

Record Summary for Board of Adjustments

Record

Record #	Status	Opened Date
BOA-26-000023	Plan Review	04/02/2026

Application Name

Detailed Description

BOARD OF ADJUSTMENT TUESDAY, MAY 19, 2026

CITY OF DALLAS, TEXAS

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

Assigned To Department

Board of Adjustment

Assigned to Staff

Kameka Miller-Hoskins

Record Type

Board of Adjustments

Custom Fields

INTERNAL USE ONLY

Source of Request	Zoning
Fee Waiver Granted	-
Number of Parking Spaces	-
Lot Acreage	.86

PDOX INFORMATION

PDox Number	248656
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PROPERTY INFORMATION

Existing Zoning	R-1ac(A)
Lot Number	Tract 25
Lot Size (Acres)	.86

Block Number	5517
Lot Size (Sq. Ft)	37398
How many streets abut the property?	2
Land Use	SFD
Is the property platted?	Yes
Status of Project	Proposed
Status of Property	Owner Occupied
Previous Board of Adjustment case filed on this property	-
Accommodation for someone with disabilities	No
File Date	-
Seleccione si necesitara un interprete	-
Case Number	-
Are you applying for a fee waiver?	No
Have the standards for variance and or special exception been discussed?	Yes
Has the Notification Sign Acknowledgement Form been discussed?	Yes
Referred by	zoning

Custom Lists

Board of Adjustment Meeting

1

Room	6ES
Panel	A
Presiding Officer	David A. Neumann
BOA Administrator	Kameka Miller-Hoskins
BOA Secretary	Mary Williams
BOA Code Specialist	Diana Barkume
Notes	Fence height
Outcome	Scheduled

2

Room	6ES
Panel	A
Presiding Officer	David A. Neumann
BOA Administrator	Kameka Miller-Hoskins
BOA Secretary	Mary Williams
BOA Code Specialist	Cambria Jordan
Notes	Fence height
Outcome	Scheduled

3

Room	6ES
Panel	A

Presiding Officer	Cheri Gambow
BOA Administrator	Kameka Miller-Hoskins
BOA Secretary	Mary Williams
BOA Code Specialist	Diana Barkume
Notes	opacity
Outcome	Scheduled

4

Room	6ES
Panel	A
Presiding Officer	Cheri Gambow
BOA Administrator	Kameka Miller-Hoskins
BOA Secretary	Mary Williams
BOA Code Specialist	Diana Barkume
Notes	opacity
Outcome	Scheduled

5

Room	6ES
Panel	A
Presiding Officer	David A. Neumann
BOA Administrator	Kameka Miller-Hoskins
BOA Secretary	Mary Williams
BOA Code Specialist	Diana Barkume
Notes	45-ft VT
Outcome	Scheduled

Board of Adjustment Request

1

Type of Request	Special Exception
Request Description	Fence standards
Application Type	Single Family/Duplex Variance or Special Exception
Other	fence height
Outcome	Accepted

2

Type of Request	Special Exception
Request Description	Visual obstruction (45-foot visibility triangle)
Application Type	Single Family/Duplex Variance or Special Exception
Other	VT
Outcome	Accepted

3

Type of Request	Special Exception
Request Description	Fence standards
Application Type	Single Family/Duplex Variance or Special Exception
Other	fence height
Outcome	Accepted

4

Type of Request	Special Exception
Request Description	Fence standards
Application Type	Single Family/Duplex Variance or Special Exception
Other	Opacity
Outcome	Accepted

5

Type of Request	Special Exception
Request Description	Fence standards
Application Type	Single Family/Duplex Variance or Special Exception
Other	Opacity
Outcome	Accepted

Case Information

1

Full Request	to construct and/or maintain a 9-foot-high fence in a required front-yard, which will require a 5-foot special exception to the fence regulations
Brief Request	special exception to the fence regulations
Zoning Requirements	limits the height of a fence in the front yard to 4-feet
Relevant History	na
BOA History	No

2

Full Request	to construct and/or maintain a 9-foot-high fence in a required front-yard, which will require a 5-foot special exception to the fence regulations
Brief Request	special exception to the fence regulations
Zoning Requirements	limits the height of a fence in the front yard to 4-feet
Relevant History	na
BOA History	No

3

Full Request	to construct 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 a special exception to the fence regulations
Brief Request	special exception to the fence regulations
Zoning Requirements	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
Relevant History	na

	BOA History	No
4	Full Request	to construct 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 a special exception to the fence regulations
	Brief Request	special exception to the fence regulations
	Zoning Requirements	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
	Relevant History	na
	BOA History	No
5	Full Request	to construct and/or maintain a single-family residential fence structure in a required visibility obstruction triangle, which will require a special exception to the visibility obstruction regulation
	Brief Request	a special exception to the visibility obstruction regulation
	Zoning Requirements	requires a 45-foot visibility triangle at the street intersections.
	Relevant History	na
	BOA History	No

GIS Information

1	Census Tract Number	5.80
	Council District	13-Gay Donnell Willis

Street Frontage Information

1	Street Frontage	Front
	Linear Feet (Sq. Ft)	147
2	Street Frontage	Front
	Linear Feet (Sq. Ft)	295

Contact Information

Name	Organization Name	Contact Type	Phone
Muhammad Ismail	8Builders LLC	Applicant	4692686751
Email: 8buildersllc@gmail.com			
2076 HIDALGO LN, Frisco, TX 75034			

Address

10000 INWOOD RD, Dallas, TX 75229

Parcel Information

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
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0000041536300000

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Owner Information

Primary	Owner Name	Owner Address	Owner Phone
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Y SURANI RESIDENCE LLC 2076 HIDALGO LN, FRISCO, TEXAS 750343902

Status History

Status	Comment	Assigned Name	Status Date
Pending		Diana Barkume	04/02/2026
In Review	Updated By Script	Accela Administrator	04/05/2026
Payment Due		Diana Barkume	04/05/2026
In Review		Elham Elbadawi	04/06/2026
In Review		Elham Elbadawi	04/06/2026
In Review		Elham Elbadawi	04/16/2026
In Review		Diana Barkume	05/08/2026
In Review		Diana Barkume	05/08/2026
Plan Review		Diana Barkume	05/08/2026