



January 12, 2026

The Dallas Board of Adjustment – Panel A
c/o Mr. Bryant Thompson
Senior Planner – Board of Adjustment
Department of Development Services
City of Dallas
1500 Marilla Street, Room 5BN
Dallas, Texas 75201

Re: BOA-25-000044

Dear Chair Neuman and Members of the Board:

This firm represents the owner of the property located at **1425 North Buckner Boulevard** in connection with their request for two Special Exceptions:

1. To allow a fence taller than four feet within the required front yard setback; and
2. To allow a fence that does not comply with the standard opacity requirements for fences located within five feet of a property line.

Background and Context

The subject property is located on the west side of North Buckner Boulevard, between Redondo Drive and Hermosa Drive. While the property sides to North Buckner Boulevard, the existence of an abutting single-family home that fronts the boulevard creates a projected front yard condition on this tract.

The site consists of approximately **6.44 acres** and has been preliminarily platted for a **pocket neighborhood of 15 homes** in a shared-access development. A final plat has not yet been approved, and the property currently exists as one tax parcel.

Purpose of the Request

This request seeks approval for a **uniform, solid subdivision fence** along the perimeter facing North Buckner Boulevard and Hermosa Drive. The proposed fence would:

- Be constructed to a height of **seven feet**,

- Sit approximately **12 feet back from the curb and four feet behind the existing sidewalk**, and
- Be softened with a **landscaped buffer of shrubs** planted between the fence and the sidewalk.

The homes backing onto North Buckner Boulevard and Hermosa Drive would rely on this structure as their **rear fence**, providing security and livability for the future residents.

Justification for the Special Exceptions

- **Safety & Security** – North Buckner Boulevard is a heavily trafficked arterial roadway with significant vehicular and pedestrian activity. A four-foot fence would not provide meaningful protection from traffic hazards or trespass. An eight-foot fence is necessary to create a secure environment for the future homeowners.
- **Noise & Privacy** – Traffic noise and constant activity from North Buckner Boulevard would significantly impact the residential character of this neighborhood. An eight-foot solid fence will help buffer noise, improve privacy, and create a safer, more livable environment.
- **Neighborhood Compatibility** – Many properties along North Buckner Boulevard incorporate taller fences, walls, or dense landscaping to address the same challenges associated with frontage on a major thoroughfare. Approval of these Special Exceptions would not disrupt the neighborhood's character but instead ensure **consistency with existing conditions**.

Conclusion

The proposed Special Exceptions are both reasonable and necessary to mitigate the impacts of a 100-foot-wide, high-traffic roadway on a residential development. The combination of fence setback, height, and landscaping will prevent a “canyon effect” while providing critical safety, security, and noise mitigation benefits.

We respectfully request the Board’s approval of these Special Exceptions. Should you have any questions or require additional information, please do not hesitate to contact me.

Thank you for your time and consideration.

