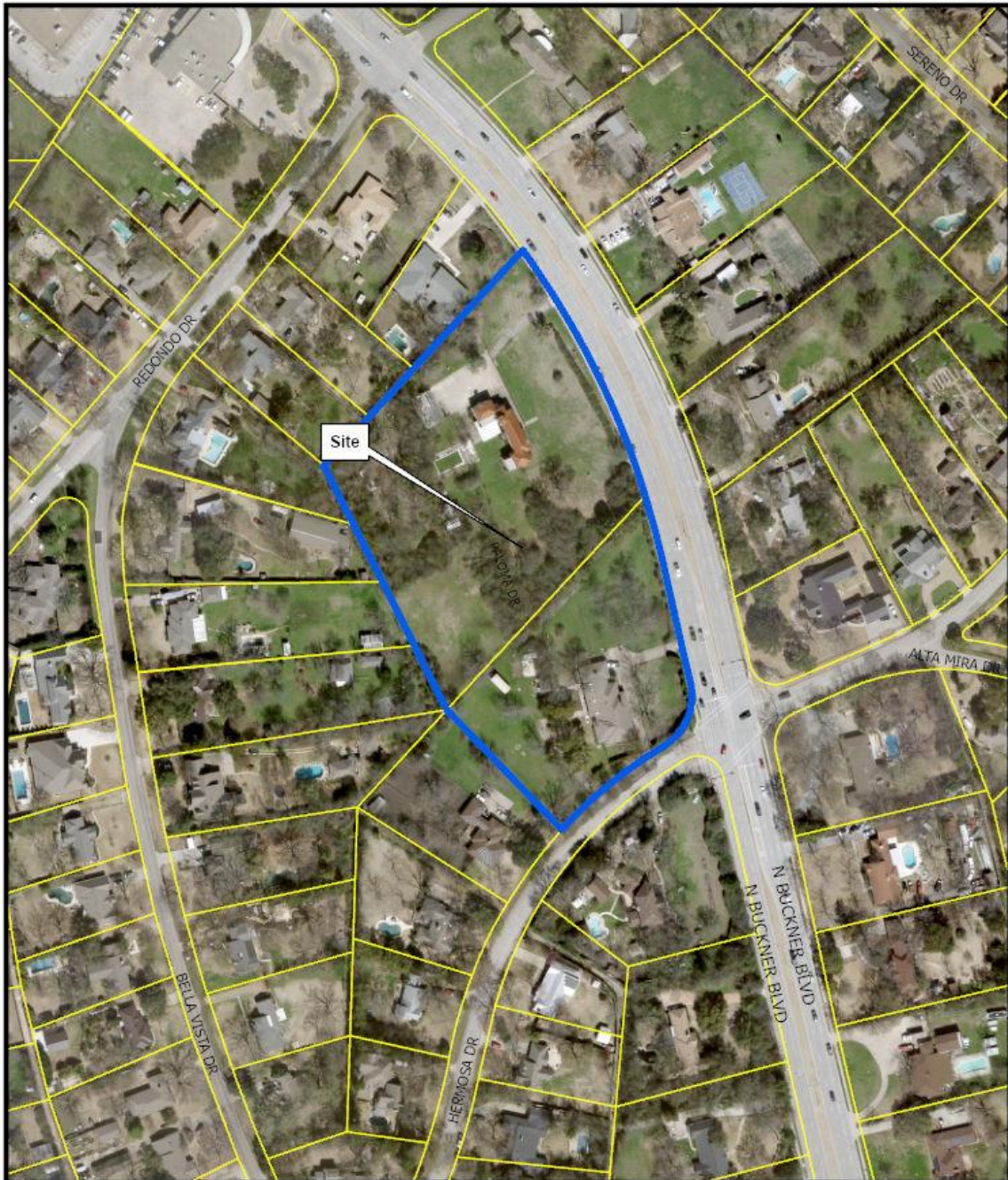
- The application of Robert Baldwin for the property located at 1425 N Buckner Boulevard focuses on four requests relating to the fence height and fence opacity regulations.
- The first request, the applicant is proposing to construct and maintain a 7-foot-high fence and gate in a required front-yard along N Buckner Boulevard, which will require a 3-foot 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 along N Buckner Boulevard, which requires a special exception to the fence opacity regulations.
- The third request, the applicant is proposing to construct and maintain a 7-foot-high fence and gate in a required front-yard along Hermosa Drive, which will require a 3-foot special exception to the fence height regulations.
- The last 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 along Hermosa Drive, which requires a special exception to the fence opacity regulations.
- The subject site, due to blockface continuity, has front-yard setback requirements along both N Buckner Boulevard and Hermosa Drive.

- It is imperative to note that the proposed masonry wall is part of a new 15-lot subdivision with an approved preliminary plat for La Jolla Addition (S234-073R) at the corner of N Buckner Boulevard and Hermosa Drive.
- Surrounding properties to the south along Hermosa Drive have vegetation and/or tall fencing of some sort.
- N Buckner Boulevard is considered a PA – Principal Arterial per City of Dallas thoroughfare plan
- The applicant has the burden of proof in establishing that the special exceptions to the fence standard regulations relating to height and opacity will not adversely affect the neighboring properties.
- Granting the special exceptions to the fence regulations relating to height and opacity 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-25-000044 at 1425 N Buckner Blvd](#)

Timeline:

July 29, 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.
August 14, 2025:	The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel A .
August 25, 2025:	<p>The Planning and Development Senior Planner emailed the applicant the following information:</p> <ul style="list-style-type: none"> • an attachment that provided the public hearing date and panel that will consider the application; the August 21, 2025, deadline to submit additional evidence for staff to factor into their analysis; and September 5, 2025, 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.
August 27, 2025:	The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the September 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.

- September 16, 2025: The Board of Adjustment Panel **A**, at its public hearing held on Tuesday, September 16, 2025, moved to **HOLD** this matter under advisement until **October 21, 2025**.
- September 18, 2025: The Planning and Development Senior Planner emailed the applicant the following information:
- the **October 6, 2025**, deadline to submit additional evidence for staff to factor into their analysis; and **October 10, 2025**, deadline to submit additional evidence to be incorporated into the board's docket materials.
 - the hearing date and time reminder of Tuesday, **October 21, 2025**, Briefing at 10:00 am and Hearing at 1:00 pm.
- October 21, 2025: The Board of Adjustment Panel **A**, rescheduled until **November 4, 2025**.
- November 4, 2025: The Board of Adjustment Panel **A**, at its public hearing held on Tuesday, November 4, 2025, moved to **HOLD** this matter under advisement until **January 20, 2026**.
- November 4, 2025: The Planning and Development Senior Planner emailed the applicant the following information:
- The hearing date and time reminder of Tuesday, January 20, 2026, Briefing at 10:30 am and Hearing at 1:00 pm. pm.
- December 12, 2025: The applicant provided revised plans.
- 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: 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.

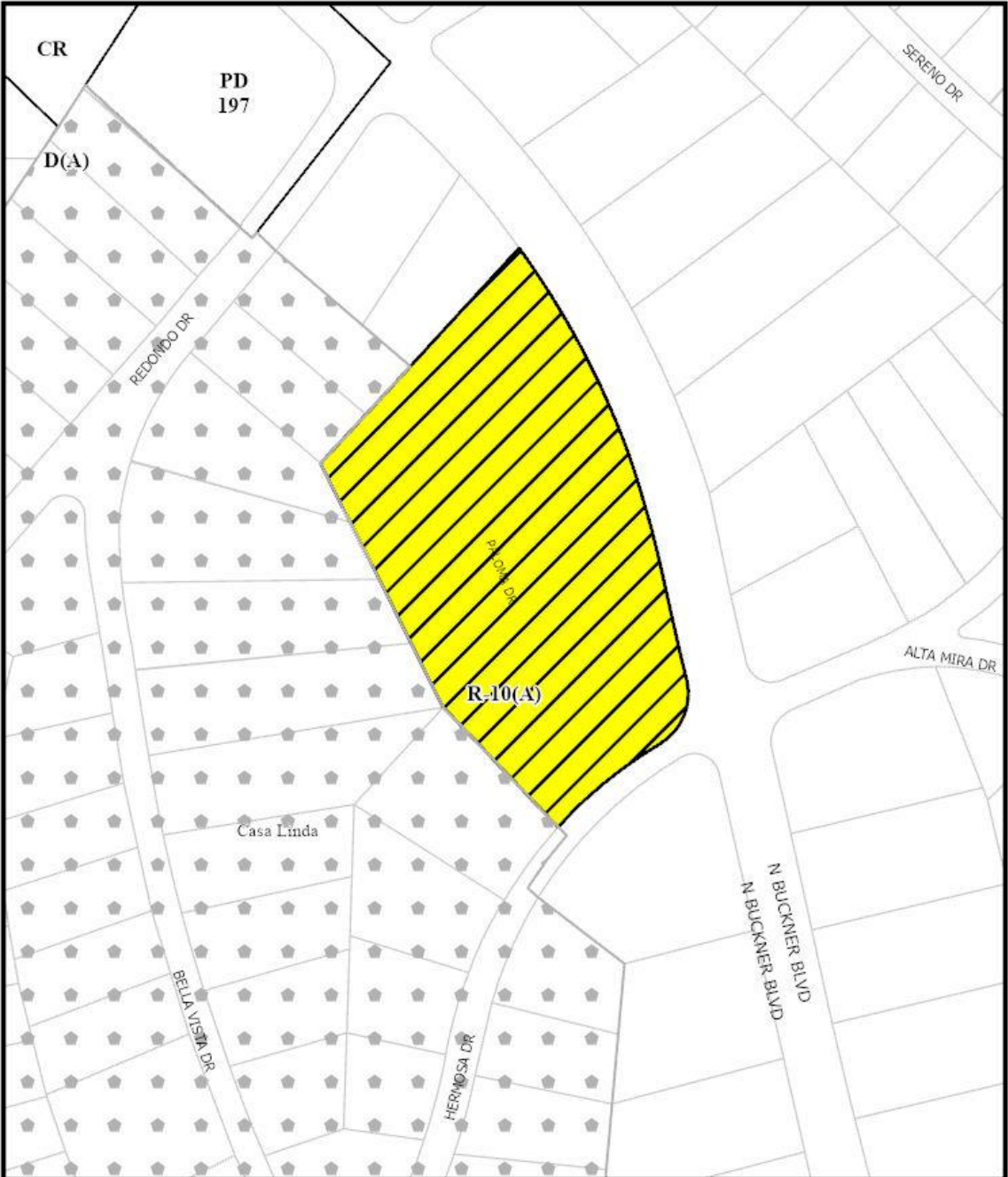


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AERIAL MAP

Case no: **BOA-25-000044**

Date: **08/05/2025**





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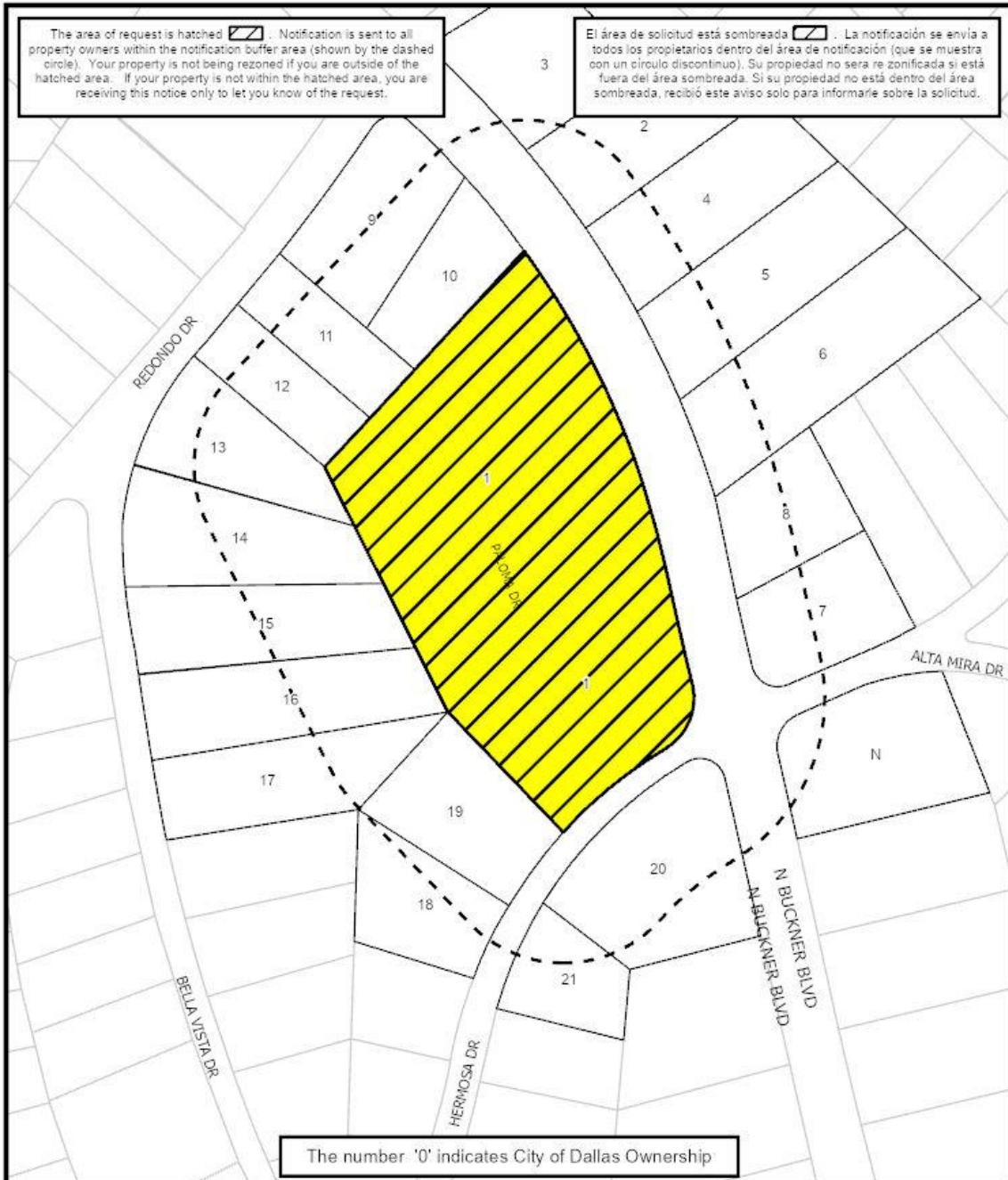
ZONING MAP

Case no: **BOA-25-000044**

Date: **08/05/2025**

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



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NOTIFICATION

200'

AREA OF NOTIFICATION

21

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BOA-25-000044**

Date: **8/5/2025**

Notification List of Property Owners

BOA-25-000044

21 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1435 N BUCKNER BLVD	LA JOLLA DRIVE LLC
2	1410 N BUCKNER BLVD	CARDOSO ORLANDO VIDAL
3	1406 N BUCKNER BLVD	PRATER PAUL ROSS JR &
4	1414 N BUCKNER BLVD	WASSEL JORDAN L &
5	1426 N BUCKNER BLVD	HOWAED JAMES RENDON
6	1438 N BUCKNER BLVD	GANTER KEVIN V &
7	1450 N BUCKNER BLVD	GALLAGHER LISA L REVOCABLE
8	1446 N BUCKNER BLVD	RIDGWAY NANCY E
9	1405 N BUCKNER BLVD	HOWARD HUBERT JR & MAVIS G
10	1411 N BUCKNER BLVD	OWENS JONATHAN ROCKWELL &
11	9414 REDONDO DR	BARTON DOUGLAS A &
12	9410 REDONDO DR	MILLER JOHN H III &
13	9406 REDONDO DR	COOPER JONATHAN D & CHARLOTTE W
14	1406 BELLA VISTA DR	BASS ANGELA M & WILLIAM B
15	1410 BELLA VISTA DR	SHERMAN MARJORY EST OF
16	1414 BELLA VISTA DR	BARDWELL WARNE E & TAMMY J
17	1418 BELLA VISTA DR	FERGUSON CHANEY PITZER &
18	9421 HERMOSA DR	BRONAUGH JOHN E &
19	9425 HERMOSA DR	MENDERSHAUSEN PHILIP B
20	1511 N BUCKNER BLVD	FRAGA JULIA
21	9422 HERMOSA DR	SASS WILLIAM F & JANE E GRIFFIN

 1:2,400	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="0"><tr><td style="border: 1px solid black; padding: 2px; text-align: center;">200'</td><td>AREA OF NOTIFICATION</td></tr><tr><td style="border: 1px solid black; padding: 2px; text-align: center;">21</td><td>NUMBER OF PROPERTY OWNERS NOTIFIED</td></tr></table>	200'	AREA OF NOTIFICATION	21	NUMBER OF PROPERTY OWNERS NOTIFIED	<table border="0"><tr><td>Case no:</td><td><u>BOA-25-000044</u></td></tr><tr><td>Date:</td><td><u>8/5/2025</u></td></tr></table>	Case no:	<u>BOA-25-000044</u>	Date:	<u>8/5/2025</u>
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Date:	<u>8/5/2025</u>									

Route Directions:

Start on Hermosa Dr.

Left on Sereno Dr.

Left on Redondo Dr.

Left on N. Buckner Blvd.

Right on Hermosa Dr.

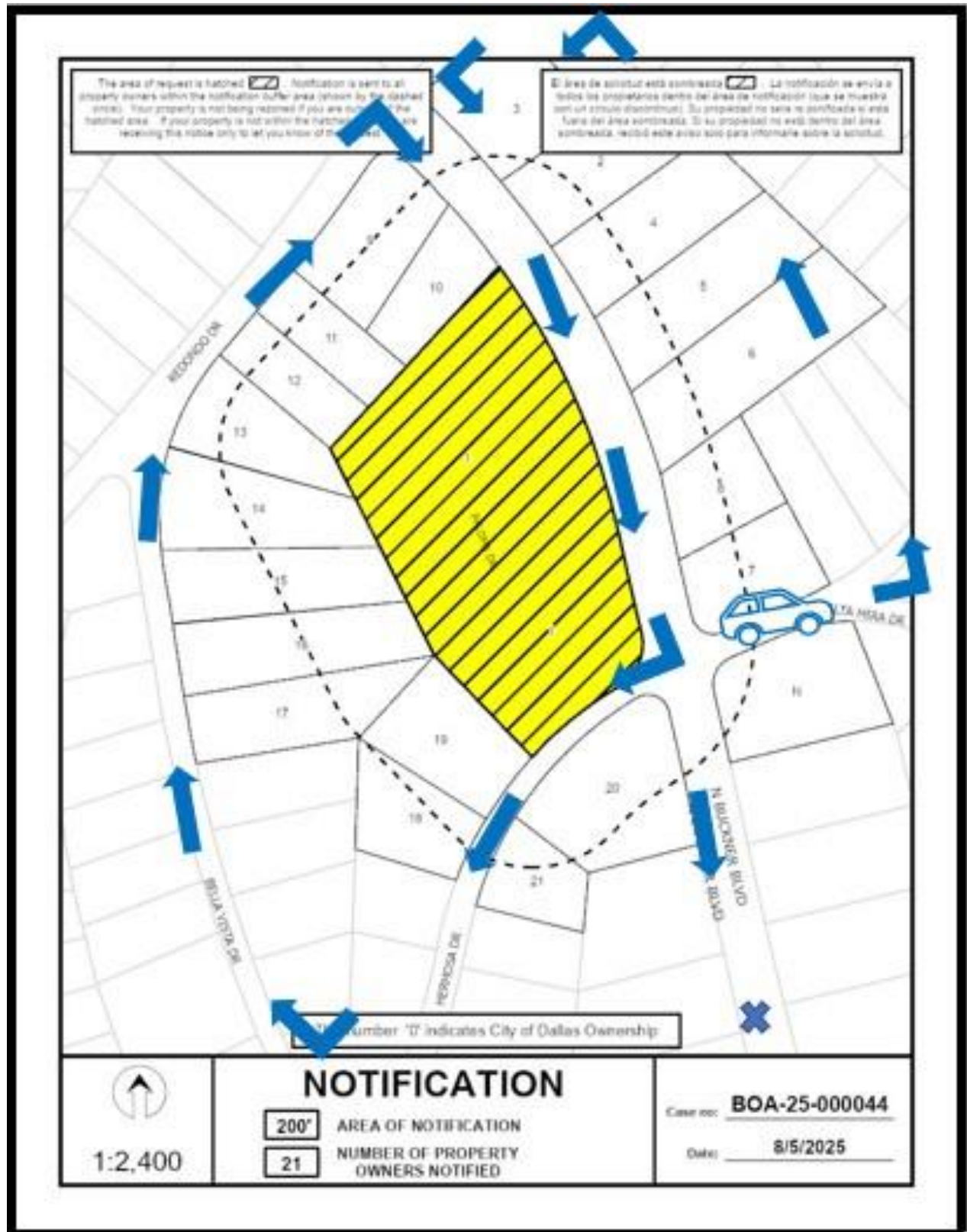
Right on Bella Vista Dr.

Right on Redondo Dr.

Right on N. Buckner Blvd.

***Subject Site from N Buckner Blvd. at 2:05 and 4:45.**

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, JANUARY 20, 2026

BRIEFING: 10:30 a.m. via Videoconference and in 6ES COUNCIL BRIEFING at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa012026>

HEARING: 1:00 p.m. Videoconference and in 6ES COUNCIL BRIEFING at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa012026>

The purpose of the hearing is to consider the following appeal(s) now pending before the Board of Adjustment: This case was held under advisement on November 4, 2025.

BOA-25-000044(BT) Application of Robert Baldwin for a (1) special exception to the fence height regulations along N. Buckner Boulevard, (2) a special exception to the fence opacity regulations along N. Buckner Boulevard, (3) a special exception to the fence height regulations along Hermosa Drive, and (4) a special exception to the fence opacity regulations along Hermosa Drive at 1425 N BUCKNER BOULEVARD. This property is more fully described as Block E/5313, Lots 1 and 2, and is zoned R-10(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-high fence in a required front-yard along N. Buckner Boulevard, which will require (1) a 3-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-percent open surface area located less than 5-feet from the front lot line along N. Buckner Boulevard, which will require (2) a special exception to the fence opacity regulations, to construct and/or maintain a 7-foot-high fence in a required front-yard along Hermosa Drive, which will require (3) a 3-foot 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 along Hermosa Drive, which will require (4) 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-A-Register> by the 5 p.m. on Monday, January 19, 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>