

Record Summary for Board of Adjustments

Record

Record #	Status	Opened Date
BOA-25-000097	In Review	12/17/2025

Application Name

Detailed Description

FILE NUMBER:

BOA-25-000097

BUILDING OFFICIAL'S REPORT: Application of Jesus Sanchez for (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 visibility obstruction regulation at 7947 WOODSHIRE DR. This property is more fully described as Block F/7525 Lot 20, and is zoned R-7.5(A), which a fence may not exceed four feet in height, requires a fence panel with a surface area that is less than 50-percent open may not be located less than 5-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 along Ross Avenue, which will require (1) a 4-foot special exception to the fence height regulations, and 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 along Ross Avenue, 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 visibility obstruction triangle, which will require (3) a special exception to the 20-foot visibility obstruction triangle regulations at the driveway approach along Ross Avenue..

LOCATION:

7947 WOODSHIRE DR

APPLICANT:

Jesus Sanchez

REQUEST:

- (1) A request for a 4-foot special exception to the fence height; regulations.
- (2) A request for a special exception to the fence opacity regulations;
- (3) A request for a special exception to the visibility obstruction regulation.

Assigned To Department

Board of Adjustment

Assigned to Staff

Diana Barkume

Record Type

Board of Adjustments

Custom Fields

INTERNAL USE ONLY

Source of Request	Consultation - Residential
Fee Waiver Granted	-
Number of Parking Spaces	-
Lot Acreage	0.172

PDOX INFORMATION

PDox Number	-
-------------	---

PROPERTY INFORMATION

Existing Zoning	R-7.5(A)
Lot Number	20
Lot Size (Acres)	0.172

Block Number	F/7525
Lot Size (Sq. Ft)	7500
How many streets about the property?	2
Land Use	Residential
Is the property platted?	Yes
Status of Project	Proposed
Status of Property	Owner Occupied
Previous Board of Adjustment case filed on this property	No
Accommodation for someone with disabilities	No
File Date	12/17/2025
Seleccione si necesitara un interprete	-
Case Number	-
Are you applying for a fee waiver?	No
Have the standards for variance and or special exception been discussed?	Yes
Has the Notification Sign Acknowledgement Form been discussed?	Yes
Referred by	DEV INTAKE

Custom Lists

Board of Adjustment Request

1

Type of Request	Special Exception
Request Description	Fence standards
Application Type	Single Family/Duplex Variance or Special Exception
Other	Height
Affirm that an appeal has been made for	8' wood fence
Application is made to BOA to grant the described appeal	Due to security issues with criminal activity in the neighborhood

2

Type of Request	Special Exception
Request Description	Fence standards
Application Type	Single Family/Duplex Variance or Special Exception
Other	Opacity

3

Type of Request	Special Exception
Request Description	Visual obstruction (20-foot visibility triangle)
Application Type	Single Family/Duplex Variance or Special Exception
Other	20-ft VT @ Driveway

Case Information

1

Full Request	to construct and/or maintain an 8-foot-high fence in a required front-yard along Ross Avenue, which will require a 4-foot special exception to the fence height regulations
Brief Request	a 4-foot special exception to the fence height regulations
Zoning Requirements	a fence may not exceed four feet in height
Relevant History	Permit in review RES-ACC-25-000872- Expired
BOA History	No
BOA History Details	NA

2

Full Request	to construct 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 along Ross Avenue, which will require a special exception to the fence opacity regulations
Brief Request	a special exception to the fence opacity regulations
Zoning Requirements	requires a fence panel with a surface area that is less than 50-percent open may not be located less than 5-feet from the front lot line.
Relevant History	Permit in review RES-ACC-25-000872- Expired
BOA History	No
BOA History Details	NA

3

Full Request	to construct and/or maintain a single-family residential fence structure in a required visibility obstruction triangle, which will require a special exception to the 20-foot visibility obstruction triangle regulations at the driveway approach along Ross Avenue.
Brief Request	a special exception to the visibility obstruction regulation
Zoning Requirements	which requires a 20-foot visibility triangle at the driveway approach
Relevant History	Permit in review RES-ACC-25-000872- Expired
BOA History	No
BOA History Details	NA

Street Frontage Information

1

Street Frontage	Front
Linear Feet (Sq. Ft)	60

3

Street Frontage	Rear
Linear Feet (Sq. Ft)	60

Contact Information

Name	Organization Name	Contact Type	Phone
Jesus Sanchez		Applicant	2146872725
Email: maria.sanchez13@yahoo.com			
7947 Woodshire Dr, DALLAS, TX 75232			

Name	Organization Name	Contact Type	Phone
Jesus Sanchez	SANCHEZ JESUS	Property Owner	2146872725
Email: maria.sanchez13@yahoo.com			
7947 WOODSHIRE DR, DALLAS, TEXAS 752324731			

Address

7947 WOODSHIRE DR, Dallas, TX 75232

Parcel Information

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000074614300000 0							

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Y	SANCHEZ JESUS	7947 WOODSHIRE DR, DALLAS, TEXAS 752324731	

Status History

Status	Comment	Assigned Name	Status Date
Application About to Expire	Updated via: BATCH_BUILDING_ABOUT_TO_EXPIRE	Accela Administrator	01/01/2026
Additional Info Required	Prescreen required prior to submitting case into Dallas Now. Staff will contact applicant and review plans in the order it was received. DB1/16/2026	Diana Barkume	01/16/2026
Expired	Updated via Script	Accela Administrator	02/01/2026
In Review		Diana Barkume	02/19/2026
Additional Info Required	Application status was updated - required items were sent via email.	Diana Barkume	02/19/2026
In Review		Diana Barkume	02/23/2026

Status	Comment	Assigned Name	Status Date
Additional Info Required	<p>Email sent 2/19/2026; Thank you for your continued cooperation. As part of the current workflow, the prescreen process is a bit different than usual. While a prescreen review has already been completed, there are a few follow-up items that will need to be addressed before the application can be considered complete and formally accepted. I have updated the status on your application in Dallas Now. Once the missing items noted below are received, I will review the full package to confirm completeness and then issue the invoice. Please note that the application is not officially accepted until all required materials have been received and all applicable fees have been paid. To proceed with your application, please provide the following:</p> <ol style="list-style-type: none"> 1. Fence Elevations of all sides that are located within the front yard setback. I noticed there is a gate on the fence in the street view. Please make sure to provide specific plans to what you are proposing. 2. Include drive approach and/or vehicular access along S Polk St. 3. Additional research will be completed regarding the thoroughfare and the fence requirements 4. Is there a permit in review or a referral from the permitting team for this application? Was the fence built without a permit? Is the street view current to what you are seeking approval for? 5. Possible Visibility triangle request is needed -additional fees apply per request. 6. Possible opacity request is needed- additional fees apply per request. <p>Additional information may be requested once these items are received and reviewed. Please submit these documents at your earliest convenience so we can move forward with your application.</p>	Diana Barkume	02/19/2026
Document Received	ACA document upload	Accela Administrator	02/27/2026
Payment Due		Diana Barkume	02/20/2026
In Review	Updated By Script	Accela Administrator	03/02/2026