

File Date: 06/25/2026

Application Status: In Review

Assigned To: Diana Barkume

Description of Work: BUILDING OFFICIAL'S REPORT: Application of Erica Teniente for (1) a special exception to the fence height regulations, and for (2) a special exception to the fence opacity regulations at 3780 MCLARTY DRIVE. This property is more fully described as block C/8292 Lot 1, and is zoned R-5(A), which a person shall not erect or maintain a fence in a required yard more than four feet above grade, 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 4-inch high fence in a required front-yard, which will require (1) a 2-foot 4-inch special exception to the fence height regulations, 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 (2) a special exception to the fence opacity regulations.

Application Detail: Detail

Application Name:

Application Type: Board of Adjustments

Documents:	File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
	BOAapp.aff 3780MCLarty...	BLDG_BDA	Affidavit - Pro...		application/pdf	Uploaded	06/25/2026
	TaxCert 3780 McLarty D...	BLDG_BDA	Certificate - Tax		application/pdf	Uploaded	06/25/2026
	Deed 3780 McLarty Dr.pdf	BLDG_BDA	Certificate - W...		application/pdf	Uploaded	06/25/2026
	Plat 3780 McLarty Dr.pdf	BLDG_BDA	Plat - Certifie...		application/pdf	Uploaded	06/25/2026
	Lien Letter 3780 MCLAR...	BLDG_BDA	Statement - Lien		application/pdf	Uploaded	06/25/2026
	Plat 3780 McLarty Dr.pdf	BLDG_BDA	Maps - Block		application/pdf	Uploaded	06/25/2026
	zoning_map.pdf	BLDG_BDA	Maps - Zoning L...		application/pdf	Uploaded	06/25/2026
	survey.pdf	BLDG_BDA	Legal Descripti...		application/pdf	Uploaded	06/25/2026
	BOA-26-000051_report.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	10/02/2026
	BOA-26-000051_Submissi...	BLDG_BDA	Other Support D...		application/pdf	Uploaded	10/02/2026
	BOA-26-000051_labels.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	10/02/2026
	BOA26000051mva.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	10/02/2026
	BOA26000051z.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	10/02/2026
	BOA26000051a.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	10/02/2026
	BOA26000051n.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	10/02/2026
	3780 McLarty-Plans.pdf	BLDG_BDA	Plans - New Plans	Revised plans	application/pdf	Uploaded	10/11/2026
	Show all						

Address: 3780 MCLARTY DR, Dallas, TX 75241

Owner Name: RUIZBALTAZAR LORENZO & ZENaida

Owner Address: 3780 MCLARTY AVE, DALLAS, TEXAS 752416717

Parcel No: 00000801191200000

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Erica Teniente		Applicant	Mailing_3780 McLarty...	Active
	RUIZBALTAZAR LORENZO &...		Property Owner	Mailing_3780 McLarty...	Active

Licensed Professionals Info:	Primary	Registration Number	License Type	Name	Business Name	Business License #
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Total Fee Assessed: \$1,935.00

Total Fee Invoiced: \$1,935.00

Balance: \$0.00

Custom Fields: Property Details

Existing Zoning	Lot Number	Lot Size (Acres)
R-5(A)	1	0.19
Block Number	Lot Size (Sq. Ft)	How many streets abut the property?
C/8292	8344	2
Land Use	Is the property platted?	Status of Project

SFR	Yes	Existing
Status of Property	Previous Board of Adjustment case filed on this property	Accommodation for someone with disabilities
Owner Occupied	No	No
File Date	Seleccione si necesitara un interprete	Case Number
-	✓	-
Are you applying for a fee waiver?	Have the standards for variance and or special exception been discussed?	Has the Notification Sign Acknowledgement Form been discussed?
No	Yes	Yes
Referred by		
Permitting dept.		

Internal Use Only		
Source of Request	Fee Waiver Granted	Number of Parking Spaces
In Review - Residential		-
Lot Acreage		
0.19		

PDox Information
PDox Number
BLOCKED

Board of Adjustment Request						
Type of Request	Request Description	Application Type	Other	Affirm that an appeal has been made for	Application is made to BOA to grant the described appeal	Outcome
Special Exception	Fence standards	Single Family/Duplex Variance or Special Exception	Fence Height	I am submitting this request for a denied fence permit at 3780 McLarty Dr, Dallas, TX 75241	Denied fence permit due to setbacks not being met.	
Special Exception	Fence standards	Single Family/Duplex Variance or Special Exception	Opacity			

Street Frontage Information	
Street Frontage	Linear Feet (Sq. Ft) (Number)
Front	88
Side	114

Full Request	Brief Request	Zoning Requirements	Relevant History	BOA History	BOA History Details
to construct and/or maintain a foot inch high fence in a required front-yard, which will require a foot inch special exception to the fence regulations	for a special exception to the fence height regulations	A person shall not erect or maintain a fence in a required yard more than four feet above grade	NA	No	
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 for a special exception to the fence standards regulations	a special exception to the fence standards 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 In single family districts	NA	No	

Board of Adjustment Meeting												
Hearing Type	Action Date	Time	Room	Panel	Presiding Officer	BOA Administrator	BOA Secretary	BOA Code Specialist	Case Assigned to	Notes	Outcome	Filing Date
			6ES	C	Robert F. Agnich	Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Kameka Miller-Hoskins	Special Exception to the fence height regulations	Scheduled	
			6ES	C	Robert F. Agnich	Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Kameka Miller-Hoskins	Special Exception to the opacity regulations	Scheduled	

GIS Information							
Parcel Number (Number)	Service	Layer	Attribute Value	Census Tract Number (Number)	Council District	School District	Escarpment Floodplain
				23.95	8-Lorie Blair		

Workflow Status:	Task	Assigned To	Status	Status Date	Action By	
	Application Intake	Diana Barkume	Intake Complete	09/29/2026	Accela Administ...	
	GIS AOR Review	Elham Elbadawi	Review Complete	10/05/2026	Elham Elbadawi	
	Case Assignment		Case Manager...			
	Site Inspection					
	Plans Distribution			09/29/2026		
	Subdivision Review					
	Q Team Review					
	Arborist Review					
	Building Code Review					
	Zoning Review					
	Electrical Review					
	Eng Water and Wastewat...					
	Historic Preservation ...					
	Eng Paving and Drainag...					
	Eng Flood Plain Review					
	Board of Adjustment Re...					
	Conservation Review					
	Traffic Review					
	GIS Review					
	Residential Team Review					
	Signs Review					
	Plans Coordination					
	Board of Adjustment He...					
	Two-Year Waiver Period					
Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
	BOA History	This will display in t...	Applied	06/25/2026	Notice	
	General Facts/Staff An...	This will display in t...	Applied	06/25/2026	Notice	
	Land Use	This will display in t...	Applied	06/25/2026	Notice	
	Staff Recommendation	Staff Recommendation	Applied	06/25/2026	Notice	
	Standard of Review	This will display in t...	Applied	06/25/2026	Notice	
	Timeline	This will display in t...	Applied	06/25/2026	Notice	
	Zoning	This will display in t...	Applied	06/25/2026	Notice	
Application Comments:	View ID	Comment	Date			
Initiated by Product:	ACA					
Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments	
Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments	

**BOARD OF ADJUSTMENT
CITY OF DALLAS, TEXAS**

FILE NUMBER: BOA-26-000051

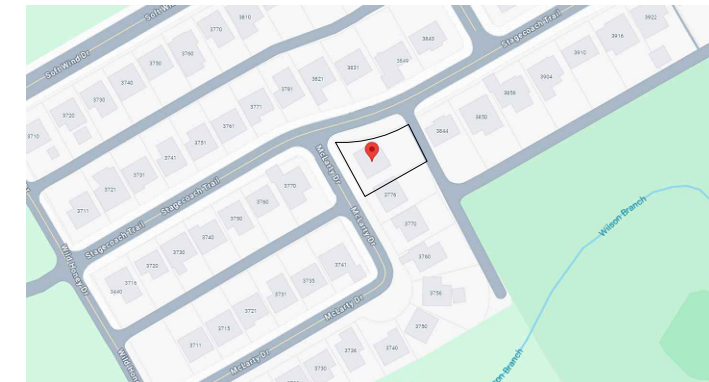
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LOCATION: 3780 MCLARTY DR

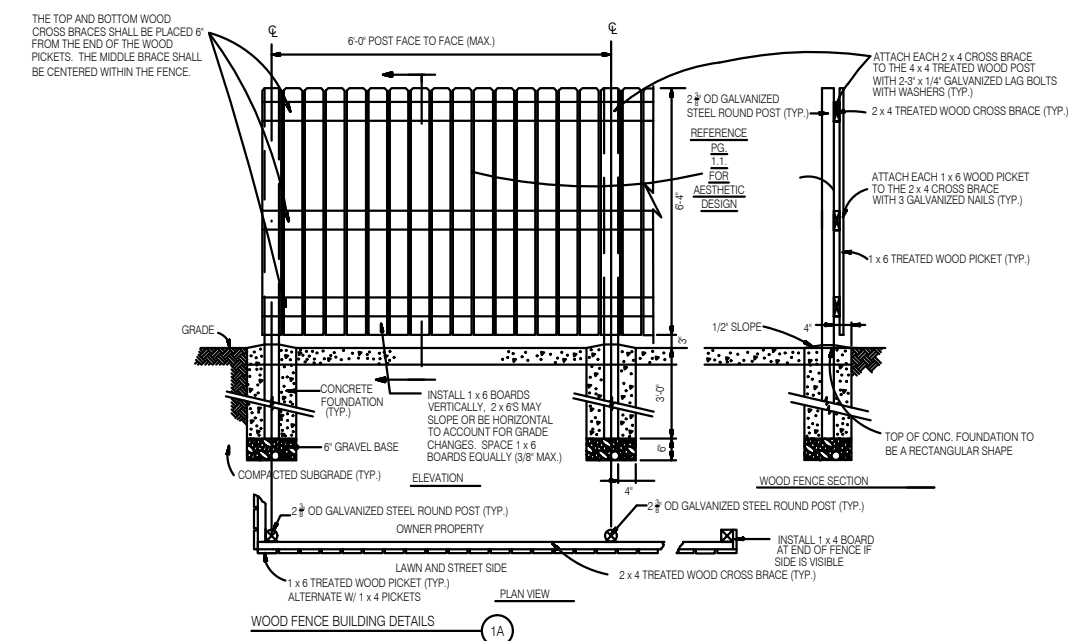
APPLICANT: Erica Teniente

REQUEST:

- (1) Special exception to the fence height regulations
- (2) Special exception to the fence opacity regulations



LEGAL DESCRIPTION:
ROLLING CREEK 1ST INST
BLK C/8292 LT 1



1

PAGE: 1

3180 MCLARTY DR,
DALLAS, TX 75241

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDERS SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION. ANYONE FROM ANY FEDERAL, STATE, AND LOCAL CODES AND REGULATIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.

THESE PLANS DO NOT GUARANTEE ANY TYPE OF PERFORMANCE OR DAMAGE TO EXISTING OR NEARBY STRUCTURES OR TO THE GEOGRAPHIC LOCATIONS, DESIGNER, OR ASSUMING ANY TYPE OF LIABILITY TO OTHERS. THERE ARE NO WARRANTIES, OR GUARANTEES ON THESE PLANS.

THE OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION.

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