

## MEMORANDUM

To: Good Swiss, LLC  
From: Scot A. Johnson, P.E., PTOE  
Kimley-Horn and Associates, Inc.  
Date: December 17, 2025  
Subject: 606 N. Good Latimer Expy



The property at 606 N. Good Latimer Expressway in Dallas is proposed to be improved with the addition of a wrought-iron fence on or near the property line along Swiss Avenue and Good Latimer Expressway. The fence would include three sliding gates. The fence requires a special exception to the Visibility Obstruction Regulations (51A-4.602(d)) since it is overlapped by the driveway and intersection visibility triangles.

Previously, Kimley-Horn studied the site in a Traffic Impact Analysis dated December 30, 2022 which examined a proposed tower with 354 multifamily homes and some retail, served by one driveway. The presently-proposed reactivation of the existing 606 N. Good Latimer building would result in less vehicle and pedestrian traffic, and would use the existing driveways. The findings of the TIA that the area can easily accommodate more vehicle and pedestrian traffic remain applicable to the present proposal.

The proposed fence should be approved for a special exception since it is not a notable visibility obstruction and does not constitute a traffic hazard. This style of fence in visibility triangles is common in the area and has not shown to be a safety hazard. The 80% open design with its 3/4" vertical pickets at intervals makes the fence open to visibility at the extents and throughout most of the visibility triangle. Vision is only lacking when almost parallel to the fence, at which angle the line of sight has otherwise expanded for open view of the sidewalk and street. For the 45'x45' triangle at the street corner, it is further noted that the one-way Good Latimer and the stop condition on the approach from Swiss Avenue mean that vehicle-to-vehicle visibility from Swiss Avenue to the right, across the fence, is not necessary for safe operation. Visibility to and from pedestrians at this corner is ample.

The addition of the proposed fence at 606 N. Good Latimer Expressway is appropriate and will not constitute a traffic hazard. A special exception should be granted for the visibility triangles at the street intersection and the three existing driveways.

**END**