BOA-26-000091 - BOARD OF ADJUSTMENT

Menu Reports Help

File Date: 10/28/2026

Application Status: In Review

Assigned To: Jamie Miller

Description of Work: Request variance for 8ft Fence and visibility Triangle for 30ft on Inwood and walnut hill ln.

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
10000_inwood_certified...	BLDG_BDA	Plat - Certifie...		application/pdf	Uploaded	10/28/2026
1000_inwood_tax Certif...	BLDG_BDA	Certificate - Tax		image/jpeg	Uploaded	10/28/2026
10000_inwood_certified...	BLDG_BDA	Certificate - W...		application/pdf	Uploaded	10/28/2026
10000_inwood lien_payo...	BLDG_BDA	Statement - Lien		application/pdf	Uploaded	10/28/2026
10000_owner affidavit_...	BLDG_BDA	Affidavit - Pro...		application/pdf	Uploaded	10/28/2026
legal_description_inwo...	BLDG_BDA	Legal Descripti...		text/plain	Uploaded	10/28/2026
TX113_D08-228_1.tif	BLDG_BDA	Maps - Block		image/tiff	Uploaded	10/28/2026
TX113_D08-228_1.tif	BLDG_BDA	Maps - Zoning L...		image/tiff	Uploaded	10/28/2026

Show all

Address: 10000 INWOOD RD, Dallas, TX 75229

Owner Name: Surani Residence LLC

Owner Address: 2076 Hidalgo Lane, Frisco

Parcel No:

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Muhammad Ismail	8Builders LLC	Applicant	Mailing, 1308 Bravura ...	Active
Muhammad Ismail	8Builders LLC	Authorized Agent	Mailing, 1308 Bravura ...	Active
Sharjeel Surani	8Builders LLC	Property Owner	Mailing, 2076 HIDALGO ...	Active

Licensed Professionals Info:

Primary	Registration Number	License Type	Name	Business Name	Business License #

Total Fee Assessed: $3,135.00

Total Fee Invoiced: $3,135.00

Balance: $0.00

Custom Fields:

Property Details

Existing Zoning	**Lot Number**	**Lot Size (Acres)**
R-1ac(A)	TR 25	0.859
Block Number	**Lot Size (Sq. Ft)**	**How many streets abut the property?**
5517	37418	2
Land Use	**Is the property platted?**	**Status of Project**
Residential	Yes	Under Construction
Status of Property	**Previous Board of Adjustment case filed on this property**	**Accommodation for someone with disabilities**
Vacant Land	Yes	No
File Date	**Seleccione si necesitara un interprete**	**Case Number**
05/19/2026		_
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		
Permitting dept.		

Internal Use Only

Source of Request	**Fee Waiver Granted**	**Number of Parking Spaces**

Consultation - Residential

Lot Acreage
0.859

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		Fence Height for 8ft on both sides, Inwood Rd and walnut hill ln	Lot have slope on walnut hill ln for 4.5 ft compare to inwood rd. which result house floor is 4.5ft above street level need 8 ft height to cover doors and windows.	
Special Exception	Fence standards	Single Family/Duplex Variance or Special Exception		Visibility Triangle on walnut hill ln and Inwood Rd for 30ft	Existing trees/Bushes fence is less than 20ft on construction site for years, we would like to create wall Fence on 30ft compare to 45 required by city. This way we don't need to cut Big tree inside the fence and also it will not create any visibility issue as this is right turn junction and most of the visibility triangles in the area is less than 30ft.	
Special Exception	Fence standards	Single Family/Duplex Variance or Special Exception				
Special Exception	Fence standards	Single Family/Duplex Variance or Special Exception				
Special Exception	Visual obstruction (45-foot visibility triangle)	Single Family/Duplex Variance or Special Exception				

Street Frontage Information

Street Frontage	**Linear Feet (Sq. Ft)** (Number)
Front	271
Side	137

Case Information

Full Request	Brief Request	Zoning Requirements	Relevant History	BOA History	BOA History Details
The applicant proposes to construct and/or maintain an 8-foot-high fence in a required front-yard, which will require (1) a 4-foot special exception to the fence height regulations along Inwood Road	(1) a special exception to the fence height regulations along Inwood Road	which limits the height of a fence in the front yard to 4-feet,	BOA-26-000023-9-foot fence height	Yes	denied without prejudice
and to construct and/or maintain a 8-foot-high fence in a required front-yard, which will require (2) a 4-foot special exception to the fence height regulations along Walnut Hill Lane,	(2) a special exception to the fence height regulations along Walnut Hill Lane	which limits the height of a fence in the front yard to 4-feet,	BOA-26-000023-9-foot fence height	Yes	denied without prejudice
and to construct and/or maintain a fence in a required front-yard with a fence panel having less than 50 percent open surface area located less than 5 feet from the front lot line, which will require (3) a special exception to the fence opacity regulations along Inwood Road,	(3) a special exception to the fence opacity regulations along Inwood Road	requires a fence panel with a surface area that is less than 50 percent open may not be located less than 5 feet from the front lot line	BOA-26-000023-Same request-denied without prejudice	Yes	denied without prejudice
to construct and./or maintain a fence in a required front-yard with a fence panel having less than 50 percent open surface area located less than 5 feet from the front lot line, which will require (4) a special exception to the fence opacity regulations along Walnut Hill Lane	(4) a special exception to the fence opacity regulations along Walnut Hill Lane, and for	requires a fence panel with a surface area that is less than 50 percent open may not be located less than 5 feet from the front lot line	BOA-26-000023-Same request-denied without prejudice	Yes	denied without prejudice
and to construct and/or maintain a single-family residential fence structure in a required 45-foot visibility obstruction triangle, which will require (5) a special exception to the 45-foot visibility obstruction regulation.	(5) a special exception to the visibility obstruction regulation	and requires a 45-foot visibility triangle at the street intersections.	BOA-26-000023-Same request-all denied without prejudice	Yes	denied without prejudice

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	Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Kameka Miller-Hoskins	a special exception to the fence height regulations along Inwood Road	Scheduled	
			6ES	A	David A. Neumann	Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Kameka Miller-Hoskins	a special exception to the fence height regulations along Walnut Hill Lane	Scheduled	
			6ES	A	David A. Neumann	Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Kameka Miller-Hoskins	) a special exception to the fence opacity regulations along Inwood Road	Scheduled	
			6ES	A	David A. Neumann	Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Kameka Miller-Hoskins	a special exception to the fence opacity regulations along Walnut Hill Lane,	Scheduled	
			6ES	A	David A. Neumann	Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Kameka Miller-Hoskins	a special exception to the visibility obstruction regulation	Scheduled	

GIS Information

Parcel Number (Number)	Service	Layer	Attribute Value	Census Tract Number (Number)	Council District	School District	Escarpment	Floodplain
				5.8	13-Gay Donnell Willis			

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Intake		Intake Complete	11/06/2026	Accela Administ...
GIS AOR Review	Elham Elbadawi		11/06/2026	
Case Assignment		Case Manager...		
Site Inspection				
Plans Distribution			11/06/2026	
Subdivision Review				
Q Team Review				
Arborist Review				
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	10/28/2026	Notice	
General Facts/Staff An...	This will display in t...	Applied	10/28/2026	Notice	
Land Use	This will display in t...	Applied	10/28/2026	Notice	
Staff Recommendation	Staff Recommendation	Applied	10/28/2026	Notice	
Standard of Review	This will display in t...	Applied	10/28/2026	Notice	
Timeline	This will display in t...	Applied	10/28/2026	Notice	
Zoning	This will display in t...	Applied	10/28/2026	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-26-000091

BUILDING OFFICIAL'S REPORT: Application of **MUHAMMAD ISMAIL** for (1) a special exception to the fence height regulations along Inwood Road, (2) a special exception to the fence height regulations along Walnut Hill Lane, (3) a special exception to the fence opacity regulations along Inwood Road, (4) a special exception to the fence opacity regulations along Walnut Hill Lane, and for (5) a special exception to the visibility obstruction regulation at 10000 INWOOD RD. This property is more fully described as Block 5517 Tract 2, and is zoned R-1ac(A), which limits the height of a fence in the front yard to 4-feet, requires a fence panel with a surface area that is less than 50 percent open may not be located less than 5 feet from the front lot line, and requires a 45-foot visibility triangle at the street intersections. The applicant proposes to construct and/or maintain an 8-foot-high fence in a required front-yard, which will require (1) a 4-foot special exception to the fence height regulations along Inwood Road, to construct and/or maintain an 8-foot-high fence in a required front-yard, which will require (2) a 4-foot special exception to the fence height regulations along Walnut Hill Lane, to construct and/or maintain a fence in a required front-yard with a fence panel having less than 50 percent open surface area located less than 5 feet from the front lot line, which will require (3) a special exception to the fence opacity regulations along Inwood Road, to construct and/or maintain a fence in a required front-yard with a fence panel having less than 50 percent open surface area located less than 5 feet from the front lot line, which will require (4) a special exception to the fence opacity regulations along Walnut Hill Lane, and to construct and/or maintain a single-family residential fence structure in a required 45-foot visibility obstruction triangle, which will require (5) a special exception to the 45-foot visibility obstruction regulation.

LOCATION: 10000 INWOOD RD

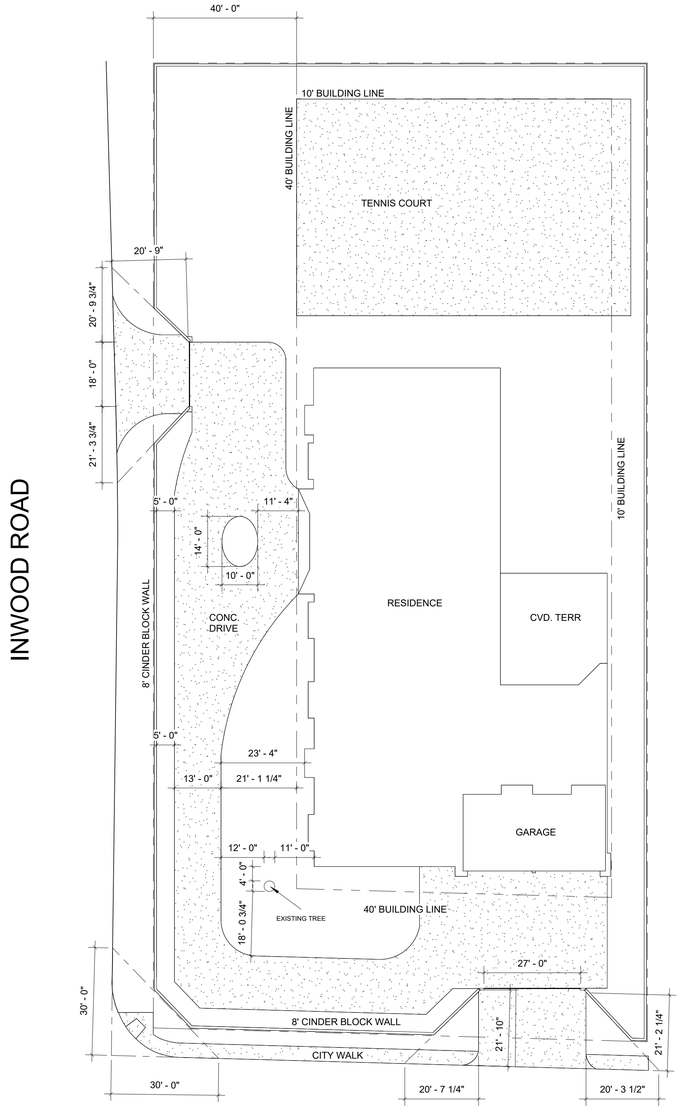
APPLICANT: **MUHAMMAD ISMAIL**

PROPERTY OWNER: Surani Residence LLC

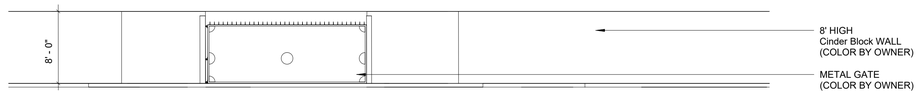
REQUEST:

(1) Special exception to the fence height regulations along Inwood Road;
(2) Special exception to the fence height regulations along Walnut Hill Lane;
(3) Special exception to the fence opacity regulations along Inwood Road;
(4) Special exception to the fence opacity regulations along Walnut Hill Lane;
(5) Special exception to the visibility obstruction regulation.

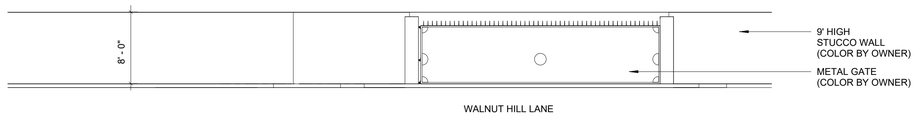
LOT AREA 37,398 SF
SLAB AREA 10,010 SF
COVERAGE 26.8%
NON - ROOFED AREA 27,387 SF
IMPERMEABLE COVERAGE 11,641 SF OR 42.5%



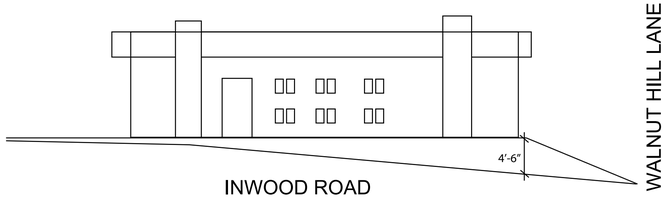
1 SITE PLAN
1" = 20'-0"



3 WEST
1/8" = 1'-0"



2 SOUTH
1/8" = 1'-0"



FIZU ENGINEERS AND DESIGNERS

10000 INWOOD ROAD
BLOCK 5517, TR 25
DALLAS, 75229 - TEXAS

Project Name

SITE PLAN

Project number	10000IR202510
Date	
Drawn by	SURAIYA KAMAL
Checked by	

A1.01

Scale