

Record Summary for Board of Adjustments

Record

Record #	Status	Opened Date
BOA-26-000007	Additional Info Required	01/29/2026

Application Name

Detailed Description

FILE NUMBER:

BOA-26-000007

BUILDING OFFICIAL'S REPORT: Application of Juan Garcia for (1) a special exception to the fence height regulations, (2) a special exception to the visibility obstruction regulation, and (3) special exception to the fence opacity regulations at 8440 KINGSFIELD RD. This property is more fully described as Block 7866 Lot 42, and is zoned R-7.5(A), which limits the height of a fence in the front yard to 4-feet, requires a 20-ft visibility triangle at the drive approach, and 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 in single family districts. The applicant proposes to construct and/or maintain a 6-foot-high fence in a required front-yard, which will require (1) a 2-foot special exception to the fence regulations, and to construct and/or maintain a single-family residential fence structure in a required visibility obstruction triangle at the drive approach, which will require (2) a special exception to the visibility obstruction regulation, and to construct 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 a (3) special exception to the fence opacity regulations.

LOCATION:

8440 KINGSFIELD RD

APPLICANT:

Juan Garcia

REQUEST: (1) Special exception to the fence height regulations, (2) Special exception to the visibility obstruction regulation, (3) Special exception to the fence opacity regulations

Assigned To Department

Assigned to Staff

Record Type

Board of Adjustments

Custom Fields

INTERNAL USE ONLY

Source of Request	-
Fee Waiver Granted	-
Number of Parking Spaces	-
Lot Acreage	-

PDOX INFORMATION

PDox Number	-
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PROPERTY INFORMATION

Existing Zoning	R-7.5(A)
Lot Number	40
Lot Size (Acres)	0.425573921
Block Number	7866
Lot Size (Sq. Ft)	18538
How many streets about the property?	1

Land Use	Single Family Residence
Is the property platted?	Yes
Status of Project	Existing
Status of Property	Owner Occupied
Previous Board of Adjustment case filed on this property	-
Accommodation for someone with disabilities	No
File Date	-
Seleccione si necesitara un interprete	-
Case Number	-
Are you applying for a fee waiver?	No
Have the standards for variance and or special exception been discussed?	Yes
Has the Notification Sign Acknowledgement Form been discussed?	Yes
Referred by	Jeysa Clinton

Custom Lists

Board of Adjustment Request

1

Type of Request	Special Exception
Request Description	Fence standards
Application Type	Single Family/Duplex Variance or Special Exception
Affirm that an appeal has been made for	6-foot-tall fence on the sides of the 25-foot front yard setback Front yard fence might be within the 20x20 visibility triangle
Application is made to BOA to grant the described appeal	6-foot-tall fence on the sides of the 25-foot front yard setback Front yard fence might be within the 20x20 visibility triangle

2

Type of Request	Special Exception
Request Description	Fence standards
Application Type	Single Family/Duplex Variance or Special Exception

3

Type of Request	Decide/Interpret
Request Description	Fence standards
Application Type	Single Family/Duplex Variance or Special Exception

Case Information

1

Full Request	to construct and/or maintain a 6-foot-high fence in a required front-yard, which will require (1) a 2-foot special exception to the fence regulations
Brief Request	for (1) a special exception to the fence height regulations
Zoning Requirements	limits the height of a fence in the front yard to 4-feet
Relevant History	NA

BOA History No

2

Full Request to construct and/or maintain a single-family residential fence structure in a required visibility obstruction triangle, which will require (2) a special exception to the visibility obstruction regulation

Brief Request (2) a special exception to the visibility obstruction regulation

Zoning Requirements Requires a 20-ft visibility triangle at the drive approach

Relevant History NA

BOA History No

3

Full Request to construct 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 a (3) special exception to the fence opacity regulations

Brief Request (3) special exception to the fence opacity regulations

Zoning Requirements 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 in single family districts.

Relevant History NA

BOA History No

Street Frontage Information

1

Street Frontage Front

Linear Feet (Sq. Ft) 65

Contact Information

Name	Organization Name	Contact Type	Phone
Juan Garcia		Applicant	4696647039

Email: jpenagarcia53@gmail.com
8440 Kingsfield Rd, Dallas, TX 75217

Name	Organization Name	Contact Type	Phone
Martin Garcia		Property Owner	4696647039

Email: jpenagarcia53@gmail.com

Address

8440 KINGSFIELD RD, Dallas, TX 75217

Parcel Information

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000077313700000 0							

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Y			

Status History

Status	Comment	Assigned Name	Status Date
Application About to Expire	Updated via: BATCH_BUILDING_ABOUT_TO_EXPIRE	Accela Administrator	02/13/2026
In Review		Diana Barkume	02/26/2026
In Review		Diana Barkume	03/11/2026
Expired	Updated via Script	Accela Administrator	03/16/2026
In Review		Diana Barkume	03/17/2026
Additional Info Required	<p>Required Items:</p> <ol style="list-style-type: none">Revised Site Plan <p>The front yard setback is 25 feet from the property line; anything within this area is considered the front yard.</p> <ul style="list-style-type: none">There appears to be an 8-foot fence located within this area along both sides. Please confirm whether this fence is part of the request at 8 feet, or if you are proposing to reduce it to 6 feet to match the fence along Kingfield.Clearly label the exact location of the fence and provide accurate measurements.Based on the City's review, the following may be required:<ul style="list-style-type: none">Special exception for the visibility triangle at the drive approachSpecial exception for fence heightEach request will require a separate fee.The dimensions shown on the site plan do not match those on the plat; please revise and provide correct measurements.Remove the description of the existing fence and replace it with the proposed fence details. <ol style="list-style-type: none">Additional Plans (Fence Elevations)<ul style="list-style-type: none">Provide elevation drawings showing all views:<ul style="list-style-type: none">FrontLeftRightGate (if proposed)Include proposed materials in the elevations. If the fence is less than 50% open, the opacity requirement must be addressed.Please upload all documents through Dallas Now once they are ready. After submission, the City will review the full package and issue an invoice if everything is complete. <p>Important Deadline: To be included in the May docket, all materials must be submitted before May 27, 2026.</p>	Diana Barkume	03/20/2026
Document Received	ACA document upload	Accela Administrator	03/30/2026
Payment Due		Diana Barkume	04/03/2026

Status	Comment	Assigned Name	Status Date
Additional Info Required	<p>A special exception to the 20-foot visibility triangle at the drive approach to allow a 4-foot fence</p> <p>A special exception to the fence height along the east and west sides of the property to allow an 8-foot fence within the front yard setback</p> <p>A special exception to the fence opacity requirement along the east and west sides of the property to allow an 8-foot wood fence within the front yard setback.</p> <p>The plan you submitted does not clearly represent these requests. Additionally, we will need a fence elevation for the proposed gate.</p>	Diana Barkume	04/03/2026

