

FILE NUMBER: BOA-25-000096(BT)

BUILDING OFFICIAL'S REPORT: Application of Cullen Finnegan for **(1)** a special exception to the 20-foot visibility obstruction triangle regulations at the driveway approach, for **(2)** a special exception to the 20-foot visibility obstruction triangle regulations at the driveway approach, for **(3)** a special exception to the 45-foot visibility obstruction triangle regulations at street intersections, and for **(4)** a special exception to the 20-foot visibility obstruction triangle regulation at the driveway approach at **606 N GOOD LATIMER EXPRESSWAY**. This property is more fully described as Block 271, Tract 8, and is zoned PD-298 (Subarea 5B), which requires a 20-foot visibility triangle at the driveway approach and requires a 45-foot visibility triangle at the street intersection of a corner lot. The applicant proposes to construct and/or maintain a nonresidential fence structure in a required visibility obstruction triangle at the driveway approach along N Good Latimer Expressway, which will require **(1)** a special exception to the 20-foot visibility obstruction regulation at the driveway approach along N Good Latimer Expressway, and to construct and/or maintain a nonresidential fence structure in a required visibility obstruction triangle at the most easterly driveway approach along Swiss Avenue, which will require **(2)** a special exception to the 20-foot visibility obstruction regulation at the most easterly driveway approach along Swiss Avenue, and to construct and/or maintain a non-residential fence structure in a required visibility triangle at the street intersection of N Good Latimer Expressway and Swiss Avenue, which will require **(3)** a special exception to the 45-foot visibility triangle regulations at street intersections, and to construct and/or maintain a nonresidential fence in a required visibility obstruction triangle at the most westerly driveway approach along Swiss Avenue, which will require **(4)** a special exception to the 20-foot visibility obstruction regulation at the most westerly driveway approach along Swiss Avenue.

LOCATION: 606 N Good Latimer Expressway

APPLICANT: Cullen Finnegan

REQUEST:

- (1) A request for a special exception to the 20-foot visibility obstruction regulations at the driveway approach along N Good Latimer Expressway,
- (2) A request for a special exception to the 20-foot visibility obstruction regulations at the most easterly driveway approach along Swiss Avenue,
- (3) A request for a special exception to the 45-foot visibility obstruction regulations at the street intersection of N Good Latimer Expressway and Swiss Avenue, and
- (4) A request for a special exception to the 20-foot visibility obstruction regulations at the most westerly driveway approach along Swiss Avenue.

STANDARDS OF REVIEW FOR A SPECIAL EXCEPTION TO VISUAL OBSTRUCTION REGULATIONS:

Section 51A-4.602(d)(3) of the Dallas Development Code states that the board may grant a special exception to the visual obstruction regulations when in the opinion of the board, **the special exception will not constitute a traffic hazard.**

STAFF RECOMMENDATION:

Special Exceptions (4):

No staff recommendation is made on these requests.

BACKGROUND INFORMATION:

Zoning:

<u>Site:</u>	PD-298 (Subarea 5B)
<u>North:</u>	PD-298 (Subarea 5) and H/99
<u>East:</u>	PD-298 (Subarea 5)
<u>South:</u>	PD-298 (Subarea 5) and CA-2(A)
<u>West:</u>	CA-2(A)

Land Use:

The subject site and surrounding properties are developed with non-residential uses.

BDA History:

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

GENERAL FACTS/STAFF ANALYSIS:

- The application of Cullen Finnegan for the property located at 606 N Good Latimer Expressway focuses on four requests relating to the visual obstruction regulations.
- The first request is for a special exception to the 20-foot visibility obstruction triangle at the drive approach along N Good Latimer Expressway. The applicant is proposing to maintain a 6-foot 6-inch-high wrought iron fence in a required 20-foot visibility obstruction triangle, encroaching approximately 7-feet into the visibility obstruction triangle at the sliding gate.
- The second request is for a special exception to the 20-foot visibility obstruction triangle at the most easterly drive approach along Swiss Avenue. The applicant is proposing to maintain a 6-foot 6-inch-high wrought iron fence in a required 20-foot visibility obstruction triangle, encroaching approximately 12-foot into the visibility obstruction triangle at the sliding gate.
- The third request is for a special exception to the 45-foot visibility obstruction triangle at the street intersection of N Good Latimer Expressway and Swiss Avenue. The applicant is proposing to maintain a 6-foot 6-inch-high wrought iron fence in a required 45-foot

visibility obstruction triangle, encroaching approximately 7-feet into the visibility obstruction triangle along the boundary of Swiss Avenue.

- The last request is for a special exception to the 20-foot visibility obstruction triangle at the most westerly drive approach along Swiss Avenue. The applicant is proposing to maintain a 6-foot 6-inch-high wrought iron fence in a required 20-foot visibility obstruction triangle, encroaching approximately 12-foot into the visibility obstruction triangle at the sliding gate.
- It is important to note that there are two drive approaches along Swiss Avenue and the proposed fence will encroach into both visibility triangles at the drive approaches.
- It is imperative to note the traffic flow along N Good Latimer Expressway functions as a one-way on the subject site side of the street divided by the DART lite rail system.
- The Engineering Division has no objections at encroachment to the visibility triangle for the driveway along N Good Latimer Expressway.
- The Engineering Division has no objections at encroachment to the visibility triangles for both the easterly and westerly driveways along Swiss Avenue.
- The Engineering Division recommends a 30' x 30' visibility triangle at the street intersection of N Good Latimer Expressway and Swiss Avenue.
- The applicant has the burden of proof in establishing that the special exception(s) to the visual obstruction regulations will not constitute a traffic hazard.
- Granting the special exceptions to the visual obstruction regulations 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-25-000096 at 606 N Good Latimer Expy](#)

Timeline:

- January 23, 2026: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.
- February 5, 2026: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**.
- February 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 **February 24, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **March 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 24, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **March** 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.

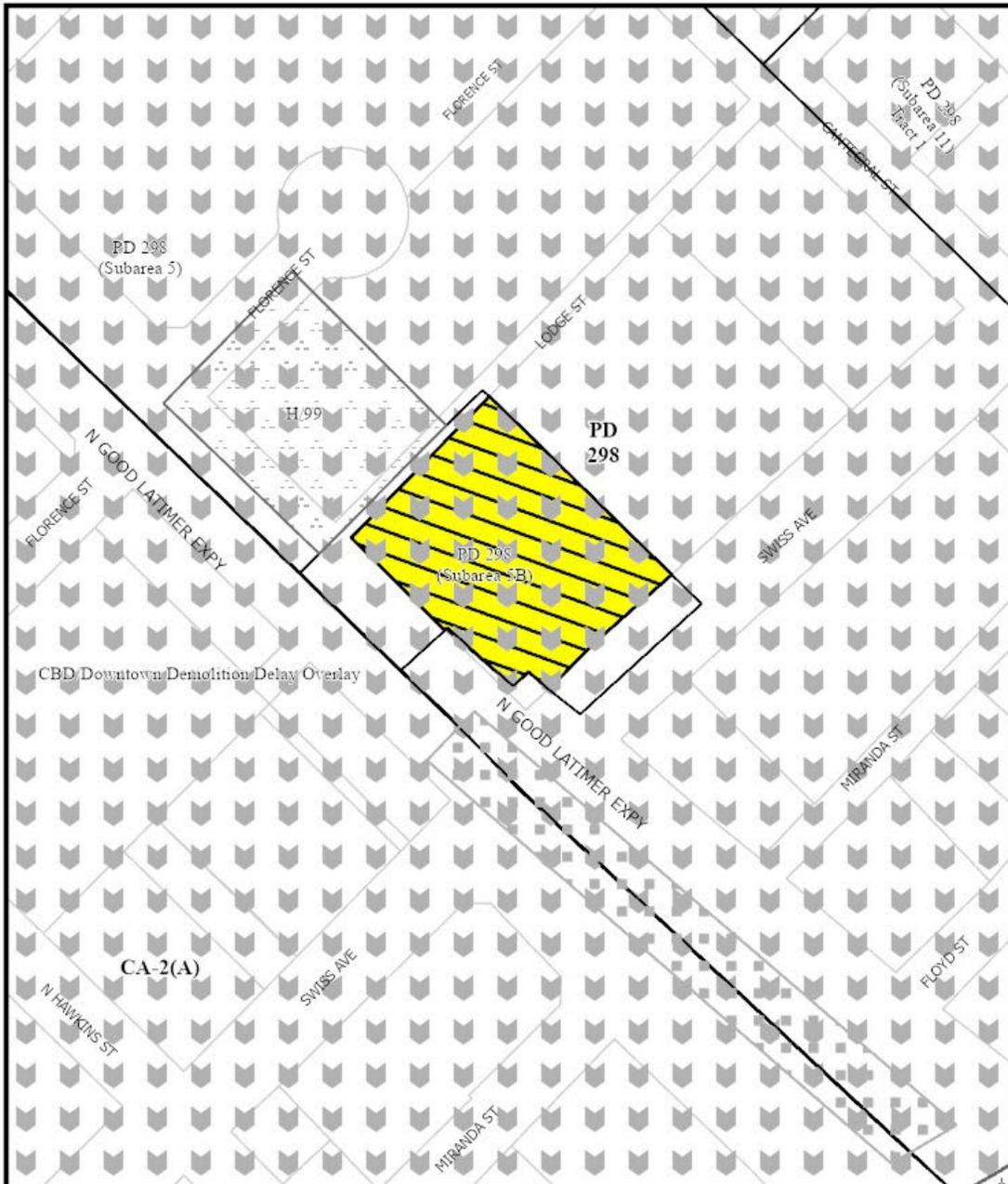


1:1,200

AERIAL MAP

Case no: BOA-25-000096

Date: 01/26/2026



1:1,200

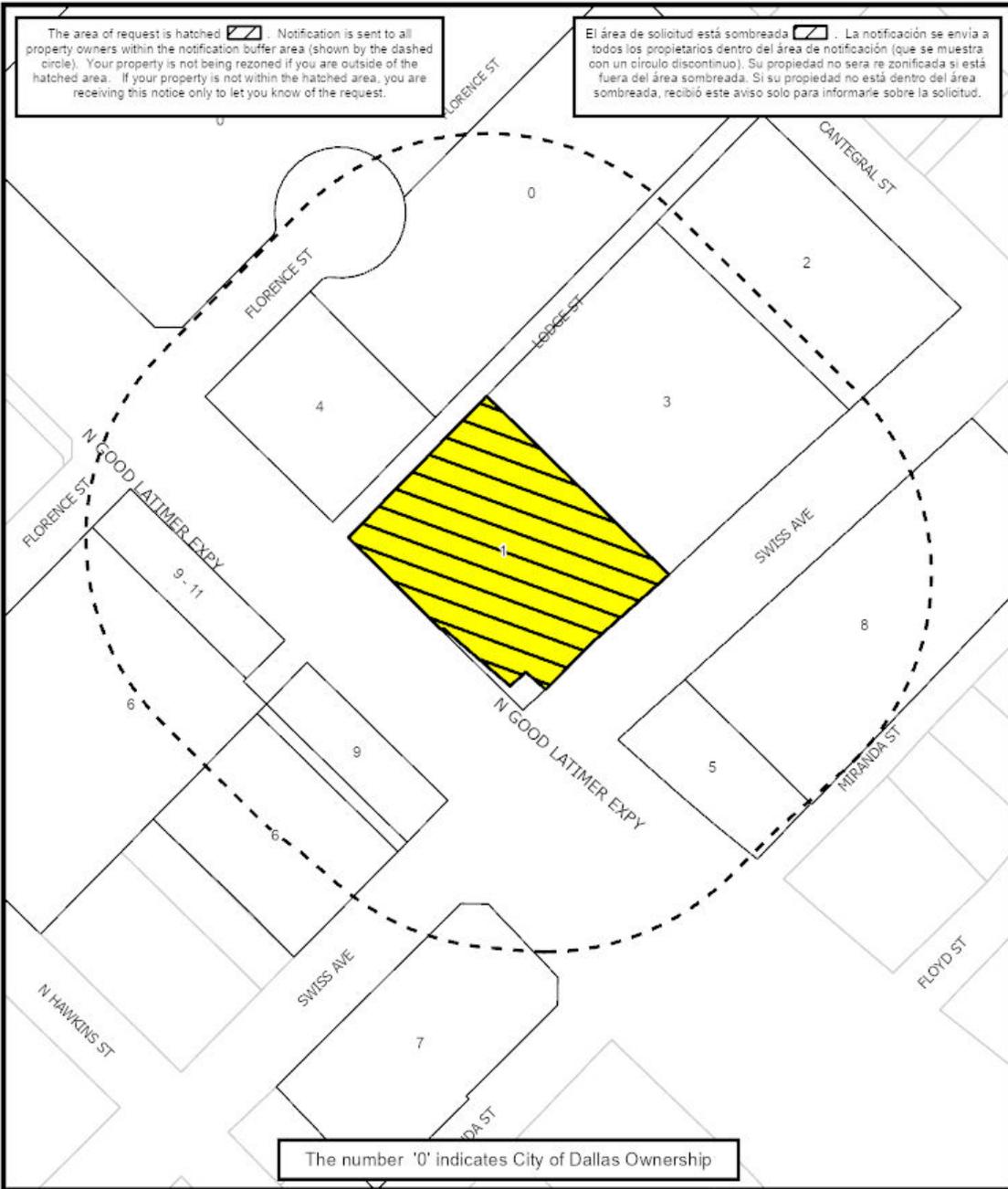
ZONING MAP

Case no: BOA-25-000096

Date: 01/26/2026

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.



The number '0' indicates City of Dallas Ownership



1:1,200

NOTIFICATION

200' AREA OF NOTIFICATION
11 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BOA-25-000096**
 Date: **1/26/2026**

Notification List of Property Owners

BOA-25-000096

11 Property Owners Notified

Label #	Address	Owner
1	606 N GOOD LATIMER EXPY	606 NGL LLC
2	2633 SWISS AVE	MARTINEZ FERNANDO
3	2613 SWISS AVE	BONNESS PROPERTY COMPANY
4	624 N GOOD LATIMER EXPY	MEADOWS FOUNDATION INC
5	2606 SWISS AVE	DALLAS AREA RAPID TRANSIT
6	615 N GOOD LATIMER EXPY	GREENWAY GOOD LATIMER LP
7	505 N GOOD LATIMER EXPY	BB DALLAS LLC &
8	2616 SWISS AVE	CAMPBELL J W &
9	403 REUNION BLVD	DALLAS AREA RAPID TRANSIT
10	403 REUNION BLVD	DALLAS AREA RAPID TRANSIT
11	403 REUNION BLVD	DALLAS AREA RAPID TRANSIT

 1:1,200	NOTIFICATION <table><tr><td>200'</td><td>AREA OF NOTIFICATION</td></tr><tr><td>11</td><td>NUMBER OF PROPERTY OWNERS NOTIFIED</td></tr></table>	200'	AREA OF NOTIFICATION	11	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: BOA-25-000096 Date: 1/26/2026
200'	AREA OF NOTIFICATION					
11	NUMBER OF PROPERTY OWNERS NOTIFIED					

Route Directions:

Start on N Good Latimer Expy.

Right on Swiss Ave.

Left on Hawkins St.

Left on Miranda St.

Right on Good Latimer Expy.

U-Turn at Pacific Ave.

Right on Florence St.

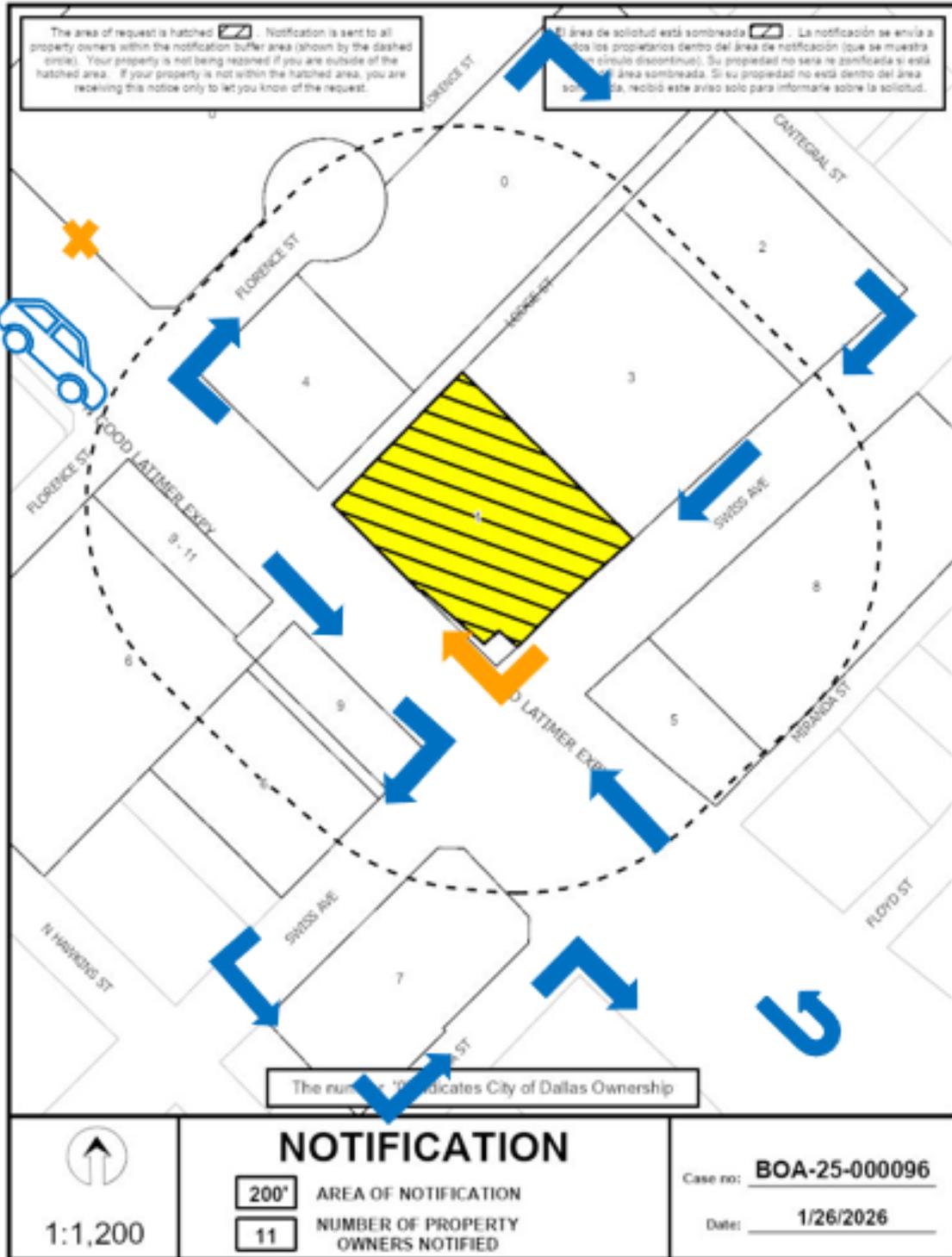
Right on Cantegral St.

Right on Swiss Ave

Right on N Good Latimer Expy.

*Subject site at 0:24, 2:12 and 3:23.

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, MARCH 17, 2026

BRIEFING: 10:30 a.m. via Videoconference and in 6AN COUNCIL CHAMBERS at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa031726>

HEARING: 1:00 p.m. Videoconference and in 6AN COUNCIL CHAMBERS at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa031726>

The purpose of the hearing is to consider the following appeal(s) now pending before the Board of Adjustment:

BOA-25-000096(BT) Application of Cullen Finnegan for (1) a special exception to the 20-foot visibility obstruction triangle regulations at the driveway approach, for (2) a special exception to the 20-foot visibility obstruction triangle regulations at the driveway approach, for (3) a special exception to the 45-foot visibility obstruction triangle regulations at street intersections, and for (4) a special exception to the 20-foot visibility obstruction triangle regulation at the driveway approach at 606 N GOOD LATIMER EXPRESSWAY. This property is more fully described as Block 271, Tract 8, and is zoned PD-298 (Subarea 5B), which requires a 20-foot visibility triangle at the driveway approach and requires a 45-foot visibility triangle at the street intersection of a corner lot. The applicant proposes to construct and/or maintain a nonresidential fence structure in a required visibility obstruction triangle at the driveway approach along N Good Latimer Expressway, which will require (1) a special exception to the 20-foot visibility obstruction regulation at the driveway approach along N Good Latimer Expressway, and to construct and/or maintain a nonresidential fence structure in a required visibility obstruction triangle at the most easterly driveway approach along Swiss Avenue, which will require (2) a special exception to the 20-foot visibility obstruction regulation at the most easterly driveway approach along Swiss Avenue, and to construct and/or maintain a non-residential fence structure in a required visibility triangle at the street intersection of N Good Latimer Expressway and Swiss Avenue, which will require (3) a special exception to the 45-foot visibility triangle regulations at street intersections, and to construct and/or maintain a nonresidential fence structure in a required visibility obstruction triangle at the most westerly driveway approach along Swiss Avenue, which will require (4) a special exception to the 20-foot visibility obstruction regulation at the most westerly driveway approach along Swiss Avenue.

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 6AN Council Chambers. 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, March 16, 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](https://www.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>