

FILE NUMBER: BOA-25-000074(BT)

BUILDING OFFICIAL'S REPORT: Application of Chelsea Thurman for **(1)** a special exception to the fence regulations along Elsie Faye Heggins Street, and for **(2)** a special exception to the fence regulations along Malcolm X Boulevard at **2826 ELSIE FAYE HEGGINS STREET**. This property is more fully described as Block B/2240, Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, and 23 & abandoned right-of-way and is zoned PD 595(R-5(A));H/74;SUP2589, which limits the height of a fence in the front yard to 4-feet. The applicant proposes to construct and/or maintain a 6-foot-high fence in a required front yard along Elsie Faye Heggins Street, which will require **(1)** a 2-foot special exception to the fence height regulations and to construct and/or maintain a 6-foot-high fence in a required front yard along Malcolm X Boulevard, which will require **(2)** a 2-foot special exception to the fence height regulations.

LOCATION: 2826 Elsie Faye Heggins Street

APPLICANT: Chelsea Thurman

REQUEST:

- (1) A request for a special exception to the fence height regulations along Elsie Faye Heggins Street, and
- (2) A request for a special exception to the fence height regulations along Malcolm X Boulevard.

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.**

STAFF RECOMMENDATION:

Special Exceptions (2):

No staff recommendation is made on these requests.

BACKGROUND INFORMATION:

Zoning:

Site: PD-595 (R-5(A)), H/74, and SUP 2589
North: PD-595 (R-5(A)), and PD-595 (CC)
East: PD-595 (R-5(A)), H/135, and SUP 119
South: PD -595(R-5(A)), and PD-595 (P(A))
West: PD-595 (R-5(A)), and PD-595 (NC)

Land Use:

The subject site and surrounding properties are developed with commercial properties, single-family uses and a cemetery.

BDA History:

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

GENERAL FACTS/STAFF ANALYSIS:

- The application of Chelsea Thurman for the property located at 2826 Elsie Faye Heggins Street focuses on two requests relating to the fence regulations relating to height.
- The first request, the applicant is proposing to construct and maintain a 6-foot-high fence and gate in a required front-yard along Elsie Faye Heggins Street, which will require a 2-foot special exception to the fence regulations relating to height.
- The second request, the applicant is proposing to construct and maintain a 6-foot-high fence and gate in a required front-yard along S Malcolm X Boulevard, which will require a 2-foot special exception to the fence regulations relating to height.
- It is imperative to note that the wrought iron fencing for the high school has been constructed.
- Surrounding properties to the north and west are single family uses and commercial uses.
- Surrounding properties to the south are single family uses.
- Surrounding properties to the east are cemetery uses.
- The applicant has the burden of proof in establishing that the special exceptions to the fence standard regulations relating to height will not adversely affect the neighboring properties.
- Granting the special exceptions to the fence regulations relating to height 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-25-000074 at 2628 Elsie Faye Heggins St](#)

Timeline:

October 27, 2025: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

November 5, 2025: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel B.

November 11, 2025: 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 **December 1, 2025**, deadline to submit additional evidence for staff to factor into their analysis; and **December 5, 2025**, 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.

November 26, 2025: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **December** 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.

December 2, 2025: The Board of Adjustment Secretary reassigned this case to Board of Adjustment Panel **C**.

December 3, 2025: The Planning and Development Senior Planner emailed the applicant the following information:

- the **December 1, 2025**, deadline to submit additional evidence for staff to factor into their analysis; and **December 5, 2025**, deadline to submit additional evidence to be incorporated into the board's docket materials.
- the new hearing date and time reminder of Monday, December 15, 2025, Briefing at 10:30 am and Hearing at 1:00 pm.

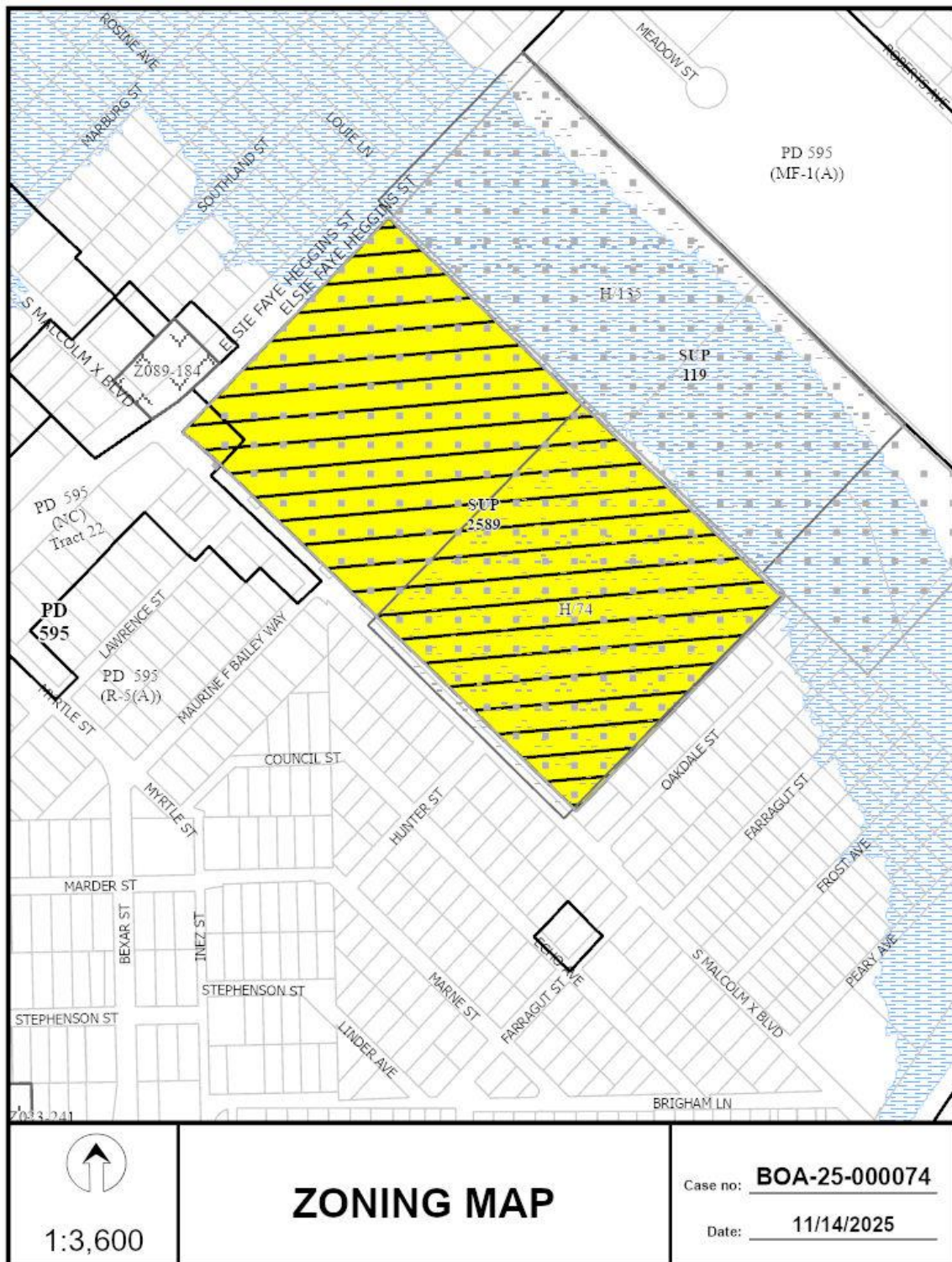



1:3,600


AERIAL MAP

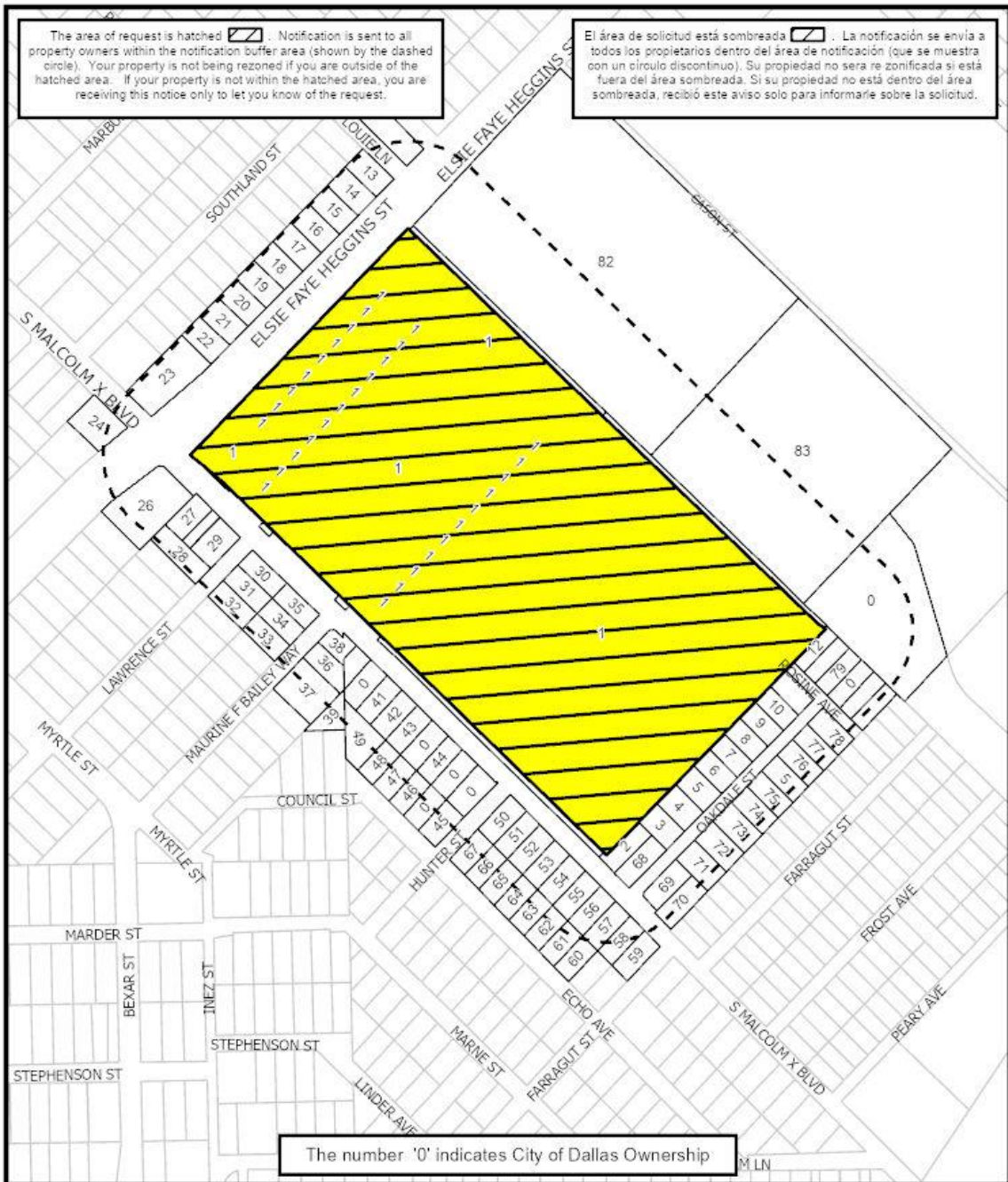
Case no: **BOA-25-000074**

Date: **11/14/2025**



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.



 1:3,600	<h2 style="text-align: center;">NOTIFICATION</h2>		Case no: BOA-25-000074
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div>	AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">83</div>	Date: 11/14/2025

Notification List of Property Owners

BOA-25-000074

83 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2808 ELSIE FAYE HEGGINS ST	Dallas ISD
2	5124 S MALCOLM X BLVD	PADRON EDUARDO JR
3	2815 OAKDALE ST	ALLEN BRIAN
4	2817 OAKDALE ST	PRICE ANTOINE SR
5	2827 OAKDALE ST	CANTY SAMANTHA
6	2829 OAKDALE ST	Taxpayer at
7	2835 OAKDALE ST	HARRIS JUANITA
8	2837 OAKDALE ST	ANDERSON FRANCIS MAE
9	2839 OAKDALE ST	BUSBY JOHNNIE FAYE
10	2843 OAKDALE ST	Taxpayer at
11	2845 OAKDALE ST	3018 ROCHESTER LLC
12	5118 ROSINE AVE	RENTERIA MANUEL
13	2923 ELSIE FAYE HEGGINS ST	ALEXANDER ERVIN JAMES &
14	2919 ELSIE FAYE HEGGINS ST	WILLIS PORSCHA NICHOLE &
15	2913 ELSIE FAYE HEGGINS ST	ALVAREZ EPIFANIO &
16	2909 ELSIE FAYE HEGGINS ST	VELASQUEZ TRINIDAD MORALES &
17	2903 ELSIE FAYE HEGGINS ST	CTE HOMES LLC
18	2837 ELSIE FAYE HEGGINS ST	MJR GROUP HOLDINGS LLC
19	2833 ELSIE FAYE HEGGINS ST	Taxpayer at
20	2827 ELSIE FAYE HEGGINS ST	DESOTO REAL ESTATE RESOURCES LLC
21	2823 ELSIE FAYE HEGGINS ST	PRYME NET USA LLC
22	2819 ELSIE FAYE HEGGINS ST	AKHTAR SYED M
23	4614 S MALCOLM X BLVD	RMTA INVESTMENTS LLC
24	2743 ELSIE FAYE HEGGINS ST	SGHAYER AMMAR
25	4719 S MALCOLM X BLVD	KIDANE TESFAMARIAM
26	2738 ELSIE FAYE HEGGINS ST	KIDANE TESFAMARIAM G

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4715 S MALCOLM X BLVD	WALKER GARY L &
28	2739 LAWRENCE ST	OMNIAH LLC
29	4721 S MALCOLM X BLVD	BELAI KIBROM
30	4803 S MALCOLM X BLVD	TOPLETZ INVESTMENTS
31	2742 LAWRENCE ST	GONZALES TOMAS & CATALINA RODRIGUEZ
32	2738 LAWRENCE ST	THOMAS KEVIN
33	2739 MAURINE F BAILEY WAY	BANKS RANDY
34	2743 MAURINE F BAILEY WAY	DAVIS ERNEST
35	4817 S MALCOLM X BLVD	WCP RETIREMENT PLAN
36	2742 MAURINE F BAILEY WAY	PLEASANT STANLEY SR
37	2738 MAURINE F BAILEY WAY	JACKSON WILLIAM & JOYCE
38	2746 MAURINE F BAILEY WAY	BRADFORD CHRISTOPHER
39	2729 COUNCIL ST	ROBINSON BYRDESTA
40	5003 S MALCOLM X BLVD	MARIN JULIO FLOREZ
41	5011 S MALCOLM X BLVD	JAIMES ROLANDO &
42	5015 S MALCOLM X BLVD	BROWN JOYCE MARIE
43	5019 S MALCOLM X BLVD	DAVIS SAMUEL ANTHONY
44	5027 S MALCOLM X BLVD	JOHNSON KAREN &
45	4934 ECHO AVE	JMD HOLDINGS LLC
46	4926 ECHO AVE	MORALES MANUEL RODRIGUEZ &
47	4922 ECHO AVE	Taxpayer at
48	4918 ECHO AVE	Taxpayer at
49	4914 ECHO AVE	Taxpayer at
50	5103 S MALCOLM X BLVD	P LINDSEY PROPERTIES LLC
51	5107 S MALCOLM X BLVD	BAKER RICKY &
52	5111 S MALCOLM X BLVD	MONZON ISAIAH &
53	5113 S MALCOLM X BLVD	RENDON EZEQUIEL ROCHA &
54	5119 S MALCOLM X BLVD	WOLFORD KARNITA RENEE
55	5123 S MALCOLM X BLVD	Taxpayer at
56	5125 S MALCOLM X BLVD	DUNN JACK O
57	5131 S MALCOLM X BLVD	GUEL FAMILY BUILDERS INC

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	5135 S MALCOLM X BLVD	ROBERTSON MILDRED
59	5139 S MALCOLM X BLVD	WHITE ANDREA
60	5028 ECHO AVE	PORCHIA MALVIN EARL SR &
61	5026 ECHO AVE	PICKENS SHARON
62	5022 ECHO AVE	TEFFERA BINIAM
63	5018 ECHO AVE	DALLAS CITY OF COUNTY OF
64	5014 ECHO AVE	UNDERWOOD WANDA
65	5010 ECHO AVE	Taxpayer at
66	5006 ECHO AVE	CAMACHO DOMINGO ROCHA &
67	5002 ECHO AVE	OTA ENTERPRISES LLC
68	5126 S MALCOLM X BLVD	GIRON WALTER M
69	5134 S MALCOLM X BLVD	Taxpayer at
70	5138 S MALCOLM X BLVD	STEEN TRACY
71	2814 OAKDALE ST	LUNA JOSE RAUL ISLAS
72	2816 OAKDALE ST	VAUGHN CHESTER
73	2818 OAKDALE ST	CAVADIAN PROPERTIES LLC
74	2830 OAKDALE ST	QUIROZ JAVIER &
75	2834 OAKDALE ST	Taxpayer at
76	2840 OAKDALE ST	SALDANA ANDREA C
77	2842 OAKDALE ST	CRUZ GUSTAVO MARTINEZ
78	2844 OAKDALE ST	STM HOLD CO 2 LLC
79	5124 ROSINE AVE	HARRIS DOUGLAS EST <u>OF &</u>
80	5130 ROSINE AVE	KINYA MUNGAI
81	5132 ROSINE AVE	JONES LEROY
82	2900 ELSIE FAYE HEGGINS ST	WOODLAND CEMETERY
83	5000 CASON ST	HILL GROVE CEMETERY

 1:3,600	<h2>NOTIFICATION</h2>		Case no: BOA-25-000074
	<div>200'</div> <div>83</div>	AREA OF NOTIFICATION NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 11/14/2025

Route Directions:

Start on Oakdale St.

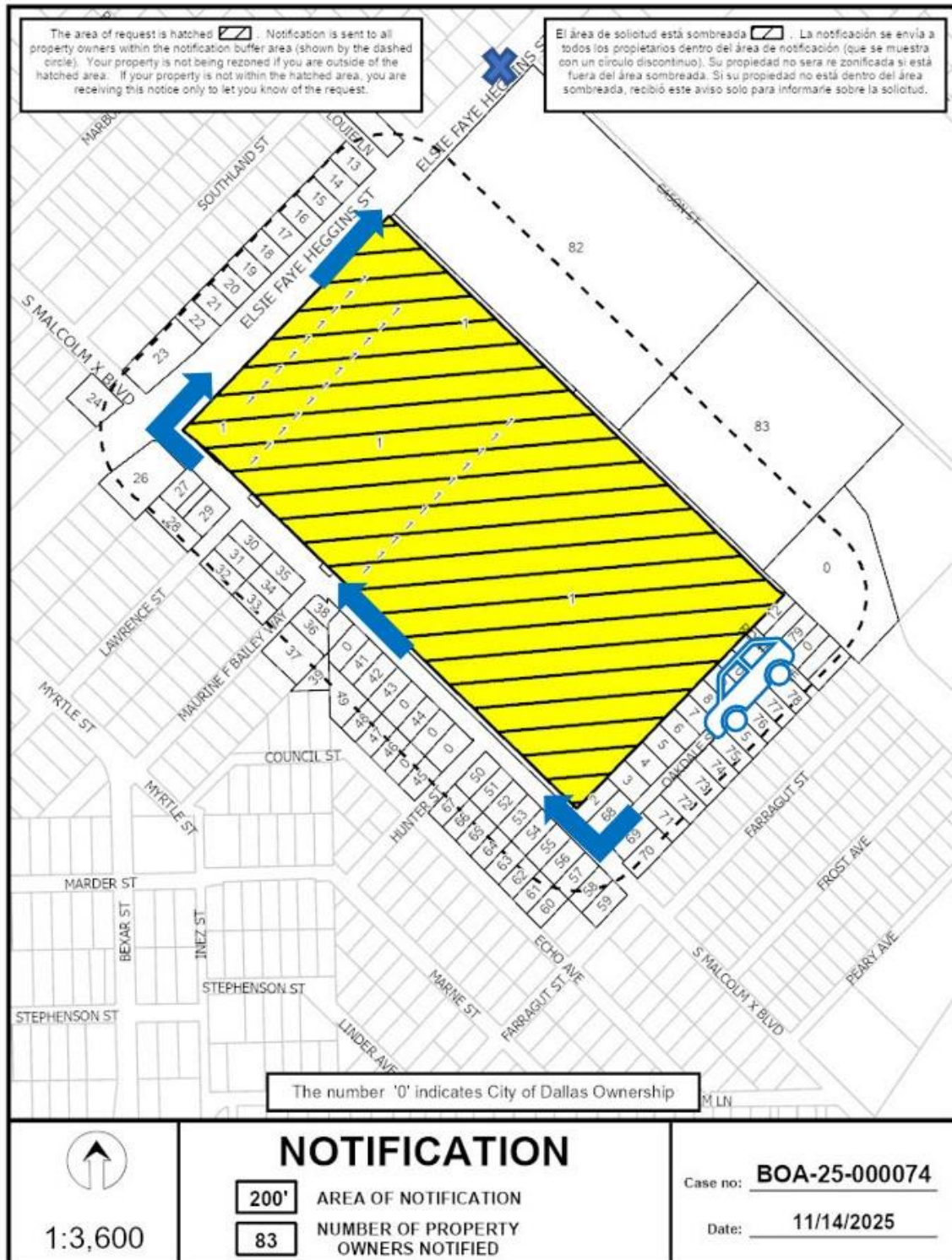
Right on S Malcolm X Blvd.

Right on Elsie Faye Heggins St.

***Subject Site from S Malcolm X Blvd. at 0:49.**

****Subject Site from Elsie Faye Heggins St. at 1:49.**

200' Radius Route Map



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 B) will hold a hearing as follows:

DATE: MONDAY, DECEMBER 15, 2025

BRIEFING: 10:30 a.m. via Videoconference and in 6ES COUNCIL BRIEFING, Dallas City Hall, 1500 Marilla Street. <https://bit.ly/boa1215>

HEARING: 1:00 p.m. via Videoconference and in 6ES COUNCIL BRIEFING, Dallas City Hall, 1500 Marilla Street. <https://bit.ly/boa1215>

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

BOA-25-000074(BT) Application of Chelsea Thurman for (1) a special exception to the fence regulations along Elsie Faye Heggins Street, and (2) a special exception to the fence regulations along Malcolm X Boulevard at 2826 ELSIE FAYE HEGGINS STREET. This property is more fully described as Block B/2240, Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, and 23 & abandoned right-of-way and is zoned PD 595(R-5(A))H/74;SUP2589, which limits the height of a fence in the front yard to 4-feet. The applicant proposes to construct and/or maintain a 6-foot-high fence in a required front yard along Elsie Faye Heggins Street, which will require (1) a 2-foot special exception to the fence regulations, and to construct and/or maintain a 6-foot-high fence in a required front yard along Malcolm X Blvd, which will require (2) a 2-foot special exception to the fence regulations.

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 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-C-Register> by the 5 p.m. on Sunday, December 14, 2025. 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.

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 Bryant Thompson, Senior Planner at (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 & 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>