

FILE NUMBER: BOA-25-000064(BT)

BUILDING OFFICIAL'S REPORT: Application of Randall Kienast for **(1)** a special exception to the fence height regulations at **4665 MEADOWOOD ROAD**. This property is more fully described as Block 5543, Lot 19, and is zoned R-1ac(A), 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 11-inch high fence in a required front-yard, which will require **(1)** a 2-foot 11-inch special exception to the fence height regulations.

LOCATION: 4665 Meadowood Road

APPLICANT: Randall E Kienast

REQUEST:

- (1) A request for a special exception to the fence height regulations.

STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO FENCE HEIGHT 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 (1):

No staff recommendation is made on this request.

BACKGROUND INFORMATION:

Zoning:

Site: R-1ac(A)
North: R-1as(A)
East: R-1ac(A)
South: R-1ac(A)
West: R-1ac(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 Randall E Kienast for the property located at 4665 Meadowood Road focuses on one request relating to the fence height.
- The applicant is proposing to construct and maintain a 6-foot 11-inch high fence and gate in a required front-yard, which will require a 2-foot 11-inch special exception to the fence height regulations.
- As illustrated on the submitted site plan and elevations, the applicant is proposing a 6-foot 11-inch high decorative wrought iron fencing located between the 40-foot front-yard setback and front property line.
- The subject site along with surroundings properties to the north, south, east, and west are all developed with single-family homes.
- Based upon staff's analysis of the surrounding properties, the proposed fence is similar to other single-family homes along Meadowood Road.
- The applicant has the burden of proof in establishing that the special exception to the fence standard regulations relating to height will not adversely affect the neighboring properties.
- Granting the special exception 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-25-000064 at 4665 Meadowood Rd](#)

Timeline:

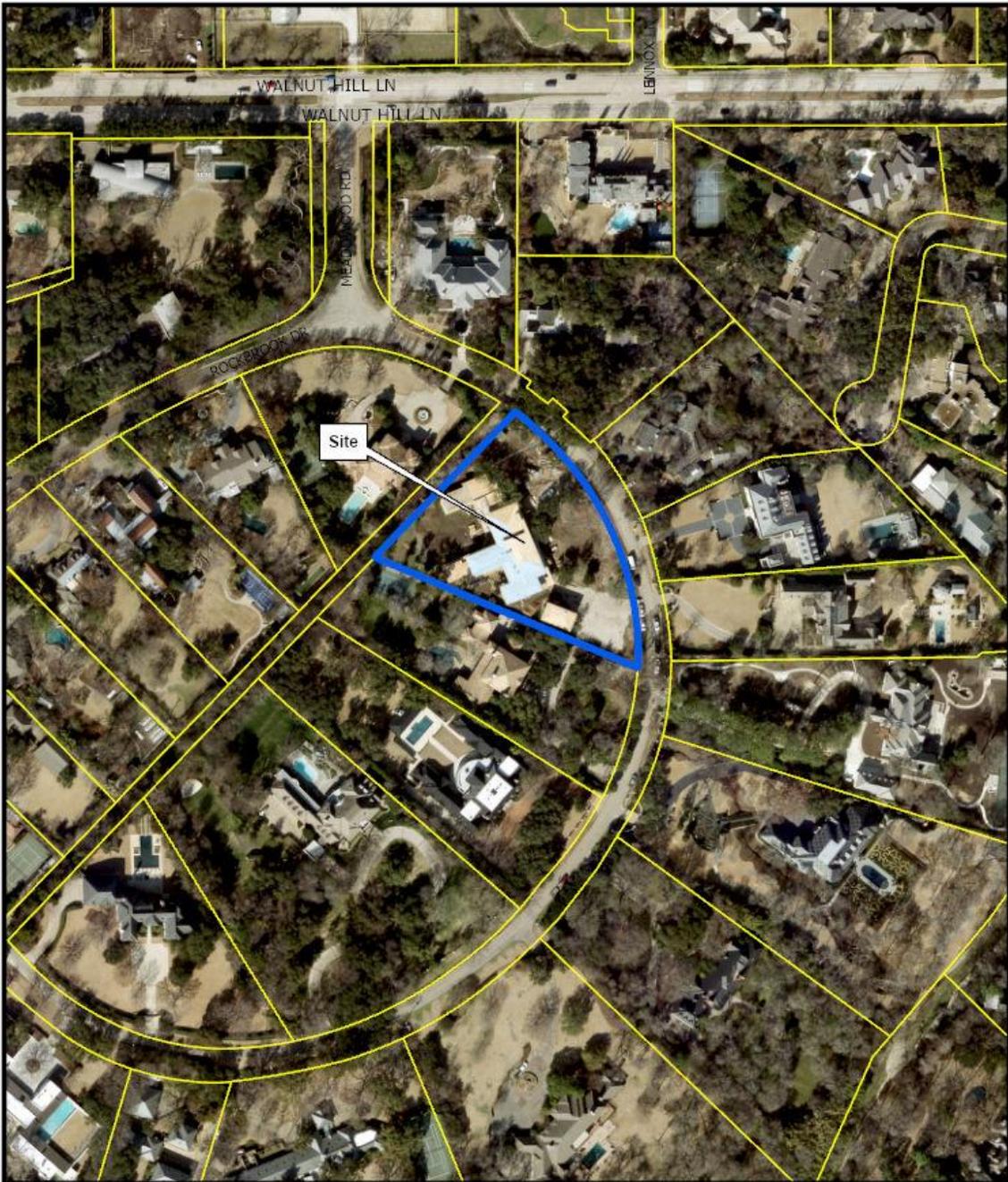
September 26, 2025: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

October 7, 2025: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel **A**.

October 15, 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 **November 3, 2025**, deadline to submit additional evidence for staff to factor into their analysis; and **November 7, 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.

- October 29, 2025: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **November** 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.
- November 18, 2025: The Board of Adjustment Panel **A**, at its public hearing held on Tuesday, November 18, 2025, **HELD** this request under advisement until **January 20, 2026**.
- December 31, 2025: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **January** 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.

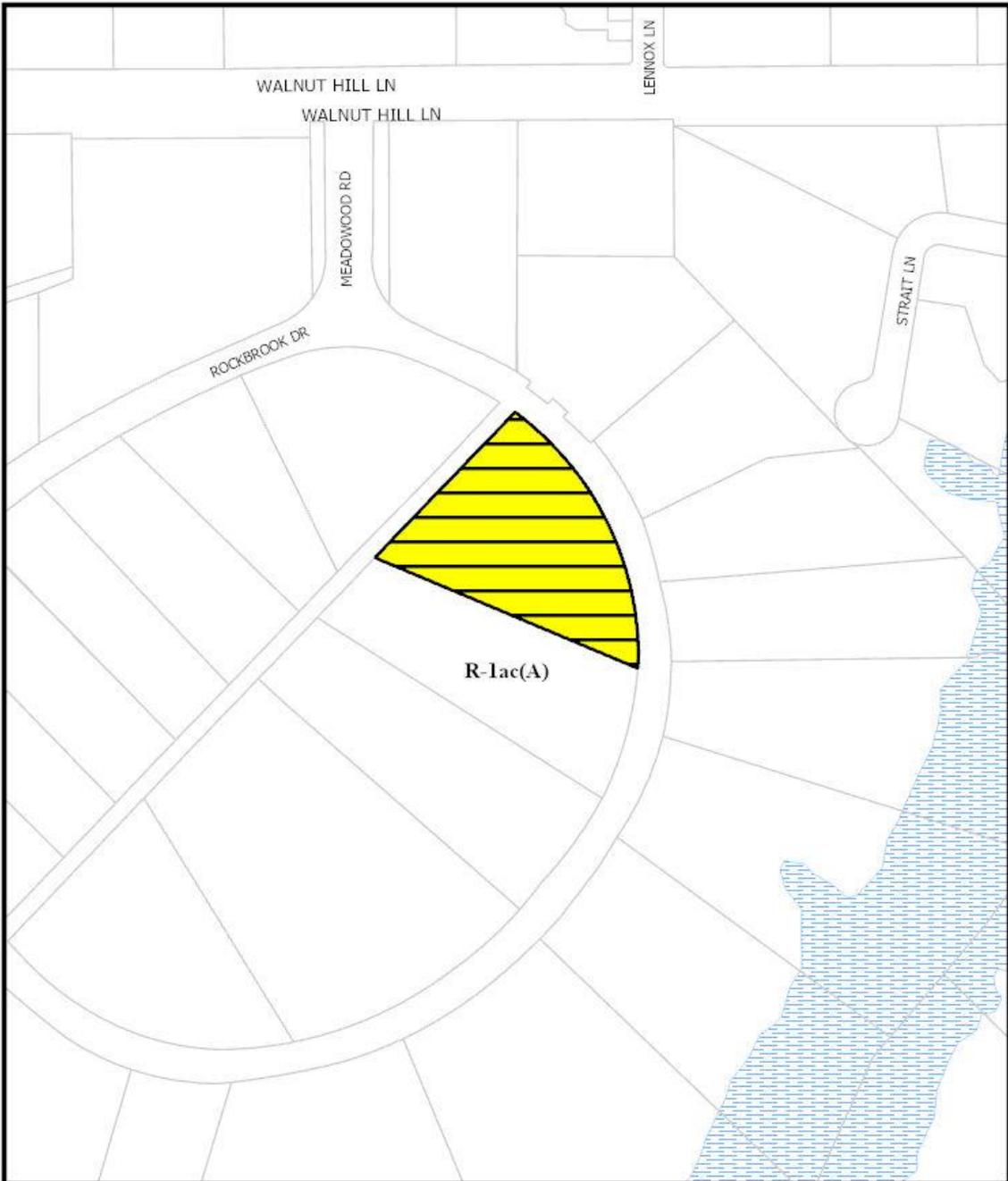


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AERIAL MAP

Case no: BOA-25-000064

Date: 10/03/2025



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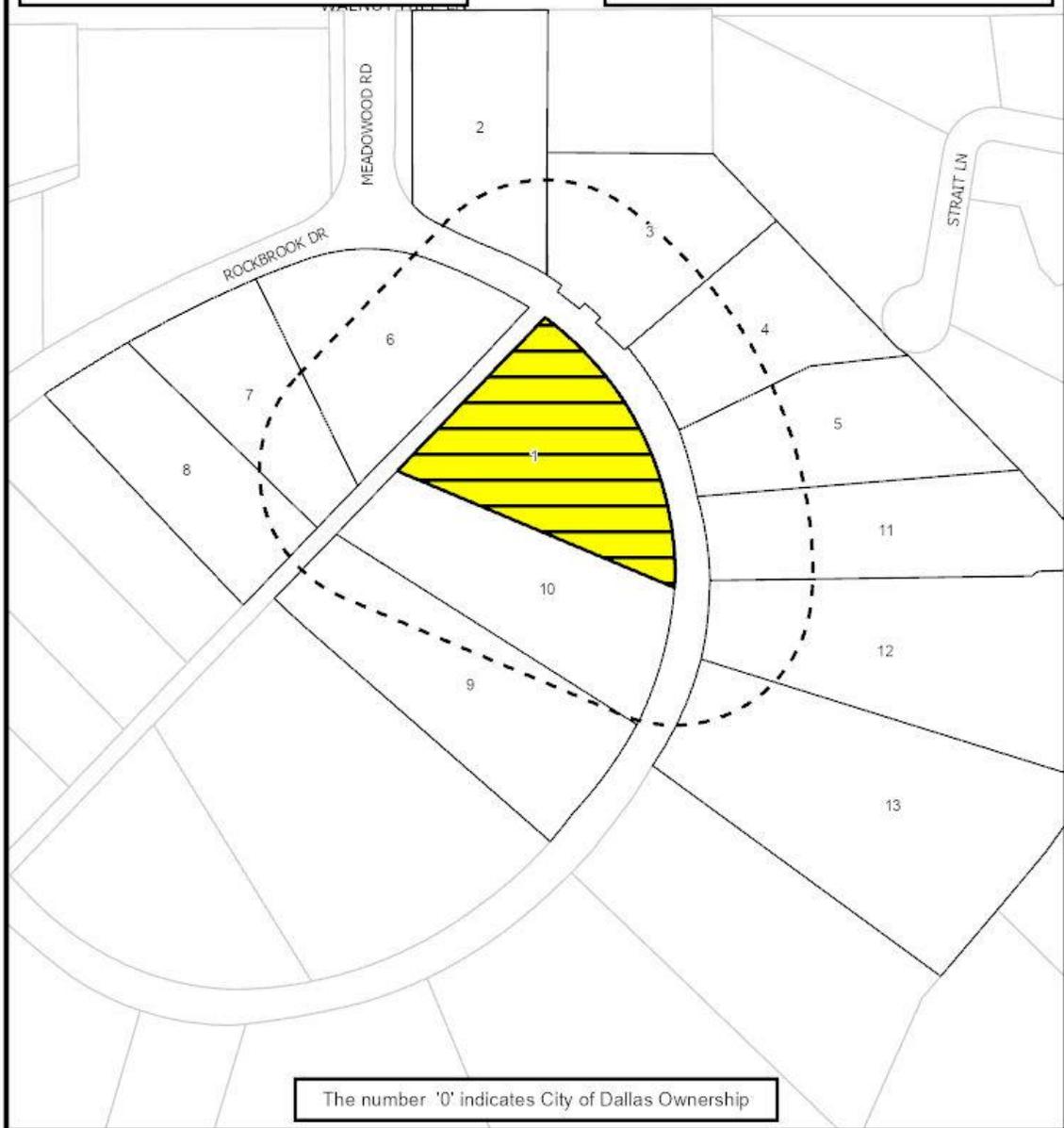
ZONING MAP

Case no: BOA-25-000064

Date: 10/03/2025

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.



The number '0' indicates City of Dallas Ownership


1:2,400

NOTIFICATION

200' AREA OF NOTIFICATION

13 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BOA-25-000064**

Date: **10/3/2025**

Notification List of Property Owners

BOA-25-000064

13 Property Owners Notified

| Label # | Address | Owner |
|----------------|-------------------|------------------------------------|
| 1 | 4665 MEADOWOOD RD | ROYAL LEGACY HOLDINGS TRUST |
| 2 | 4686 MEADOWOOD RD | MITRA SHANKH |
| 3 | 4674 MEADOWOOD RD | SPIRITAS STEVEN F |
| 4 | 4668 MEADOWOOD RD | GLAZER PHYLLIS R |
| 5 | 4664 MEADOWOOD RD | HAYES COLLEEN A & |
| 6 | 4669 MEADOWOOD RD | KWUN FAMILY MEADOWOOD RESIDENCE TR |
| 7 | 9962 ROCKBROOK DR | WILSON JERRY C & BARBARA S |
| 8 | 9946 ROCKBROOK DR | SANDERS PHILLIP J & |
| 9 | 4645 MEADOWOOD RD | SCHWARZ MARK E |
| 10 | 4655 MEADOWOOD RD | CATHER JENNIFER CLAY & |
| 11 | 4660 MEADOWOOD RD | BLACKIE GARY |
| 12 | 4656 MEADOWOOD RD | LOBEL JOSH & MICHELLE |
| 13 | 4650 MEADOWOOD RD | LUNSFORD R HOLT & |

| | | | |
|--|----------------------------------|--|-------------------------------|
|  1:2,400 | NOTIFICATION | | Case no: BOA-25-000064 |
| | 200' AREA OF NOTIFICATION | 13 NUMBER OF PROPERTY OWNERS NOTIFIED | Date: 10/3/2025 |

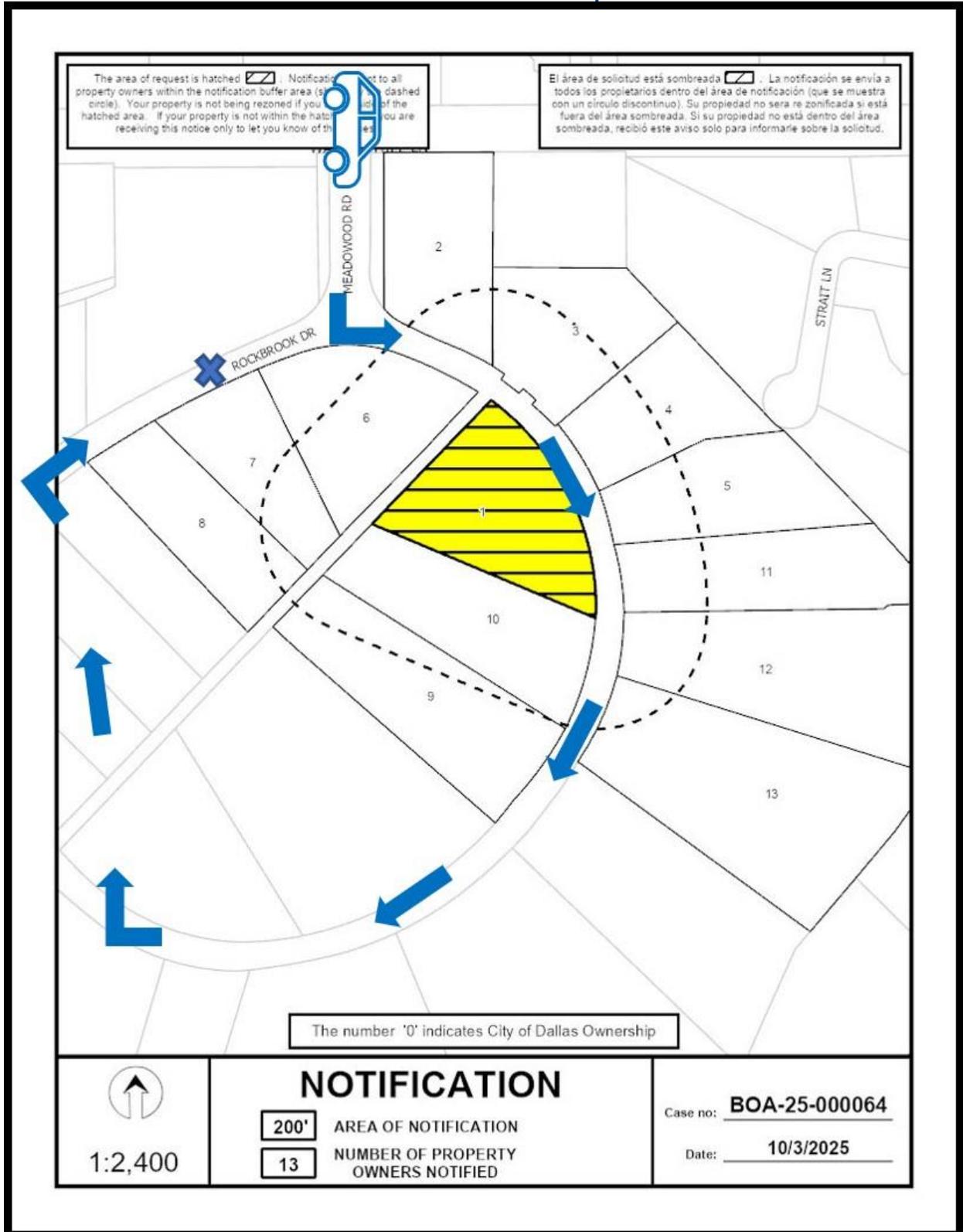
Route Directions:

Start on Meadowood Rd.

Right on Rockbrook Rd.

***Subject Site at 0:38.**

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, JANUARY 20, 2026

BRIEFING: 10:30 a.m. via Videoconference and in 6ES COUNCIL BRIEFING at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa012026>

HEARING: 1:00 p.m. Videoconference and in 6ES COUNCIL BRIEFING at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa012026>

The purpose of the hearing is to consider the following appeal(s) now pending before the Board of Adjustment: This case was held under advisement on November 18, 2025.

BOA-25-000064(BT) Application of Randall E Kienast for (1) a special exception to the fence height regulations at 4665 MEADOWOOD ROAD. This property is more fully described as Block 5543, Lot 19, and is zoned R-1ac(A), 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 11-inch-high fence in a required front yard, which will require (1) a 2-foot 11-inch special exception to the fence height 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-A-Register> by the 5 p.m. on Monday, January 19, 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 or 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 Bryant Thompson, Senior 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
Letters will be received until 9:00 am
the day of the hearing.
PLEASE REGISTER AT:
<https://bit.ly/BDA-A-Register>