

FILE NUMBER: BOA-25-000088(BT)

BUILDING OFFICIAL'S REPORT: Application of Sardar Sharif for **(1)** a special exception to the fence height regulations at **10260 STRAIT LANE**. This property is more fully described as Block A/5529, Lot 2 & PT EST 2, 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 an 8-foot 6-inch-high fence in a required front yard, which will require **(1)** a 4-foot 6-inch special exception to the fence height regulations.

LOCATION: 10260 Strait Lane

APPLICANT: Sardar Sharif

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-1ac(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 allowed in R-1ac(A).

BDA History:

No BDA history has been found within the last five years.

GENERAL FACTS/STAFF ANALYSIS:

- The application of Sardar Sharif for the property located at 10260 Strait Lane focuses on one request relating to the fence height regulations.
- The applicant is proposing to construct and maintain an 8-foot 6-inch-high fence in a required front-yard, which will require a 4-foot 6-inch special exception to the fence height regulations.
- It is imperative to note that the fencing is proposed.
- A portion of the subject property is located within floodplain to the east (rear of the property) Bachman Creek.
- Majority of the surrounding properties between Walnut Hill Lane and Royal Lane along Strait Lane have vegetation, fencing above 4-feet in height or a combination of vegetation and fencing above 4-feet in height.
- Staff referral provided.
- 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-25-000088 at 10260 Strait Ln](#)

Timeline:

December 30, 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.

January 8, 2026: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel **A**.

January 23, 2026: 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 **January 23, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **February 6, 2026**, 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.

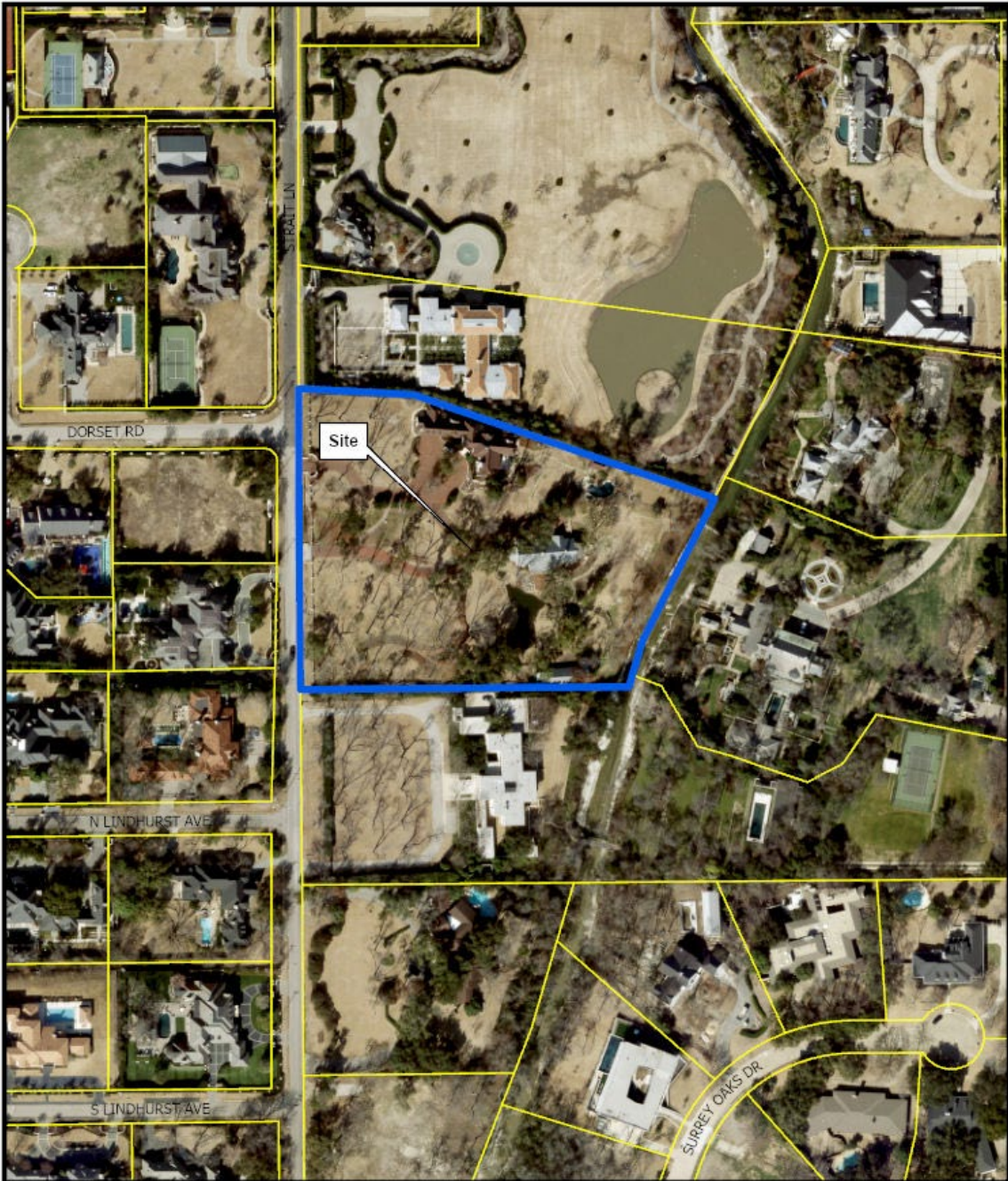
- February 4, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **February** public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.
- February 17, 2026: The Board of Adjustment Panel **A**, at its public hearing held on Tuesday, February 17, 2026, moved to **HELD** this request under advisement until **April 14, 2026**.
- March 20, 2026: 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 **March 20, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **April 1, 2026**, deadline to submit additional evidence to be incorporated into the board's docket materials.
 - Missing signs on-site per staff sit visit on March 19, 2026.
- March 20, 2026: The applicant provided revised plans.
- March 23, 2026: The Board of Adjustment staff confirm signage properly posted onsite.



Planning & Development Department

320 E Jefferson Blvd, Dallas TX 75203
(214) 948-4480

BOARD OF ADJUSTMENT REFERRAL FORM	
Referred by: Jessica Hernandez	Date: 11/20/2025
Department: Planning & Development- Permit Center	
Phone/Email: Jessica.hernandez4@dallas.gov	
Manager signature:	
Consulted with:	
<input checked="" type="checkbox"/> Applicant	
<input type="checkbox"/> Representative	
<input type="checkbox"/> Owner	
Name: Sardar Sharif	
Phone/Email: shs@shsgroupllc.com (817) 564-2182	
Property Information	
Address: 10260 Strait Ln.	
Lot: LT 2 & PT EST 2	
City Block: A/5529	
Zoning Classification: R-1ac(A) SFD	
Issues that require Board action	
List the City of Dallas Development Code(s) this project is non-compliant with:	
Check all that apply: <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Special Exception	
<input type="checkbox"/> Yard setback	
<input type="checkbox"/> Lot Width	
<input type="checkbox"/> Lot Depth	
<input type="checkbox"/> Lot coverage	
<input type="checkbox"/> Floor area for accessory structures for single-family uses	
<input type="checkbox"/> Height	
<input type="checkbox"/> Minimum width of sidewalk	
<input type="checkbox"/> Off-street parking	
<input type="checkbox"/> Off-street loading	
<input type="checkbox"/> Landscape regulations	
<input checked="" type="checkbox"/> fence height and/or standards	
<input type="checkbox"/> Visibility triangle obstructions	
<input type="checkbox"/> Parking demand	
<input type="checkbox"/> Additional dwelling unit (not for rent) <input type="checkbox"/> Accessory dwelling unit (for rent)	
<input type="checkbox"/> Carport	
<input type="checkbox"/> Non-conforming use or structure	
<input type="checkbox"/> Administrative Official Appeal	
<input type="checkbox"/> Other:	
Description: 7 foot fence with 3in thick cut honed limestone posts with 6 in wide boarder with 1 in recessed panel. Iron rods in between the post the length of the front of the property facing the street. COA APPROVED	
Alternative resolutions discussed/offered: variance or meet fence regulations to not exceed 4ft in height.	

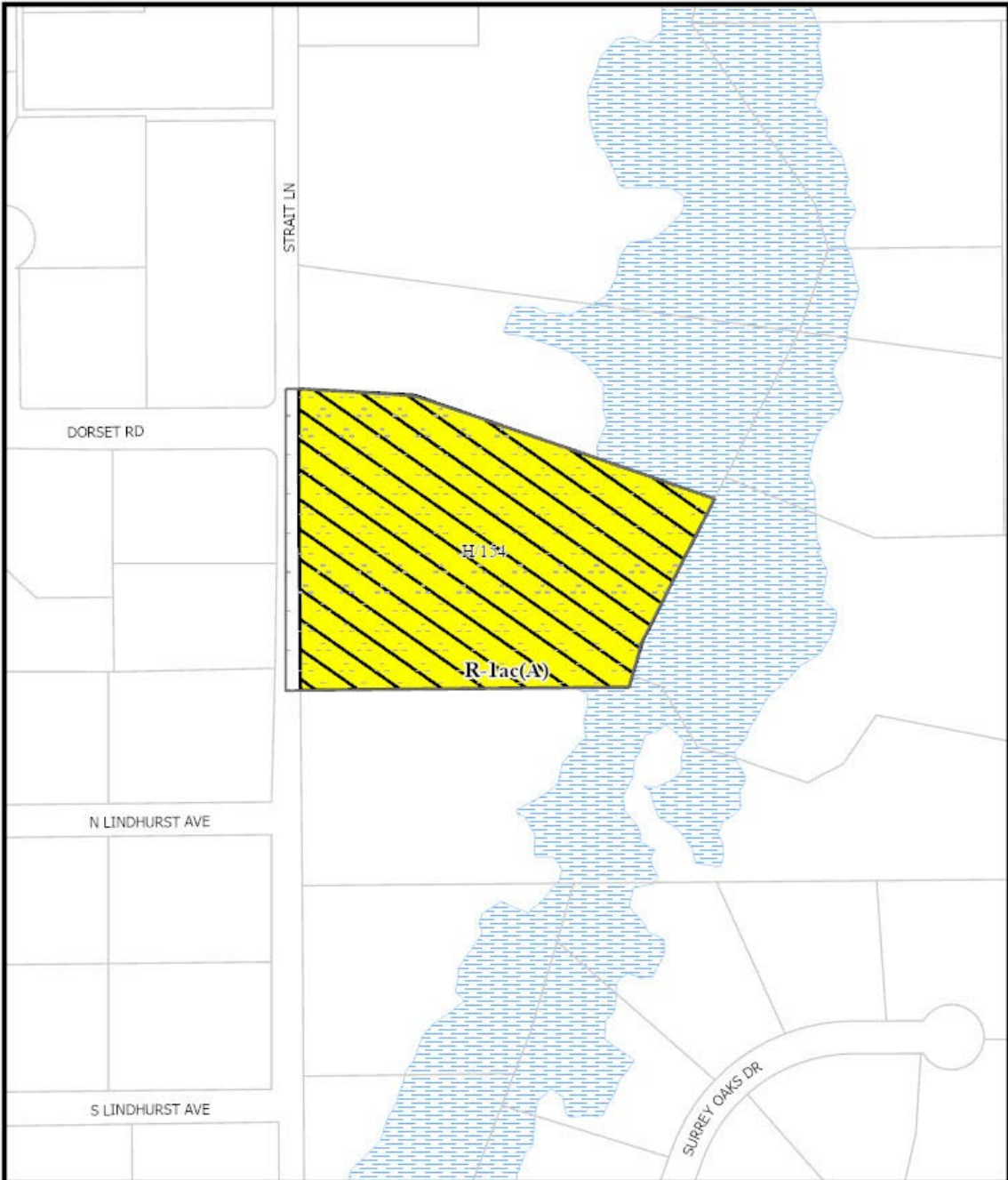


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AERIAL MAP

Case no: **BOA-25-000088**

Date: **01/08/2026**





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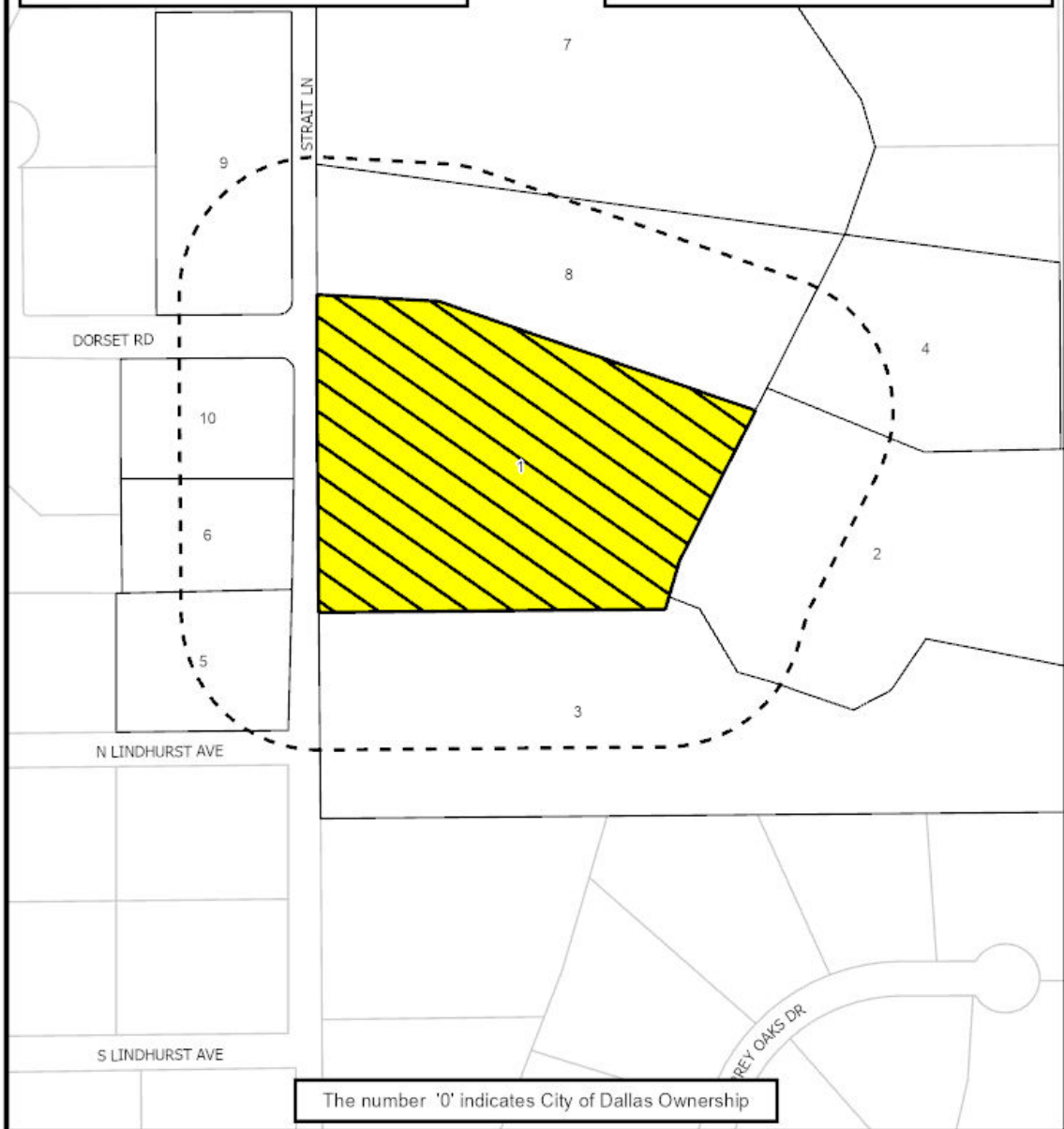
ZONING MAP

Case no: BOA-25-000088

Date: 01/08/2026

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.




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NOTIFICATION

200' AREA OF NOTIFICATION
10 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BOA-25-000088**
Date: **1/8/2026**

Notification List of Property Owners

BOA-25-000088

10 Property Owners Notified

Label #	Address	Owner
1	10260 STRAIT LN	COMMUNITY FOUNDATION OF NORTH
2	10201 INWOOD RD	WINN STEPHEN T
3	10210 STRAIT LN	THE CARDIFF TRUST
4	10211 INWOOD RD	SINGH LEKHA
5	10235 STRAIT LN	ALTABEF PETER A & JENNIFER B
6	10245 STRAIT LN	BMAS TRUST THE
7	10330 STRAIT LN	PLAN II PARTNERS LLC
8	10300 STRAIT LN	MCREYNOLDS JOHN & ANN
9	10331 STRAIT LN	POLKA RACHEL B 2024 FAMILY
10	10255 STRAIT LN	SHAMOUN C GREGORY

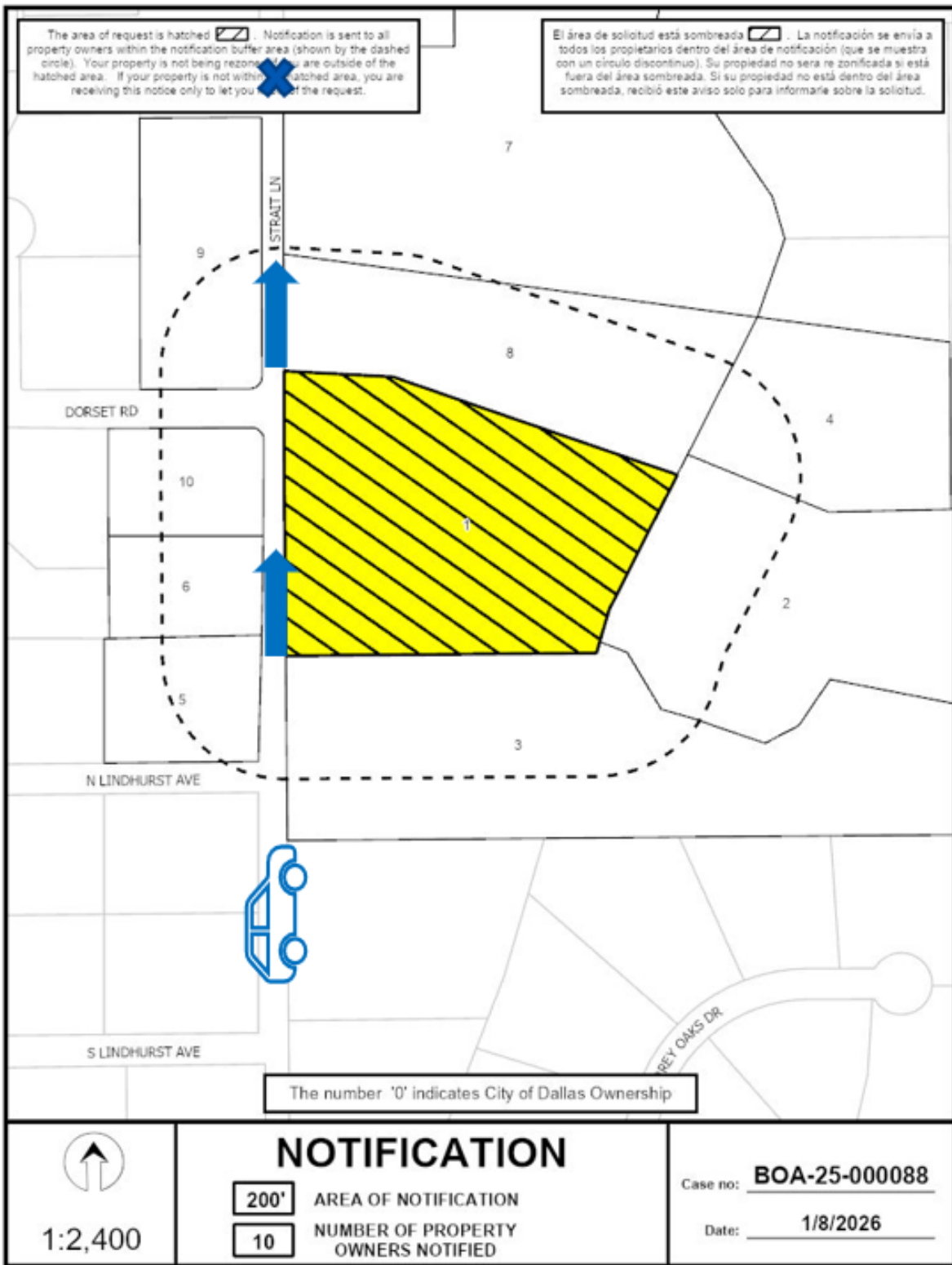
 1:2,400	NOTIFICATION	Case no: BOA-25-000088
	200' AREA OF NOTIFICATION 10 NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 1/8/2026

Route Directions:

Start on Strait Ln.

***Subject Site at 0:47**

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, APRIL 14, 2026

BRIEFING: 10:00 a.m. via Videoconference and in 6ES COUNCIL BRIEFING at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa0414>

HEARING: 1:00 p.m. Videoconference and in 6ES COUNCIL BRIEFING at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa0414>

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 February 17, 2026.**

BOA-25-000088(BT) Application of Sardar Sharif for a special exception to the fence height regulations at **10260 STRAIT LANE**. This property is more fully described as Block A/5529, Lot 2 & PT EST 2, 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 an 8-foot 6-inch-high fence in a required front yard, which will require **(1)** a 4-foot 6-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, April 13, 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>