

# Record Summary for Board of Adjustments

## Record

| Record #      | Status    | Opened Date |
|---------------|-----------|-------------|
| BOA-25-000106 | In Review | 12/30/2025  |

### Application Name

### Detailed Description

Fence height along Chimney Hill Lane and Ferris Creek Lane; opacity along Ferris Creek Lane; visibility triangle less than 45 feet

### Assigned To Department

Board of Adjustment

### Assigned to Staff

Diana Barkume

### 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 | - |
|-------------|---|

### PROPERTY INFORMATION

|  |                     |
|--|---------------------|
| Existing Zoning  | MF-1(A)             |
| Lot Number   | 1E                  |
| Lot Size (Acres)   | 0.11                |
| Block Number   | D/8418              |
| Lot Size (Sq. Ft)  | 4617                |
| How many streets abut the property?                      | 2                   |
| Land Use   | Townhouse Residence |
| Is the property platted?                                 | Yes                 |
| Status of Project  | Proposed            |
| Status of Property                                       | 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                   | UNCHECKED           |
| 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 self

**Custom Lists**

**Board of Adjustment Request**

1

|  |   |
|--|---|
| Type of Request  | Special Exception   |
| Application is made to BOA to grant the described appeal | Replacement of 6-foot brick wall with 8-foot board-on-board fence |

**Street Frontage Information**

1

|                      |       |
|----------------------|-------|
| Street Frontage      | Side  |
| Linear Feet (Sq. Ft) | 95.61 |

2

|                      |       |
|----------------------|-------|
| Street Frontage      | Rear  |
| Linear Feet (Sq. Ft) | 29.68 |

**Contact Information**

| Name                                  | Organization Name | Contact Type | Phone      |
|---------------------------------------|-------------------|--------------|------------|
| Larry Colgrove                        |                   | Applicant    | 2149342339 |
| Email: colgrove88@gmail.com           |                   |              |            |
| 12304 Halima Street, Dallas, TX 75243 |                   |              |            |

| Name                                  | Organization Name | Contact Type   | Phone      |
|---------------------------------------|-------------------|----------------|------------|
| Larry Colgrove                        |                   | Property Owner | 2149342339 |
| Email: colgrove88@gmail.com           |                   |                |            |
| 12304 Halima Street, Dallas, TX 75243 |                   |                |            |

**Address**

12304 HALIMA ST, Dallas, TX 75243

**Parcel Information**

| Parcel No:       | Land Value | Legal Description | Book | Page | Lot | Block | Subdivision |
|------------------|------------|-------------------|------|------|-----|-------|-------------|
| 008418000D01E000 |            |                   |      |      |     |       |             |
| 0                |            |                   |      |      |     |       |             |

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**Owner Information**

| <b>Primary</b> | <b>Owner Name</b>   | <b>Owner Address</b>                     | <b>Owner Phone</b> |
|----------------|---------------------|--|--------------------|
| Y              | COLGROVE LARRY JR & | 12304 HALIMA ST, DALLAS, TEXAS 752431359 |                    |

**Status History**

| <b>Status</b>                     | <b>Comment</b>                              | <b>Assigned Name</b> | <b>Status Date</b> |
|-----------------------------------|---|----------------------|--------------------|
| In Review                         |   | Diana Barkume        | 12/30/2025         |
| Application<br>About to<br>Expire | Updated via: BATCH_BUILDING_ABOUT_TO_EXPIRE | Accela Administrator | 01/14/2026         |
| In Review                         |   | Diana Barkume        | 01/16/2026         |



# 12304 Halima Street

Being Lot 1E, Block D/8418, CAYENNE ADDITION, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Document No. 201600302821, Plat Records, Dallas County, Texas.

Site plan for 8-ft Board-on-Board Fence

= Location of proposed 8' fence (is in same location as current 6' brick wall, which will be demolished.)

### LEGEND

- 1/2" ROD FOUND
- ⊕ 3" ALUMINUM DISC STAMPED "CA AND RPLS 5513" SET OVER A 1/2" ROD FOUND
- ⊗ "X" FOUND/SET
- ⊕ 5/8" ROD FOUND
- ⊕ POINT FOR CORNER FENCE POST FOR CORNER
- CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- I — IRON FENCE
- X — BARBED WIRE
- □ — DOUBLE SIDED WOOD FENCE
- / — EDGE OF ASPHALT
- / — EDGE OF GRAVEL
- ▭ CONCRETE
- ▭ COVERED AREA

## FERRIS CREEK LANE

50' R.O.W.  
VOL. 77049, PG. 1743,  
D.R.D.C.F.

10'X10' RIGHT-OF-WAY DEDICATION

PROPOSED 30' X 30' SIGHT LINE/VISIBILITY TRIANGLE

## CHIMNEY HILL LANE

80' R.O.W.  
VOL. 74052, PG. 384,  
D.R.D.C.F.

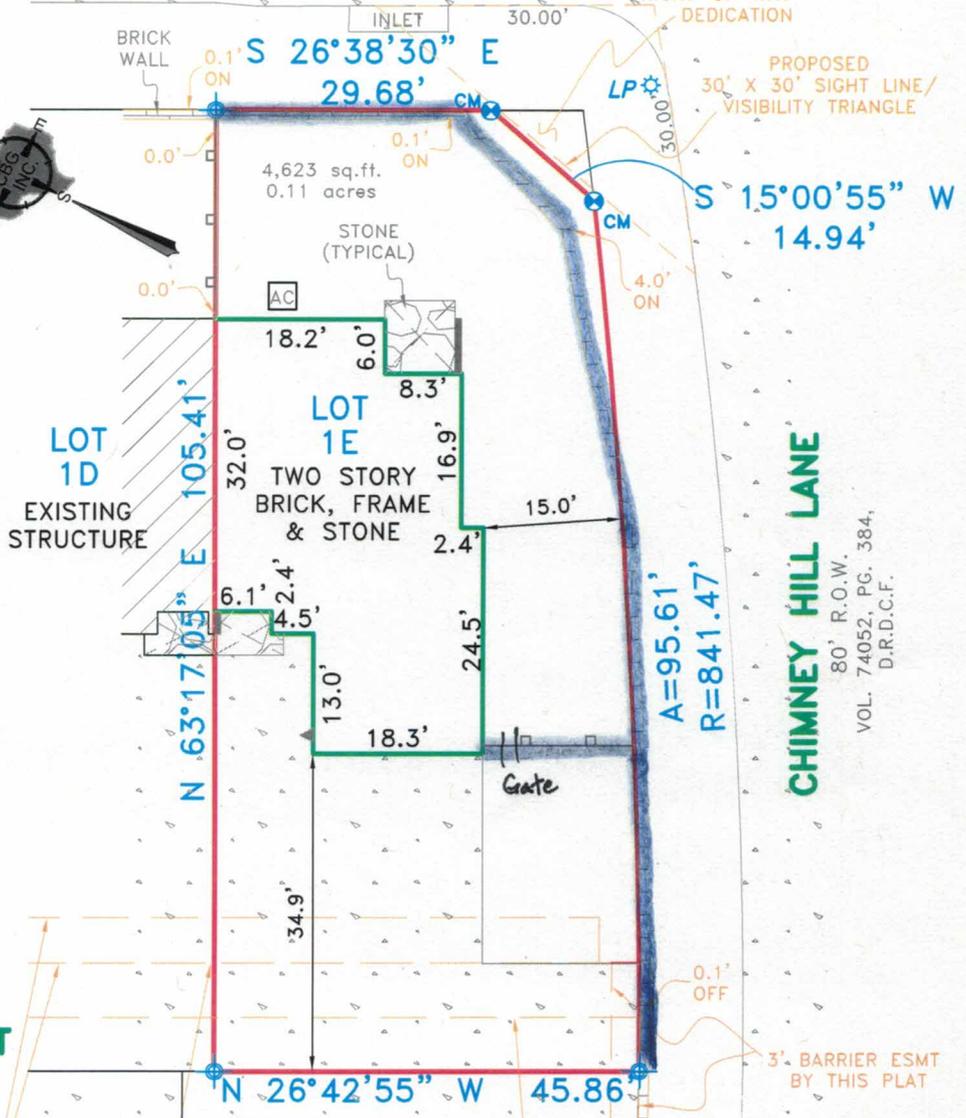
## HALIMA STREET

EASEMENT AND RIGHT-OF-WAY  
INST. NO. 201600231884  
O.P.R.D.C.T.

SHARED ACCESS EASEMENT  
INST. NO. 201600106381  
O.P.R.D.C.T.

12' WATER & WASTEWATER ESMT  
(BY THIS PLAT)

3' BARRIER ESMT BY THIS PLAT



### EXCEPTIONS:

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

NOTE: CONTROL MONUMENTS SHOWN HEREON ARE THE BASIS FOR DIRECTIONAL CONTROL

REVISED SURVEY - OM 12/12/2025

### NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48113C0215K, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by The Client. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: ALC

Scale: 1" = 20'

Date: 11/28/18

GF No.: GFN

Job No. 1400669-15

**CBG**  
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Garland, TX 75043  
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F 214.349.2216  
Firm No. 10168800  
www.cbgtxl.com



Accepted by: \_\_\_\_\_  
Date: \_\_\_\_\_  
Purchaser

Accepted by: \_\_\_\_\_  
Date: \_\_\_\_\_  
Purchaser