

Record Summary for Board of Adjustments

Record

Record #	Status	Opened Date
BOA-26-000023	Payment Due	04/02/2026

Application Name

Detailed Description

FILE NUMBER:

BOA-26-000023

BUILDING OFFICIAL'S REPORT: Application of Muhammad Ismail for (1) a special exception to the fence height regulations, (2) a special exception to the fence height regulations, (3) a special exception to the fence opacity regulations, (4) a special exception to the fence opacity regulations, 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 a 9-foot-high fence in a required front-yard, which will require a 5-foot special exception to the fence regulations along Inwood Road, and to construct and/or maintain a 9-foot-high fence in a required front-yard, which will require a 5-foot special exception to the fence regulations along Walnut Hill Lane, 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 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 a special exception to the 45-foot visibility obstruction regulation.

LOCATION:

10000 INWOOD RD

APPLICANT:

Muhammad Ismail

REQUEST:

- (1) A special exception to the fence height regulations
- (2) A special exception to the fence height regulations
- (3) A special exception to the fence opacity regulations
- (4) A special exception to the fence opacity regulations
- (5) A special exception to the visibility obstruction regulation

Assigned To Department

Board of Adjustment

Assigned to Staff

Diana Barkume

Record Type

Board of Adjustments

Custom Fields

INTERNAL USE ONLY

Source of Request	Zoning
Fee Waiver Granted	-
Number of Parking Spaces	-
Lot Acreage	.86

PDOX INFORMATION

PDox Number -

PROPERTY INFORMATION

Existing Zoning	R-1ac(A)
Lot Number	Tract 25

Lot Size (Acres)	.86
Block Number	5517
Lot Size (Sq. Ft)	37398
How many streets abut the property?	2
Land Use	SFD
Is the property platted?	Yes
Status of Project	Proposed
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	zoning

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
Other	fence height

2

Type of Request	Special Exception
Request Description	Visual obstruction (45-foot visibility triangle)
Application Type	Single Family/Duplex Variance or Special Exception
Other	VT

3

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

4

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

Other

Opacity

5

Type of Request
Request Description
Application Type
Other

Special Exception
Fence standards
Single Family/Duplex Variance or Special Exception
Opacity

Case Information

1

Full Request
Brief Request
Zoning Requirements
Relevant History
BOA History

to construct and/or maintain a 9-foot-high fence in a required front-yard, which will require a 5-foot special exception to the fence regulations
special exception to the fence regulations
limits the height of a fence in the front yard to 4-feet
na
No

2

Full Request
Brief Request
Zoning Requirements
Relevant History
BOA History

to construct and/or maintain a 9-foot-high fence in a required front-yard, which will require a 5-foot special exception to the fence regulations
special exception to the fence regulations
limits the height of a fence in the front yard to 4-feet
na
No

3

Full Request
Brief Request
Zoning Requirements
Relevant History
BOA History

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 special exception to the fence regulations
special exception to the fence regulations
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
na
No

4

Full Request
Brief Request
Zoning Requirements
Relevant History
BOA History

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 special exception to the fence regulations
special exception to the fence regulations
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
na
No

Full Request	to construct and/or maintain a single-family residential fence structure in a required visibility obstruction triangle, which will require a special exception to the visibility obstruction regulation
Brief Request	a special exception to the visibility obstruction regulation
Zoning Requirements	requires a 45-foot visibility triangle at the street intersections.
Relevant History	na
BOA History	No

GIS Information

1	Census Tract Number	5.80
	Council District	13-Gay Donnell Willis

Street Frontage Information

1	Street Frontage	Front
	Linear Feet (Sq. Ft)	147
2	Street Frontage	Front
	Linear Feet (Sq. Ft)	295

Contact Information

Name	Organization Name	Contact Type	Phone
Muhammad Ismail	8Builders LLC	Applicant	4692686751
Email: 8buildersllc@gmail.com			
2076 HIDALGO LN, Frisco, TX 75034			

Address

10000 INWOOD RD, Dallas, TX 75229

Parcel Information

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000041536300000							
0							

Owner Information

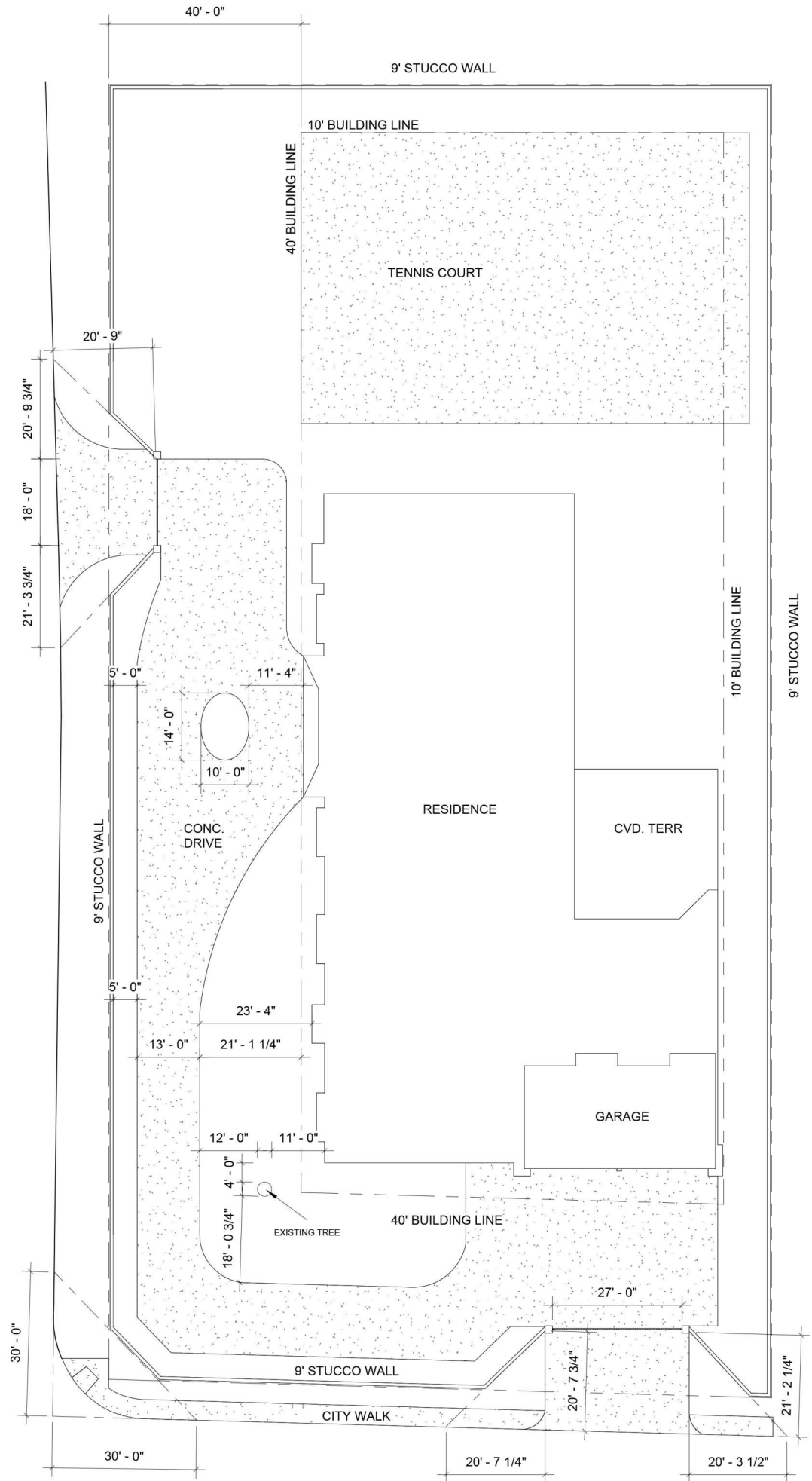
Primary	Owner Name	Owner Address	Owner Phone
Y	SURANI RESIDENCE LLC	2076 HIDALGO LN, FRISCO, TEXAS 750343902	

Status History

Status	Comment	Assigned Name	Status Date
Pending		Diana Barkume	04/02/2026
Payment Due		Diana Barkume	04/05/2026

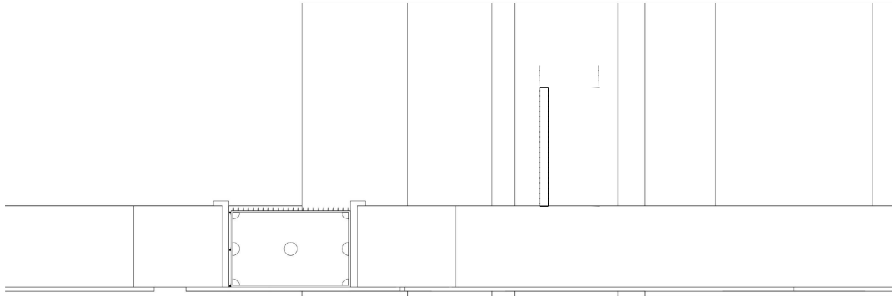
LOT AREA 37,398 SF
SLAB AREA 10,010 SF
COVERAGE 26.8%
NON - ROOFED AREA 27,387 SF
IMPERMEABLE COVERAGE 11,641 SF OR 42.5%

INWOOD ROAD

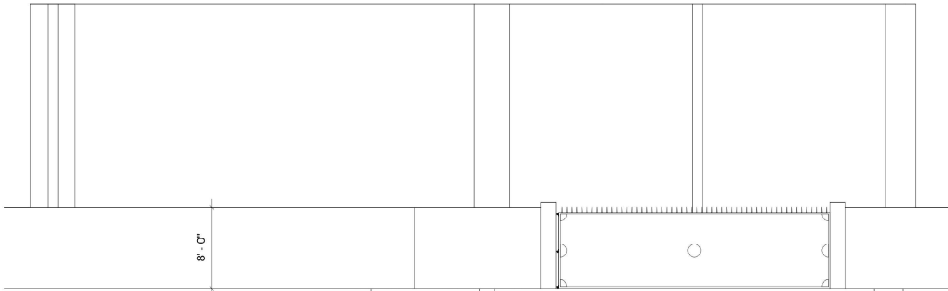


WALNUT HILL LANE

FIZU ENGINEERS
AND DESIGNERS



③ West
1/8" = 1'-0"



② South
1/8" = 1'-0"

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

Project Name

SITE PLAN

Project number 10000IR202510

Date

Drawn by GURAIYA KAMAL

Checked by

A1.01

Scale