

BOA-26-000059

File Date: 07/07/2026

Application Status: Plan Review

Assigned To: Bryant Thompson

Description of Work: BOARD OF ADJUSTMENT CITY OF DALLAS, TEXAS FILE NUMBER: BOA-26-000059(BT) BUILDING OFFICIAL'S REPORT: Application of Jojo Anaya for (1) a special exception to the fence height regulations, and for (2) a special exception to the 45-foot visibility obstruction regulations at street intersections at 3741 SEGUIN DRIVE. This property is more fully described as Block 11/6178, Lot 8, and is zoned R-7.5(A), which limits the fence height in the front yard to 4-feet, and requires a 45-foot visibility triangle at the street intersections. The applicant proposes to construct and/or maintain a 6-foot-high fence in a required front-yard along Juniper Drive, which will require (1) a 2-foot special exception to the fence height regulations, and to construct and/or maintain a single-family residential fence structure in a required 45-foot visibility obstruction triangle at the street intersection of Seguin Drive and Juniper Drive, which will require (2) a special exception to the 45-foot visibility obstruction regulations at street intersections. LOCATION: 3741 Seguin Drive APPLICANT: Jojo Anaya REQUEST: (1) a special exception to the fence height regulations along Juniper Drive, and (2) a special exception to the 45-foot visibility obstruction regulations at the street intersection of Seguin Drive and Juniper Drive.

Application Detail: Detail

Application Name:

Application Type: Board of Adjustments

| Documents: | File Name                                 | Document Group | Category           | Description        | Type               | Document Status | Document Status Date |
|------------|-------------------------------------------|----------------|--------------------|--------------------|--------------------|-----------------|----------------------|
|            | <a href="#">Application Packet-374...</a> | BLDG_BDA       | Other Support D... | Application packet | application/pdf    | Uploaded        | 07/24/2026           |
|            | <a href="#">BOA26000059z.jpg</a>          | BLDG_BDA       | Other Support D... |                    | image/jpeg         | Uploaded        | 07/24/2026           |
|            | <a href="#">BOA-26-000059_Submissi...</a> | BLDG_BDA       | Other Support D... |                    | application/pdf    | Uploaded        | 07/24/2026           |
|            | <a href="#">BOA26000059n.jpg</a>          | BLDG_BDA       | Other Support D... |                    | image/jpeg         | Uploaded        | 07/24/2026           |
|            | <a href="#">BOA-26-000059_report.docx</a> | BLDG_BDA       | Other Support D... |                    | application/msword | Uploaded        | 07/24/2026           |
|            | <a href="#">BOA26000059mva.jpg</a>        | BLDG_BDA       | Other Support D... |                    | image/jpeg         | Uploaded        | 07/24/2026           |
|            | <a href="#">BOA26000059a.jpg</a>          | BLDG_BDA       | Other Support D... |                    | image/jpeg         | Uploaded        | 07/24/2026           |
|            | <a href="#">BOA-26-000059_labels.docx</a> | BLDG_BDA       | Other Support D... |                    | application/msword | Uploaded        | 07/24/2026           |

Show all

Address: 3741 SEGUIN DR, Dallas, TX 75220

Owner Name: FOSTER ELIEZER & AZRIEL

Owner Address: 3741 SEGUIN DR, DALLAS, TEXAS 752206328

Parcel No: 00000531775000000

| Contact Info: | Name                                        | Organization Name                  | Contact Type   | Contact Primary Address                   | Status |
|---------------|---------------------------------------------|------------------------------------|----------------|-------------------------------------------|--------|
|               | <a href="#">Jojo Anaya</a>                  | <a href="#">XHO Projects</a>       | Applicant      | <a href="#">Mailing, 5225 Maple Av...</a> | Active |
|               | <a href="#">FOSTER ELIEZER &amp; AZRIEL</a> | <a href="#">FOSTER ELIEZER ...</a> | Property Owner | <a href="#">Mailing, 5225 Maple Av...</a> | Active |

| Licensed Professionals Info: | Primary | Registration Number | License Type | Name | Business Name | Business License # |
|------------------------------|---------|---------------------|--------------|------|---------------|--------------------|
|------------------------------|---------|---------------------|--------------|------|---------------|--------------------|

Total Fee Assessed: \$15.00

Total Fee Invoiced: \$15.00

Balance: \$0.00

Custom Fields: Property Details

|                                    |                                                                          |                                                                |
|------------------------------------|--------------------------------------------------------------------------|----------------------------------------------------------------|
| Existing Zoning                    | Lot Number                                                               | Lot Size (Acres)                                               |
| <a href="#">R-7.5(A)</a>           | <a href="#">8</a>                                                        | <a href="#">0.21</a>                                           |
| Block Number                       | Lot Size (Sq. Ft)                                                        | How many streets abut the property?                            |
| <a href="#">11/6178</a>            | <a href="#">9450</a>                                                     | <a href="#">2</a>                                              |
| Land Use                           | Is the property platted?                                                 | Status of Project                                              |
| <a href="#">Residential</a>        | <a href="#">Yes</a>                                                      | <a href="#">Under Construction</a>                             |
| Status of Property                 | Previous Board of Adjustment case filed on this property                 | Accommodation for someone with disabilities                    |
| <a href="#">Non-Owner Occupied</a> | <a href="#">No</a>                                                       | <a href="#">No</a>                                             |
| File Date                          | Seleccione si necesitara un interprete                                   | Case Number                                                    |
| -                                  | -                                                                        | -                                                              |
| Are you applying for a fee waiver? | Have the standards for variance and or special exception been discussed? | Has the Notification Sign Acknowledgement Form been discussed? |
| <a href="#">No</a>                 | <a href="#">Yes</a>                                                      | <a href="#">Yes</a>                                            |
| Referred by                        |                                                                          |                                                                |

[Jeysa Clinton](#)

**Internal Use Only**

Source of Request  
[Consultation - Residential](#)  
Lot Acreage  
[0.217](#)

Fee Waiver Granted

Number of Parking Spaces  
—

**PDox Information**

PDox Number  
[253368](#)

**Board of Adjustment Request**

| Type of Request                   | Request Description                              | Application Type                                   | Other | Affirm that an appeal has been made for | Application is made to BOA to grant the described appeal | Outcome |
|-----------------------------------|--------------------------------------------------|----------------------------------------------------|-------|-----------------------------------------|----------------------------------------------------------|---------|
| <a href="#">Special Exception</a> | Fence standards                                  | Single Family/Duplex Variance or Special Exception |       |                                         |                                                          |         |
| <a href="#">Special Exception</a> | Visual obstruction (45-foot visibility triangle) | Single Family/Duplex Variance or Special Exception |       |                                         |                                                          |         |

**Street Frontage Information**

**Street Frontage** **Linear Feet (Sq. Ft)** (Number)

|                       |     |
|-----------------------|-----|
| <a href="#">Front</a> | 70  |
| <a href="#">Front</a> | 135 |

**Case Information**

| Full Request                                                                                                                                                                    | Brief Request                                                        | Zoning Requirements                                                                              | Relevant History | BOA History | BOA History Details |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|------------------|-------------|---------------------|
| <a href="#">to construct and/or maintain a 6-foot-high fence in a required front-yard, which will require a 2-foot special exception to the fence regulations.</a>              | for a special exception to the fence height regulations.             | A person shall not erect or maintain a fence in a required yard more than four feet above grade. | NA               | No          |                     |
| <a href="#">and to construct and/or maintain a single-family residential fence structure in a required 45-foot visibility obstruction triangle at the street intersections.</a> | a special exception to the 45-foot visibility obstruction regulation | and requires a 45-foot visibility triangle at the street intersections                           | NA               | No          |                     |

**Board of Adjustment Meeting**

**Hearing Type** **Action Date** **Time** **Room** **Panel** **Presiding Officer** **BOA Administrator** **BOA Secretary** **BOA Code Specialist** **Case Assigned to** **Notes** **Outcome** **Filing Date**

**GIS Information**

**Parcel Number** (Number) **Service** **Layer** **Attribute Value** **Census Tract Number** (Number) **Council District** **School District** **Escarpment** **Floodplain**

**Workflow Status:**

| Task                                      | Assigned To     | Status          | Status Date | Action By          |
|-------------------------------------------|-----------------|-----------------|-------------|--------------------|
| <a href="#">Application Intake</a>        | Diana Barkume   | Intake Complete | 07/22/2026  | Diana Barkume      |
| <a href="#">GIS AOR Review</a>            | Elham Elbadawi  | Review Complete | 07/24/2026  | Elham Elbadawi     |
| <a href="#">Case Assignment</a>           | Bryant Thompson | Case Manager... | 07/29/2026  | Kameka Miller-H... |
| <a href="#">Site Inspection</a>           |                 | Site Inspect... | 07/29/2026  | Kameka Miller-H... |
| <a href="#">Plans Distribution</a>        |                 | Accepted - P... | 07/29/2026  | Kameka Miller-H... |
| <a href="#">Subdivision Review</a>        |                 | Not Required    | 07/29/2026  | Kameka Miller-H... |
| <a href="#">Q Team Review</a>             |                 | Not Required    | 07/29/2026  | Kameka Miller-H... |
| <a href="#">Arborist Review</a>           |                 | Not Required    | 07/29/2026  | Kameka Miller-H... |
| <a href="#">Building Code Review</a>      |                 | Not Required    | 07/29/2026  | Kameka Miller-H... |
| <a href="#">Zoning Review</a>             |                 | Not Required    | 07/29/2026  | Kameka Miller-H... |
| <a href="#">Electrical Review</a>         |                 | Not Required    | 07/29/2026  | Kameka Miller-H... |
| <a href="#">Eng Water and Wastewat...</a> |                 | Not Required    | 07/29/2026  | Kameka Miller-H... |
| <a href="#">Historic Preservation ...</a> |                 | Not Required    | 07/29/2026  | Kameka Miller-H... |
| <a href="#">Eng Paving and Drainag...</a> |                 | Not Required    | 07/29/2026  | Kameka Miller-H... |

| Task                                      | Assigned To | Status          | Status Date | Action By          |
|-------------------------------------------|-------------|-----------------|-------------|--------------------|
| <a href="#">Eng Flood Plain Review</a>    |             | Not Required    | 07/29/2026  | Kameka Miller-H... |
| <a href="#">Board of Adjustment Re...</a> |             | Approved        | 07/29/2026  | Kameka Miller-H... |
| <a href="#">Conservation Review</a>       |             | Not Required    | 07/29/2026  | Kameka Miller-H... |
| <a href="#">Traffic Review</a>            |             | Not Required    | 07/29/2026  | Kameka Miller-H... |
| <a href="#">GIS Review</a>                |             | Not Required    | 07/29/2026  | Kameka Miller-H... |
| <a href="#">Residential Team Review</a>   |             | Not Required    | 07/29/2026  | Kameka Miller-H... |
| <a href="#">Signs Review</a>              |             | Not Required    | 07/29/2026  | Kameka Miller-H... |
| <a href="#">Plans Coordination</a>        |             | Review Complete | 07/29/2026  | Kameka Miller-H... |
| <a href="#">Board of Adjustment He...</a> |             |                 |             |                    |
| Two-Year Waiver Period                    |             |                 |             |                    |

| Condition Status: | Name                                      | Short Comments            | Status  | Apply Date | Severity | Action By |
|-------------------|-------------------------------------------|---------------------------|---------|------------|----------|-----------|
|                   | <a href="#">BOA History</a>               | This will display in t... | Applied | 07/07/2026 | Notice   |           |
|                   | <a href="#">General Facts/Staff An...</a> | This will display in t... | Applied | 07/07/2026 | Notice   |           |
|                   | <a href="#">Land Use</a>                  | This will display in t... | Applied | 07/07/2026 | Notice   |           |
|                   | <a href="#">Staff Recommendation</a>      | Staff Recommendation      | Applied | 07/07/2026 | Notice   |           |
|                   | <a href="#">Standard of Review</a>        | This will display in t... | Applied | 07/07/2026 | Notice   |           |
|                   | <a href="#">Timeline</a>                  | This will display in t... | Applied | 07/07/2026 | Notice   |           |
|                   | <a href="#">Zoning</a>                    | This will display in t... | Applied | 07/07/2026 | Notice   |           |

| Application Comments: | View ID | Comment | Date |
|-----------------------|---------|---------|------|
|-----------------------|---------|---------|------|

**Initiated by Product:** AV360

| Scheduled/Pending Inspections: | Inspection Type                       | Scheduled Date | Inspector | Status    | Comments             |
|--------------------------------|---------------------------------------|----------------|-----------|-----------|----------------------|
|                                | <a href="#">Site Visit Inspection</a> | 08/12/2026     |           | Scheduled | Scheduled via Script |

| Resulted Inspections: | Inspection Type | Inspection Date | Inspector | Status | Comments |
|-----------------------|-----------------|-----------------|-----------|--------|----------|
|-----------------------|-----------------|-----------------|-----------|--------|----------|