

FILE NUMBER: BOA-26-000023(JG)

BUILDING OFFICIAL'S REPORT: Application of Muhammad Ismail for **(1)** a special exception to the fence height regulations along Inwood Road, **(2)** a special exception to the fence height regulations along Walnut Hill Lane, **(3)** a special exception to the fence opacity regulations along Inwood Road, **(4)** a special exception to the fence opacity regulations along Walnut Hill Lane, and for **(5)** a special exception to the visibility obstruction regulation at **10000 INWOOD RD**. This property is more fully described as Block 5517 Tract 2, and is zoned R-1ac(A), which limits the height of a fence in the front yard to 4-feet, 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, and requires a 45-foot visibility triangle at the street intersections. The applicant proposes to construct and/or maintain a 9-foot-high fence in a required front-yard, which will require **(1)** a 5-foot special exception to the fence height regulations along Inwood Road, and to construct and/or maintain a 9-foot-high fence in a required front-yard, which will require **(2)** a 5-foot special exception to the fence height regulations along Walnut Hill Lane, 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 **(3)** a special exception to the fence opacity regulations along Inwood Road, 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 **(4)** a special exception to the fence opacity regulations along Walnut Hill Lane, and to construct and/or maintain a single-family residential fence structure in a required 45-foot visibility obstruction triangle, which will require **(5)** a special exception to the 45-foot visibility obstruction regulation.

LOCATION: 10000 Inwood Road

APPLICANT: Muhammad Ismail

REQUEST:

- (1) A request for a special exception to the fence height regulation along Inwood Road
- (2) A request for a special exception to the fence height regulation along Walnut Hill Lane
- (3) A request for a special exception to the fence opacity regulations along Inwood Road
- (4) A request for a special exception to the fence opacity regulations along Walnut Hill Lane
- (5) A request for a special exception to the visibility obstruction regulations at the northeast corner of Inwood Road and Walnut Hill Lane

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.**

STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO VISUAL OBSTRUCTION REGULATIONS:

Section 51A-4.602(d)(3) of the Dallas Development Code states that the board may grant a special exception to the visual obstruction regulations, when in the opinion of the board, **the special exception will not constitute a traffic hazard.**

STAFF RECOMMENDATION:

Special Exceptions (1-5):

No staff recommendation is made on this request.

BACKGROUND INFORMATION:

Zoning:

Site: R-1ac(A)
North: R-1ac(A)
East: R-1ac(A)
South: R-1ac(A)
Southwest: PD-385
West: R-1ac(A)

Land Use:

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

BDA History:

- There is no BOA history for this property within the last five years.

GENERAL FACTS/STAFF ANALYSIS:

- The application of Muhammad Ismail for the property located at 10000 Inwood Road focused on five requests relating to the fence height and opacity regulations and the visual obstruction regulations.
- The applicant is proposing to construct or maintain a solid, stucco wall totaling 9 feet in height in the required front yard setbacks along Inwood Road and Walnut Hill Lane. This request will require two (2) 5-foot special exceptions to the fence height regulations.
- The applicant is also requesting a solid wall with 0% transparency, which will require two (2) special exceptions to the fence opacity regulations along both Inwood Road and Walnut Hill Lane. The fence opacity regulations require at least 50 percent open surface area when located less than 5 feet from the front lot line along Inwood Road and Walnut Hill Lane.

- The applicant proposes to construct and/or maintain a single-family residential fence structure in a required 45-foot visibility obstruction triangle at the street intersection of Inwood Road and Walnut Hill Lane and provide a 30-foot visibility triangle. The proposal includes a 15-foot encroachment into the visibility triangle at the northeast corner of the intersection. This request will require a special exception to the 45-foot visibility obstruction regulation at street intersections.
- The applicant has the burden of proof in establishing the special exception to the fence height regulations will not adversely affect 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: [LINK](#)

Timeline:

- March 19, 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.
- April 2, 2026 The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**.
- April 16, 2026: The Planning and Development Senior Planner emailed the applicant with the following information:
- an attachment that provided the public hearing date and panel that will consider the application; the **April 24, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **May 8, 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.
- April 28, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **May** 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. Reports and labels were placed in Accela for this case.

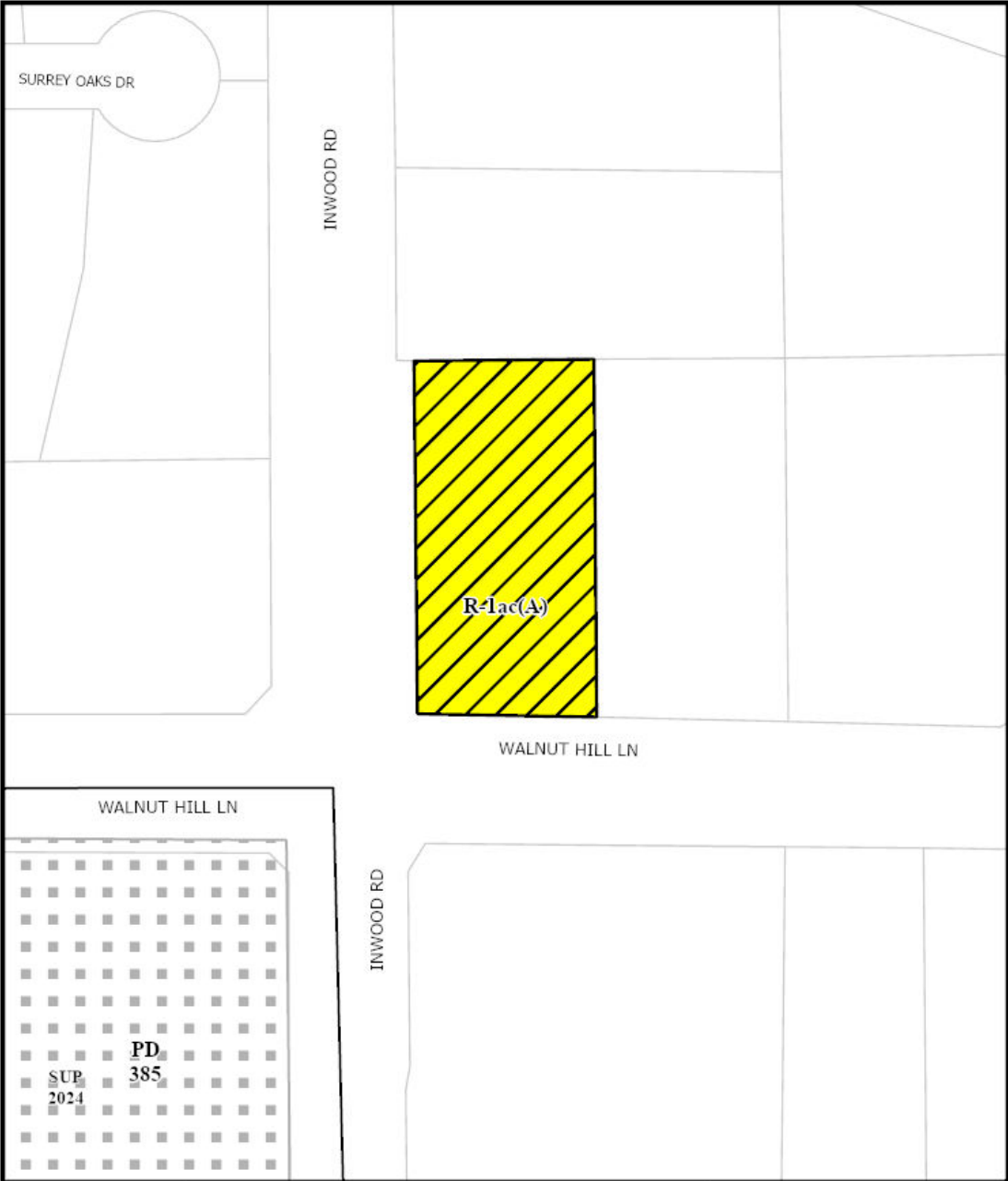


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AERIAL MAP

Case no: BOA-26-000023


Date: 04/16/2026




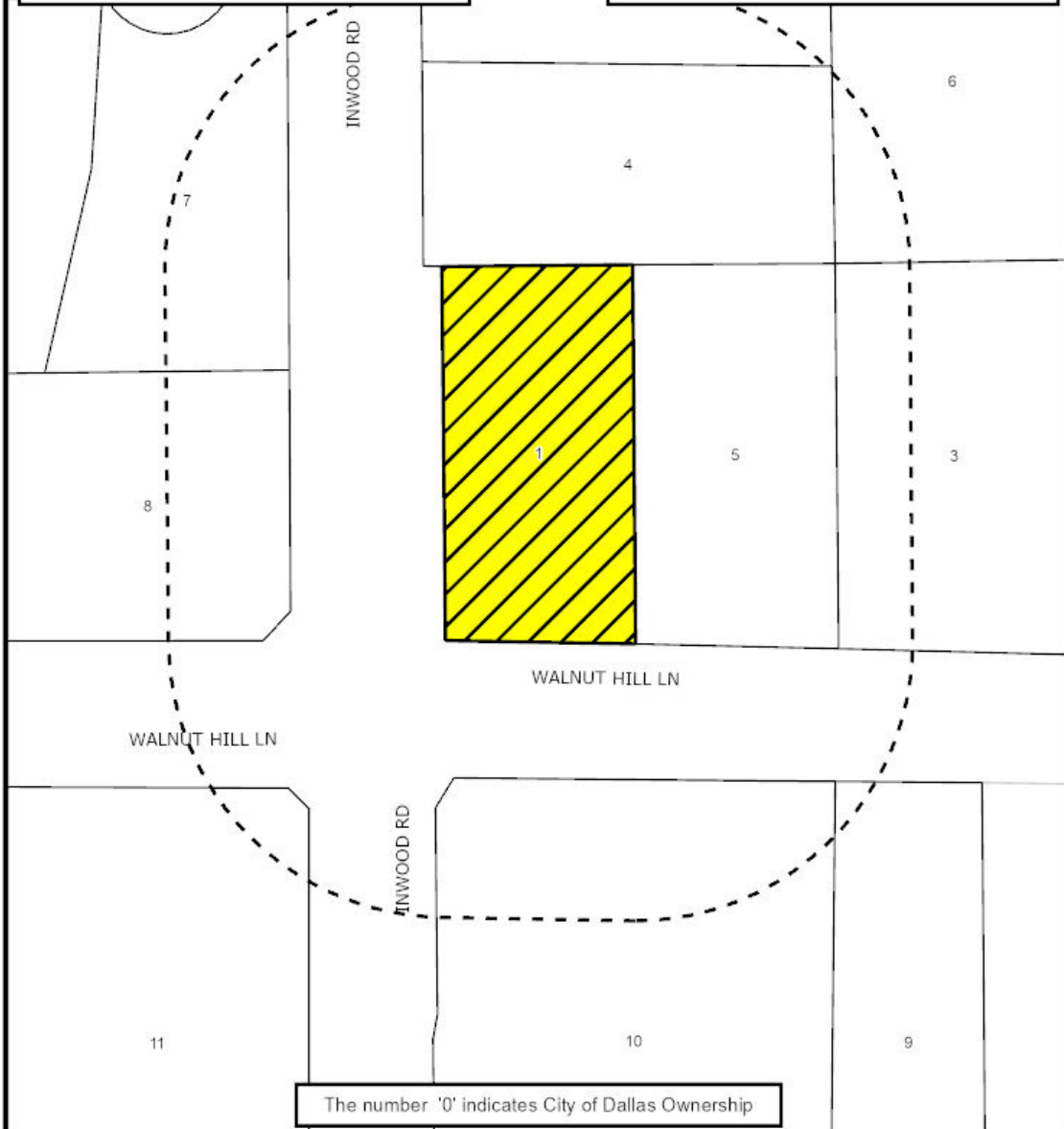

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ZONING MAP

Case no: BOA-26-000023
Date: 04/16/2026

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.



1:1,200

NOTIFICATION

200' AREA OF NOTIFICATION
11 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BOA-26-000023**
 Date: **4/16/2026**

04/16/2026

Notification List of Property Owners

BOA-26-000023

11 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10000 INWOOD RD	SURANI RESIDENCE LLC
2	10044 INWOOD RD	LIN WENN WED & BERNADETTE
3	10001 GAYWOOD RD	PATHOS PETER & ASHLEY
4	10030 INWOOD RD	HODGE STEPHEN L & RUTH E
5	5115 WALNUT HILL LN	LOCKETT CHRISTOPHER & CRISTI
6	10035 GAYWOOD RD	ARMSTRONG NANCY S
7	10064 SURREY OAKS DR	SHING KEITH
8	5055 WALNUT HILL LN	SETHI MANINDER SINGH
9	9910 INWOOD RD	DOMINION NORTH DALLAS PPTIES LP
10	9910 INWOOD RD	SURANI SHARJEEL &
11	5050 WALNUT HILL LN	URSULINE ACADEMY OF DALLAS

 1:1,200	NOTIFICATION <table border="1"><tr><td>200'</td><td>AREA OF NOTIFICATION</td></tr><tr><td>11</td><td>NUMBER OF PROPERTY OWNERS NOTIFIED</td></tr></table>	200'	AREA OF NOTIFICATION	11	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u>BOA-26-000023</u> Date: <u>4/16/2026</u>
200'	AREA OF NOTIFICATION					
11	NUMBER OF PROPERTY OWNERS NOTIFIED					

Route Directions:

Start on Inwood Road, south of the subject intersection.

Drive through Inwood Road and Walnut Hill Lane intersection.

Right onto Meaders Ln.

Right onto Waller Drive.

Right onto Gaywood Road.

Right onto Walnut Hill Lane.

Right onto Strait Lane.

***Subject Site at 1:06**

200' 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, MAY 19, 2026

BRIEFING: 10:30 a.m. via Videoconference and in 6EN COUNCIL CHAMBERS at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa051926>

HEARING: 1:00 p.m. Videoconference and in 6EN COUNCIL CHAMBERS at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa051926>

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

BOA-26-00023(BT) Application of Muhammad Ismail for (1) a special exception to the fence height regulations along Inwood Road, (2) a special exception to the fence height regulations along Walnut Hill Lane, (3) a special exception to the fence opacity regulations along Inwood Road, (4) a special exception to the fence opacity regulations along Walnut Hill Lane, and (5) a special exception to the 45-foot visibility obstruction regulation at street intersections at 10000 INWOOD ROAD. This property is more fully described as Block 5517, Tract 2, and is zoned R-1ac(A), which limits the height of a fence in the front yard to 4-feet, 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, and requires a 45-foot visibility triangle at the street intersections. The applicant proposes to construct and/or maintain a 9-foot-high fence in a required front-yard along Inwood Road, which will require (1) a 5-foot special exception to the fence height regulations along Inwood Road, to construct and/or maintain a 9-foot-high fence in a required front-yard along Walnut Hill Lane, which will require (2) a 5-foot special exception to the fence height regulations along Walnut Hill Lane, 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 Inwood Road, which will require (3) a special exception to the fence opacity regulations along Inwood Road, 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 Walnut Hill Lane, which will require (4) a special exception to the fence opacity regulations along Walnut Hill Lane, and to construct and/or maintain a single-family residential fence structure in a required 45-foot visibility obstruction triangle at the intersection of Walnut Hill Lane and Inwood Road, which will require (5) a special exception to the 45-foot visibility obstruction regulation at street intersections.

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, May 18, 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>

