

# Record Summary for Board of Adjustments

## Record

Record #	Status	Opened Date
BOA-26-000003	Plan Review	01/15/2026

## Application Name

## Detailed Description

BOARD OF ADJUSTMENT  
CITY OF DALLAS, TEXAS  
FILE NUMBER:  
BOA-26-000003

BUILDING OFFICIAL'S REPORT: Application of Chris Dillard for (1) a special exception to the fence height regulations and (2) a special exception to the fence opacity regulations at 10506 LAKEMERE DRIVE. This property is more fully described as Block E/7317, Lot 1, and is zoned R-7.5(A), which limits the height of a fence in the front yard to 4-feet, and requires a fence panel with a surface area that is less than 50 percent open may not be located less than five feet from the front lot line. The applicant proposes to construct and/or maintain a 10-foot high fence in a required front-yard along Leaside Drive, which will require (1) a 6-foot special exception to the fence height regulations along Leaside Drive, 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 Leaside Drive, which will require (2) a special exception to the fence opacity regulations along Leaside Drive.

LOCATION:  
10506 LAKEMERE DRIVE

APPLICANT:  
Chris Dillard

REQUEST: (1) Special exception to the fence height regulations  
(2) Special exception to the fence opacity regulations

## Assigned To Department

Board of Adjustment

## Assigned to Staff

Bryant Thompson

## Record Type

Board of Adjustments

## Custom Fields

### INTERNAL USE ONLY

Source of Request	In Review - Residential
Fee Waiver Granted	-
Number of Parking Spaces	-
Lot Acreage	0.2409

### PDOX INFORMATION

PDox Number	248652
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### PROPERTY INFORMATION

Existing Zoning	R-7.5(A)
Lot Number	1
Lot Size (Acres)	0.2409
Block Number	E/7317
Lot Size (Sq. Ft)	10494
How many streets abut the property?	2

Land Use	Residential
Is the property platted?	Yes
Status of Project	Existing
Status of Property	Non-Owner Occupied
Previous Board of Adjustment case filed on this property	No
Accommodation for someone with disabilities	No
File Date	-
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	City of Dallas DEV Intake

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### Custom Lists

#### Board of Adjustment Meeting

1		
	Room	6ES
	Panel	A
	Presiding Officer	David A. Neumann
	BOA Administrator	Kameka Miller-Hoskins
	BOA Secretary	Mary Williams
	BOA Code Specialist	Diana Barkume
	Case Assigned to	Bryant Thompson
	Notes	Fence Height
	Outcome	Scheduled
2		
	Room	6ES
	Panel	A
	Presiding Officer	David A. Neumann
	BOA Administrator	Kameka Miller-Hoskins
	BOA Secretary	Mary Williams
	BOA Code Specialist	Diana Barkume
	Case Assigned to	Bryant Thompson
	Notes	Opacity
	Outcome	Scheduled

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#### Board of Adjustment Request

1		
	Type of Request	Special Exception

Request Description	Fence standards
Application Type	Single Family/Duplex Variance or Special Exception
Other	fence height
Affirm that an appeal has been made for	New Fence
Application is made to BOA to grant the described appeal	New Fence to secure the backyard from street and house.

2

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

**Case Information**

1

Full Request	to construct and/or maintain a 10-foot-high fence in a required front-yard, which will require a 4-foot special exception to the fence regulations.
Brief Request	for a special exception to the fence height regulations
Zoning Requirements	limits the height of a fence in the front yard to 4-feet
Relevant History	NA
BOA History	No
BOA History Details	NA

2

Full Request	to construct and/or maintain an 8-foot-high board on board fence in a required front-yard, which will require a special exception to the fence opacity regulations.
Brief Request	Special exception to the opacity regulation
Zoning Requirements	a fence panel with a surface area that is less than 50 percent open may not be located less than five feet from the front lot line
Relevant History	NA
BOA History	No

**GIS Information**

1

Census Tract Number	9.55
Council District	10

**Street Frontage Information**

1

Street Frontage	Front
Linear Feet (Sq. Ft)	98

Street Frontage	Side
Linear Feet (Sq. Ft)	106

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**Contact Information**

Name	Organization Name	Contact Type	Phone
Chris Dillard	CKD Construction, INC.	Applicant	2149086700

Email: CKDconstructionInc@gmail.com  
10016 Trailpine Drive, Trailpine Dr, 10016 Trailpine Drive, Trailpine Dr, Dallas, TX 75238

Name	Organization Name	Contact Type	Phone
Christian Osorio	OSORIO CHRISTIAN	Property Owner	2145976365

Email: beartrekdfw@gmail.com  
PO BOX 38411, DALLAS, TEXAS 752380000

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**Address**

10506 LAKEMERE DR, Dallas, TX 75238

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**Parcel Information**

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000071829400000							
0							

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**Owner Information**

Primary	Owner Name	Owner Address	Owner Phone
Y	OSORIO CHRISTIAN	PO BOX 38411, DALLAS, TEXAS 752380000	

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**Status History**

Status	Comment	Assigned Name	Status Date
Application About to Expire	Updated via: BATCH_BUILDING_ABOUT_TO_EXPIRE	Accela Administrator	01/30/2026

Status	Comment	Assigned Name	Status Date
Additional Info Required	<p>Good afternoon,</p> <p>Your prescreen review has been completed, but there are a few follow-up items that will need to be addressed before the application can be considered complete and formally accepted.</p> <p>Once the application and the 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.</p> <p>For your convenience, I've attached a checklist to help ensure everything is current and complete so we can continue moving forward smoothly.</p> <p>To proceed with your application, please provide the following:</p> <ul style="list-style-type: none"> <li>• Site Plans to scale <ul style="list-style-type: none"> <li>o Please provide the following plans for review: <ul style="list-style-type: none"> <li>? Site Plan: Show the proposed location of the fence on the site plan-label fence and gate where appropriate.</li> <li>? Elevations: Fence elevations are required-include material, opacity, and fence height.</li> </ul> </li> </ul> </li> <li>• Property Taxes <ul style="list-style-type: none"> <li>o 2025 property taxes must be paid in full before your application can be accepted. (2025 taxes are delinquent on January 31, 2026.)</li> <li>o An updated tax certificate showing taxes paid in full will be required prior to the hearing.</li> </ul> </li> <li>• Warranty Deed <ul style="list-style-type: none"> <li>o Must show the current warranty deed to reflect the current owner</li> </ul> </li> </ul> <p>Was this a referral to the board of adjustment?  Additional items may be requested once these items have been reviewed—Please submit these documents at your earliest convenience so we can move forward with your application.  We will provide an update as soon as we are ready to proceed with the next steps. If you have any questions or need clarification, please feel free to reply directly to this email. To help avoid anything being missed, we are limiting communication to email only.  Thank you,</p>	Diana Barkume	01/30/2026
Document Received	ACA document upload	Accela Administrator	02/04/2026
Expired	Updated via Script	Accela Administrator	03/02/2026
In Review		Diana Barkume	03/02/2026
In Review		Diana Barkume	03/02/2026
Additional Info Required	<p>Please include the following outstanding items with your submission:</p> <ul style="list-style-type: none"> <li>• Site Plans (to scale) <ul style="list-style-type: none"> <li>• Site Plan: Show the proposed fence location. Label the fence and gate where applicable, include property lines, and ensure the plan reflects the most current approved version.</li> </ul> </li> <li>• Elevations: Provide fence elevations, including material, opacity, and height.</li> <li>• Property Taxes <ul style="list-style-type: none"> <li>• 2025 property taxes must be paid in full before the application can be accepted (delinquent after January 31, 2026).</li> <li>• An updated tax certificate showing payment in full is required prior to the hearing.</li> </ul> </li> <li>• Warranty Deed <ul style="list-style-type: none"> <li>• Provide the current warranty deed reflecting the current property owner.</li> </ul> </li> </ul> <p>Please confirm whether this case is a referral to the Board of Adjustment.</p>	Diana Barkume	03/20/2026

Status	Comment	Assigned Name	Status Date
Additional Info Required	<p data-bbox="241 142 570 170">Please review the following:</p> <p data-bbox="241 205 1052 289">An opacity request is required for the fence along Leaside unless 50% of the fence panels are open. Please indicate the percentage of openness on the plans (per architect).</p> <p data-bbox="241 296 1052 464">Please add 20-ft visibility triangles at the drive approaches, as well as at the alley and street corner. Additionally, include a 45-ft visibility triangle at the corner of Lakemere and Leaside. It appears there may be slight obstructions within all visibility triangles. Note that no trees or landscaping may exceed 2.5 ft to 8 ft within these areas along Lakemere.</p> <p data-bbox="241 470 1052 529">Will you be submitting, or have you already submitted, plans for new driveway approaches?</p> <p data-bbox="241 535 1052 640">Have you discussed the potential issue of parking within the front yard with Residential Review? You may want to confirm approval of the drive approach layout, as parking is not permitted within the front yard setback.</p> <p data-bbox="241 646 1052 821">Is there a permit for new construction or an addition to the existing house? There are comments on other cases indicating a pool permit was denied within the front yard. Have you decided to remove the pool? If you need to request a variance for the front yard, please note this cannot be heard prior to a replat for removal of the building line. Have you discussed this issue with Subdivision?</p> <p data-bbox="241 827 1052 911">Fence height must be measured from grade to the highest point of the fence, wall, column, or gate, and must include any retaining wall. Please update the height request accordingly.</p> <p data-bbox="241 917 1052 1001">If you have plans that do not include the house, please submit those and include the fence height measurements only. This may help avoid any hesitation from the board related to the house plans.</p> <p data-bbox="241 1037 1052 1087">Please note that additional information or items may be requested later in the process.</p>	Diana Barkume	04/01/2026
Payment Due		Diana Barkume	04/01/2026

Status	Comment	Assigned Name	Status Date
Additional Info Required	<p>I have initiated the invoice for the original request; however, if further items are required, an updated invoice will need to be paid. If these clarifications have already been addressed and no additional items are needed, we can proceed with the next steps.</p> <p>Please review the following:</p> <p>An opacity request is required for the fence along Leaside unless 50% of the fence panels are open. Please indicate the percentage of openness on the plans (per architect). Please add 20-ft visibility triangles at the drive approaches, as well as at the alley and street corner. Additionally, include a 45-ft visibility triangle at the corner of Lakemere and Leaside. It appears there may be slight obstructions within all visibility triangles. Note that no trees or landscaping may exceed 2.5 ft to 8 ft within these areas along Lakemere.</p> <p>Will you be submitting, or have you already submitted, plans for new driveway approaches? Have you discussed the potential issue of parking within the front yard with Residential Review? You may want to confirm approval of the drive approach layout, as parking is not permitted within the front yard setback.</p> <p>Is there a permit for new construction or an addition to the existing house? There are comments on other cases indicating a pool permit was denied within the front yard. Have you decided to remove the pool? If you need to request a variance for the front yard, please note this cannot be heard prior to a replat for removal of the building line. Have you discussed this issue with Subdivision? Fence height must be measured from grade to the highest point of the fence, wall, column, or gate, and must include any retaining wall. Please update the height request accordingly. If you have plans that do not include the house, please submit those and include the fence height measurements only. This may help avoid any hesitation from the board related to the house plans.</p>	Diana Barkume	04/03/2026
In Review		Diana Barkume	04/06/2026
In Review		Elham Elbadawi	04/06/2026
In Review		Elham Elbadawi	04/15/2026
In Review		Diana Barkume	05/08/2026
In Review		Diana Barkume	05/08/2026
Plan Review		Diana Barkume	05/08/2026