

ZONING BOARD OF ADJUSTMENT

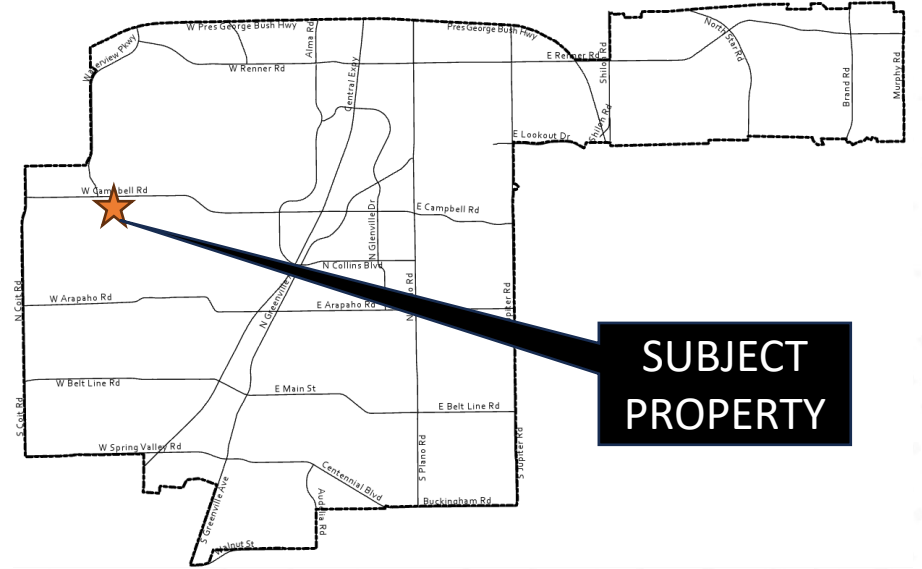
March 18, 2026

AGENDA ITEM 2

SE 26-01

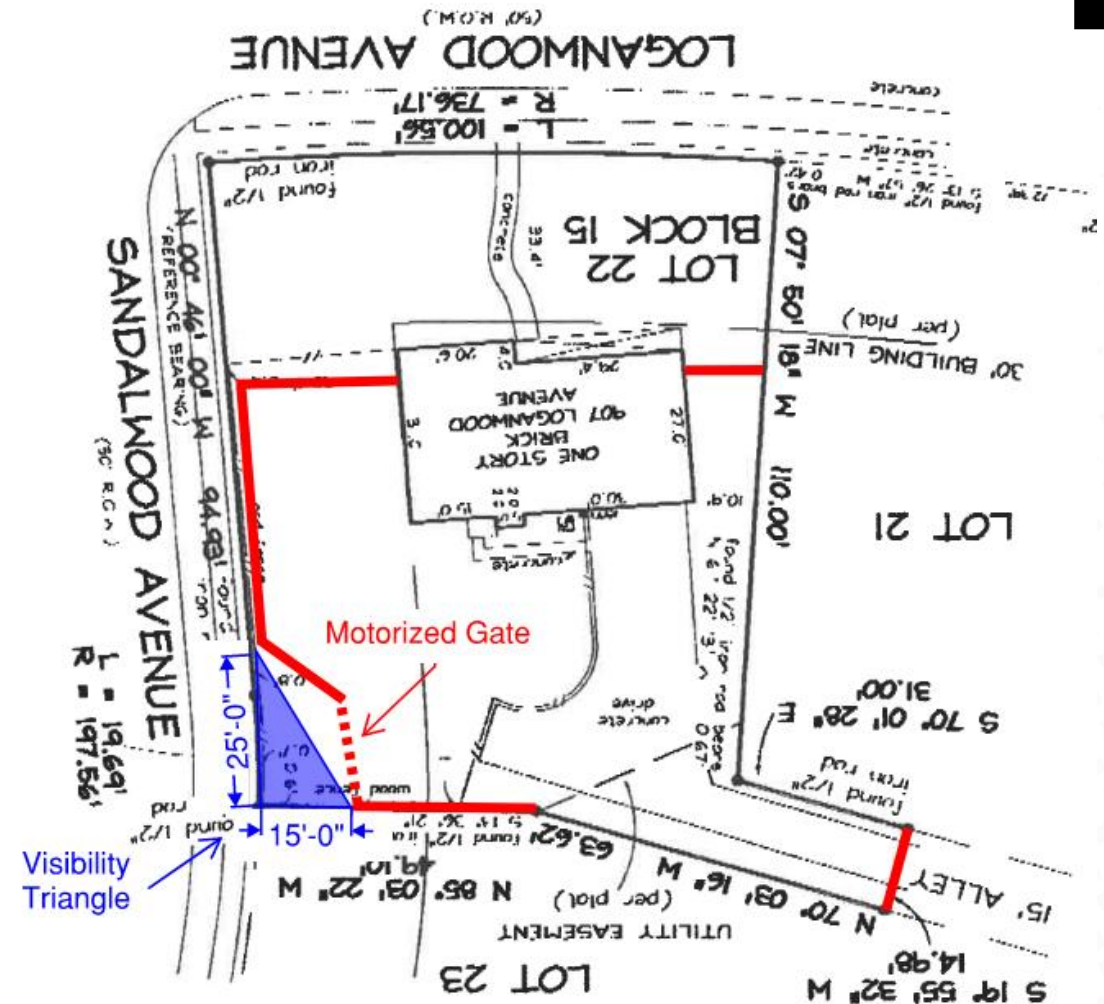
A request for a special exception to Chapter 6, Article IV of the City of Richardson's Code of Ordinances: Sec. 6-209 (4) to allow an 8-foot-tall wooden fence to be located in the required front yard along Sandalwood Avenue. The property is located at 907 Loganwood Avenue and is zoned R-1100-M Residential.

AERIAL AND LOCATION MAP



EXISTING CONDITIONS AND REQUEST

- 0.24-acre property
- 2,298-sq.-ft., one-story residential dwelling
- Platted 30' building line along Loganwood Ave. and Sandalwood Ave.
- Request: allow an 8-foot-tall wooden fence located in the required front yard along Sandalwood Avenue



■ PROPOSED FENCE

SITE PHOTOS

North Elevation – View from Loganwood Avenue

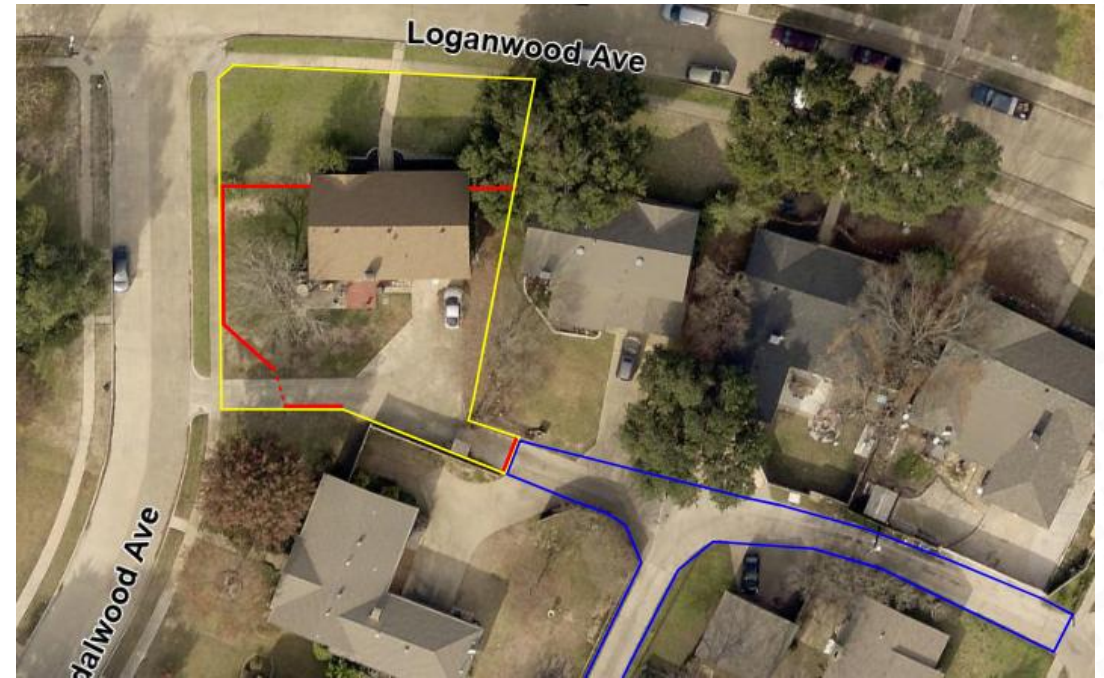


West Elevation – View from Sandalwood Avenue



SITE PHOTOS

View of Dead-End Alley – Looking West



 PROPOSED FENCE

 ALLEY

 PROPERTY LINE

APPLICANT JUSTIFICATION

- The applicant states unauthorized pedestrian, bicycle, and vehicular traffic uses their driveway to cut through to the alley
- The applicant desires to secure the backyard to increase the safety for their children to play
- In 1982 and 2001, a 6' – 8' tall wooden fence was constructed in the required front yard along Sandalwood Avenue, but was removed in 2020, prior to when the applicant purchased the home
- 801 and 831 Loganwood both have wooden fences in the required front yards that face Loganwood Avenue

EVALUATION CRITERIA

- Special exceptions differ from variance requests brought before the ZBA. A special exception related to fence regulations is not necessarily based on a physical property hardship and is separate from the regulations found in the Comprehensive Zoning Ordinance (CZO). A variance to the CZO has a high standards threshold for an applicant to prove to the Board that there is a hardship.
- The special exception clause found within Chapter 6 of the City’s Code of Ordinances does not require the applicant to meet the same standards. Instead, Sec. 6-203 (Appeals) (b), states the following guiding language:

“When in its judgment the public convenience and welfare will be substantially served and the appropriate use of the neighboring property will not be substantially injured, the zoning board of adjustment may authorize special exceptions to the regulations provided in this article in order to permit reasonable development and improvement of property where the literal enforcement of the regulations would result in an unnecessary hardship.”

TECHNICAL RECOMMENDATION

- Based on the information provided by the applicant, and applicable codes and ordinances, it is staff's opinion that the applicant's request for a special exception:
 - Does not appear to be contrary to the public's safety
 - Does not appear to negatively impact neighboring properties, due to multiple neighboring properties having existing approximately 8-foot-tall wooden fences within the required front yards;
 - Appears to allow for reasonable development and improvement of the subject property
- Staff recommends approval of the requested special exception