

Record Summary for Board of Adjustments

Record

Record #	Status	Opened Date
BOA-26-000028	Pending	04/21/2026

Application Name

Detailed Description

This project has fully approved construction drawings (DP24-295) and is currently under construction. A portion of the existing fence must be replaced due to safety concerns.

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	PD
Lot Number	1
Lot Size (Acres)	81.850
Block Number	A
Lot Size (Sq. Ft)	3565386
How many streets abut the property?	1
Land Use	Electric Substation
Is the property platted?	Yes
Status of Project	Under Construction
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	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? No

Referred by Diana Barkume

Custom Lists

Board of Adjustment Request

1

Type of Request	Special Exception
Affirm that an appeal has been made for	Fence Height Special Exception
Application is made to BOA to grant the described appeal	Safety concerns

Street Frontage Information

1

Street Frontage	Front
Linear Feet (Sq. Ft)	800

Contact Information

Name	Organization Name	Contact Type	Phone
Lauren James	Kimley-Horn	Applicant	9723353580

Email: lauren.james@kimley-horn.com

6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034

Name	Organization Name	Contact Type	Phone
Omar Omar Alvarez	Oncor Electric Delivery Company LLC	Property Owner	2145423949

Email: Jose.Alvarez@oncor.com

Address

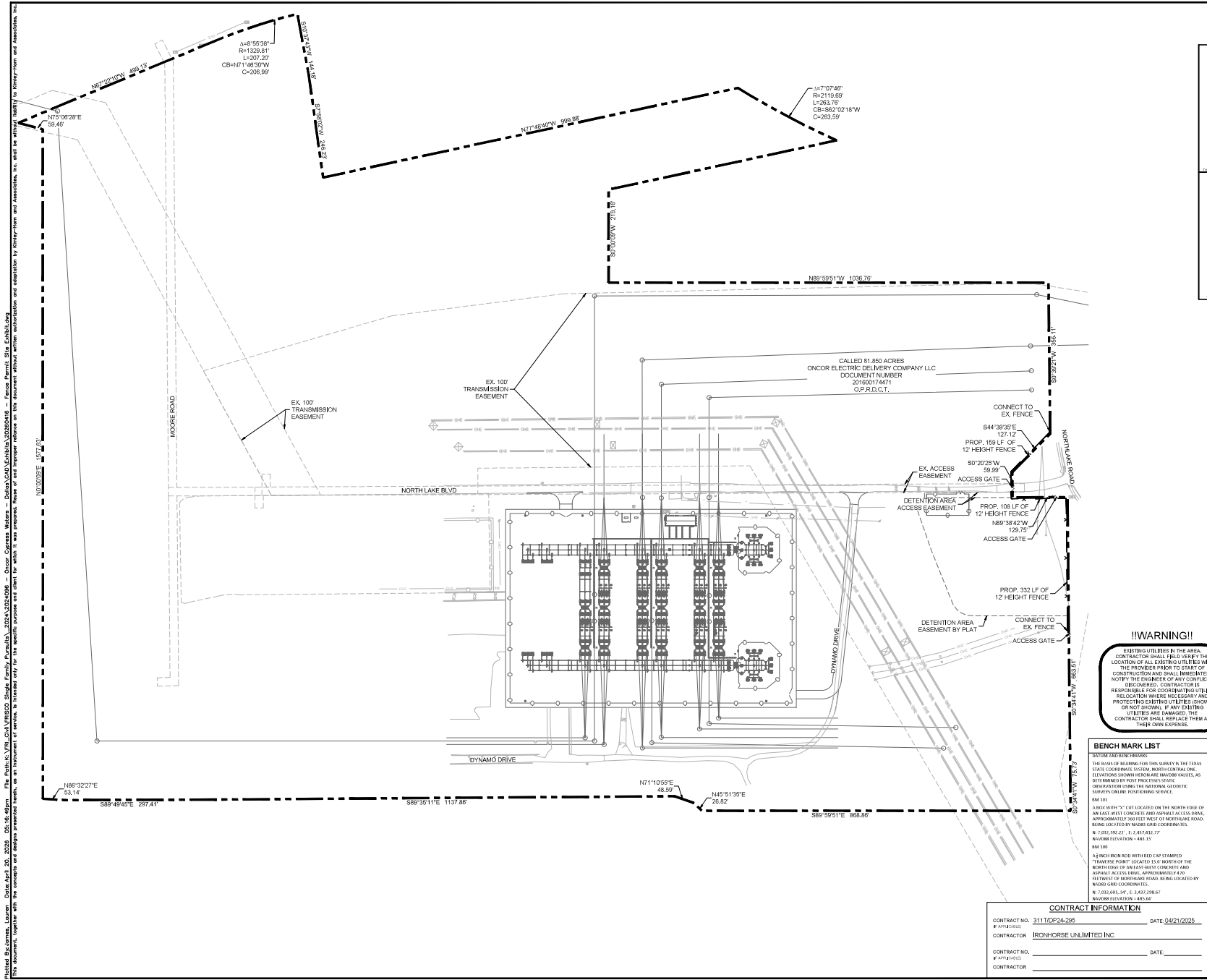
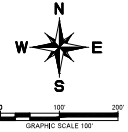
14901 NORTH LAKE RD, Dallas, TX 75019

Parcel Information

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000081133300010							
0							

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Y	ONCOR ELECTRIC DELIVERY COMPANY LLC	PO BOX 139100, DALLAS, TEXAS 753139100	



!!WARNING!!
 EXISTING UTILITIES IN THE AREA. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES WITH THE PROVIDER PRIOR TO START OF CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS (BEFOREHAND). CONTRACTORS RESPONSIBLE FOR COORDINATING UTILITY RELOCATION WHERE NECESSARY AND PROTECTING EXISTING UTILITIES (SHOWN ON THIS DRAWING). IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT THEIR OWN EXPENSE.

LEGEND

—	PROPERTY LINE
-X-	PROPOSED CHAIN LINK FENCE
—○—	CHAIN LINK FENCE
—○—	OVERHEAD ELECTRIC LINE

BENCH MARK LIST
 THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE COGNITIVE SYSTEM, NORTH CENTRAL ZONE. ELEVATIONS SHOWN HEREON ARE NAVD83 VALUES, AS DETERMINED BY PHOTO THEODOLITE SURVEYING USING THE NATIONAL GEODETIC SURVEYING SYSTEM POSITIONING SERVICE.
 BM 345
 A BENCH MARK (BM) IS LOCATED ON THE NORTH EDGE OF AN ASBESTOS CONCRETE DRIVEWAY ACCESS DRUM, APPROXIMATELY 300 FEET WEST OF NORTH LAKE ROAD. BEING LOCATED BY NAD83 COORDINATES:
 N: 7,032,592.27 E: 2,437,632.77
 NAVD83 ELEVATION: 483.33
 BM 346
 A BENCH MARK (BM) WITH REBAR IS STAMPED "TRANSFORM" LOCATED 11.0 FEET WEST OF THE NORTH EDGE OF AN ASBESTOS CONCRETE DRIVEWAY ACCESS DRUM, APPROXIMATELY 40 FEET WEST OF NORTH LAKE ROAD. BEING LOCATED BY NAD83 COORDINATES:
 N: 7,032,605.54 E: 2,437,288.67
 NAVD83 ELEVATION: 485.64

REVISIONS

REV. NO.	DATE	DESCRIPTION	BY

Kimley Horn
 © 2024 KIMLEY HORN AND ASSOCIATES, INC. TX 4008 PH: 972.332.3800 FAX: 972.332.3778
 6100 WARREN PARKWAY, SUITE 210, FRENCO, TEXAS 75044 WWW.KIMLEYHORN.COM

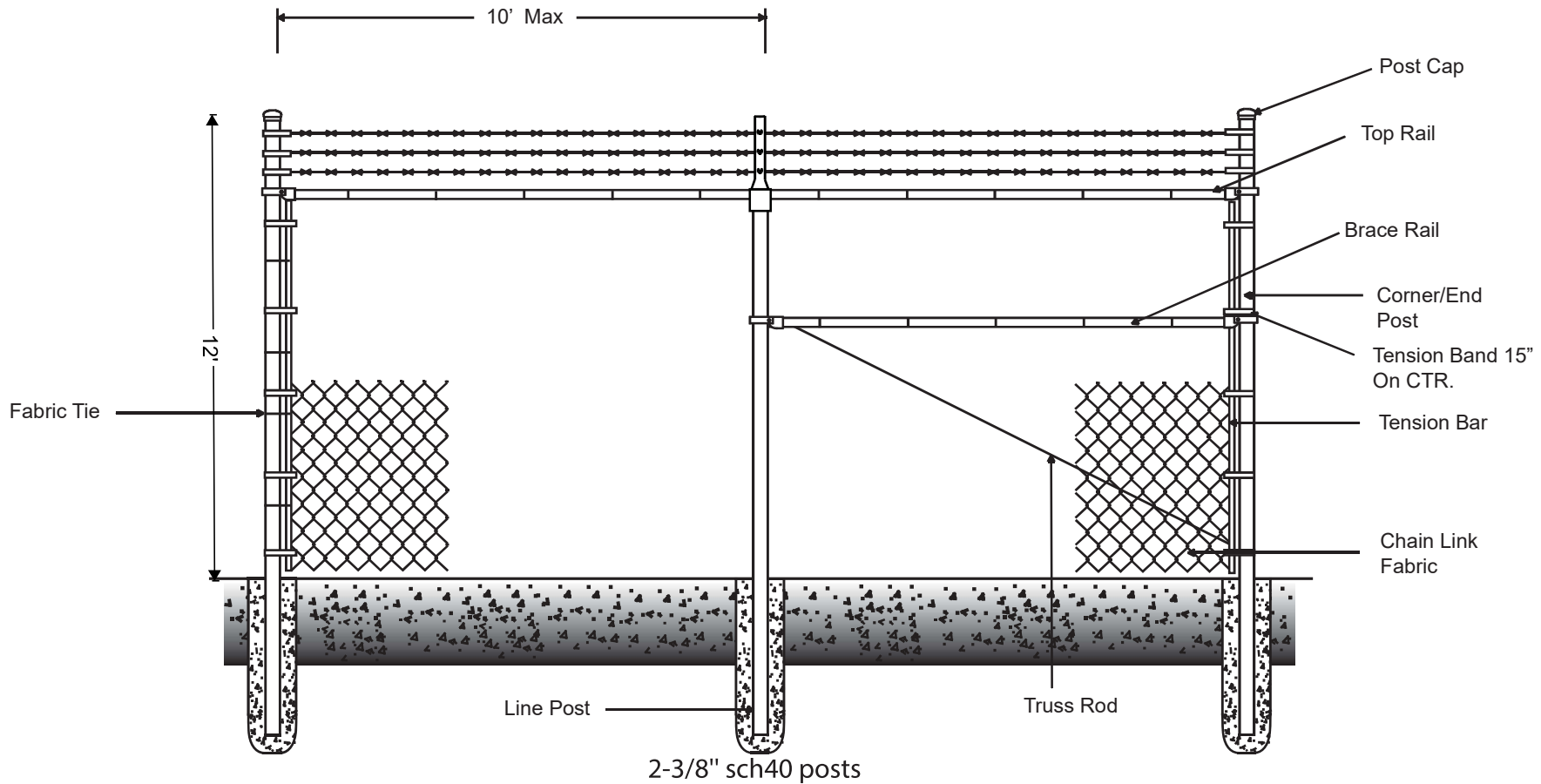
PLAT NO.	BLDG PERMIT NO.	SDC ENGINEERING TRACKING NOS.
82454-132	NA	DP24-295

SITE PLAN
ONCOR CYPRESS WATERS
 14801 NORTH LAKE ROAD, DALLAS, TEXAS 75019
SUSTAINABLE DEVELOPMENT & CONSTRUCTION
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

REVIEWED BY	DRAWN BY	DATE	FILE	NUMBER	SHEET
RJM	GCB	APRIL 04, 2025	DP24	295	1 OF 1

CONTRACT INFORMATION
 CONTRACT NO. 3111DP24-295 DATE 04/21/2025
 CONTRACTOR IRONHORSE UNLIMITED INC.
 CONTRACT NO. _____ DATE _____
 CONTRACTOR _____

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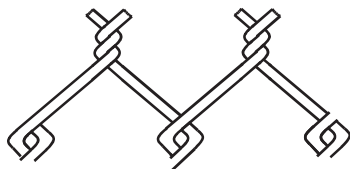


Fabric	Height	Mesh	Gage	Selvage	Finish
Framework		O.D.	Wall	Wt. per ft.	Length
End/Corner Post					
Line Post					
Rails					
Gate Frame					
Gate Post					

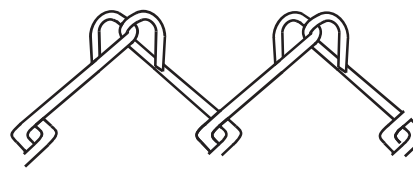
Notes

- Gate Fabric to match fence
- For welded frames on truss rods
- For more information please see <http://www.spsfence.com>

Twist or Barb Selvage



Knuckle Selvage



Standard Chain Link Fencing

Standard ChainLink Fence W/Top Rail & Barb W/ Triangular Brace

Approved By/Date

Revision NO.

Drawing NO.

Drawn By:

Joshua Stidham

Effective Date

SPS-CL-11R2