

FILE NUMBER: BOA-26-000016(CC)

BUILDING OFFICIAL'S REPORT: Application of Jennifer Hiromoto for **(1)** a special exception to the fence height regulations at **10006 HOLLOW WAY ROAD**. This property is more fully described as Block 5516, Lot 1A, and is zoned R-1ac(A), which limits the height of a fence in a required front yard to 4 feet. The applicant proposes to construct and/or maintain a 5-foot 3-inch-high fence in a required front yard which will require **(1)** a 1-foot 3-inch special exception to the fence height regulations.

LOCATION: 10006 Hollow Way Road

APPLICANT: Jennifer Hiromoto

REQUEST:

(1) A request for a special exception to the fence height regulations.

STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO FENCE HEIGHT REGULATIONS:

Section 51A-4.602(a)(11) of the Dallas Development Code states that the board may grant a special exception to the fence regulations when, in the opinion of the board, the special exception will not adversely affect neighboring property.

STAFF RECOMMENDATION:

No staff recommendation is made on this request.

BACKGROUND INFORMATION:

Zoning:

Site: R-1ac(A)
North: R-1ac(A)
East: R-1ac(A)
South: R-16(A)
West: R-1ac(A)

Land Use:

The subject site and surrounding properties are developed with single-family residential homes.

BDA History:

- No BDA History within the past five years.

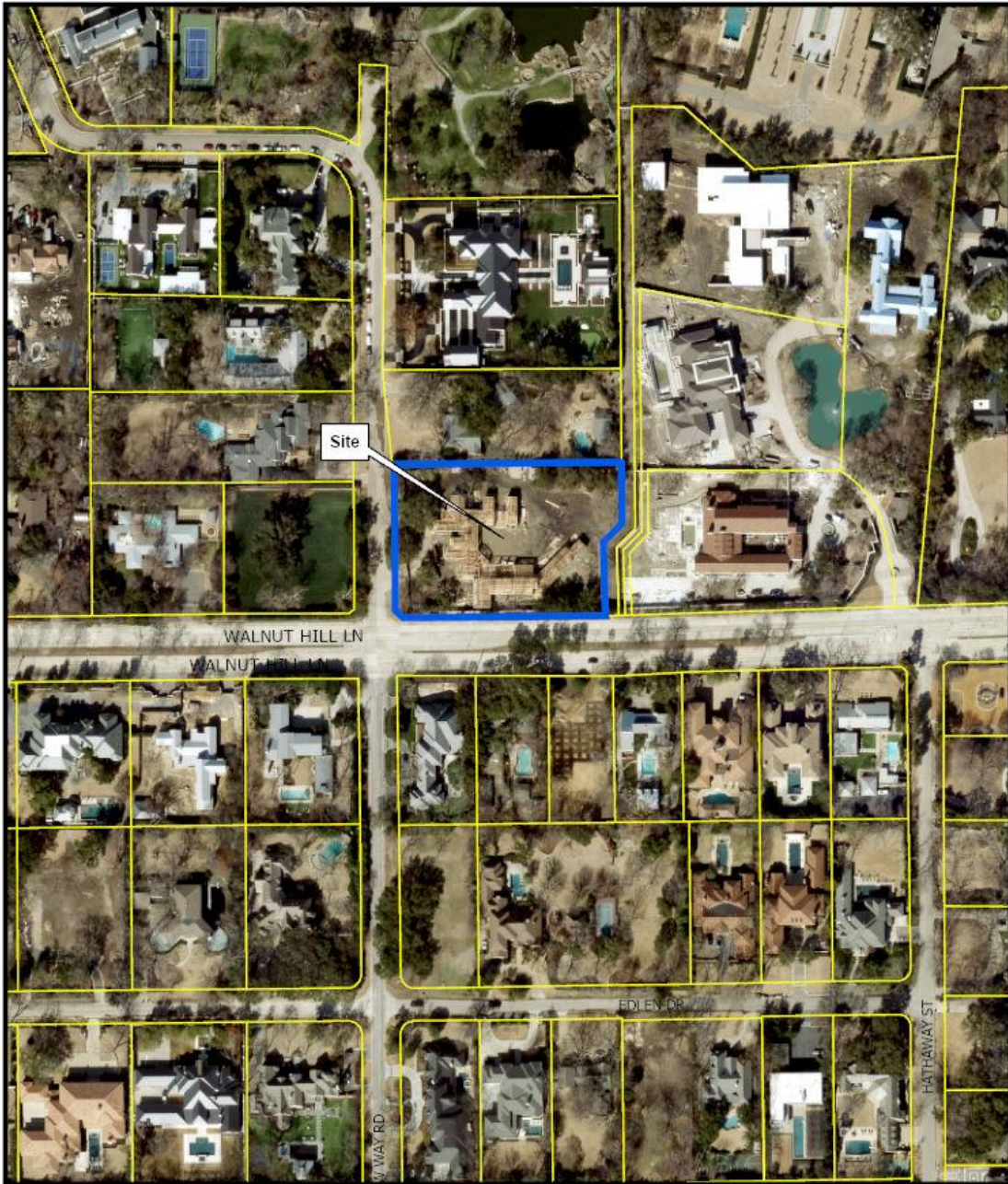
GENERAL FACTS/STAFF ANALYSIS:

- The application of Jennifer Hiromoto for the property located at 10006 Hollow Way Road focuses on one request relating to the fence height regulations.
- The applicant is proposing a 5-foot 3-inch high fence which will require a 1-foot 3-inch special exception to the fence height regulations.
- Per staff's review of the subject site, the fence is existing.
- It is imperative to note that there are some neighboring homes within the 200-foot notification area that does have fencing or some form of screening mechanism in the front yard.
- The applicant has the burden of proof in establishing the special exception to the fence height regulations will not adversely affect neighboring properties.
- Granting the special exception to the fence height regulations, with the condition that the applicant complies with the with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.
- [200' Radius Video](#)

Timeline:

- March 2, 2026: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.
- March 4, 2026: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel **C**.
- March 13, 2026: The Planning and Development Senior Planner emailed the applicant the following information:
- an attachment that provided the public hearing date and panel that will consider the application; the **March 20, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **April 3, 2026**, deadline to submit additional evidence to be incorporated into the board's docket materials.
 - the criteria/standard that the board will use in their decision to approve or deny the request; and
 - the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.
- March 24, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **April** public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief

Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.





1:2,400

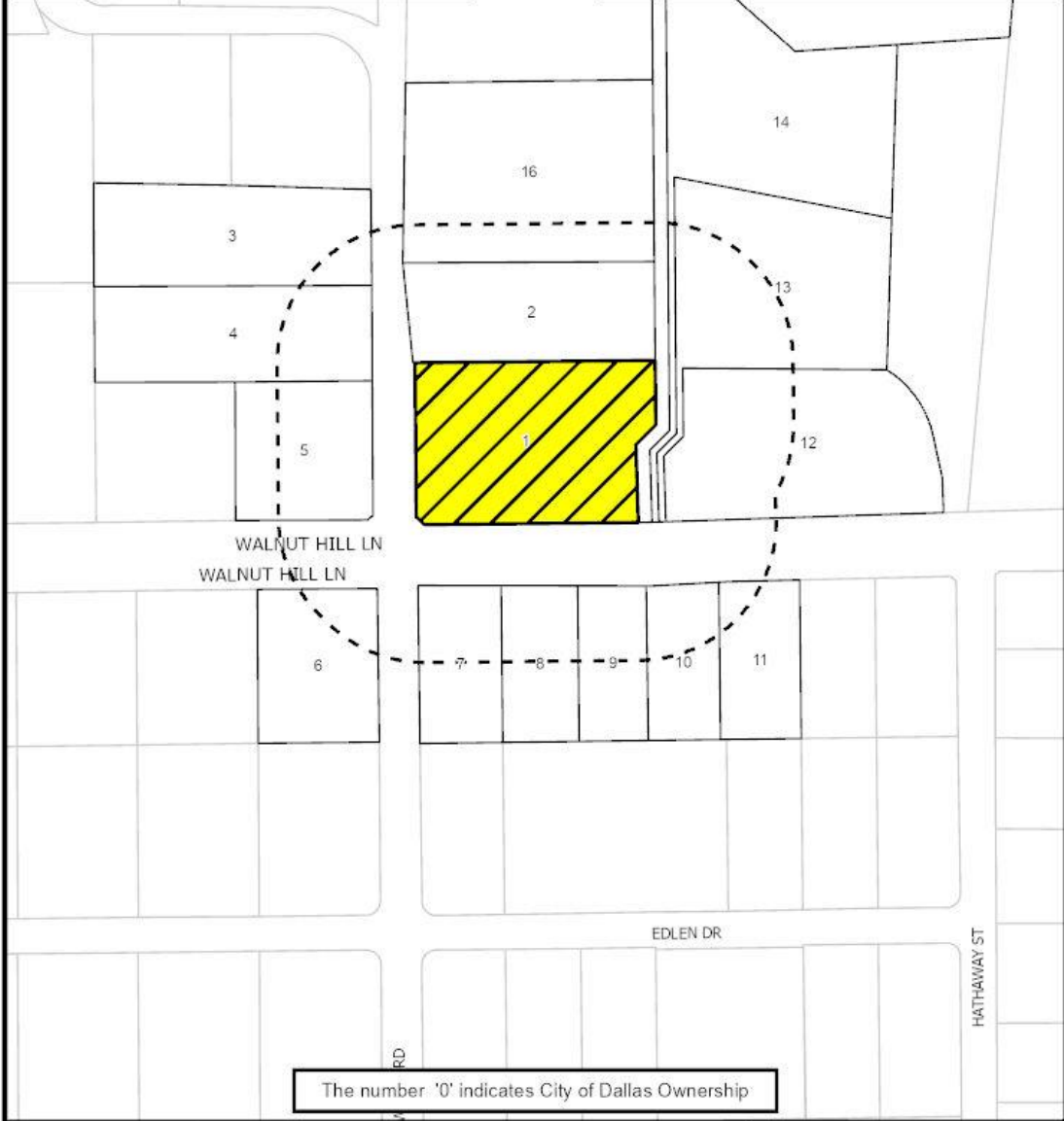
AERIAL MAP

Case no: BOA-26-000016

Date: 03/16/2026

The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.

El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.

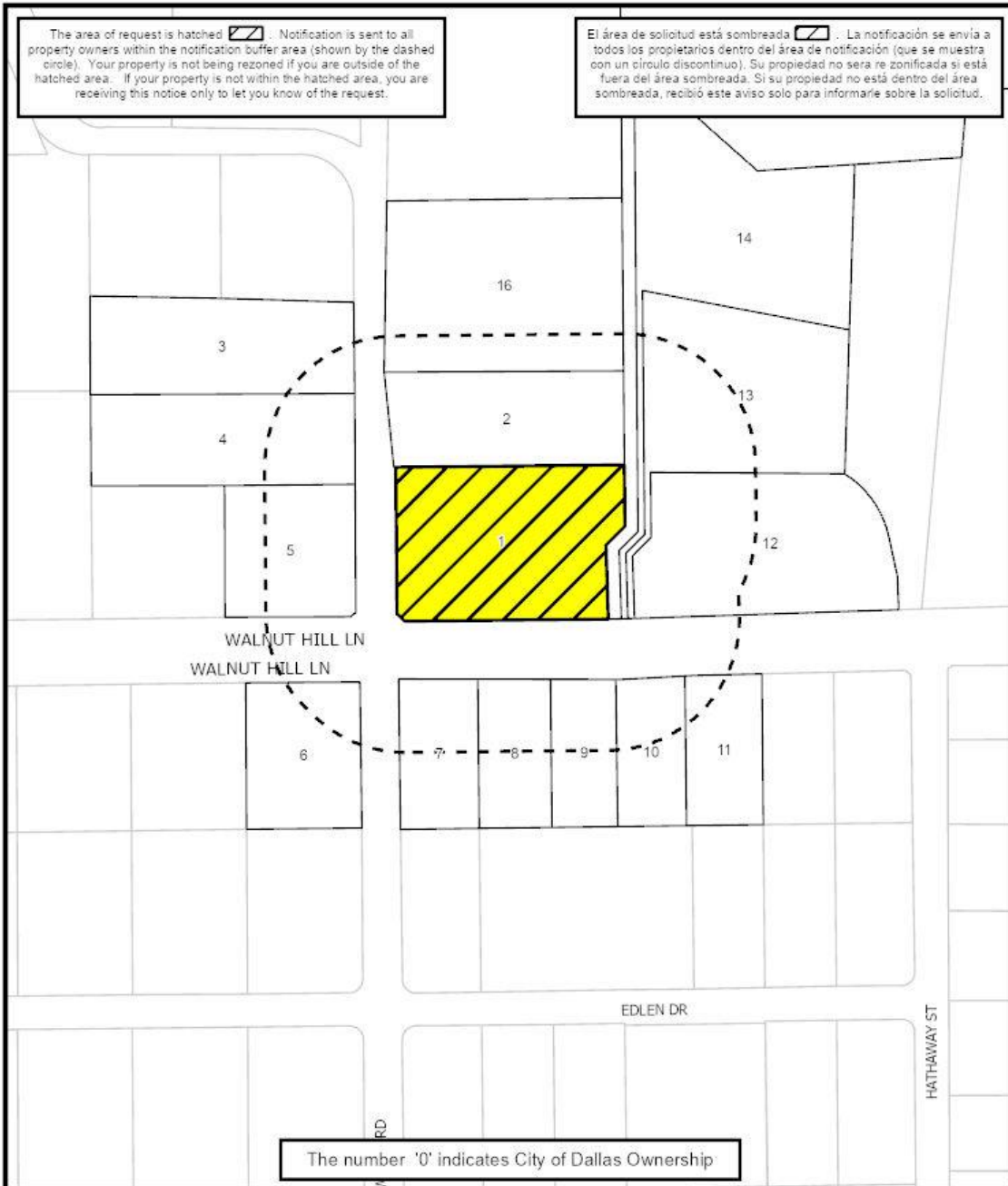


The number '0' indicates City of Dallas Ownership

 1:2,400	<h2>NOTIFICATION</h2>	Case no: BOA-26-000016
	<div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">200'</div> <div>AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">16</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	Date: 3/16/2026

02/13/2026

Notification List of Property Owners



 1:2,400	NOTIFICATION	Case no: BOA-26-000016
	200' AREA OF NOTIFICATION 16 NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 3/16/2026

03/16/2026

Notification List of Property Owners

BOA-26-000016

16 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10006 HOLLOW WAY RD	CRESCENT ESTATES CUSTOM
2	10010 HOLLOW WAY RD	WOODWARD STANLEY M &
3	10033 HOLLOW WAY RD	SALIM MICHAEL D &
4	10023 HOLLOW WAY RD	LECLAIR LEWIS T &
5	10007 HOLLOW WAY RD	DANIELS MARK D
6	9995 HOLLOW WAY RD	CONCORS BARON & LESLIE
7	9996 HOLLOW WAY RD	WATSON KIRK ALLEN LIVING TRUST
8	5514 WALNUT HILL LN	PRICHARD MARSHALL & JENNIFER
9	5522 WALNUT HILL LN	MEDRANO GIANCARLO
10	5534 WALNUT HILL LN	MALONEY ROBERT B
11	5542 WALNUT HILL LN	MARTINEZ DEE L
12	5523 WALNUT HILL LN	BINKLEY RYAN L & ELLIE P
13	5539 WALNUT HILL LN	ZUNIGA SERGIO & JESICCA
14	5547 WALNUT HILL LN	CHJP REVOCABLE TRUST
15	5619 WALNUT HILL LN	COX CHARLEE LOCHRIDGE DYNASTY
16	10040 HOLLOW WAY RD	RAY JOEL 678 TRUST

BOA-26-000016 at 10006 Hollow Way Rd.

Route Directions:

Start on Hollow Way Rd.

Right on Walnut Hill Ln.

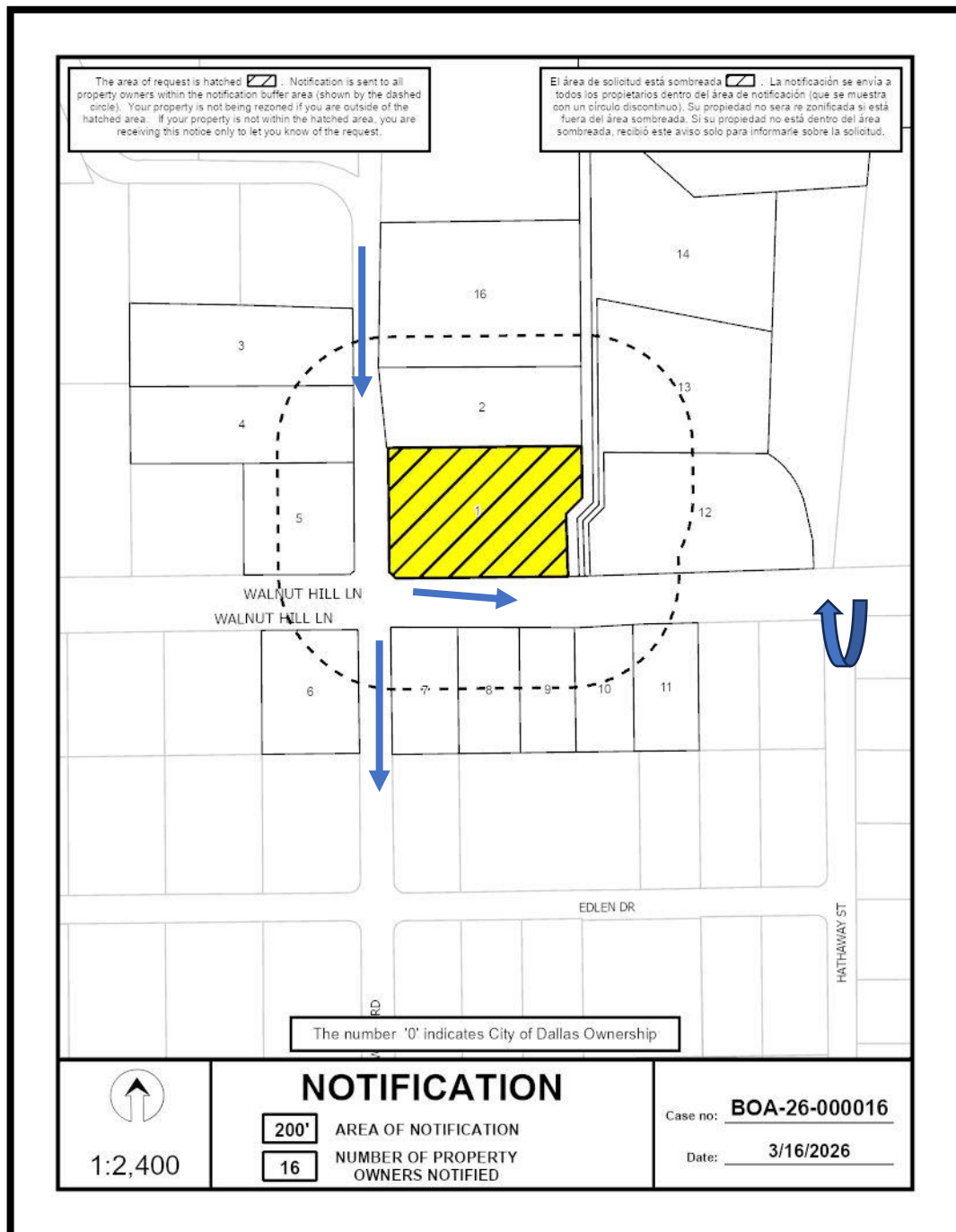
U-turn at Meadowbrook Dr.

U-turn at Hathaway St.

Left at Hollow Way Rd.

***Subject Site at 3:02 (need to confirm)**

200' Radius Route Map



NOTICE OF PUBLIC HEARING

BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL C)

NOTICE IS HEREBY GIVEN that the BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL C) will hold a hearing as follows:

DATE: MONDAY, APRIL 13, 2026

BRIEFING: 10:30 a.m. via Videoconference and in 6ES COUNCIL BRIEFING at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa0413>

HEARING: 1:00 p.m. Videoconference and in 6ES COUNCIL BRIEFING at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa0413>

The purpose of the hearing is to consider the following appeal(s) now pending before the Board of Adjustment:

BOA-26-000016(KMH) Application of Jennifer Hiromoto for (1) a special exception to the fence height regulations at 10006 HOLLOW WAY ROAD. This property is more fully described as Block 5516, Lot 1A, and is zoned R-1ac(A), which limits the height of a fence in a required front yard to 4 feet. The applicant proposes to construct and/or maintain a 5-foot 3-inch-high fence in a required front yard which will require (1) a 1-foot 3-inch special exception to the fence height regulations.

You have received this notice because you own property within 200 feet of the above property. You may be interested in attending the Board of Adjustment hearing to express your support for or opposition to the application. You may also contact the Board of Adjustment by email to BDAreply@dallas.gov. Letters will be accepted until 9:00 am the day of the hearing, if you are unable to attend the hearing. If you choose to respond, it is important that you let the Board know your reasons for supporting or opposing the application. The Board members are very interested in your opinion.

Note: Any materials (such as plans, elevations, etc.) included within this notice may be subject to change.

The Board of Adjustment hearing will be held by videoconference and at 6ES Council Briefing. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure by joining the meeting virtually must register online at <https://bit.ly/BDA-C-Register> by the 5 p.m. on Sunday, April 12, 2026. All virtual speakers will be required to show their video in order to address the board. In Person speakers can register at the hearing. Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; and bit.ly/cityofdallastv or [YouTube.com/CityofDallasCityHall](https://www.youtube.com/CityofDallasCityHall).

Speakers at the meeting are allowed a maximum of five (5) minutes to address the Board.

Additional information regarding the application may be obtained by calling Dr. Kameka Miller-Hoskins, Chief Planner at (214) 948-4478, or Mary Williams, Board Secretary at (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

Board of Adjustment
Planning and Development Department
1500 Marilla Street 5CN, Dallas TX 75201

PLEASE SEND REPLIES TO:
BDAreply@dallas.gov
Letters will be received until 9:00 am
the day of the hearing.
PLEASE REGISTER AT:
<https://bit.ly/BDA-C-Register>