

**FILE NUMBER:** BOA-26-000026(BT)

**BUILDING OFFICIAL'S REPORT:** Application of Scott Clements for **(1)** a special exception to the fence height regulations, for **(2)** a special exception to the fence opacity regulations, and for **(3)** a special exception to the 20-foot visibility obstruction regulation at the driveway approach at **6632 CHURCHILL WAY**. This property is more fully described as Block 2/7459, Lot 3, and is zoned R-16(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 five 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, 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, 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 20-foot visibility obstruction triangle at the driveway approach along Churchill Way, which will require **(3)** a special exception to the 20-foot visibility obstruction regulation at the driveway approach.

**LOCATION:** 6632 Churchill Way

**APPLICANT:** Scott Clements

**REQUEST:**

- (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 the drive 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 (3):

No staff recommendation are made on these requests.

**BACKGROUND INFORMATION:**

**Zoning:**

Site: R-16(A)  
North: PD-218 & R-1ac(A)  
East: R-16(A)  
South: R-16(A)  
West: R-16(A)

**Land Use:**

The subject site and surrounding properties are developed with single-family uses.

**BDA History:**

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

**GENERAL FACTS/STAFF ANALYSIS:**

- The application of Scott Clements for the property located at 6632 Churchill Way focuses on three requests relating to the fence height regulations, fence opacity regulations, and visual obstruction regulations.
- The first request, the applicant is proposing to construct and maintain an 8-foot-high fence in a required front-yard, 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, 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 20-foot visibility obstruction triangle at the driveway approach along Churchill Way.
- Per staff site visit, fencing exists, with landscaping and multiple cameras.
- Subject site is located at what staff is referring to as a transition point along Churchill Way. The street frontage transitions from 2 lanes divided with curbs and gutters to single lane traffic with no curbs and gutters.
- In addition, sidewalks are only located on the subject site side of Churchill Way.
- Access is prohibited along Churchill Way to the north (PD-218) at the 2-lane divided section; however, access to R-1ac(A) along Churchill Way to the north is allowed.
- It is imperative to note that on the south side of Churchill Way and to the east no fencing; however, to the west fencing and vegetation provided for both R-16(A) and R-1ac(A) sites.
- PD-218 is a gated community.

- 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 height and opacity regulations and visual obstruction regulation 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-26-000026 at 6632 Churchill Way](#)

**Timeline:**

- June 5, 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.
- June 9, 2026: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**.
- June 22, 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 **1:00 pm, June 26, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **1:00 pm, July 2, 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.
- June 30, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **July** 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.



# Planning & Development Department

320 E Jefferson Blvd, Dallas TX 75203  
(214) 948-4480

BOARD OF ADJUSTMENT REFERRAL FORM	
Referred by: M.GARCIA	Date: 03/02/26
Department: DEVELOPMENT	
Phone/Email: MARLENE.GARCIA@DALLAS.GOV	
Manager signature:	
Consulted with:	
<input checked="" type="checkbox"/> Applicant	
<input type="checkbox"/> Representative	
<input type="checkbox"/> Owner	
Name: Brad Nash	
Phone/Email: 940-395-1289 bnash@ratliffhardscape.com	
Property Information Residential	
Address: 6632 Churchill Way	
Lot: 3	
City Block: 2/7459	
Zoning Classification: R-16(A)	
Issues that require Board action	
List the City of Dallas Development Code(s) this project is non-compliant with:	
Check all that apply: <input type="checkbox"/> Variance <input type="checkbox"/> Special Exception	
<input checked="" type="checkbox"/> Yard setback	
<input type="checkbox"/> Lot Width	
<input type="checkbox"/> Lot Depth	
<input type="checkbox"/> Lot coverage	
<input type="checkbox"/> Floor area for accessory structures for single-family uses	
<input type="checkbox"/> Height	
<input type="checkbox"/> Minimum width of sidewalk	
<input type="checkbox"/> Off-street parking	
<input type="checkbox"/> Off-street loading	
<input type="checkbox"/> Landscape regulations	
<input checked="" type="checkbox"/> fence height and/or standards (	
<input type="checkbox"/> Visibility triangle obstructions	
<input type="checkbox"/> Parking demand	
<input type="checkbox"/> Additional dwelling unit (not for rent) <input type="checkbox"/> Accessory dwelling unit (for rent)	
<input type="checkbox"/> Carport	
<input type="checkbox"/> Non-conforming use or structure	
<input type="checkbox"/> Administrative Official Appeal	
<input checked="" type="checkbox"/> Other: fence panel with a surface area that is less than 50 percent open area located less than five feet from the front lot line.(STUCCO)	
Description: Applicant wants a fence over 4ft that is less than 50 percent open(solid) in the front yard setback including a wood fence over 4ft tall on the sides front yard setback.	
Alternative resolutions discussed/offered:	

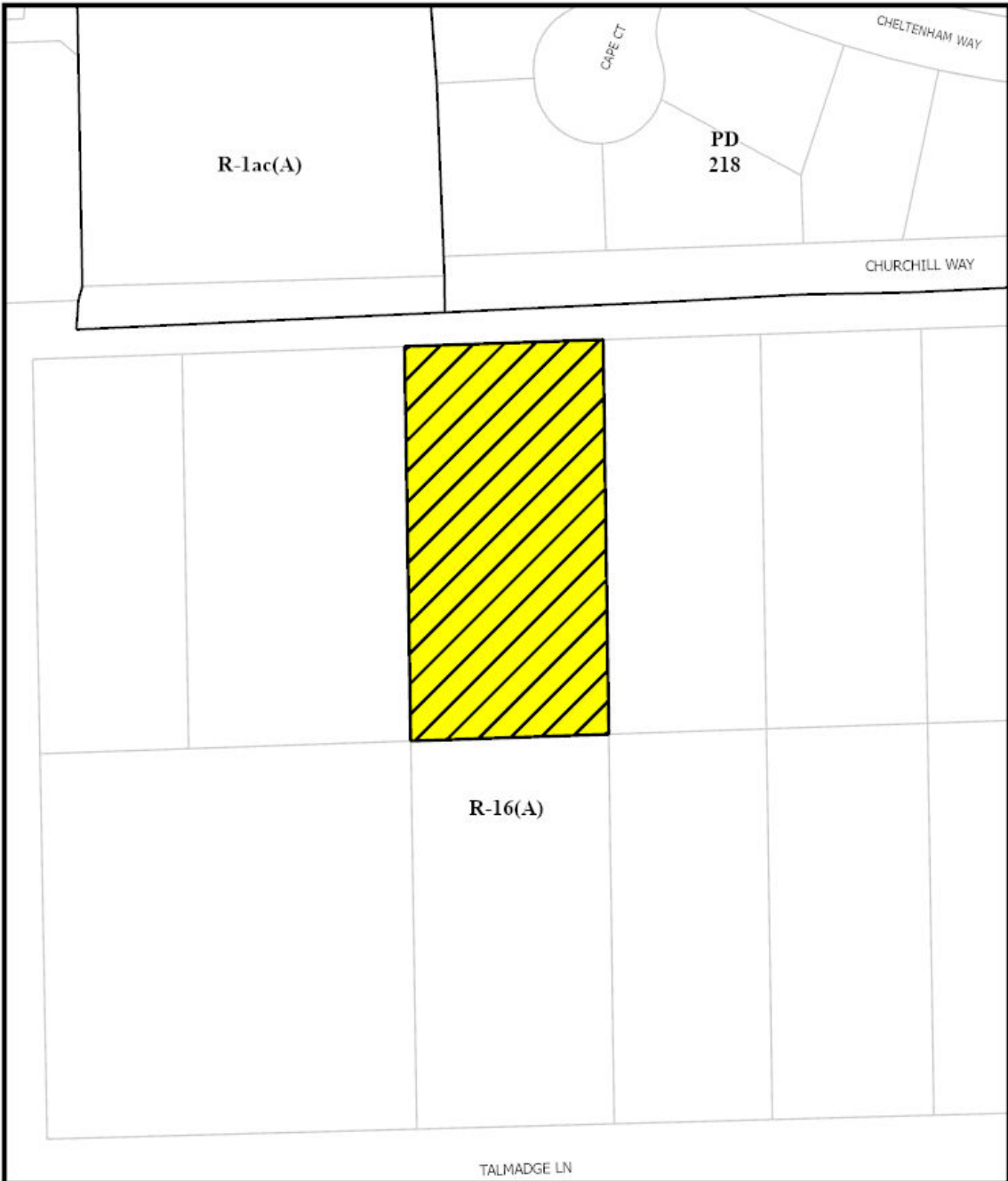


1:1,200

# AERIAL MAP

Case no: BOA-26-000026

Date: 06/09/2026

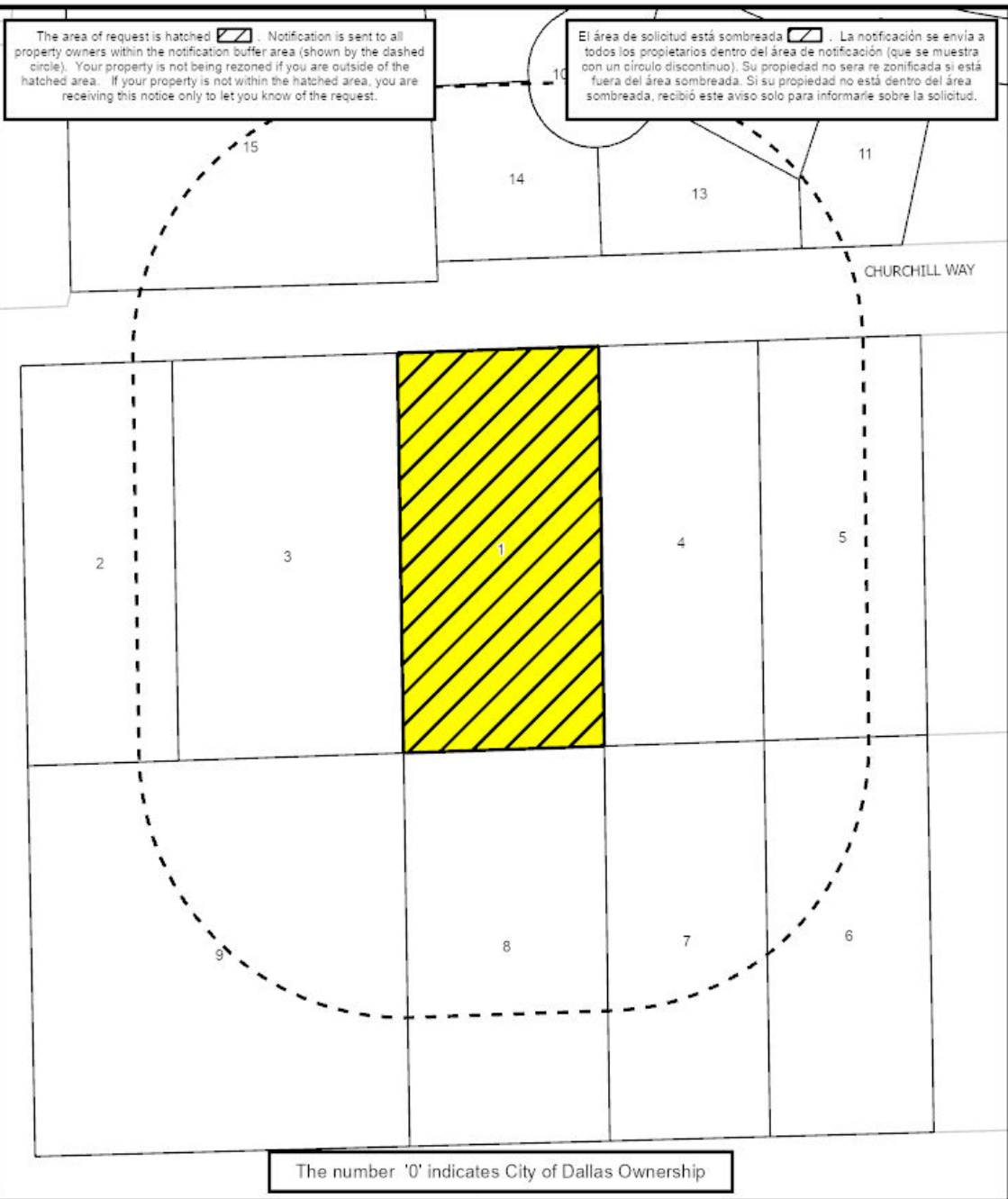


1:1,200

# ZONING MAP

Case no: BOA-26-000026

Date: 06/09/2026



 1:1,200	<b>NOTIFICATION</b>	Case no: <b>BOA-26-000026</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;">15</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	Date: <b>6/9/2026</b>

# Notification List of Property Owners

BOA-26-000026

15 Property Owners Notified

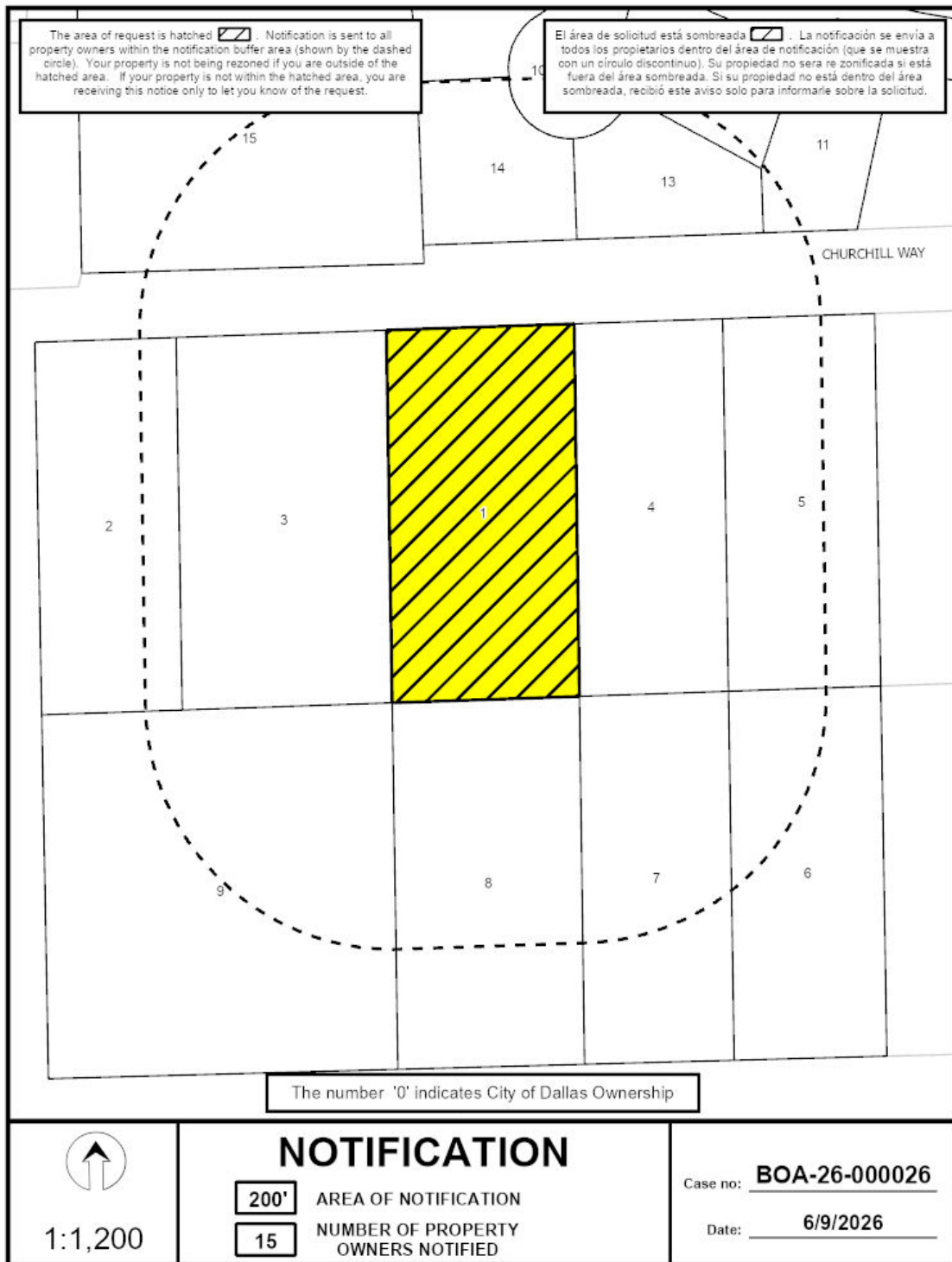
Label #	Address	Owner
1	6632 CHURCHILL WAY	BLACKE PEARL LLC
2	6606 CHURCHILL WAY	BUSBOOM DOLORES C
3	6620 CHURCHILL WAY	SCHROEN WALTER HANS PAUL &
4	6706 CHURCHILL WAY	EAGLE JAMES DARREN &
5	6716 CHURCHILL WAY	STREET MARIEL
6	6717 TALMADGE LN	SHAW NEIL & PATRICIA
7	6707 TALMADGE LN	SHAW NEIL & PATRICIA
8	6633 TALMADGE LN	LINDEN TREE TRUST THE
9	6621 TALMADGE LN	ELLIOTT DAVID B
10	6800 CHURCHILL WAY	DOWNS OF HILLCREST
11	8 CHELTENHAM WAY	NZBBD PROPERTY TRUST
12	6 CHELTENHAM WAY	KRAWIETZ THOMAS EDWARD &
13	4 CAPE CT	RAMON JAIME & CARMEN
14	3 CAPE CT	GORROD BARRY G & KRISTI L
15	1 COVENTRY CT	1 COVENTRY CT LLC

 1:1,200	<b>NOTIFICATION</b>	Case no: <b>BOA-26-000026</b>
	<input type="text" value="200'"/> AREA OF NOTIFICATION <input type="text" value="15"/> NUMBER OF PROPERTY OWNERS NOTIFIED	Date: <b>6/9/2026</b>

**Route Directions:**

Start on Archdale Dr.  
Right on Talmadge Ln.  
Right on Prestonridge Rd.  
Right on Churchill Way.  
\*Subject Site at 1:54.

## 200' Radius 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, JULY 14, 2026

**BRIEFING:** 10:30 a.m. via Videoconference and in 6EN COUNCIL CHAMBERS at Dallas City Hall, 1500 Marilla Street

**HEARING:** 1:00 p.m. Videoconference and in 6EN COUNCIL CHAMBERS at Dallas City Hall, 1500 Marilla Street

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

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**BOA-26-000026(BT)** Application of Scott Clements for (1) a special exception to the fence height regulations, for (2) a special exception to the fence opacity regulations, and for (3) a special exception to the 20-foot visibility obstruction regulation at the driveway approach at 6632 CHURCHILL WAY. This property is more fully described as Block 2/7459, Lot 3, and is zoned R-16(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 five 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, 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, 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 20-foot visibility obstruction triangle at the driveway approach along Churchill Way, which will require (3) a special exception to the 20-foot visibility obstruction regulation 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 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, July 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 (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](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>