



BDA26-000004

9401 Douglas Avenue

Request before the Board:

- Fence special exception:
 - Request: 9-foot open wrought iron fence with masonry columns (5-foot special exception above 4-foot permitted height)
 - Request limited to the 40' Walnut Hill front yard
 - Fence will be setback approximately 28' from front property line
 - *varies due to irregular frontage at corner with Dallas North Tollway*

Key considerations:

- The request applies **only to the Walnut Hill frontage**
- The fence will be **set back approximately 28 feet** behind existing landscaping
- The fence will be **open wrought iron, not a solid wall**
- The **9-foot height matches the new, planned Douglas Avenue fencing**
- No neighboring opposition as of March 3rd

Applicant rationale:

- ▶ Other tall front yard fences exist along Walnut Hill Lane in this immediate area
- ▶ Proposed fence is setback from Walnut Hill to maintain landscaping buffer
 - ▶ On the Douglas Avenue side, great efforts have been made to preserve all the major trees and work within the landscaping of the property
 - ▶ Many residential fences in area are constructed close to front property line
 - ▶ The proposed location and openness of the Walnut Hill fence ensures we are not creating a 'canyon effect'
- ▶ 27 notices mailed; one letter of support received; no opposition as of 3/3/26

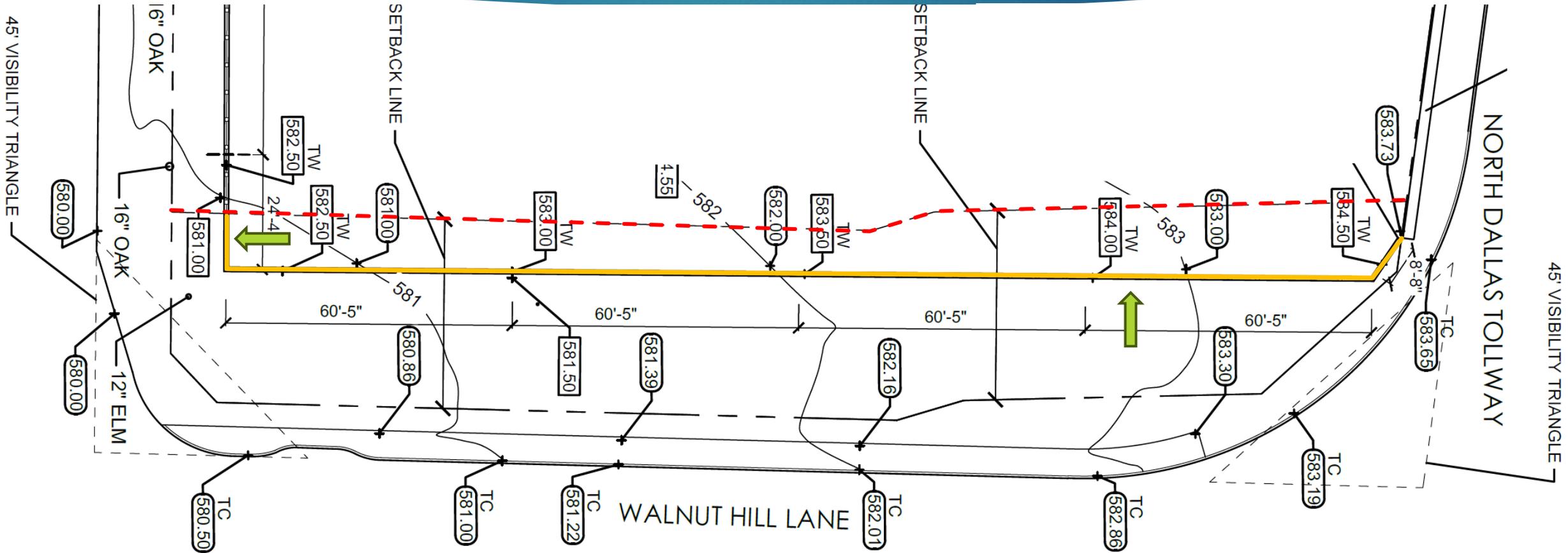
Applicant rationale:

- ▶ Congregation Shearith Isreal is seeking a security perimeter fence due to its exposed location and long street frontages
 - ▶ Perimeter fencing benefits the Congregation and neighbors by defining a secured, cohesive campus with controlled entry points
 - ▶ The height is necessary to function as a true deterrent barrier; 4–6 feet is ornamental in this context.
 - ▶ It is our intention to have a beautiful appearance from the street and continue to be an asset in the neighborhood
- ▶ The requested height of 9' will match the new fencing along Douglas Avenue and create a cohesive appearance.

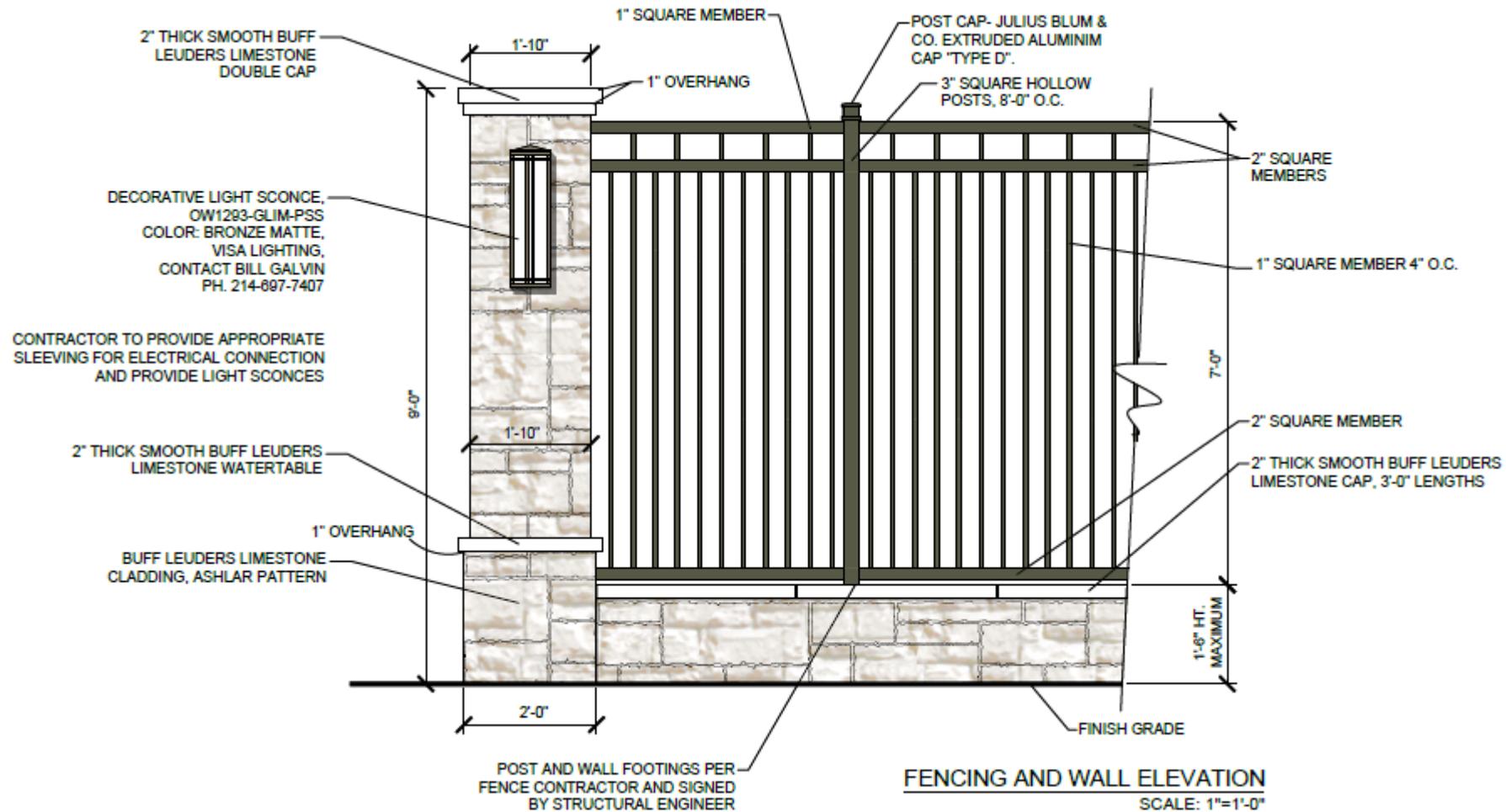


- Walnut Hill frontage is shortest, therefore a front yard
- Douglas is considered a side yard because of longest frontage, no continuity requirement from south, and Dallas North Tollway access is restricted
- No fence provisions in SUP 29 – (For Church Recreation Facilities)

Enlarged black/white site plan (reference only)



Fence elevations



Neighbor outreach



January 29, 2026

RE: BOA-26-000004 - Congregation Shearith Isreal - Fence Special Exception Request

Dear Neighbors,

My firm represents Congregation Shearith Isreal in an application before the City of Dallas Board of Adjustment relating to proposed fencing on the property at 9401 Douglas Avenue. Our application is scheduled for a March 2026 hearing date, and the City of Dallas will mail official notices to property owners within 200 feet of the subject property at least 10 days prior to the hearing date. Because your property is within the notification area, I am reaching out early to share details about the request and ask for your support.

Congregation Shearith Isreal is one of the only large synagogues in the Dallas area without a security perimeter fence. We believe it is responsible and necessary to add perimeter fencing for the security of the Congregation, and we believe this will benefit the neighborhood.

The proposed fencing will be a decorative wrought iron fence on a masonry base with masonry columns. The overall requested height is nine (9) feet. Due to this property being residentially zoned, the Walnut Hill Lane frontage is limited to fence heights of four (4) feet. The City's Zoning staff have determined that the Douglas Avenue frontage does not have this limitation and the proposed fencing outside of the Walnut Hill Lane area is allowed by right.

Please see the attached site plan and fence elevations to show the location and configuration of the proposed fencing. The Walnut Hill Lane fence will be set back approximately 30 feet from the front property line, which will allow for the existing landscaping in this area to remain in place. On the Douglas Avenue side, great efforts have been made to preserve all the major trees and work within the landscaping of the property. It is our intention to have a beautiful appearance from the street and continue to be an asset in the neighborhood.

The Board of Adjustment values hearing from neighbors, but its members cannot be contacted directly because they act like a jury. We would appreciate it if you would email me a brief note of support or no objection so I can forward it to City staff for our case. To make it easy, you can

Neighboring fence survey

#	Address	Front yard fence	Height	BOA History
1	5717 Walnut Hill	Wrought iron	6'	BDA234-058, May 21, 2024
2	5721 Walnut Hill	Solid wood with masonry columns	Apx. 6'	Est. 1996 with house construction
3	5803 Walnut Hill	Solid wood with masonry columns	Apx. 6'	BDA95-001
4	5807 Walnut Hill	Solid masonry with light fixtures	Apx. 6'	Unknown, home built in 1971
5	9646 Douglas	Solid stucco	8'	BDA201-089, October 20, 2021
6	5816 Walnut Hill	Solid stucco	Apx. 6'6"	Unknown, home built in 2017
7	5826 Walnut Hill	Solid stucco	Apx. 6'6"	Unknown, home built in 2017



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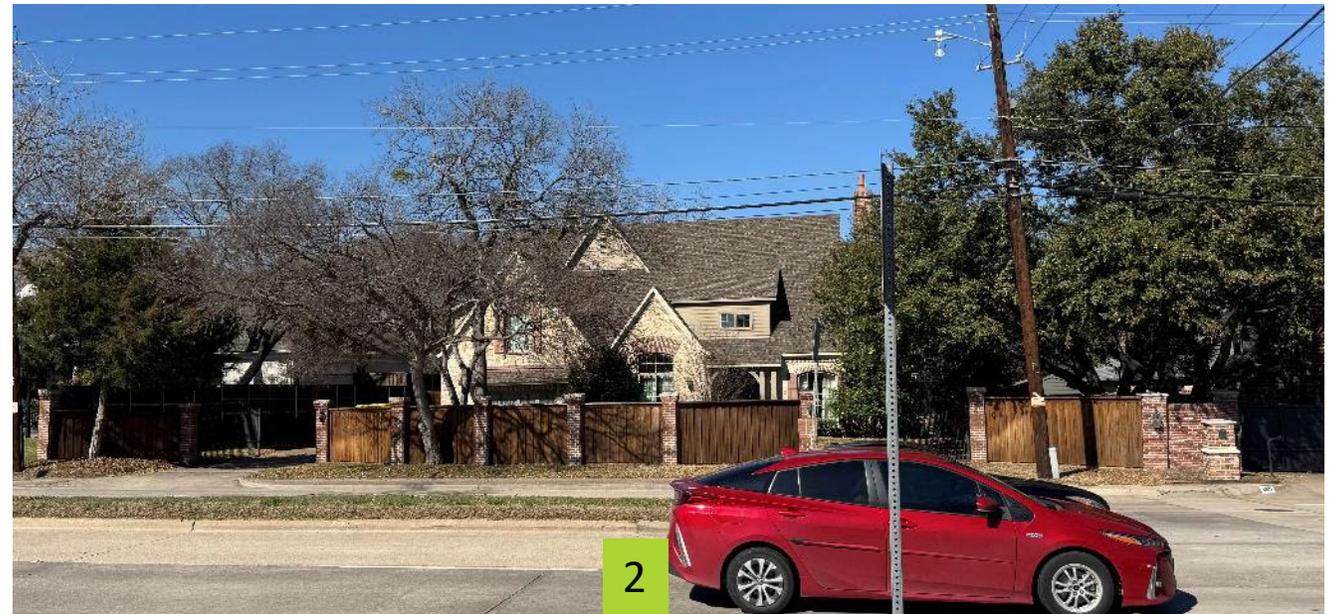
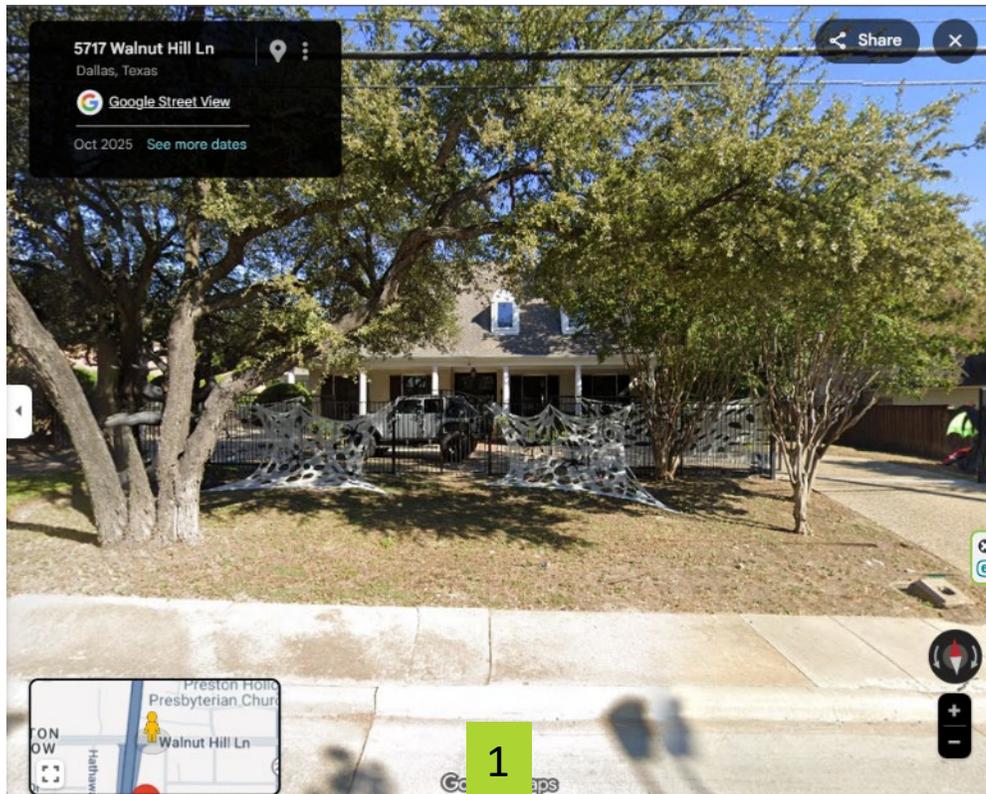
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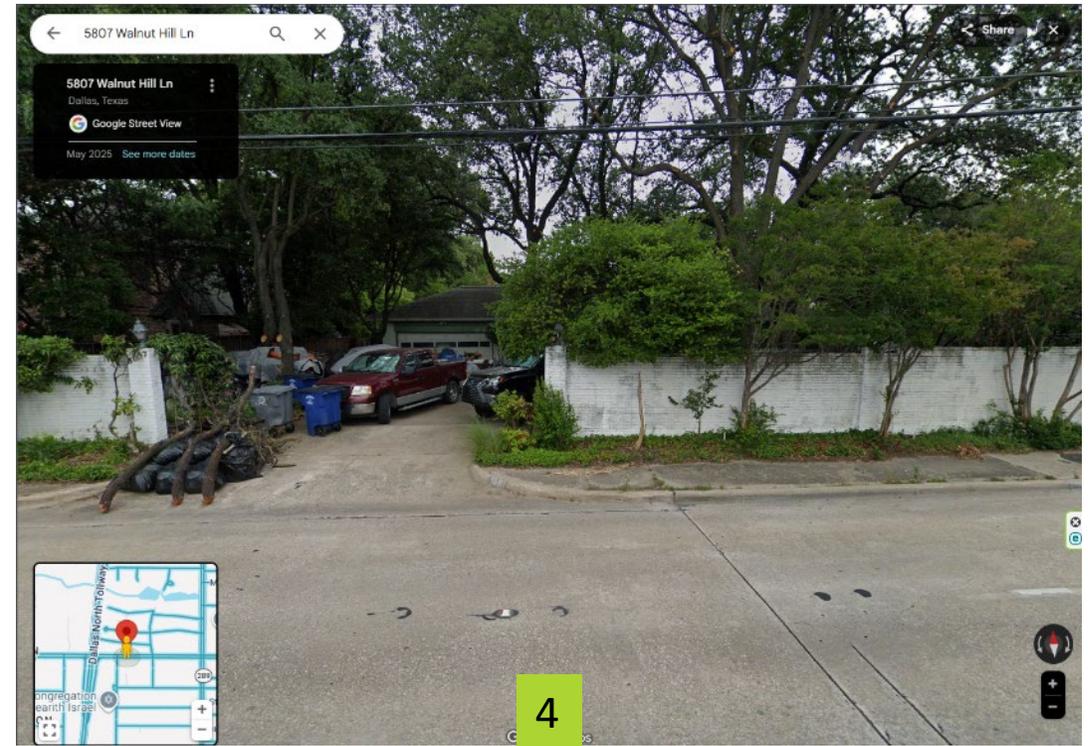
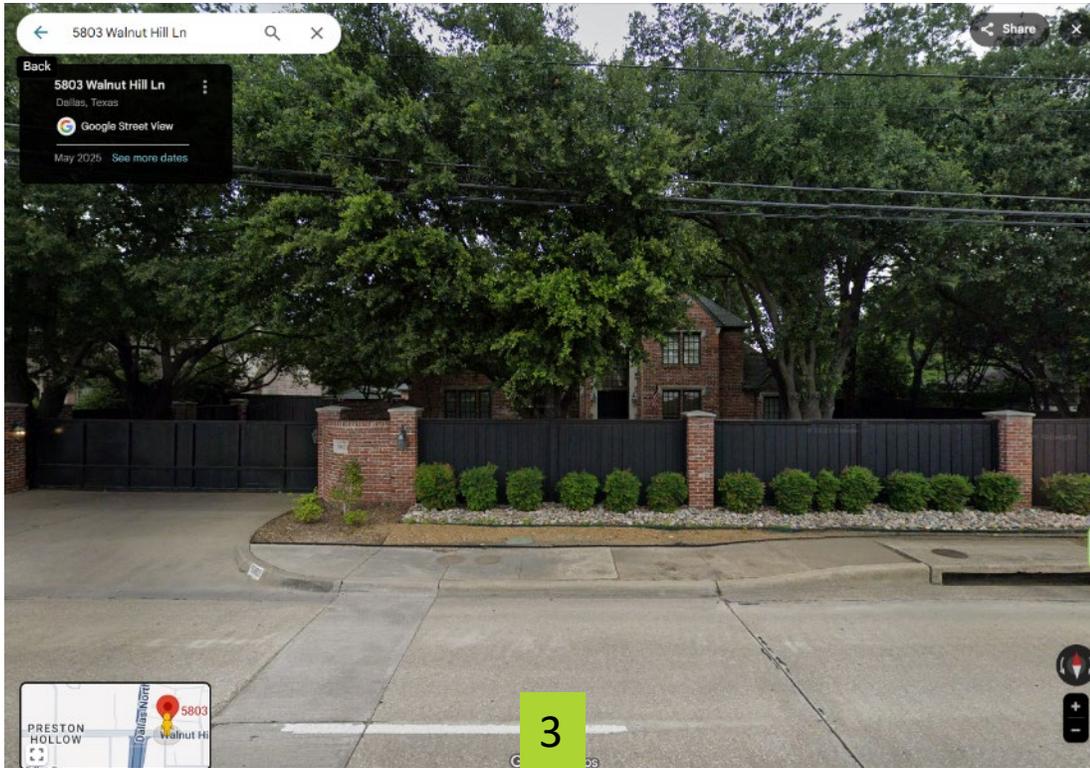
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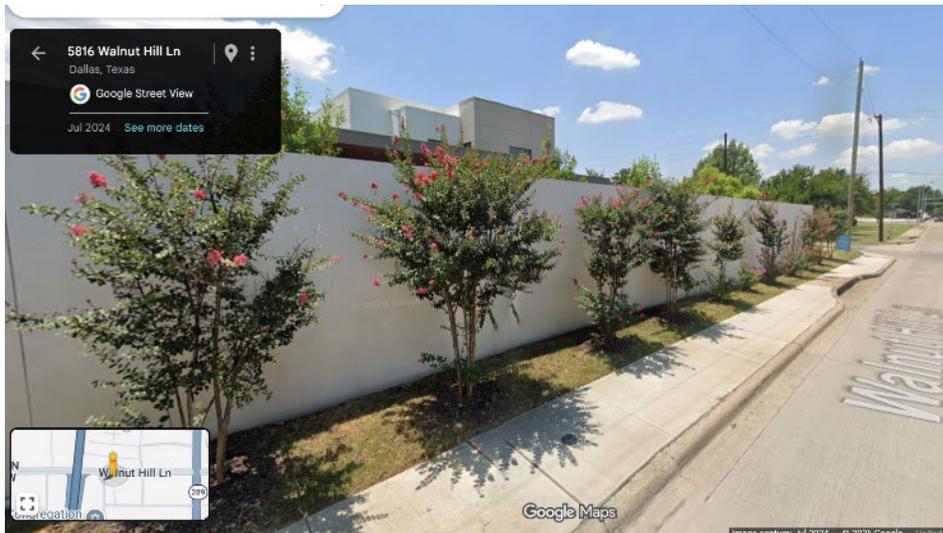
Neighboring fences



Neighboring fences



Neighboring fences



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Neighboring fences

