

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.

STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO FENCE HEIGHT REGULATIONS:

Section 51A-4.602(a)(11) of the Dallas Development Code states that the board may grant a special exception to the fence regulations when in the opinion of the board, the special exception will not adversely affect neighboring property.

STANDARD 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 (2):

No staff recommendation is made on this request.

BACKGROUND INFORMATION:

Zoning:

Site: R-7.5(A)
North: R-7.5(A), R-10(A) & CR
East: R-7.5(A)
South: R-7.5(A)
West: R-7.5(A) & CR

Land Use:

The subject site and surrounding properties is developed primarily with single-family uses. To the north and west commercial development within CR zoning district.

BDA History:

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

GENERAL FACTS/STAFF ANALYSIS:

- The application of Jojo Anaya for the property located at 3741 Seguin Drive focuses on two requests relating to the fence height regulations, and visual obstruction regulations at the street intersection of Seguin Drive and Juniper Drive.
- The first request is for a special exception to the fence height regulation. The applicant is proposing to construct and maintain a 6-foot-high fence in a required front-yard along Juniper Drive, which will require a 2-foot special exception to the fence height regulations.
- The second request is for a special exception to the 45-foot visibility obstruction triangle at the street intersection of Seguin Drive and Juniper Drive. The applicant is proposing to maintain a 6-foot-high board on board cedar fence in a required 45-foot visibility obstruction triangle.
- Staff estimated fence encroaching a maximum of 2-feet 6-inches into visual obstruction.
- Per staff site visit, the fencing is proposed.
- David Nevarez from Planning and Development Transportation provided the following comments on 07/30/2026:
 - “Has no objections.”
- The applicant has the burden of proof in establishing that the special exception to the fence standard regulations relating to height will not adversely affect the neighboring properties.
- The applicant has the burden of proof in establishing that the special exception to the visual obstruction regulations will not constitute a traffic hazard.
- Granting the special exceptions to the fence height, and 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-26-000059 at 3741 Sequin Dr](#)

Timeline:

- July 2, 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.
- July 8, 2026: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**.
- July 13, 2026: The Planning and Development Senior Project Coordinator on behalf of the Senior Planner emailed the applicant the following information:
- an attachment that provided the public hearing date and panel that will consider the application; the **1:00 pm, July 24, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **1:00 pm, August 5, 2026**, deadline to submit additional evidence to be incorporated into the board's docket materials.
- July 28, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **August** 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.

REVIEW COMMENT SHEET
BOARD OF ADJUSTMENT HEARING
Tuesday, August 16, 2026 (A)

☒ Has no objections

☐ Has no objections if certain conditions are met
(see comments below or attached)

☐ Recommends denial
(see comments below or attached)

☐ No Comments

☐ Pending

☐ BDA245-044

☐ BOA-26-000020

☒ BOA-26-000059

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COMMENTS:

David Nevarez, P.E., PTOE, CFM, Engineering

Name/Title/Department

July 30, 2026

Date

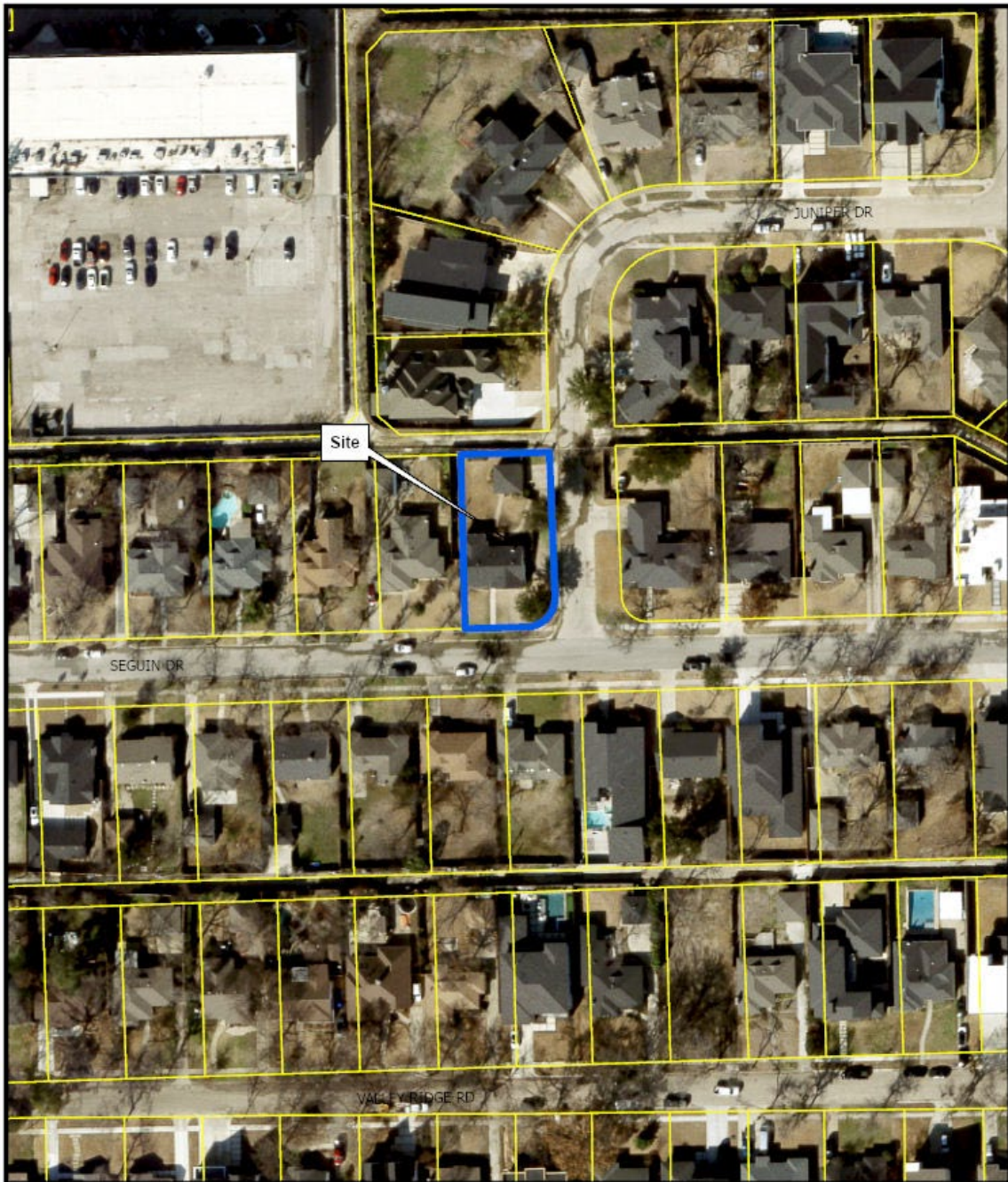
Please respond to each case and provide comments that justify or elaborate on your response. Dockets distributed to the Board will indicate those who have attended the review team meeting and who have responded in writing with comments.



Planning & Development Department

320 E Jefferson Blvd, Dallas TX 75203
(214) 948-4480

BOARD OF ADJUSTMENT REFERRAL FORM	
Referred by: Jeysa Clinton	Date: April 6, 2026
Department: Planning and Development	
Phone/Email: JEYSA.CLINTON@DALLAS.GOV	
Manager signature:	
Consulted with:	
☒ Applicant	
☐ Representative	
☐ Owner	
Name: Yolanda Flores	
Phone/Email: (214) 662-0011 / JFBRICKC01@GMAIL.COM	
Property Information	
Address: 3741 Seguin Dr	
Lot: 8	
City Block: 11/6178	
Zoning Classification: R-7.5 (A)	
Issues that require Board action	
List the City of Dallas Development Code(s) this project is non-compliant with:	
Check all that apply: ☒ Variance ☐ Special Exception	
☐ Yard setback	
☐ Lot Width	
☐ Lot Depth	
☐ Lot coverage	
☐ Floor area for accessory structures for single-family uses	
☐ Height	
☐ Minimum width of sidewalk	
☐ Off-street parking	
☐ Off-street loading	
☐ Landscape regulations	
☒ fence height and/or standards	
☒ Visibility triangle obstructions	
☐ Parking demand	
☐ Additional dwelling unit (not for rent) ☐ Accessory dwelling unit (for rent)	
☐ Carport	
☐ Non-conforming use or structure	
☐ Administrative Official Appeal	
☐ Other:	
Description: Double front yard on Seguin Dr and Juniper Rd with 25ft front-yard setback on each side. Proposed 8ft height fence installation within front-yard setback along Juniper Rd. Potential 20x20ft visibility triangle encroachment at alley entrance on Juniper Rd.	
Alternative resolutions discussed/offered:	



1:1,200

AERIAL MAP

Case no: **BOA-26-000059**

Date: **07/24/2026**



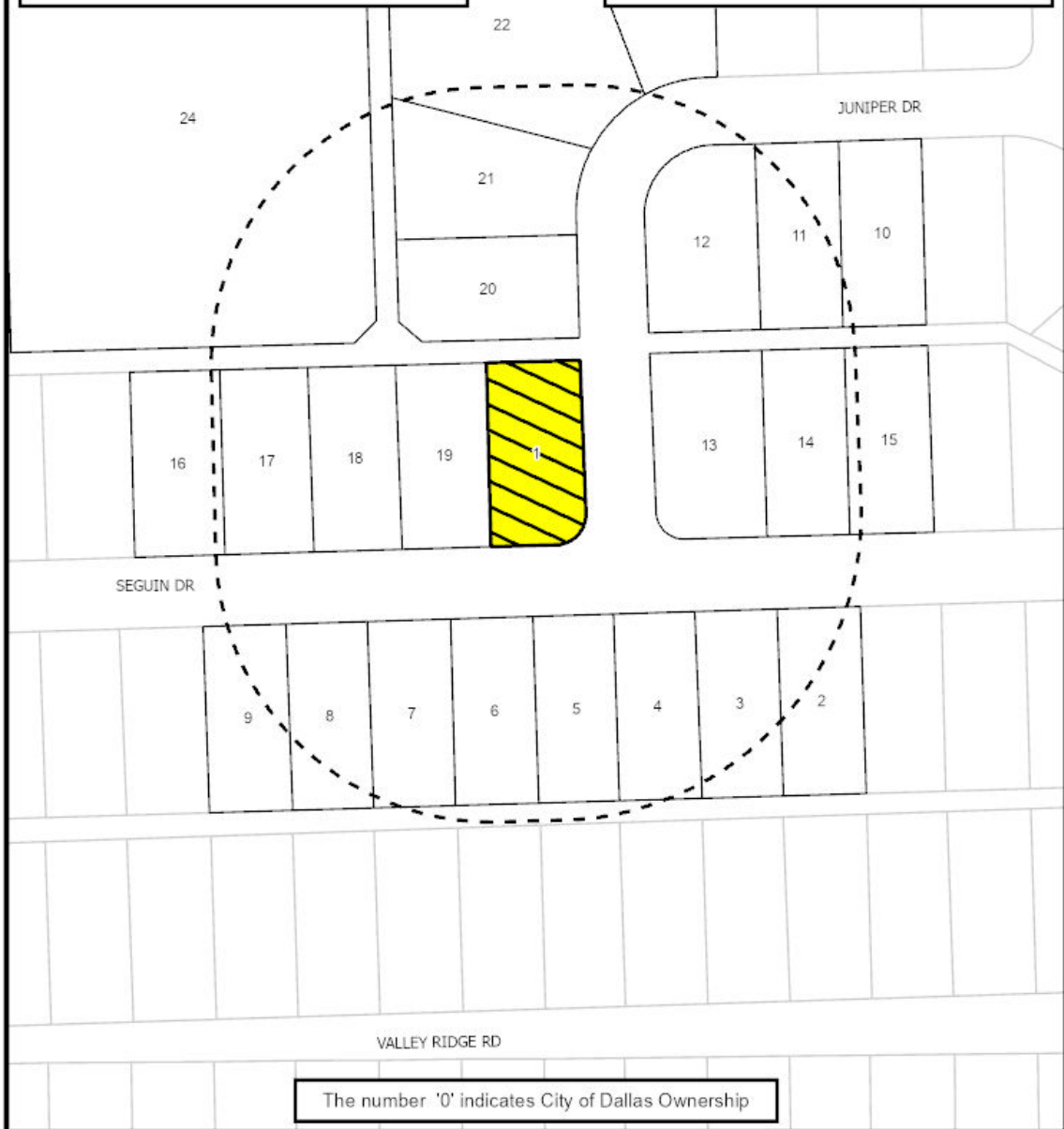
1:1,200

ZONING MAP

Case no: BOA-26-000059
Date: 07/24/2026

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

24

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BOA-26-000059**

Date: **7/24/2026**

Notification List of Property Owners

BOA-26-000059

24 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3741 SEGUIN DR	FOSTER ELIEZER & AZRIEL
2	3756 SEGUIN DR	VANGALA ARAVIND & RAMYA
3	3752 SEGUIN DR	GBC TEXAS LLC
4	3746 SEGUIN DR	OANONO ALEX
5	3742 SEGUIN DR	PEREZ JAVIER
6	3738 SEGUIN DR	CARPENTER JOHN M LIFE EST
7	3732 SEGUIN DR	3732 SEGUIN
8	3728 SEGUIN DR	FREDERICK & JOYCE MARTIN
9	3722 SEGUIN DR	PLUMB SARAH & JARED
10	3760 JUNIPER DR	HILL JAMES JULIUS & ANNE
11	3754 JUNIPER DR	MOWLES PATRICK &
12	3750 JUNIPER DR	POWELL ALBERTA H
13	3751 SEGUIN DR	BURTIS TODD D
14	3755 SEGUIN DR	CONTRERAS ELIZABETH & ARTURO
15	3761 SEGUIN DR	3761 SEGUIN LLC
16	3719 SEGUIN DR	Taxpayer at
17	3725 SEGUIN DR	SIEMIET DAWN MARIE
18	3731 SEGUIN DR	DURAN PHILLIP
19	3737 SEGUIN DR	HUGGINS JOHN & CAROLYN FAMILY
20	3733 JUNIPER DR	FOGEL R A TRUST
21	3737 JUNIPER DR	BECKMAN WESLEY & JULIA
22	3743 JUNIPER DR	MELVILLE STERLING & SHANTAL L
23	3747 JUNIPER DR	SCHIMBAX INVESTMENTS LLC
24	3720 WALNUT HILL LN	ZIMMERMANN ENTERPRISES LLC

 1:1,200	NOTIFICATION <table border="1" style="width: 100%;"><tr><td style="width: 15%; text-align: center;">200'</td><td>AREA OF NOTIFICATION</td></tr><tr><td style="text-align: center;">24</td><td>NUMBER OF PROPERTY OWNERS NOTIFIED</td></tr></table>	200'	AREA OF NOTIFICATION	24	NUMBER OF PROPERTY OWNERS NOTIFIED	<table><tr><td>Case no:</td><td>BOA-26-000044</td></tr><tr><td>Date:</td><td>6/5/2026</td></tr></table>	Case no:	BOA-26-000044	Date:	6/5/2026
200'	AREA OF NOTIFICATION									
24	NUMBER OF PROPERTY OWNERS NOTIFIED									
Case no:	BOA-26-000044									
Date:	6/5/2026									

Route Directions:

Start on Seguin Dr.

Left on Mixon Dr.

Left on Juniper Dr.

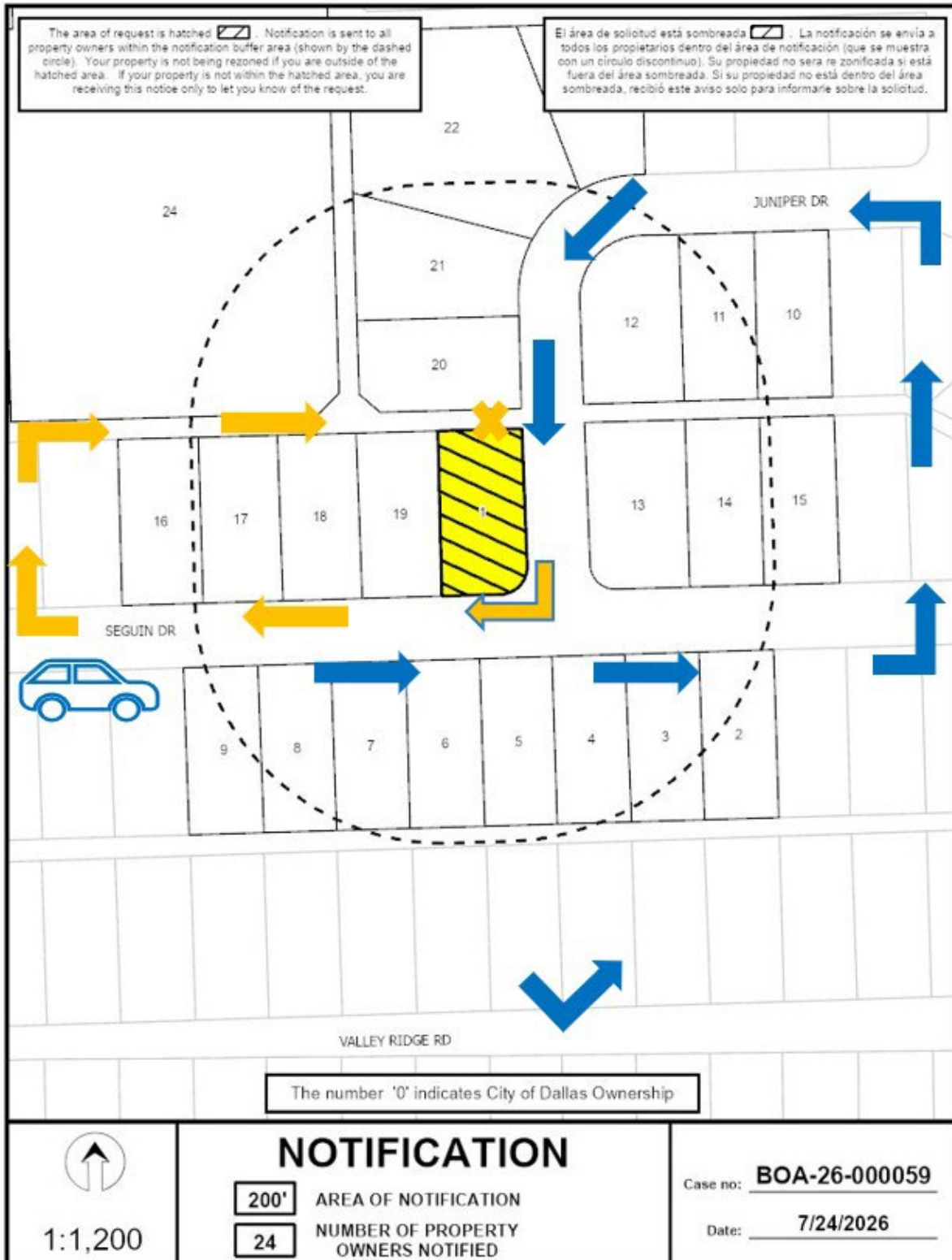
Right on Seguin Dr.

Right on Marsh Ln.

Right into alleyway.

***Subject Site at 0:33, 1:48 and 3:20.**

200' Radius Route Map



NOTICE OF PUBLIC HEARING

BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL C)

NOTICE IS HEREBY GIVEN that the **BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL C)** will hold a hearing as follows:

DATE: **MONDAY, AUGUST 17, 2026**

BRIEFING: **10:30 a.m. via Videoconference and in 6ES COUNCIL BRIEFING** at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa081726>

HEARING: **1:00 p.m. Videoconference and in 6ES COUNCIL BRIEFING** at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa081726>

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

BOA-26-000059(KMH) Application of Jojo Anaya for **(1)** a special exception to the fence height regulations, and **(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 height of a fence 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.

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 supporting or opposing 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-C-Register> by the **5 p.m. on Sunday, August 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 three minutes to address the Board.

Additional information regarding the application may be obtained by calling Dr. Kameka Miller-Hoskins, Chief Planner at (214) 948-4478, 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-C-Register>