

# Record Summary for Board of Adjustments

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## Record

Record #	Status	Opened Date
BOA-25-000071	Plan Review	10/22/2025

### Application Name

### Detailed Description

BOARD OF ADJUSTMENT  
CITY OF DALLAS, TEXAS

### FILE NUMBER:

BOA-25-000071

BUILDING OFFICIAL'S REPORT: Application of Jennifer Hiromoto for (1) a special exception to the parking regulation at 1715 MARKET CENTER BLVD. This property is more fully described as Block 27/7889 PT Lot 1, and is zoned PD-621(Subarea 1), which requires parking to be provided. The applicant proposes to construct and/or maintain a nonresidential structure for a restaurant without drive-in or drive-through service use, a general merchandise/retail use, an office-showroom use, and warehouse uses, and provide 229 of the required 424 parking spaces, which will require (1) a 195-space special exception (46% reduction) to the parking regulation.

### LOCATION:

1715 MARKET CENTER BLVD

### APPLICANT:

Jennifer Hiromoto

REQUEST: (1) A request a special exception to the parking regulations.

### Assigned To Department

Board of Adjustment

### Assigned to Staff

Bryant Thompson

### Record Type

Board of Adjustments

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## Custom Fields

### INTERNAL USE ONLY

Source of Request Self

Fee Waiver Granted -

Number of Parking Spaces 195

Lot Acreage 4.416

### PDOX INFORMATION

PDox Number 246149

### PROPERTY INFORMATION

Existing Zoning PD

Lot Number Parts of Lot 1, 2, and 5

Lot Size (Acres) 4.416

Block Number 27/7889

Lot Size (Sq. Ft) 192365

How many streets abut the property?	2
Land Use	COMMERCIAL
Is the property platted?	No
Status of Project	Proposed
Status of Property	Owner Occupied
Previous Board of Adjustment case filed on this property	-
Accommodation for someone with disabilities	No
File Date	-
Seleccione si necesitara un interprete	-
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

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### Custom Lists

#### Board of Adjustment Meeting

1		
	Room	6ES
	Panel	C
	Presiding Officer	Robert F. Agnich
	BOA Administrator	Kameka Miller-Hoskins
	BOA Secretary	Mary Williams
	BOA Code Specialist	Diana Barkume
	Case Assigned to	Bryant Thompson
	Notes	Parking reduction
	Outcome	Scheduled

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#### Board of Adjustment Request

1		
	Type of Request	Special Exception
	Request Description	Off-street parking
	Application Type	Variance or Special Exception to Off-Street Parking and Loading Demand
	Affirm that an appeal has been made for	PARKING
	Application is made to BOA to grant the described appeal	The property is an existing multi-building office-showroom warehouse site. The proposed remodeling and renovation will add a mix of retail and restaurant uses and be served by 150 parking spaces on-site and 23 on-street spaces. The mix of uses will complement and be compatible with the surrounding area and not cause a traffic hazard.

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**Case Information**

1

Full Request

to construct a nonresidential structure for a restaurant without drive-in or drive-through service use, a general merchandise/retail use, an office-showroom use, warehouse uses, and provide 229 of the required 424 parking spaces, which will require a 195-space special exception (46% reduction) to the parking regulation.

Brief Request

a 195-space special exception (46% reduction) to the parking regulation

Zoning Requirements

requires parking to be provided

Relevant History

no

BOA History

No

BOA History Details

no

**GIS Information**

1

Council District

6

**Street Frontage Information**

1

Street Frontage

Front

Linear Feet (Sq. Ft)

319

2

Street Frontage

Front

Linear Feet (Sq. Ft)

352

**Contact Information**

Name	Organization Name	Contact Type	Phone
Buzz Urban Email: <a href="mailto:permits@buzzurbanplanning.com">permits@buzzurbanplanning.com</a> PO Box 38586, Dallas, TX 75238	Buzz Urban Planning LLC	Applicant	4692752414

Name	Organization Name	Contact Type	Phone
JOSE PASTORA Email: <a href="mailto:jpastora@stockdale.com">jpastora@stockdale.com</a>	MARKET CENTER DISTRICT LLC	Property Owner	4692752414

Name	Organization Name	Contact Type	Phone
Jose Elaine Pastora Email: amitchell@stockdale.com	Market Center District LLC	PublicUserLink	5623307953

Name	Organization Name	Contact Type	Phone
Joe Pastora Email: amitchell@stockdale.com	Stockdale Investment Group	PublicUserLink	2142203414

### Address

1715 MARKET CENTER BLVD, Dallas, TX 75207

### Parcel Information

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000077524600000 0							

### Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Y			

### Status History

Status	Comment	Assigned Name	Status Date
Payment Due		Diana Barkume	10/27/2025
In Review	Updated By Script	Accela Administrator	10/27/2025
In Review		Anna Brickey	10/29/2025
In Review		Kameka Miller-Hoskins	11/20/2025
Application About to Expire	Updated via: BATCH_BUILDING_ABOUT_TO_EXPIRE	Accela Administrator	03/21/2026
In Review		Kameka Miller-Hoskins	03/31/2026
In Review		Kameka Miller-Hoskins	03/31/2026
Plan Review		Kameka Miller-Hoskins	03/31/2026