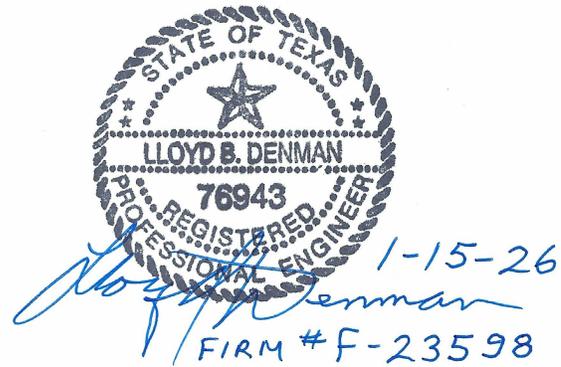


MEMORANDUM

To: David Nevarez, P.E., PTOE, CFM
 Transportation and Public Works Department
 Dallas City Hall, 5BN

From: Lloyd Denman, P.E., CFM
 Consult LD, LLC
 Registered Firm F-23598
 2928 Westminster Ave. Dallas, TX 75205

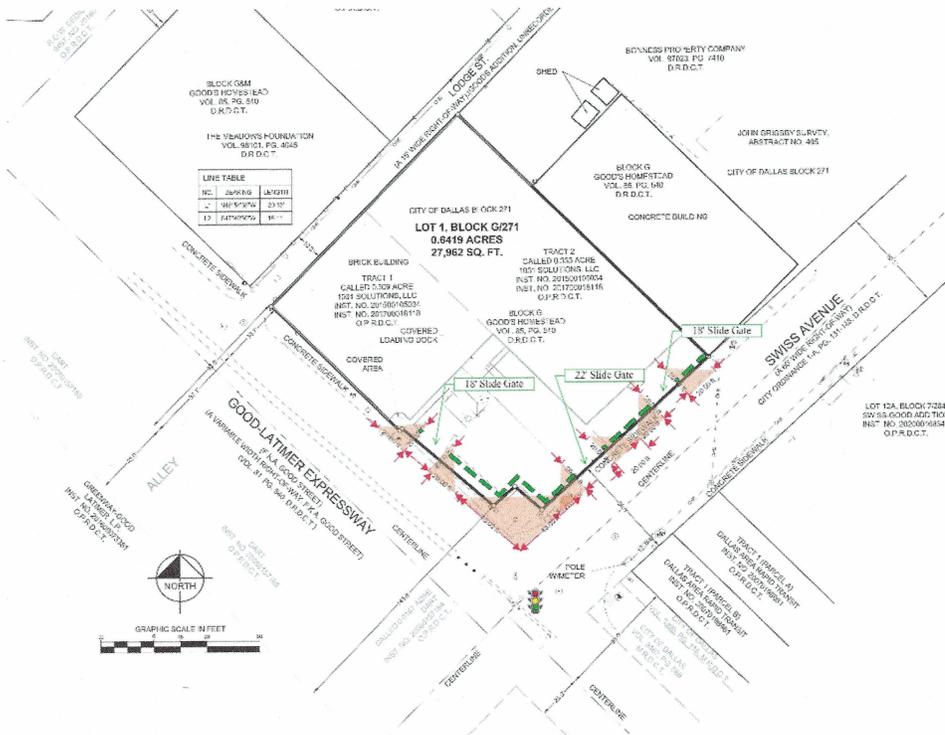


Date: January 15, 2026

Subject: **Visibility Triangle(s) Assessment for 606 N Good Latimer in Dallas, Texas**
Board of Adjustment Case BDA 25-000096

Introduction

The purpose of this Engineering Memorandum is to provide a traffic safety analysis and opinion for a special exception to the visibility triangles for 606 N Good Latimer. The request for special exception concerns slight encroachments of proposed wrought iron fence into the 20' driveway and the 45' intersection visibility triangles.



Proposed Wrought Iron Fence and Visibility Triangle Encroachments

Site Visit Observations

A site visit was made on Wednesday January 14, 2026, to observe the 606 N Good Latimer property, the adjacent area, and consider any impact that the installation of a wrought iron fence as proposed may have.

General Site Observations

During the site visit, the following general observations were made as detailed below. The photo below helps to illustrate the existing site.



- Street lights are in place for nighttime illumination
- Swiss Ave is a must stop and slow speed “T” intersection at Good Latimer
- Swiss Ave and Good Latimer is traffic signal controlled for added safety
- 606 N Good Latimer is on the “right” side of Swiss for oncoming traffic
- N Good Latimer is a One-Way operation so vehicles arrive only from the “left”
- The Crosswalk lines up with the N Good Latimer curb well beyond the proposed wrought iron fence so that pedestrian visibility would not be obstructed
- The Swiss Ave sidewalk is adjacent to and along the curb which improves visibility
- The DART Train prevents any through traffic on Swiss Ave
- The historic area buildings have been in the current configuration for decades

Adjacent to the Site Observations

During the site visit, the following observations adjacent to the site were made as detailed below. The photos below help to illustrate some of the observations.



Note columns in driveway visibility triangle and note buildings in intersection triangles

- Large brick columns are in the driveway 20' visibility triangle next door at 624 N Good Latimer at the St. James Temple built in 1919 and designed by William Pittman
- Chain link fence is in place in the intersection 45' visibility triangle next door on the empty lot at 572 N Good Latimer
- Three historic buildings severely encroach into the 45' visibility triangles at the adjacent Swiss and Cantegral intersection
- Across Good Latimer the zoning is CA with only 30' visibility triangles required by code so that the 606 N. Good Latimer's proposed fence would meet code there and not need a special exception

Conclusion and Recommendation

The installation of a wrought iron fence as proposed and shown in the Introduction Illustration **WILL NOT CONSTITUTE A TRAFFIC HAZARD** for the following reasons:

- Visibility is still very good through a wrought iron fence. The “see through” open space is greater than 80% of the surface dimensions when ¾” bars are spaced with 4” between them.
- The intersection of Swiss and N Good Latimer is signal controlled and is a “T” intersection. This is a slow speed intersection with no through traffic on Swiss Ave. The amount and location of encroachment of the wrought iron fence will not have a negative impact on vehicle or pedestrian visibility.
- The operation of the driveway fence gates will have the gates in the open position during the business operation hours. This prevents any queue from blocking the sidewalk or the through travel lane.
- The proposed wrought iron fence encroachments are minimum into the visibility triangles and would not obstruct the visibility of pedestrians through the wrought iron fence vast majority of open viewing space. Also, the view on Swiss at the intersection for oncoming vehicles is to the left since it is a one-way street and the proposed fence would be installed to the 606 N Good Latimer property to the right.
- If the 606 N Good Latimer building were to be similarly located across Good Latimer in CA zoning, the proposed wrought iron fence would not need a special exception since it would not encroach in the lesser 30’ visibility triangle within CA zoning.
- There is a long and time-tested history of large brick columns in the driveway 20’ visibility triangles next door at 624 N Good Latimer and historic buildings blocking the intersection 45’ visibility triangles at the adjacent intersection of Swiss and Cantegral that have been in place for decades and decades without removal by the City for being any sort of a traffic hazard.

Therefore, it is recommended to grant the Special Exception to allow the proposed wrought iron fence to be installed that will only slightly encroach into the driveway 20’ visibility triangles and the intersection 45’ visibility triangle without affecting good visibility or constituting a traffic hazard.