BOA-26-000088 - BOARD OF ADJUSTMENT

Menu Reports Help

File Date: 10/26/2026

Application Status: In Review

Assigned To: Jamie Miller

Description of Work: Fence variance - 1'6" fence height variance to allow a 5'6" fence with gate in the front yard. The proposed 5'6" fence (5'6"columns with 5' panels) is requested to provide security for this single family home. The proposed fence will be placed behind existing dense shrubs along the front property line. Other fences taller than 4' and dense landscaping serving as a fence exists in the immediate area. The proposed fence will not adversely affect surrounding properties.

Application Detail: Detail

Application Name: BOARD OF ADJUSTMENT

Application Type: Board of Adjustments

Documents:

File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
BDA Affidavit - 5923 L...	BLDG_BDA	Affidavit - Pro...		application/pdf	Uploaded	10/26/2026
Tax Cert-5923 Lupton.pdf	BLDG_BDA	Certificate - Tax		application/pdf	Uploaded	10/26/2026
Warranty Deed-5923 Lup...	BLDG_BDA	Certificate - W...		application/pdf	Uploaded	10/26/2026
stamped block map.pdf	BLDG_BDA	Maps - Block		application/pdf	Uploaded	10/26/2026
5923 Lupton Dr_ZoningM...	BLDG_BDA	Maps - Zoning L...		application/pdf	Uploaded	10/26/2026
5923LuptonDr_VarianceD...	BLDG_BDA	Plans - Site Plan		application/pdf	Uploaded	10/26/2026
stamped block map.pdf	BLDG_BDA	Plat - Certifie...		application/pdf	Uploaded	10/26/2026
5923 LUPTON DR_No Lien...	BLDG_BDA	Statement - Lien		application/pdf	Uploaded	10/26/2026
5923LuptonDr_VarianceS...	BLDG_BDA	Survey - Metes ...		application/pdf	Uploaded	10/26/2026
Legal Description.pdf	BLDG_BDA	Legal Descripti...		application/pdf	Uploaded	10/26/2026
BOA26000088z.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	11/05/2026
BOA26000088mva.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	11/05/2026
BOA-26-000088_report.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	11/05/2026
BOA26000088a.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	11/05/2026
BOA-26-000088_labels.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	11/05/2026
BOA-26-000088_Submissi...	BLDG_BDA	Other Support D...		application/pdf	Uploaded	11/05/2026
BOA26000088n.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	11/05/2026

Show all

Address: 5923 LUPTON DR, Dallas, TX 75225

Owner Name: MARTIN BRADLEY WINGES AND JACQUELINE P WINGES

Owner Address: LUPTON DRIVE, DALLAS

Parcel No: 00000421990000000

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Jennifer Hiromoto	Buzz Urban Plan...	Applicant	Mailing, PO Box 38586 ...	Active
Martin Bradley Winges ...		Property Owner	Mailing, 5923 Lupton D...	Active

Licensed Professionals Info:

Primary	Registration Number	License Type	Name	Business Name	Business License #

Total Fee Assessed: $725.00

Total Fee Invoiced: $725.00

Balance: $0.00

Custom Fields:

Property Details

Existing Zoning	**Lot Number**	**Lot Size (Acres)**
R-1ac(A)	n/a	0.71
Block Number	**Lot Size (Sq. Ft)**	**How many streets abut the property?**
5612	30927.6	1
Land Use	**Is the property platted?**	**Status of Project**

single family	No	Proposed
Status of Property	**Previous Board of Adjustment case filed on this property**	**Accommodation for someone with disabilities**
Owner Occupied	No	No
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?**
No	Yes	Yes
Referred by		
Diana Barkume		

Internal Use Only

Source of Request	**Fee Waiver Granted**	**Number of Parking Spaces**
Self		
Lot Acreage		
0.71		

PDox Information

PDox Number
Blocked

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
Special Exception	Fence standards	Single Family/Duplex Variance or Special Exception		a variance for 1'6" to allow a 5'6" fence with gate in the front yard	The proposed 5'6" fence (5'6"columns with 5' panels) is requested to provide security for this single family home. The proposed fence will be placed behind existing dense shrubs along the front property line. Other fences taller than 4' and dense landscaping serving as a fence exists in the immediate area. The proposed fence will not adversely affect surrounding properties.	

Street Frontage Information

Street Frontage	Linear Feet (Sq. Ft) (Number)
Front	218.6

Case Information

Full Request	Brief Request	Zoning Requirements	Relevant History	BOA History	BOA History Details
The applicant proposes to construct and/or maintain a 5-foot-6-inch-high fence within a required front-yard, which will require (1) a 1-foot-6-inch special exception to the fence height regulations.	special exception to the fence height regulations.	limits the height of a fence in the front yard to 4-feet	N/A	No	N/A

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
			6ES	A	David A. Neumann	Jason Pool	Mary Williams	Diana Barkume	Kameka Miller-Hoskins	fence height	Scheduled	

GIS Information

Parcel Number (Number)	Service	Layer	Attribute Value	Census Tract Number (Number)	Council District	School District	Escarpment	Floodplain
				8.47	13-Gay Donnell Willis			

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Intake	Diana Barkume	Intake Complete	10/29/2026	Accela Administ...
GIS AOR Review	Elham Elbadawi	Review Complete	11/05/2026	Elham Elbadawi
Case Assignment		Case Manager...		
Site Inspection				
Plans Distribution			10/29/2026	
Subdivision Review				
Q Team Review				
Arborist Review				

Task	Assigned To	Status	Status Date	Action By
Building Code Review				
Zoning Review				
Electrical Review				
Eng Water and Wastewat...				
Historic Preservation ...				
Eng Paving and Drainag...				
Eng Flood Plain Review				
Board of Adjustment Re...				
Conservation Review				
Traffic Review				
GIS Review				
Residential Team Review				
Signs Review				
Plans Coordination				
Board of Adjustment He...				
Two-Year Waiver Period				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By
BOA History	This will display in t...	Applied	10/26/2026	Notice	
General Facts/Staff An...	This will display in t...	Applied	10/26/2026	Notice	
Land Use	This will display in t...	Applied	10/26/2026	Notice	
Staff Recommendation	Staff Recommendation	Applied	10/26/2026	Notice	
Standard of Review	This will display in t...	Applied	10/26/2026	Notice	
Timeline	This will display in t...	Applied	10/26/2026	Notice	
Zoning	This will display in t...	Applied	10/26/2026	Notice	

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

BOARD OF ADJUSTMENT
CITY OF DALLAS, TEXAS

FILE NUMBER: BOA-26-000088

BUILDING OFFICIAL'S REPORT: Application of **JENNIFER HIROMOTO** FOR (1) a special exception to the fence height regulations at **5923 LUPTON DRIVE**. This property is more fully described as part of Block 5612, and is zoned R-1ac(A), which limits the height of a fence in the front yard to 4-feet. The applicant proposes to construct and/or maintain a 5-foot-6-inch-high fence within a required front-yard, which will require (1) a 1-foot-6-inch special exception to the fence height regulations.

LOCATION:	5923 LUPTON DR
APPLICANT:	**JENNIFER HIROMOTO**
PROPERTY OWNER:	MARTIN BRADLEY WINGES AND JACQUELINE P WINGES

REQUEST:

(1) Special exception to the fence height regulations.

SURVEY PLAT

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 5923 Lupton Drive in the City of Dallas, Texas, being a tract of land situated in the J. Howell Survey, Abstract No. 580, Dallas County, Texas, being part of City Block 5612, City of Dallas, Dallas County, Texas, being the same tract of land conveyed to Daniel R. Leland and Susan E. Leland, by deed recorded in Instrument No. 201600271152, Official Public Records, Dallas County, Texas, and being more particularly described as follows;

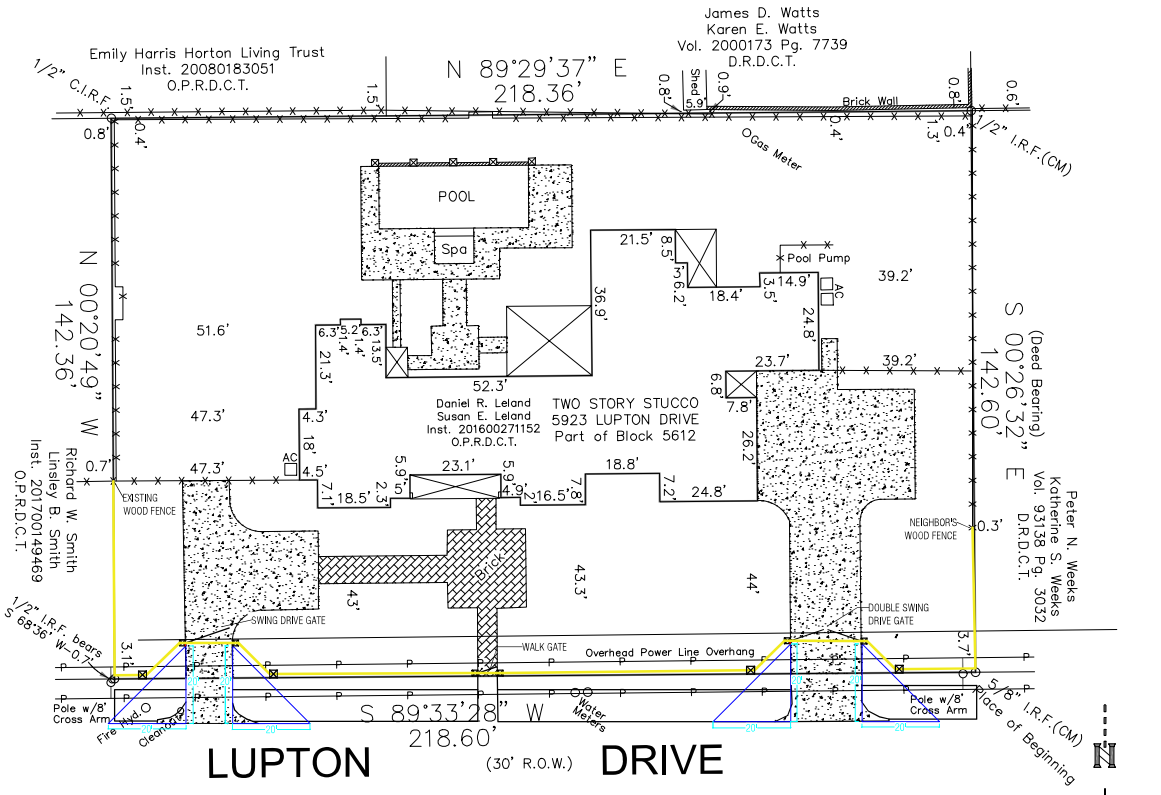
BEGINNING at a point in the North line of Lupton Drive, (a 30' R.O.W.), said point being the Southwest corner of a tract of land conveyed to Peter N. Weeks and Katherine S. Weeks, by deed recorded in Volume 93138, Page 3032, Deed Records, Dallas County, Texas, same being the Southeast corner of said Leland tract, a 5/8" iron rod found for corner;

THENCE: South 89 deg. 33 min. 28 sec. West, with the said North line of Lupton Drive, a distance of 218.60 feet to the Southeast corner of a tract of land conveyed to Richard W. Smith and Linsley B. Smith, by deed recorded in Instrument No. 201700149469, Official Public Records, Dallas County, Texas, same being the Southwest corner of said Leland tract, a point for corner from which a 1/2" iron rod found bears South 68 deg. 36 min. West, a distance of 0.7 feet;

THENCE: North 00 deg. 20 min. 49 sec. West, with the common line of said Smith and said Leland tracts, a distance of 142.36 feet to a point in the South line of a tract of land conveyed to Emily Harris Horton Living Trust, by deed recorded in Instrument No. 20080183051, Official Public Records, Dallas County, Texas, same being the common Northerly corner of said Smith tract and said Leland tract, a ½" capped iron rod found for corner;

THENCE: North 89 deg. 29 min. 37 sec. East, with the common line of said Emily Harris Horton Living Trust tract and said Leland tract, passing the Southeast corner of said Emily Harris Horton Living Trust tract, and continuing with the common line of said Leland tract and a tract of land conveyed to James D. Watts and Karen E. Watts, by deed recorded in Volume 2000173, Page 7739, Deed Records, Dallas County, Texas, a distance of 218.36 feet to the common Northerly corner of said Leland tract and said Weeks tract, a ½" iron rod found for corner;

THENCE: South 00 deg. 26 min. 32 sec. East, with the common line of said Leland tract and said Weeks tract, a distance of 142.60 feet to the PLACE OF BEGINNING.



Note: Client has not provided title work for this survey of which boundary and/or easements may be affected.

Note: C.M.=Control Monument

This survey was performed in connection with the transaction described in GF No. DURRETT HOMES of _____

_____ Title Company. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. And the plat hereon is a true, correct, and accurate representation of the property as determined by survey, subject to any and all easements, reservations and restrictions that may be of record, the lines and dimensions of said property being as indicated by the plat; the size, location, and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated. EXCEPT AS SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS OR PROTRUSIONS APPARENT ON THE GROUND..

Scale 1" = 30'

Date 12/19/2018

Job 18-670

Drawn by Lynn L.

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Texas Society of Professional Surveyors

STATE OF TEXAS REGISTERED BEN D. RYCHLIK #1630 PROFESSIONAL LAND SURVEYOR

Ben D Rychlik

Registered Professional Land Surveyor 1630

SURVEYING ASSOCIATES
1018 S. Beckley, Dallas, Tx. 75203
Phone: (214) 948-3324
Fax: (214) 946-7540

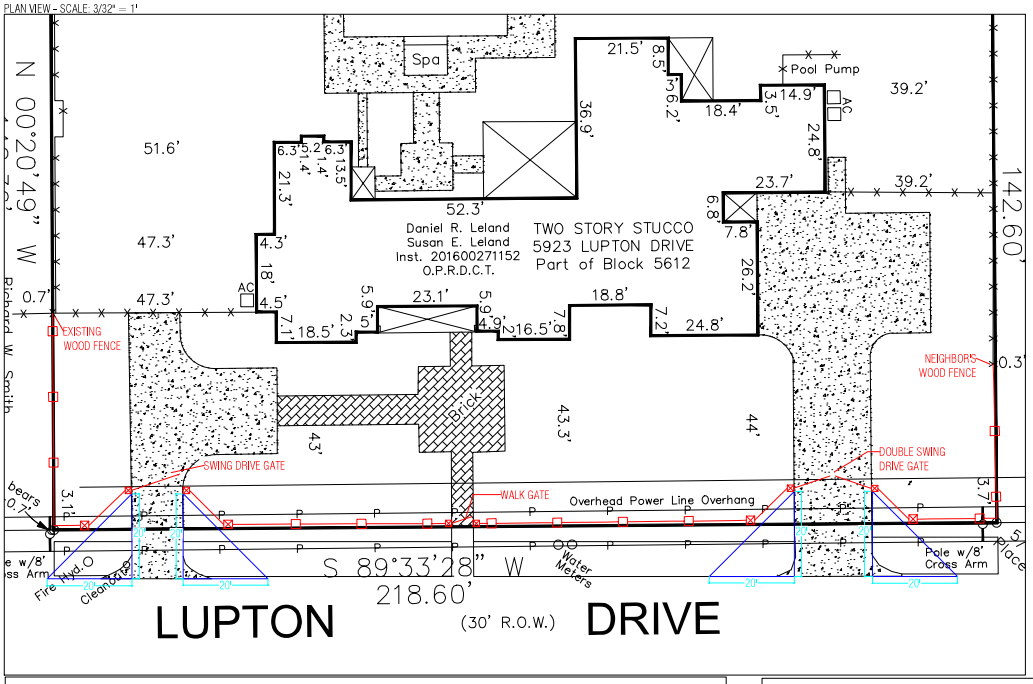
FIRM Registration / License No. 10040200

Email: BRYCHLIK@SWBELL.NET

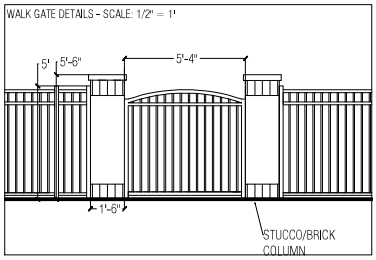
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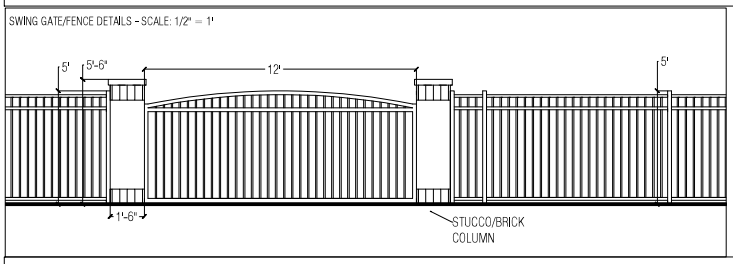
PLAN VIEW - SCALE: 3/32" = 1'



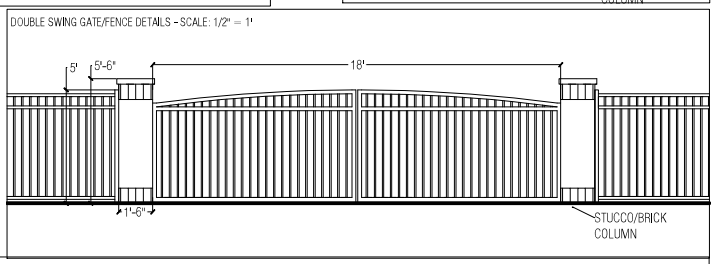
WALK GATE DETAILS - SCALE: 1/2" = 1'



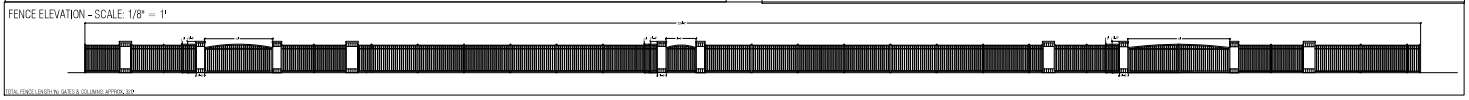
SWING GATE/FENCE DETAILS - SCALE: 1/2" = 1'



DOUBLE SWING GATE/FENCE DETAILS - SCALE: 1/2" = 1'



FENCE ELEVATION - SCALE: 1/8" = 1'



TYPICAL FENCE ELEVATION, GATES & COLUMNS, APPROX. SCALE

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(972) 306-0415 Fax
www.swfence.com

DATE 09.28.26
Revised

SCALE

CONCEPTUAL DRAWING All measurements to be field verified

CLIENT:
5923 Lupton Dr.
Dallas, TX 75225