

Record Summary for Board of Adjustments

Record

Record #	Status	Opened Date
BOA-25-000096	In Review	12/11/2025

Application Name

Detailed Description

A Special Exemption to build a

Assigned To Department

Assigned to Staff

Record Type

Board of Adjustments

Custom Fields

INTERNAL USE ONLY

Source of Request	Consultation - Residential
Fee Waiver Granted	-
Number of Parking Spaces	-
Lot Acreage	0.642

PDOX INFORMATION

PDox Number	-
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PROPERTY INFORMATION

Existing Zoning	PD
Lot Number	n/a
Lot Size (Acres)	0.642
Block Number	271
Lot Size (Sq. Ft)	27591
How many streets abut the property?	2
Land Use	Existing Commercial Building (Vacant). No new use or redevelopment proposed
Is the property platted?	No
Status of Project	Proposed
Status of Property	Non-Owner Occupied
Previous Board of Adjustment case filed on this property	No
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	Jessica Hernandez

Custom Lists

Board of Adjustment Request

1	Type of Request	Special Exception
	Request Description	Visual obstruction (20-foot visibility triangle)
	Application Type	Multifamily or nonresidential special exception
	Other	PD298 Sub 5B
	Affirm that an appeal has been made for	The visibility obstruction regulations under 51A-4.602(d)
	Application is made to BOA to grant the described appeal	Because the open wrought-iron fence will not constitute a traffic hazard, as required for a Special Exemption under 51A-4.602(d).
2	Type of Request	Special Exception
	Request Description	Visual obstruction (20-foot visibility triangle)
	Application Type	Multifamily or nonresidential special exception
	Other	PD298 Sub 5B
3	Type of Request	Special Exception
	Request Description	Visual obstruction (45-foot visibility triangle)
	Application Type	Multifamily or nonresidential special exception
	Other	PD298 Sub 5B

Case Information

1	Full Request	VT-20
	Brief Request	VT-20
	Zoning Requirements	VT-20
	Relevant History	PD298 Sub 5B
	BOA History	No
2	Full Request	VT-20
	Brief Request	VT-20
	Zoning Requirements	VT-20
	Relevant History	PD298 Sub 5B
	BOA History	No

Full Request	VT-45
Brief Request	VT-45
Zoning Requirements	VT-45
Relevant History	PD298 Sub 5B
BOA History	No

GIS Information

1

Census Tract Number	14.86
Council District	14

Street Frontage Information

1

Street Frontage	Front
Linear Feet (Sq. Ft)	185

2

Street Frontage	Side
Linear Feet (Sq. Ft)	150

Contact Information

Name	Organization Name	Contact Type	Phone
Cullen Finnegan Email: cfinnegan@tswcre.com	Good Swiss, LLC	Applicant	5124159968

Name	Organization Name	Contact Type	Phone
Cullen Finnegan Email: cfinnegan@tswcre.com	Good Swiss, LLC	Property Owner	5124159968

Name	Organization Name	Contact Type	Phone
Patrick Hunt Email: phunt@tswcre.com	Good Swiss, LLC	Property Owner	2146634218

Address

606 N GOOD LATIMER EXPY, Dallas, TX 75204

Parcel Information

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
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0000010592500000
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Owner Information

Primary	Owner Name	Owner Address	Owner Phone
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Y	1031 SOLUTIONS LLC &	825 SOUTH BARRINGTON AVE, LOS ANGELES, CALIFORNIA 900494707	
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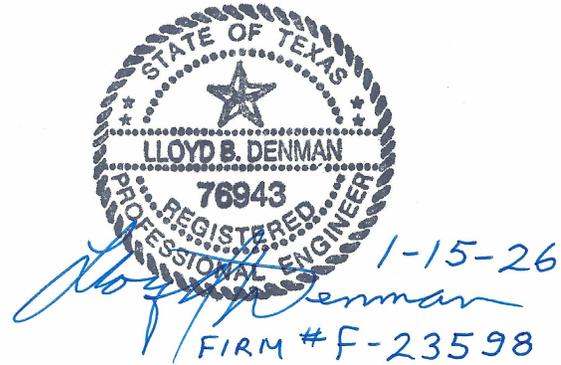
Status History

Status	Comment	Assigned Name	Status Date
Application About to Expire	Updated via: BATCH_BUILDING_ABOUT_TO_EXPIRE	Accela Administrator	12/26/2025
In Review		Diana Barkume	01/05/2026
In Review		Diana Barkume	01/23/2026
Payment Due		Diana Barkume	01/23/2026
In Review	Updated By Script	Accela Administrator	01/23/2026
In Review		Anna Brickey	01/26/2026

MEMORANDUM

To: David Nevarez, P.E., PTOE, CFM
Transportation and Public Works Department
Dallas City Hall, 5BN

From: Lloyd Denman, P.E., CFM
Consult LD, LLC
Registered Firm F-23598
2928 Westminster Ave. Dallas, TX 75205

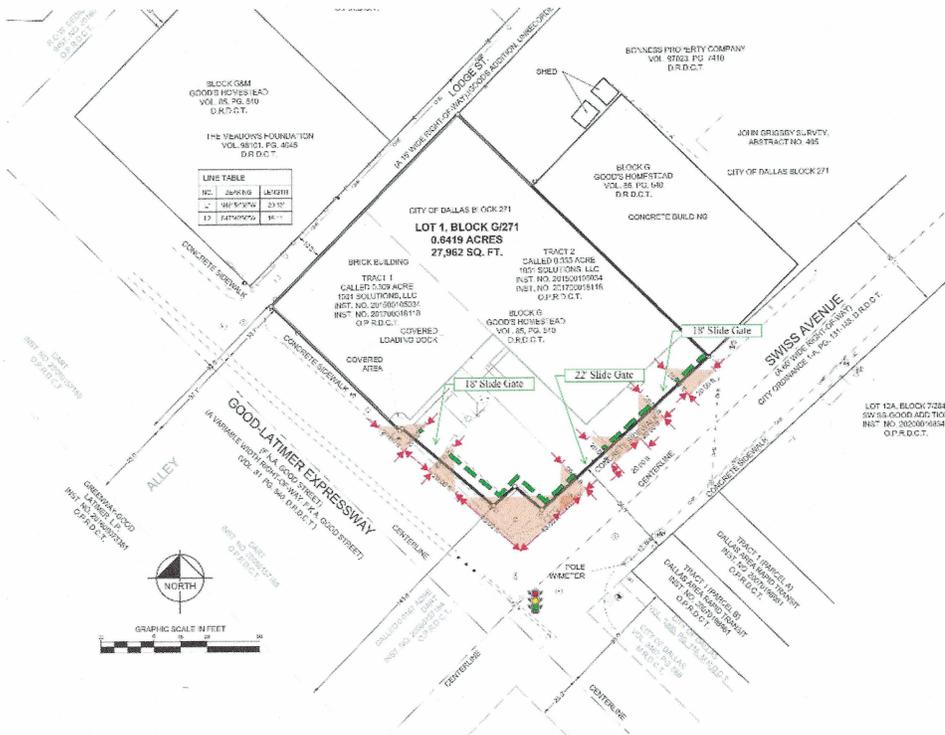


Date: January 15, 2026

Subject: **Visibility Triangle(s) Assessment for 606 N Good Latimer in Dallas, Texas**
Board of Adjustment Case BDA 25-000096

Introduction

The purpose of this Engineering Memorandum is to provide a traffic safety analysis and opinion for a special exception to the visibility triangles for 606 N Good Latimer. The request for special exception concerns slight encroachments of proposed wrought iron fence into the 20' driveway and the 45' intersection visibility triangles.



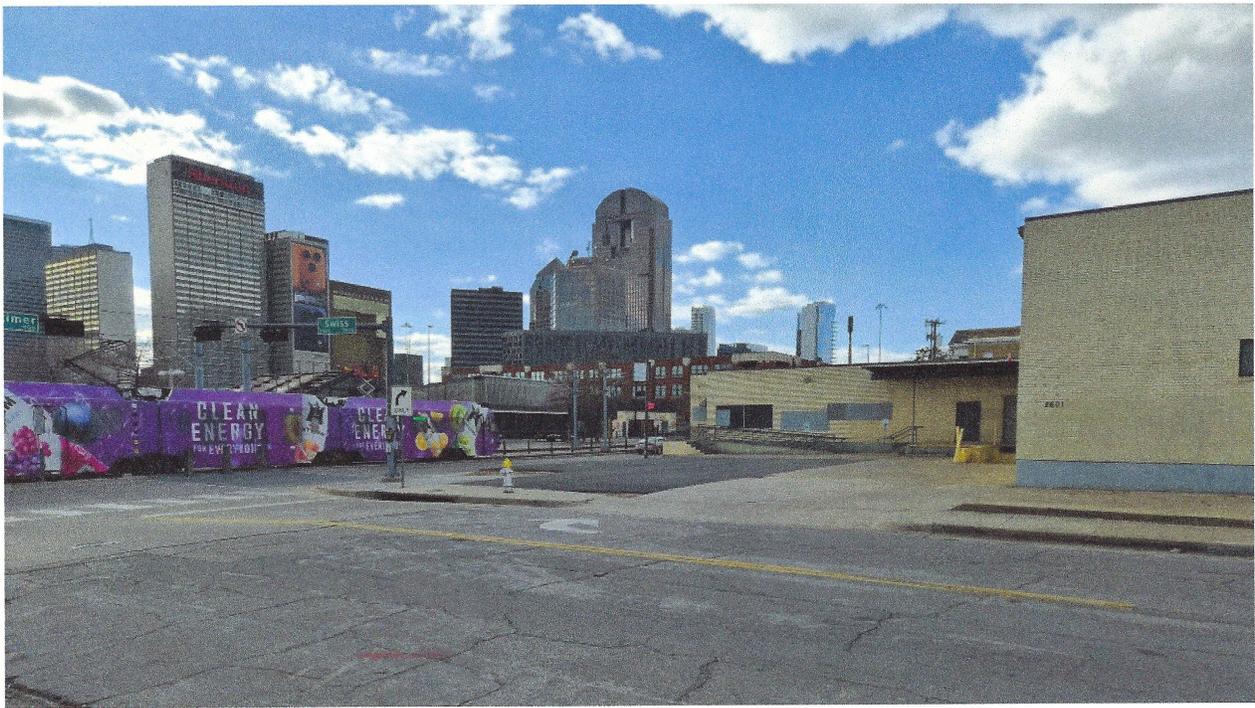
Proposed Wrought Iron Fence and Visibility Triangle Encroachments

Site Visit Observations

A site visit was made on Wednesday January 14, 2026, to observe the 606 N Good Latimer property, the adjacent area, and consider any impact that the installation of a wrought iron fence as proposed may have.

General Site Observations

During the site visit, the following general observations were made as detailed below. The photo below helps to illustrate the existing site.



- Street lights are in place for nighttime illumination
- Swiss Ave is a must stop and slow speed “T” intersection at Good Latimer
- Swiss Ave and Good Latimer is traffic signal controlled for added safety
- 606 N Good Latimer is on the “right” side of Swiss for oncoming traffic
- N Good Latimer is a One-Way operation so vehicles arrive only from the “left”
- The Crosswalk lines up with the N Good Latimer curb well beyond the proposed wrought iron fence so that pedestrian visibility would not be obstructed
- The Swiss Ave sidewalk is adjacent to and along the curb which improves visibility
- The DART Train prevents any through traffic on Swiss Ave
- The historic area buildings have been in the current configuration for decades

Adjacent to the Site Observations

During the site visit, the following observations adjacent to the site were made as detailed below. The photos below help to illustrate some of the observations.



Note columns in driveway visibility triangle and note buildings in intersection triangles

- Large brick columns are in the driveway 20' visibility triangle next door at 624 N Good Latimer at the St. James Temple built in 1919 and designed by William Pittman
- Chain link fence is in place in the intersection 45' visibility triangle next door on the empty lot at 572 N Good Latimer
- Three historic buildings severely encroach into the 45' visibility triangles at the adjacent Swiss and Cantegral intersection
- Across Good Latimer the zoning is CA with only 30' visibility triangles required by code so that the 606 N. Good Latimer's proposed fence would meet code there and not need a special exception

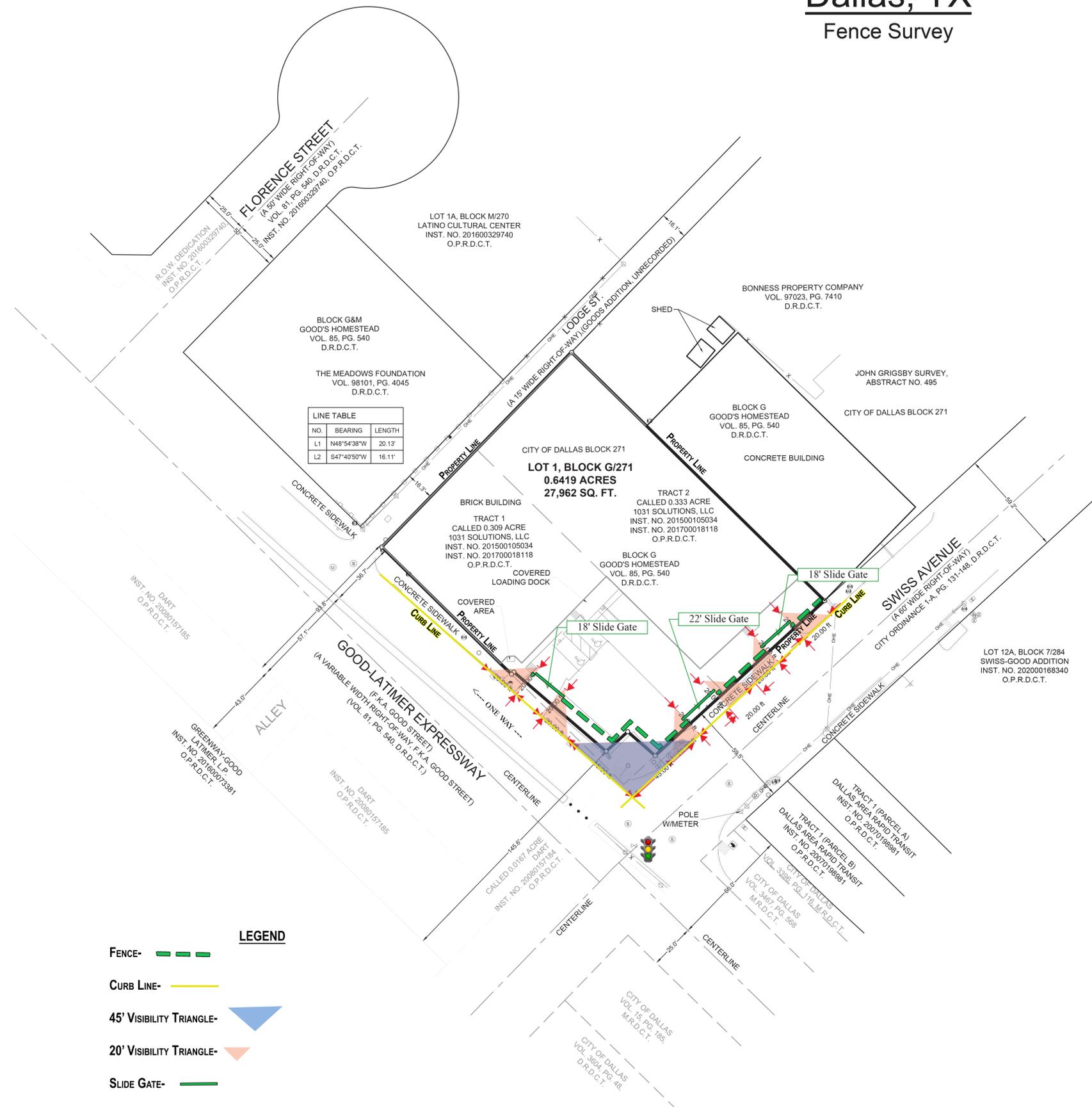
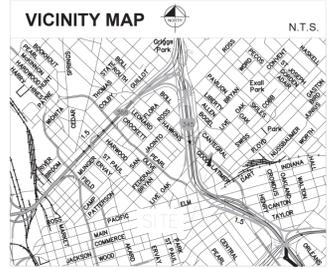
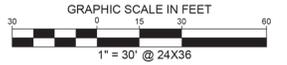
Conclusion and Recommendation

The installation of a wrought iron fence as proposed and shown in the Introduction Illustration **WILL NOT CONSTITUTE A TRAFFIC HAZARD** for the following reasons:

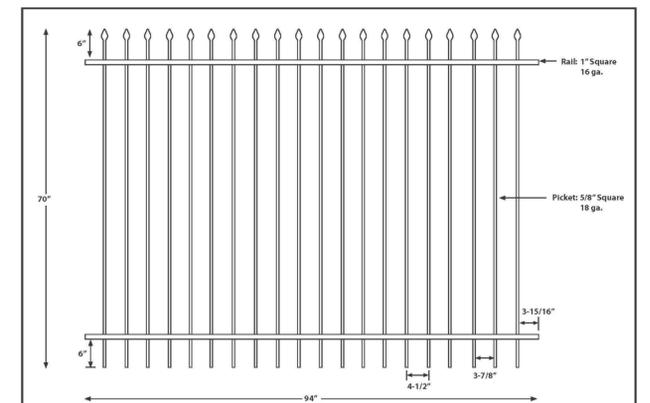
- Visibility is still very good through a wrought iron fence. The “see through” open space is greater than 80% of the surface dimensions when ¾” bars are spaced with 4” between them.
- The intersection of Swiss and N Good Latimer is signal controlled and is a “T” intersection. This is a slow speed intersection with no through traffic on Swiss Ave. The amount and location of encroachment of the wrought iron fence will not have a negative impact on vehicle or pedestrian visibility.
- The operation of the driveway fence gates will have the gates in the open position during the business operation hours. This prevents any queue from blocking the sidewalk or the through travel lane.
- The proposed wrought iron fence encroachments are minimum into the visibility triangles and would not obstruct the visibility of pedestrians through the wrought iron fence vast majority of open viewing space. Also, the view on Swiss at the intersection for oncoming vehicles is to the left since it is a one-way street and the proposed fence would be installed to the 606 N Good Latimer property to the right.
- If the 606 N Good Latimer building were to be similarly located across Good Latimer in CA zoning, the proposed wrought iron fence would not need a special exception since it would not encroach in the lesser 30’ visibility triangle within CA zoning.
- There is a long and time-tested history of large brick columns in the driveway 20’ visibility triangles next door at 624 N Good Latimer and historic buildings blocking the intersection 45’ visibility triangles at the adjacent intersection of Swiss and Cantegral that have been in place for decades and decades without removal by the City for being any sort of a traffic hazard.

Therefore, it is recommended to grant the Special Exception to allow the proposed wrought iron fence to be installed that will only slightly encroach into the driveway 20’ visibility triangles and the intersection 45’ visibility triangle without affecting good visibility or constituting a traffic hazard.

606 N. Good Latermier Expy Dallas, TX Fence Survey



Fence Elevation



- LEGEND**
- FENCE-
 - CURB LINE-
 - 45' VISIBILITY TRIANGLE-
 - 20' VISIBILITY TRIANGLE-
 - SLIDE GATE-