

FILE NUMBER: BOA-26-000031

BUILDING OFFICIAL'S REPORT: Application of Franchesca Jennings for **(1)** a special exception to the fence height regulations, **(2)** a special exception to the fence opacity regulations, **(3)** a special exception to the 20-foot visibility obstruction triangle regulations at the driveway approach, and **(4)** a special exception to the 20-foot visibility obstruction triangle regulations at the driveway approach at **6452 WALNUT HILL LANE**. This property is more fully described as Block 1/5478, Lot 6, and is zoned R-7.5(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 20-foot visibility triangle at driveway approaches. The applicant proposes to construct and/or maintain a 6-foot-high fence in a required front-yard, which will require **(1)** a 2-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, which will require **(2)** a special exception to the fence opacity regulations, to construct and/or maintain a single-family residential fence structure in a required 20-foot visibility obstruction triangle at the most easterly driveway approach along Walnut Hill Lane , which will require **(3)** a special exception to the 20-foot visibility obstruction regulation at the most easterly driveway approach along Walnut Hill Lane, and to construct and/or maintain a single-family residential fence structure in a required 20-foot visibility obstruction triangle at the most westerly driveway approach along Walnut Hill Lane, which will require **(4)** a special exception to the 20-foot visibility obstruction regulation at the most westerly driveway approach along Walnut Hill Lane.

LOCATION: 6452 Walnut Hill Lane

APPLICANT: Franchesca Jennings

REQUEST:

- (1) a special exception to the fence height regulation.
- (2) a special exception to the fence opacity regulations.
- (3) a special exception to the visual obstruction regulations at the driveway approach.
- (4) a special exception to the visual obstruction regulations at the driveway approach.

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 (1-4):

No staff recommendations are made on these requests.

BACKGROUND INFORMATION:

Zoning:

Site: R-7.5(A)
North: PD 664
East: R-7.5(A)
South: R-7.5(A)
West: R-10(A)

Land Use:

The subject site is developed with a single-family residence, and the surrounding properties are similarly developed, with the exception of the property immediately to the north, which is developed as a school.

BDA History:

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

GENERAL FACTS/STAFF ANALYSIS:

- The application of Franchesca Jennings for the property located at 6452 Walnut Hill Lane focuses on four requests relating to the fence height, fence opacity, and visual obstruction regulations.
- The applicant is proposing to construct and/or maintain a 6-foot-high fence in a required front yard, which requires a 2-foot special exception to the fence height regulations.
- The applicant is proposing to construct and/or maintain a fence made of stucco with 0% transparency 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 opacity regulations.

- Additionally, the proposed 6-foot-high stucco fence is proposed to be located within both driveway approaches, therefore requiring special exceptions to the visual obstruction regulations for each driveway approach.
- Per the applicant, the purpose of the 6-foot high fence/wall is for privacy.
- Per staff's site visit, the 6-foot high fence/wall is currently existing.
- Although Board staff does not make a recommendation on special exceptions, the traffic engineering team has recommended denial as documented on the review comment sheet for this particular application.
- The applicant has the burden of proof in establishing the special exception to the fence height and fence opacity will not adversely affect neighboring properties, and that the special exception to the visual obstruction regulation will not constitute a traffic hazard.
- Granting the special exception to the fence height, fence opacity, and visual obstruction 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-26-000031 at 6452 Walnut Hill Ln.](#)

Timeline:

- April 28, 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 **C**.
- May 18, 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 **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: 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.

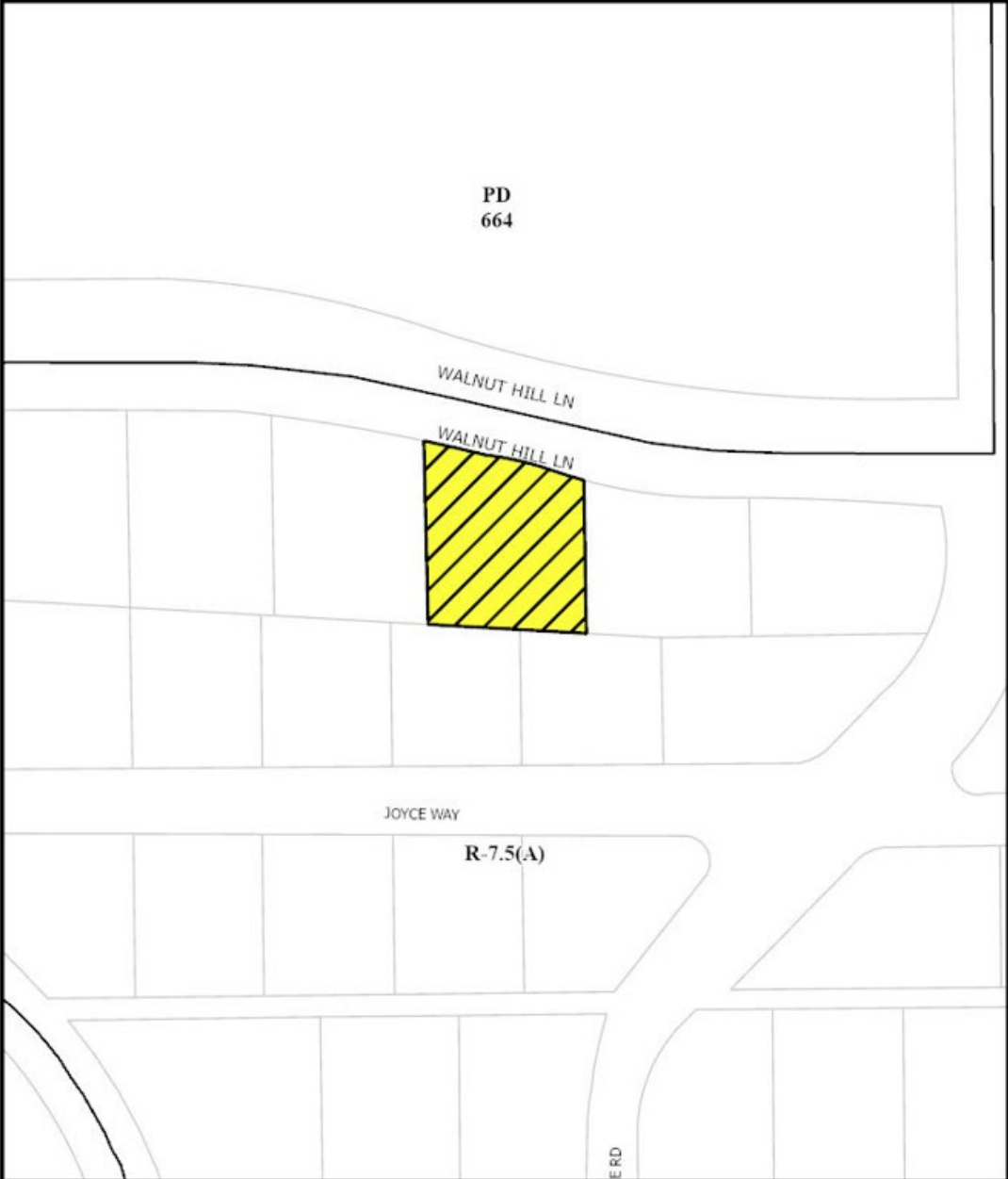


1:1,200

AERIAL MAP

Case no: BOA-26-000031

Date: 05/05/2026





1:1,200

ZONING MAP

Case no: **BOA-26-000031**

Date: **05/05/2026**

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). Si 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	Case no: BOA-26-000031
	<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;">14</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	Date: 5/5/2026

Notification List of Property Owners

BOA-26-000031

14 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6452 WALNUT HILL LN	PANTUM PROPERTY INVSTMNTS LLC
2	6432 WALNUT HILL LN	DENIGER WILLIAM S JR
3	6444 WALNUT HILL LN	TIENHOANG TRUST THE
4	6462 WALNUT HILL LN	GOYAL HARSH
5	6474 WALNUT HILL LN	Taxpayer at
6	6425 JOYCE WAY	KHOURY MATTHEW E &
7	6433 JOYCE WAY	SANDY KYLE MILLER & EVELYN
8	6441 JOYCE WAY	ANDREWS EMILIE &
9	6453 JOYCE WAY	PEASE JOHN MCDANIEL
10	6463 JOYCE WAY	E ZOE & ROA VICENTE ESBT TR
11	6428 JOYCE WAY	GOULD PATRICIA ANN
12	6436 JOYCE WAY	DAUER WILLIAM T &
13	6446 JOYCE WAY	ROTHSTEIN BRUCE E &
14	6423 WALNUT HILL ST	Dallas ISD

REVIEW COMMENT SHEET
BOARD OF ADJUSTMENT
HEARING Monday, June 15, 2026 (C)

- | | |
|--------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| <input type="checkbox"/> Has no objections | <input type="checkbox"/> BOA-26-000029 |
| <input type="checkbox"/> Has no objections if certain conditions are met
(see comments below or attached) | <input type="checkbox"/> BOA-26-000030 |
| <input checked="" type="checkbox"/> Recommends denial
(see comments below or attached) | <input checked="" type="checkbox"/> BOA-26-000031 |
| <input type="checkbox"/> No Comments | <input type="checkbox"/> BOA-26-000037 |
| <input type="checkbox"/> Pending | <input type="checkbox"/> BOA-26-000038 |

COMMENTS: _____

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

May 29, 2026
Date

Please 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.

Route Directions:

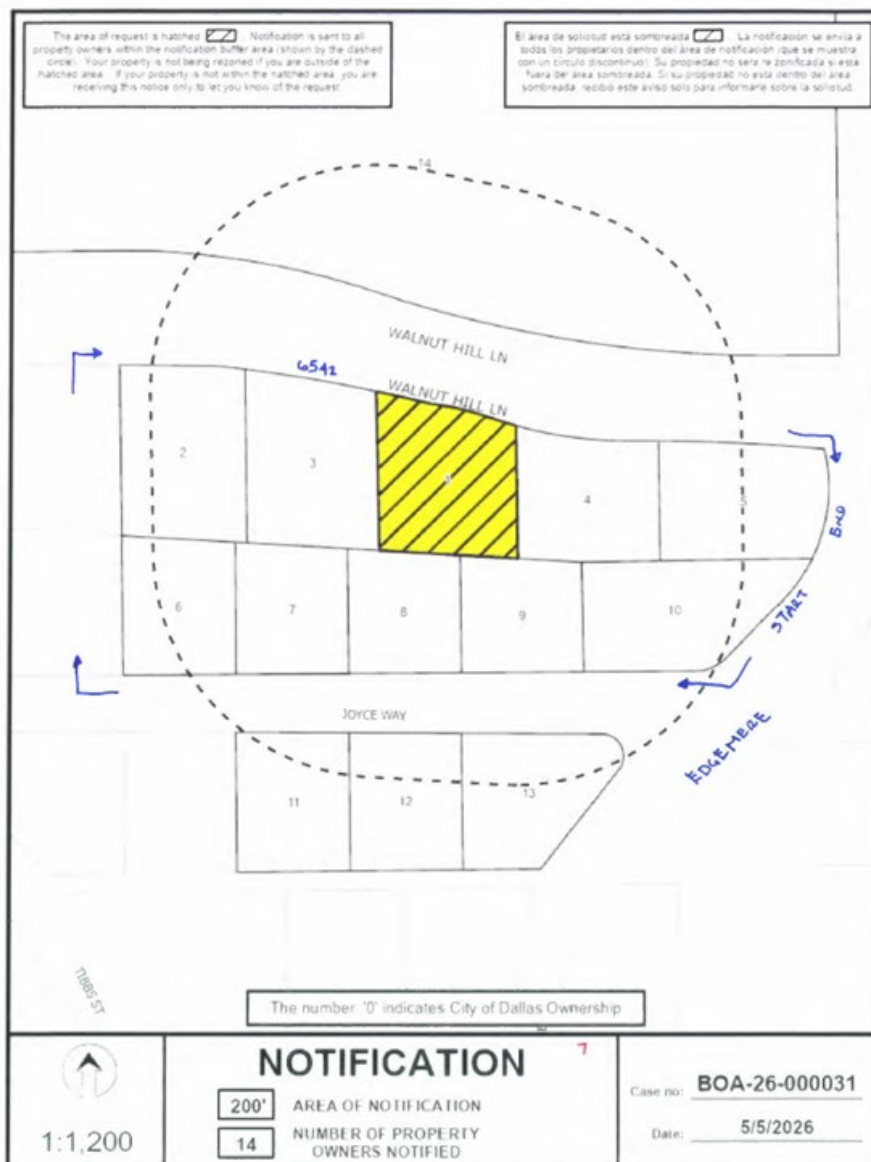
Start on Edgemere

Right on Joyce Way

Right on Tibbs

Right on Walnut Hill

Subject site comes into frame at 1:39 second mark



NOTICE OF PUBLIC HEARING

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

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

DATE: MONDAY, JUNE 15, 2026

BRIEFING: 10:30 a.m. via Videoconference and in 6ES COUNCIL BRIEFING at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa061526>

HEARING: 1:00 p.m. Videoconference and in 6ES COUNCIL BRIEFING at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa061526>

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

BOA-26-000031(KMH) Application of Franchesca Jennings for (1) a special exception to the fence height regulations, (2) a special exception to the fence opacity regulations, (3) a special exception to the 20-foot visibility obstruction triangle regulations at the driveway approach, and (4) a special exception to the 20-foot visibility obstruction triangle regulations at the driveway approach at 6452 WALNUT HILL LANE. This property is more fully described as Block 1/5478, Lot 6, and is zoned R-7.5(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 20-foot visibility triangle at driveway approaches. The applicant proposes to construct and/or maintain a 6-foot-high fence in a required front-yard, which will require (1) a 2-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, which will require (2) a special exception to the fence opacity regulations, to construct and/or maintain a single-family residential fence structure in a required 20-foot visibility obstruction triangle at the most easterly driveway approach along Walnut Hill Lane, which will require (3) a special exception to the 20-foot visibility obstruction regulation at the most easterly driveway approach along Walnut Hill Lane, and to construct and/or maintain a single-family residential fence structure in a required 20-foot visibility obstruction triangle at the most westerly driveway approach along Walnut Hill Lane, which will require (4) a special exception to the 20-foot visibility obstruction regulation at the most westerly driveway approach along Walnut Hill Lane.

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 supporting or opposing 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-C-Register> by the 5 p.m. on Sunday, June 14, 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 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-C-Register>