

**FILE NUMBER:** BOA-25-000097(JG)

**BUILDING OFFICIAL'S REPORT:** Application of Jesus Sanchez for **(1)** a special exception to the fence height regulations, **(2)** a special exception to the fence opacity regulations, and **(3)** a special exception to the 20-foot visibility obstruction regulations at **7947 WOODSHIRE DRIVE**. This property is more fully described as Block F/7525, Lot 20, and is zoned R-7.5(A), which limits the height of a fence in a required front yard to four 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 20-foot visibility triangle at the driveway approach. The applicant proposes to construct and/or maintain an 8-foot-high fence in a required front-yard along S Polk Street, which will require **(1)** a 4-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 S Polk Street, which will require **(2)** a special exception to the fence opacity regulations, and to construct and/or maintain a single-family residential fence structure in a required visibility obstruction triangle at the driveway approach along S Polk Street, which will require **(3)** a special exception to the 20-foot visibility obstruction regulations at the driveway approach.

**LOCATION:** 7947 Woodshire Drive

**APPLICANT:** Jesus Sanchez

**REQUEST:**

- (1) A request for a special exception to the fence height regulations;
- (2) A request for a special exception to the fence opacity regulations; and
- (3) A request for a special exception to the visibility obstruction 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.**

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

Section 51(A)-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 (3):**

No staff recommendation is made on these requests.

## **BACKGROUND INFORMATION:**

### **Zoning:**

<u>Site:</u>	R-7.5(A)
<u>North:</u>	R-7.5(A)
<u>East:</u>	R-7.5(A)
<u>South:</u>	R-7.5(A)
<u>West:</u>	R-7.5(A)

### **Land Use:**

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

### **BDA History:**

No BDA history has been found within the last 5 years.

## **GENERAL FACTS/STAFF ANALYSIS:**

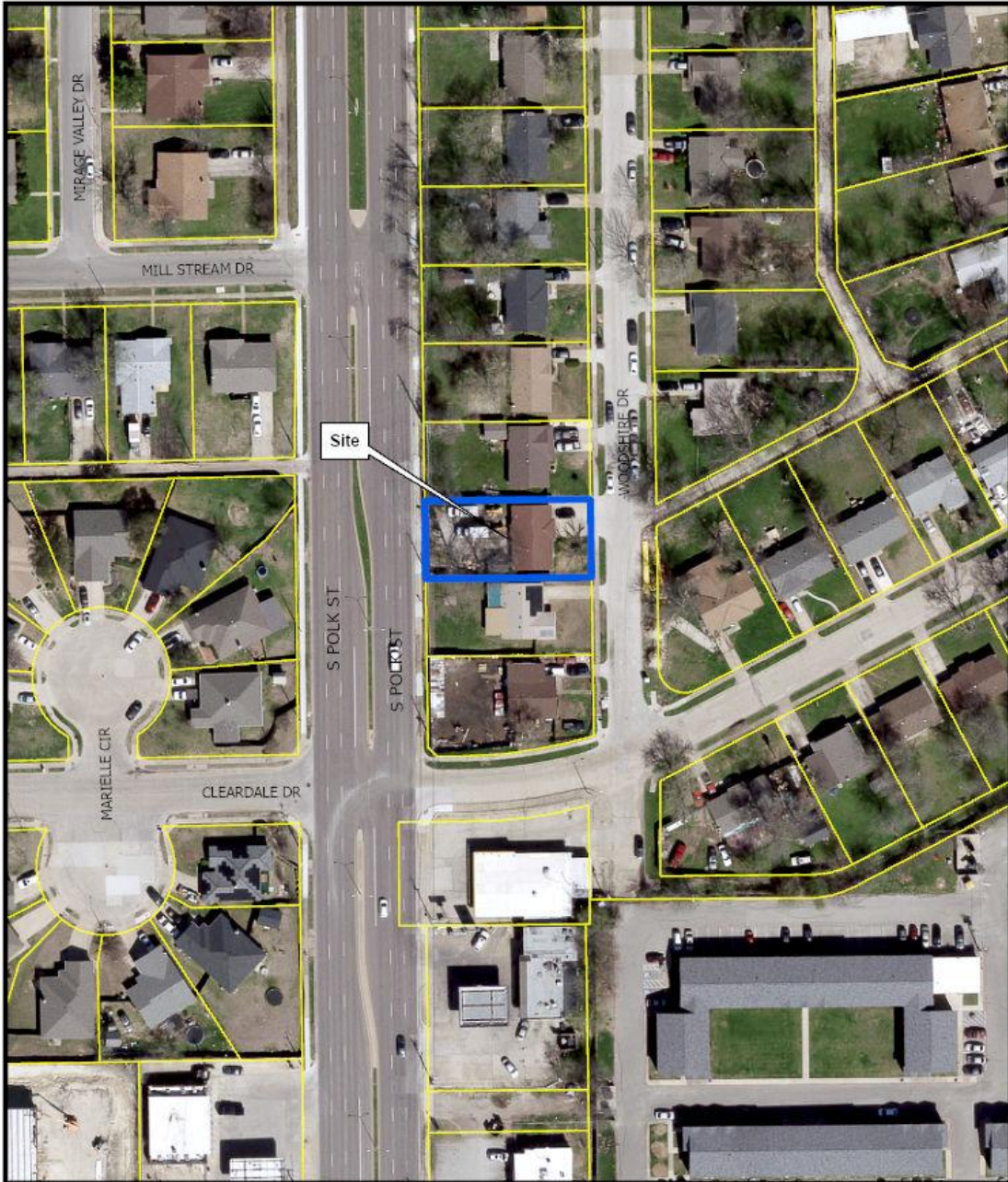
- The application of Jesus Sanchez for the property located at 7947 Woodshire Drive focuses on three requests relating to the fence height, fence opacity regulations, and visual obstruction regulations.
- The first request, the applicant is proposing to construct and/or maintain an 8-foot-high board on board fence and gate in a required front-yard along S. Polk Street, which will require a 4-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 S. Polk Street, which requires a special exception to the fence opacity regulations.
- The last request, the applicant is proposing to construct and maintain a fence in a required visibility obstruction triangle at the driveway approach on S. Polk Street, which requires a special exception to the 20-foot visibility obstruction triangle at the driveway approach on S. Polk Street.
  - The driveway off S. Polk Street has been present since at least 2008.
- The subject site, due to block face continuity, has front yard setback requirements along both Woodshire Drive and S. Polk Street.
- 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.
- The applicant has the burden of proof in establishing that the special exception to the visual obstruction regulations will not constitute a traffic hazard.
- Granting the special exceptions to the fence regulations relating to height, opacity, and visual obstruction 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-25-000097 at 7947 Woodshire Dr.](#)

**Timeline:**

- March 2, 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.
- March 4, 2026 The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel **A**.
- March 13, 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 **March 20, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **April 3, 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.
- March 24, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **April** 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.



1:1,200

# AERIAL MAP

Case no: BOA-25-000097

Date: 03/16/2026





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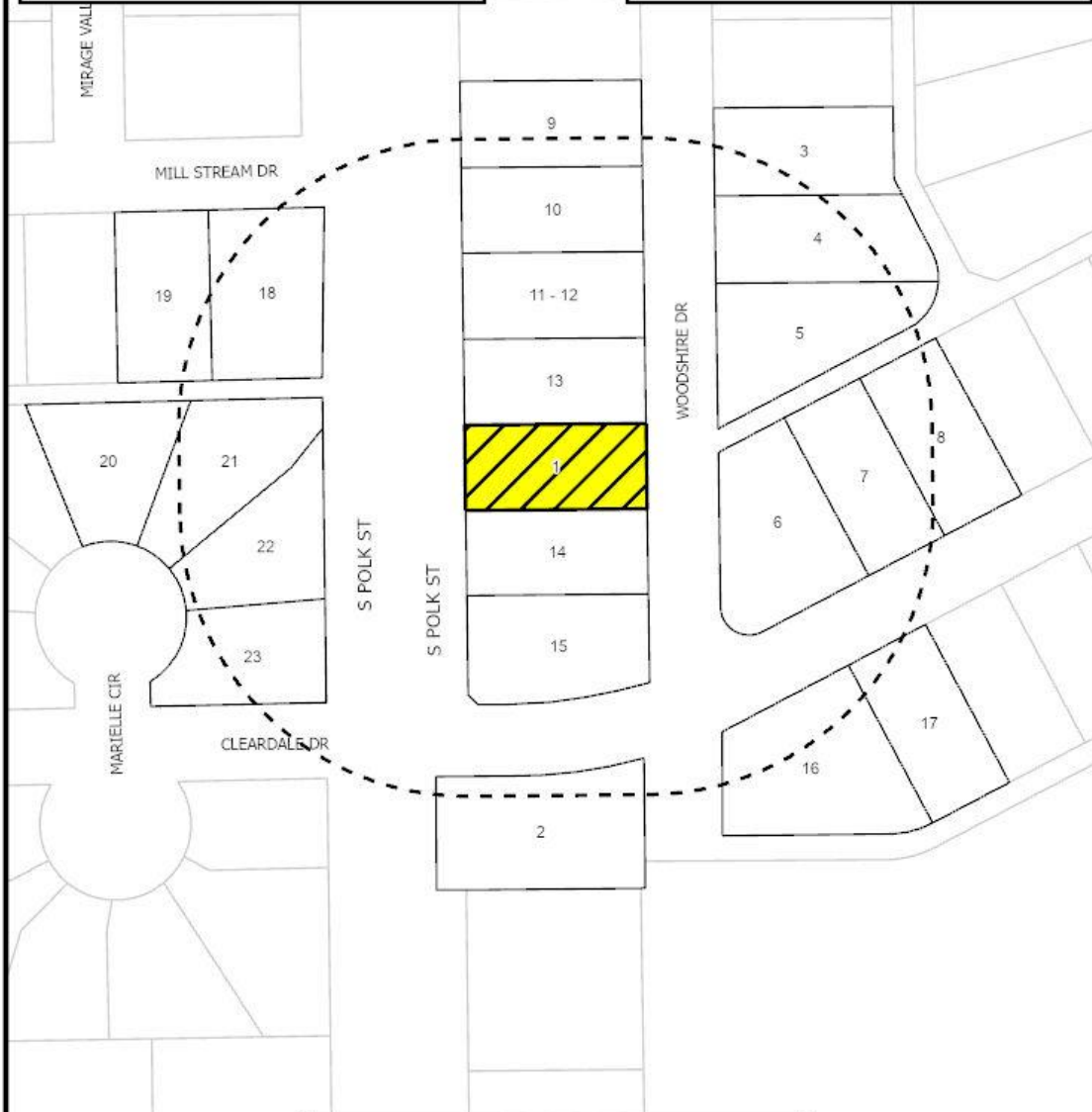
# ZONING MAP

Case no: BOA-25-000097

Date: 03/16/2026

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.



The number '0' indicates City of Dallas Ownership



1:1,200

# NOTIFICATION

**200'** AREA OF NOTIFICATION  
**23** NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BOA-25-000097**

Date: **3/16/2026**

03/16/2026

## ***Notification List of Property Owners***

***BOA-25-000097***

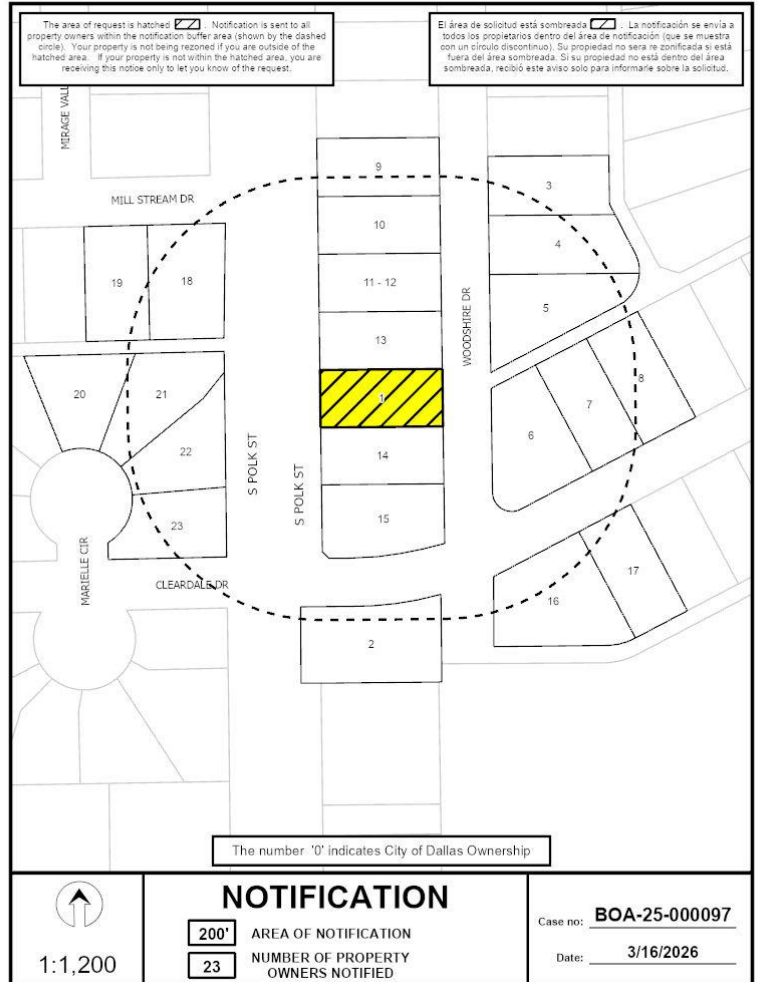
### ***23 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	7947 WOODSHIRE DR	SANCHEZ JESUS
2	8000 S POLK ST	KHALIL ANWAR
3	7928 WOODSHIRE DR	PAULIN SANJUANA
4	7932 WOODSHIRE DR	A210Z CAPITAL LLC
5	7938 WOODSHIRE DR	COMPOS HECTOR
6	937 CLEARDALE DR	Taxpayer at
7	931 CLEARDALE DR	MENDEZ AURORA
8	927 CLEARDALE DR	BROWN REGINA
9	7927 WOODSHIRE DR	KHAZEM TEXAS INVESMENT LLC
10	7931 WOODSHIRE DR	ALAMBRA AMALIA &
11	7937 WOODSHIRE DR	BROWN ROBERT T III &
12	7937 WOODSHIRE DR	TURNER FREDERICK LYNN &
13	7941 WOODSHIRE DR	SANCHEZ PROPERTY MANAGEMENT
14	7951 WOODSHIRE DR	BROWN CECIL LOUISE
15	7957 WOODSHIRE DR	AGUIRRE ADULFO &
16	944 CLEARDALE DR	GARCIA FILIBERTO MENDEZ & ANABEL CHAVEZ
17	936 CLEARDALE DR	CHOCTAW AMERICAN INSURANCE
18	1202 MILL STREAM DR	JONES LASHONDA K
19	1206 MILL STREAM DR	ROGERS WILLIE G EST OF & EVA N
20	8002 MARIELLE CIR	CASSEL CLYDE &
21	8006 MARIELLE CIR	VILLARREAL ENRIQUE & CRYSTAL N
22	8010 MARIELLE CIR	HERRERA FRANCISCO
23	8014 MARIELLE CIR	Taxpayer at

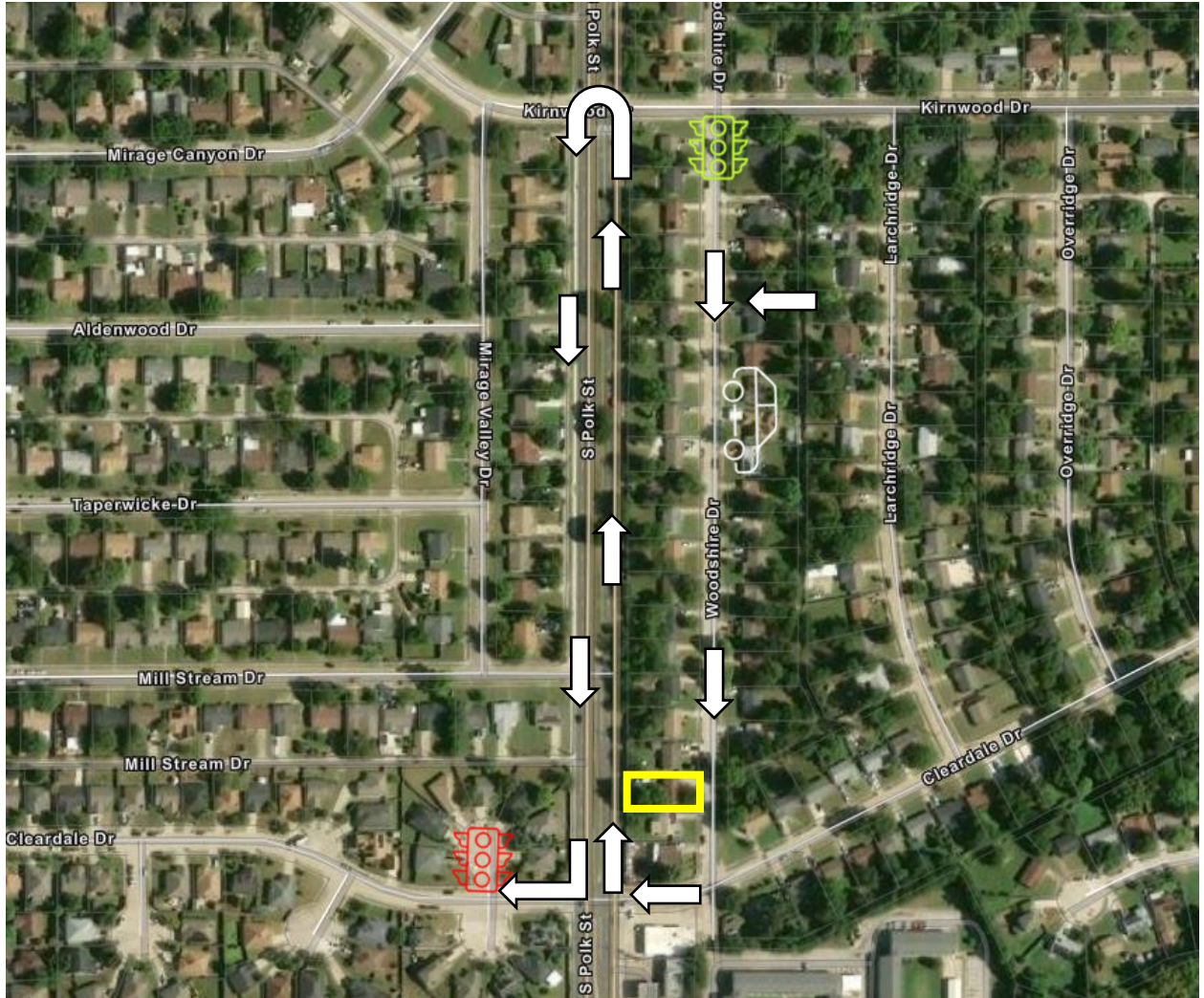
 1:1,200	<b>NOTIFICATION</b>	Case no: <b>BOA-25-000097</b>
	<div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">200'</div> <div>AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">23</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	Date: <b>3/16/2026</b>

**Route Directions:**

- Start on Woodshire Dr.**
- Right on Cleardale Dr.**
- Right on S Polk St.**
- U-turn at E Kirnwood Dr.**
- Right at Cleardale Dr.**



# 200' Radius Route Map



REVIEW COMMENT SHEET  
 BOARD OF ADJUSTMENT  
 HEARING Tuesday, April 14, 2026 (A)

- |  |   |
|--|---|
| <input type="checkbox"/> Has no objections   | <input checked="" type="checkbox"/> BOA-25-000097 |
| <input type="checkbox"/> Has no objections if certain conditions are met<br>(see comments below or attached) | <input type="checkbox"/> BOA-26-000013            |
| <input checked="" type="checkbox"/> <b>Recommends denial</b><br>(see comments below or attached)             | <input type="checkbox"/> BOA-26-000014            |
| <input type="checkbox"/> No Comments   | <input type="checkbox"/> BOA-26-000015            |
| <input type="checkbox"/> Pending   | <input type="checkbox"/>                          |

COMMENTS: \_\_\_\_\_  
 \_\_\_\_\_  
*Vehicular access or driveways to residential*  
 \_\_\_\_\_  
*properties are prohibited on a divided*  
 \_\_\_\_\_  
*principal thoroughfare unless there exists an*  
 \_\_\_\_\_  
*extraordinary topography or shape of the*  
 \_\_\_\_\_  
*property which unduly limits alternate access*  
 \_\_\_\_\_  
*to the property.*  
 \_\_\_\_\_

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*David Nevarez, P.E., PTOE, CFM, Engineering*  
 Name/Title/Department

*March 24, 2026*  
 Date

Pease respond to each case and provide comments that justify or elaborate on your response. Dockets distributed to the Board will indicate those who have attended the review team meeting and who have responded in writing with comments.

**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, APRIL 14, 2026

**BRIEFING:** 10:00 a.m. via **Videoconference** and in **6ES COUNCIL BRIEFING** at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa0414>

**HEARING:** 1:00 p.m. **Videoconference** and in **6ES COUNCIL BRIEFING** at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa0414>

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

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**BOA-25-000097(KMH)** Application of Jesus Sanchez for (1) a special exception to the fence height regulations, (2) a special exception to the fence opacity regulations, and (3) a special exception to the 20-foot visibility obstruction regulations at **7947 WOODSHIRE DRIVE**. This property is more fully described as Block F/7525, Lot 20, and is zoned R-7.5(A), which limits the height of a fence in a required front yard to four 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 20-foot visibility triangle at the driveway approach. The applicant proposes to construct and/or maintain an 8-foot-high fence in a required front-yard along S Polk Street, which will require (1) a 4-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 S Polk Street, which will require (2) a special exception to the fence opacity regulations, and to construct and/or maintain a single-family residential fence structure in a required visibility obstruction triangle at the driveway approach along S Polk Street, which will require (3) a special exception to the 20-foot visibility obstruction regulations at the driveway approach.

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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](mailto: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, April 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](http://bit.ly/cityofdallastv) or [YouTube.com/CityofDallasCityHall](http://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 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 and Development Department  
1500 Marilla Street 5CN, Dallas TX 75201

**PLEASE SEND REPLIES TO:**  
[BDAreply@dallas.gov](mailto: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>