

FILE NUMBER: BOA-25-000059(BT)

BUILDING OFFICIAL'S REPORT: Application of George Ryan Fisher for **(1)** a special exception to the side yard setback regulations to preserve an existing tree at **7181 GREENTREE LANE**. This property is more fully described as Block B/4407, Lot 3, and is zoned R-1/2ac(A), which requires a side yard setback of 10 feet. The applicant proposes to construct and/or maintain a single-family residential accessory structure and provide a 2-foot side-yard setback, which will require a **(1)** 8-foot special exception to the side yard setback regulations to preserve an existing tree.

LOCATION: 7181 Greentree Lane

APPLICANT: George Ryan Fisher

REQUEST:

- (1) A request for a special exception to the side-yard setback regulations to preserve an existing tree.

STANDARDS OF REVIEW FOR A SPECIAL EXCEPTION TO THE SIDE YARD SETBACK REGULATIONS TO PRESERVE AN EXISTING TREE:

Section 51A-4.402(e) of the Dallas Development Code states that the board may grant a special exception to the minimum side yard to preserve an existing tree when in the opinion of the board, **the requested special exception is compatible with the character of the neighborhood, the value of surrounding properties will not be adversely affected; and the tree is worthy of preservation.**

STAFF RECOMMENDATION:

Special Exceptions (1):

No staff recommendation is made on this request.

BACKGROUND INFORMATION:

Zoning:

Site: R-1/2ac(A)
North: R-1/2ac(A)
East: R-1/2ac(A)
South: R-1ac(A)
West: R-1/2ac(A)

Land Use:

The subject site and all surrounding properties are developed with single family uses.

BDA History:

No BDA history has been found within the last 5 years

GENERAL FACTS/STAFF ANALYSIS:

- The application of George Ryan Fisher for the property located at 7181 Greentree Lane focuses on one request relating to the side-yard setback regulations.
- The request is for a special exception to the minimum side-yard setback regulations to preserve an existing tree. The applicant proposes to construct and maintain a single-family residential accessory structure and provide a 2-foot side-yard setback, which will require a 8-foot special exception to the side-yard setback regulations to preserve an existing tree.
- Chief Arborists Report

Request

The applicant is seeking a special exception to the side yard setback regulations to preserve an existing live oak tree. The placement of the accessory structure is limited by the location and the growth habit of the mature tree. The pruning of the large limbs would be detrimental to the tree if necessary for proper placement of a structure.

The tree is worthy of preservation, and the proposed placement of the structure protects the integrity of the tree.

- The applicant has the burden of proof in establishing whether the requested special exception is compatible with the character of the neighborhood, whether the value of surrounding properties will be adversely affected; and whether the tree is worthy of preservation.
- Granting the special exception for a structure to be located within the required setbacks with a condition that the applicant complies with the submitted site plan and elevations, for which a special exception has been granted under this subsection, and would require the proposal to be permitted, and constructed as shown on the submitted documents.
- 200' Radius Video: [BOA-25-000059 at 7181 Greentree Ln](#)

Timeline:

September 26, 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.

October 7, 2025: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**.

October 15, 2025: The Planning and Development Senior Planner emailed the applicant the following information:

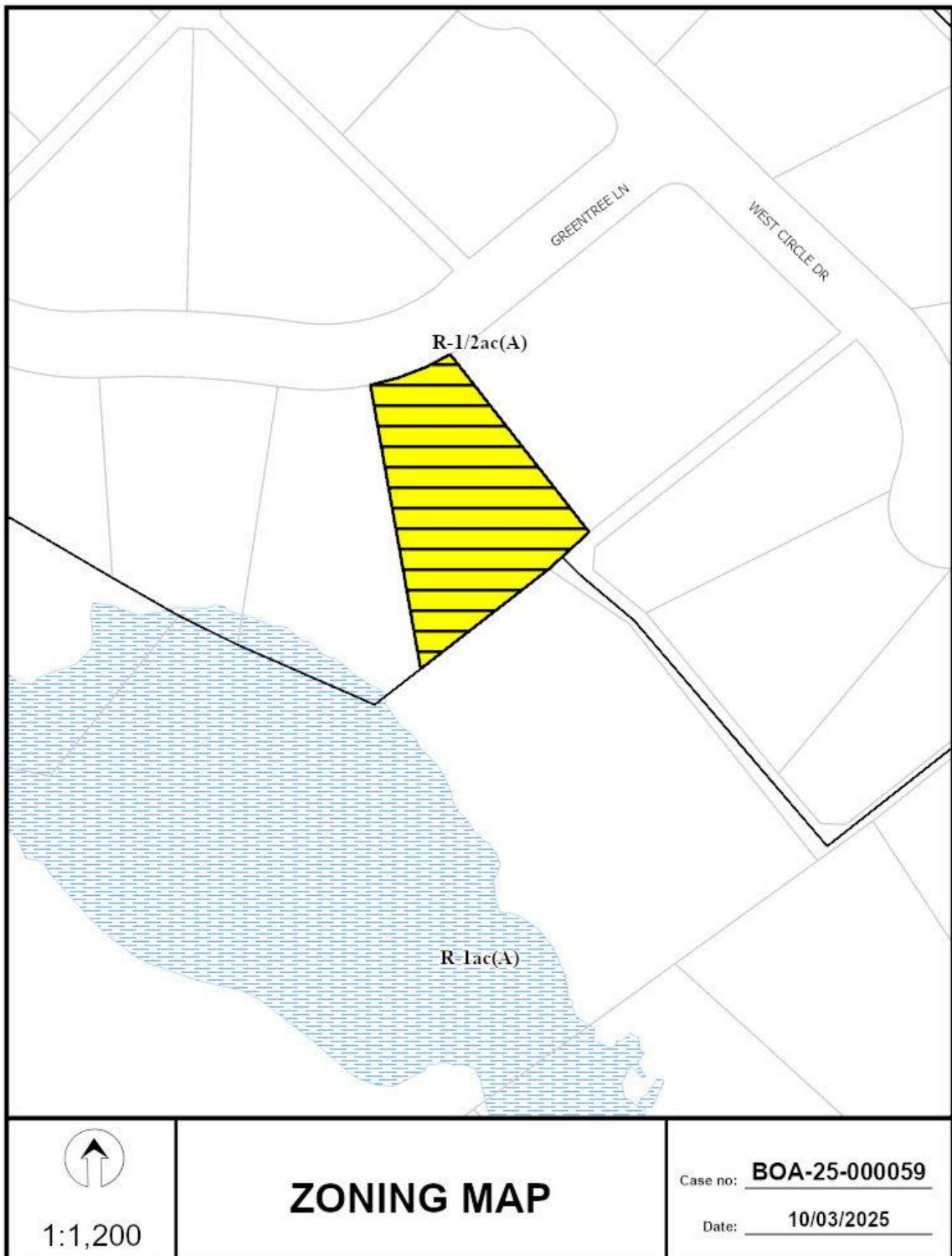
- an attachment that provided the public hearing date and panel that will consider the application; the **November 3, 2025**, deadline to submit additional evidence for staff to factor into their analysis; and **November 7, 2025**, deadline to submit additional evidence to be incorporated into the board’s 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.

October 29, 2025:	The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the November 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.
November 18, 2025	The Board of Adjustment Panel A , at its public hearing held on Tuesday, November 18, 2025, moved to HELD this request under advisement until January 20, 2026 .
December 31, 2025:	The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the January 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: <u>BOA-25-000059</u>
		Date: <u>10/03/2025</u>



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 rezonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.



 1:1,200	NOTIFICATION 200' AREA OF NOTIFICATION 12 NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: BOA-25-000059 Date: 10/3/2025
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Notification List of Property Owners

BOA-25-000059

12 Property Owners Notified

Label #	Address	Owner
1	7181 GREENTREE LN	FISHER GEORGE RYAN &
2	7151 FISHER RD	WHITE ROSCOE F III
3	7160 GREENTREE LN	DENHAM REVOCABLE TRUST UTD
4	7174 GREENTREE LN	ELLISON NOEL
5	7193 WEST CIRCLE DR	HAMER DAVID & MONICA S
6	7199 WEST CIRCLE DR	VARLEY BRENDAN
7	7169 GREENTREE LN	LOSADA NICHOLAS & KATHERINE
8	7175 GREENTREE LN	SIMMONS CHRISTOPHER JOHN &
9	7189 GREENTREE LN	MARKETOS PETE & MICHELLE
10	7171 WEST CIRCLE DR	ORLANDO BRIAN PAUL & KELLY O SHEA
11	7161 WEST CIRCLE DR	WOODCHEK MICHAEL
12	7161 FISHER RD	WHITE ROSCOE F III

	NOTIFICATION		Case no: <u>BOA-25-000059</u>
1:1,200	<u>200'</u>	AREA OF NOTIFICATION	
	<u>12</u>	NUMBER OF PROPERTY OWNERS NOTIFIED	Date: <u>10/3/2025</u>

Route Directions:

Start on Greentree Ln.

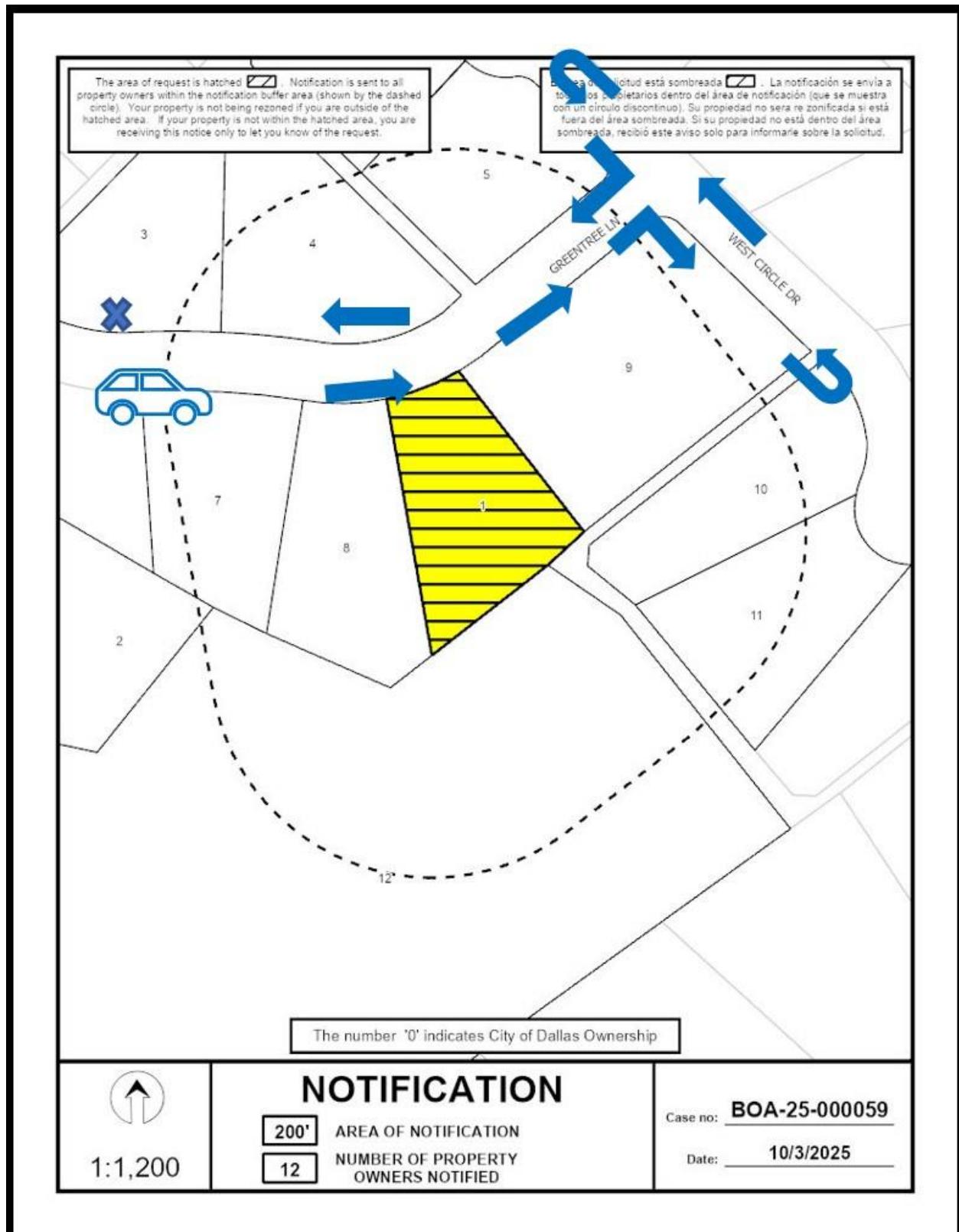
Right on W Circle Dr.

U-Turn

Right on Greentree Ln.

***Subject Site at 1:05 and 2:50.**

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, JANUARY 20, 2026

BRIEFING: 10:30 a.m. via Videoconference and in 6ES COUNCIL BRIEFING at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa012026>

HEARING: 1:00 p.m. Videoconference and in 6ES COUNCIL BRIEFING at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa012026>

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 November 18, 2025.

BOA-25-000059(BT) Application of George Ryan Fisher for (1) a special exception to the side yard setback regulations to preserve an existing tree at 7181 GREENTREE LANE. This property is more fully described as Block B/4407, Lot 3, and is zoned R-1/2ac(A), which requires a side-yard setback of 10 feet. The applicant proposes to construct and/or maintain a single-family residential accessory structure and provide a 2-foot setback, which will require a (1) 8-foot special exception to the side yard setback regulations to preserve an existing tree.

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, January 19, 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/cityofdallasty 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>