

# Record Summary for Board of Adjustments

## Record

Record #	Status	Opened Date
BOA-25-000110	In Review	12/30/2025

## Application Name

## Detailed Description

BOA-25-000110(KMH) Application of Sameer Mogal for (1) a special exception to the fence height regulations at 12384 HALIMA STREET. This property is more fully described as Block D/8418, Lot 1A, and is zoned MF-1(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-high fence in a required front yard along Ferris Creek Lane, which will require (1) a 4-foot special exception to the fence height regulations.

## 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	0.085

### PDOX INFORMATION

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

### PROPERTY INFORMATION

Existing Zoning	MF-1(A)
Lot Number	1A
Lot Size (Acres)	0.085
Block Number	D/8418
Lot Size (Sq. Ft)	3723
How many streets abut the property?	2
Land Use	Built Home
Is the property platted?	Yes
Status of Project	Existing
Status of Property	Owner Occupied
Previous Board of Adjustment case filed on this property	Yes
Accommodation for someone with disabilities	No
File Date	2/18/2026
Seleccione si necesitara un interprete	-
Case Number	BOA-25-000110_FW4

Are you applying for a fee waiver?	Yes
Have the standards for variance and or special exception been discussed?	Yes
Has the Notification Sign Acknowledgement Form been discussed?	Yes
Referred by	self

---

**Custom Lists**

**Board of Adjustment Meeting**

1

Room	6ES
Panel	B
Presiding Officer	Cheri Gambow
BOA Administrator	Kameka Miller-Hoskins
BOA Secretary	Mary Williams
BOA Code Specialist	Diana Barkume
Case Assigned to	Kameka Miller-Hoskins
Notes	BOA-25-000110_FW4_Panel B_02.18.26.pdf-DENIED W/O P
Outcome	Deny without Prejudice

2

Room	6ES
Panel	B
Presiding Officer	Cheri Gambow
BOA Administrator	Kameka Miller-Hoskins
BOA Secretary	Mary Williams
BOA Code Specialist	Diana Barkume
Case Assigned to	Kameka Miller-Hoskins
Notes	Fence Height request

---

**Board of Adjustment Request**

1

Type of Request	Special Exception
Request Description	Fence standards
Application Type	Single Family/Duplex Variance or Special Exception
Affirm that an appeal has been made for	For Lot 1A a request will ne needed for fence height along Ferris creek, the opacity along Ferris Hill, and possibly the 20' visibility triangle. This depends on the proposed fence location which can be confirmed when plans are received by Diana Barkume.

---

**Case Information**

1

Full Request	The applicant proposes to construct and/or maintain an 8-foot-high fence in a required front yard along Ferris Creek Lane, which will require (1) a 4-foot special exception to the fence height regulations.
Brief Request	(1) a special exception to the maximum height for a fence regulation
Zoning Requirements	A fence cannot exceed 4-feet in height
Relevant History	Fee waiver was denied-BOA-25-000110_FW4_Panel B_02.18.26
BOA History	No

**GIS Information**

1

Census Tract Number	19.85
Council District	10

**Street Frontage Information**

1

Street Frontage	Front
Linear Feet (Sq. Ft)	21.53

**Contact Information**

<b>Name</b>	<b>Organization Name</b>	<b>Contact Type</b>	<b>Phone</b>
Sameer Baig Mogal Email: sameer1384@gmail.com		Applicant	4085055743

<b>Name</b>	<b>Organization Name</b>	<b>Contact Type</b>	<b>Phone</b>
Sameer Baig Mogal Email: sameer1384@gmail.com 12384 Halima St, Dallas, TX 75243		Property Owner	9252346774

**Address**

12384 HALIMA ST, Dallas, TX 75243

**Parcel Information**

<b>Parcel No:</b>	<b>Land Value</b>	<b>Legal Description</b>	<b>Book</b>	<b>Page</b>	<b>Lot</b>	<b>Block</b>	<b>Subdivision</b>
008418000D01A000 0							

---

**Owner Information**

<b>Primary</b>	<b>Owner Name</b>	<b>Owner Address</b>	<b>Owner Phone</b>
Y	MOGAL SAMEER BAIG	1402 GRANDVIEW DR, GARLAND, TEXAS 750424057	

**Status History**

<b>Status</b>	<b>Comment</b>	<b>Assigned Name</b>	<b>Status Date</b>
In Review		Diana Barkume	12/31/2025
Application About to Expire	Updated via: BATCH_BUILDING_ABOUT_TO_EXPIRE	Accela Administrator	01/14/2026
In Review		Diana Barkume	01/21/2026
In Review		Diana Barkume	02/11/2026
In Review		Anna Brickey	02/13/2026
In Review		Kameka Miller-Hoskins	02/19/2026