

FILE NUMBER: BOA-25-000099(BT)

BUILDING OFFICIAL'S REPORT: Application of Jennifer Hiromoto for **(1)** a variance to the front-yard setback regulations at **7003 TOKALON DRIVE**. This property is more fully described as Block H/2836, Lot 20, and is zoned CD-2 (Tract IV), which requires a front-yard setback of 61-feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 40-foot front-yard setback, which will require **(1)** a 21-foot variance to the front yard setback regulations.

LOCATION: 7003 Tokalon Drive

APPLICANT: Jennifer Hiromoto

REQUEST:

- (1) A request for a variance to the front-yard setback regulations.

STANDARDS OF REVIEW FOR A VARIANCE:

Section 51A-3.102(d)(10) of the Dallas Development Code specifies that the board has the power to grant variances from the **front-yard**, side-yard, rear-yard, lot-width, lot-depth, lot-coverage, floor area for structures accessory to single-family uses, height, minimum sidewalks, off-street parking or off-street loading, or landscape regulations provided that the variance is:

- (A) **not contrary to the public interest** when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
- (B) **necessary to permit development of a specific parcel of land** that differs from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
- (C) **not granted to relieve a self-created or personal hardship**, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

SECTION 51A-3.102(d)(10)(B):

Dallas Development Code § 51A-3.102(d)(10)(B), allows for the board to use their discretion and consider the following as grounds to determine whether the portion of the variance standard of compliance with the ordinance as applied to a structure would result in unnecessary hardship:

- (i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.
- (ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.

- (iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.
- (iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or
- (v) the municipality considers the structure to be a nonconforming structure.

STAFF RECOMMENDATION:

Variance:

Denial

Rationale: Based upon evidence presented and provided by the applicant, staff concluded that the site is:

- A. The public has interest as both letters of opposition and support were received prior to case report submittal deadline.
- B. Lot is restrictive in area due to the property directly north, and subject site has a significant slope from the rear of the property to the front. The lot to the east, front yard measures 61 feet creating an average of contiguous lots. Approved CD-2 (Tract IV) regulations were set in place to ensure that new construction and additions were done in a manner that is compatible with the original architectural styles found in this area including but not limited to front-yard setbacks; therefore, taken into consideration the slope compared to other lots along Tokalon Drive, this lot can be developed in a manner commensurate with development upon other parcels of land in the same zoning conservation district.
- C. Not self-created nor is it a personal hardship.

BACKGROUND INFORMATION:

Zoning:

Site: CD-2 (Tract IV) (Lakewood Conservation District)
North: CD-2 (Tract IV) (Lakewood Conservation District)
East: CD-2 (Tract IV) (Lakewood Conservation District)
South: R-7.5(A)
West: R-10(A) & R-7.5(A)

Land Use:

The subject site and surrounding properties to the north and east are developed with single-family uses allowed in CD-2 (Tract IV). One block south and across W Shore Drive are single-family development uses allowed in R-7.5(A) and R-10(A).

BDA History:

No BDA history has been found within the last five years

GENERAL FACTS/STAFF ANALYSIS:

- The application of Jennifer Hiromoto for the property located at 7003 Tokalon Drive focuses on one request relating to a variance to the front-yard setback regulations.
- The applicant is requesting a variance to the front-yard setback regulations. The applicant is proposing to construct and maintain a residential structure and provide a 40-foot front-yard setback, which will require a 21-foot variance to the front-yard setback regulations.
- It is imperative to note that the subject site is proposed on a vacant lot.
- It is imperative to note that CD-2 Tract IV (Lakewood Conservation District) was approved on March 31, 2025 (Ordinance No. 33026) establishing the following setbacks:
 - CD-2 (5)(k)(1)(B) Front-yard – For new construction and additions, the minimum front yard is equal to the average setback of the adjacent lots as determined by a state licensed architect, land surveyor, or engineer. The maximum setback may not exceed 10 feet further back than the average setback of the adjacent lots.
- The subject site, along with the surrounding properties to the east, north, and one block south are all developed with single-family homes within CD-2 (Tract IV).
- Development further south is single-family homes within R-7.5(A).
- Development directly across the street to the west (W Shore Drive) is single-family homes within R-10(A).
- The majority of lots, including the subject site, vary in size, shape, and have similar slope.
- Staff referral provided.
- The applicant has the burden of proof in establishing the following:
 - 1) That granting the variance to the front-yard setback regulations will not be contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
 - 2) The variance is necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
 - 3) The variance would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

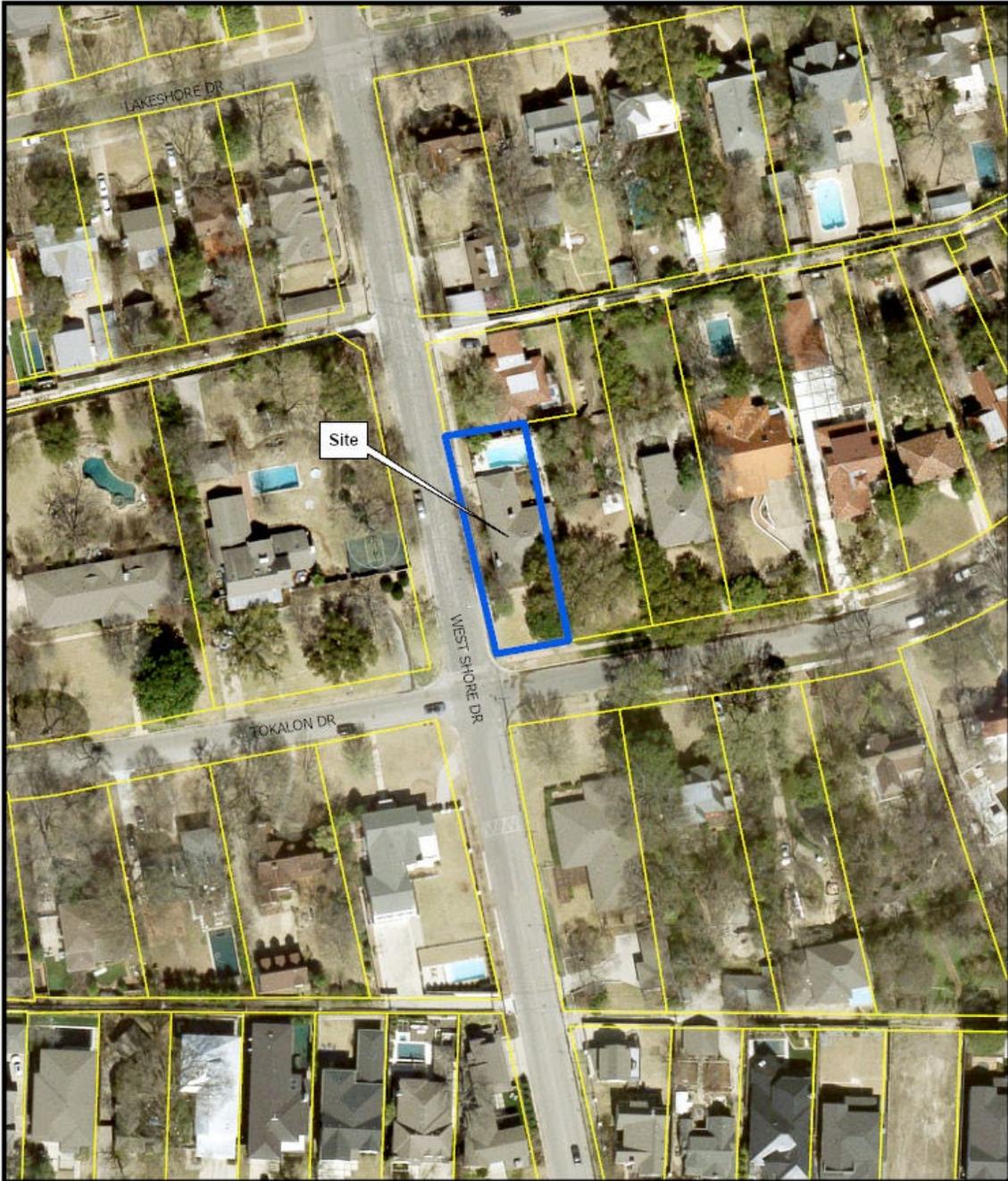
SECTION 51A-3.102(d)(10)(B):

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- (i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code.
 - (ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.
 - (iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.
 - (iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or
 - (v) the municipality considers the structure to be a nonconforming structure.
- Granting the variance to the front-yard setback regulations with a condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.
 - 200' Radius Video: [BOA-25-000099 at 7003 Tokalon Dr](#)

Timeline:

- December 23, 2025: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.
- January 8, 2026: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel **A**.
- January 23, 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 **January 23, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **February 6, 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.
- February 4, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **February** 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.



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AERIAL MAP

Case no: BOA-25-000099

Date: 12/30/2025

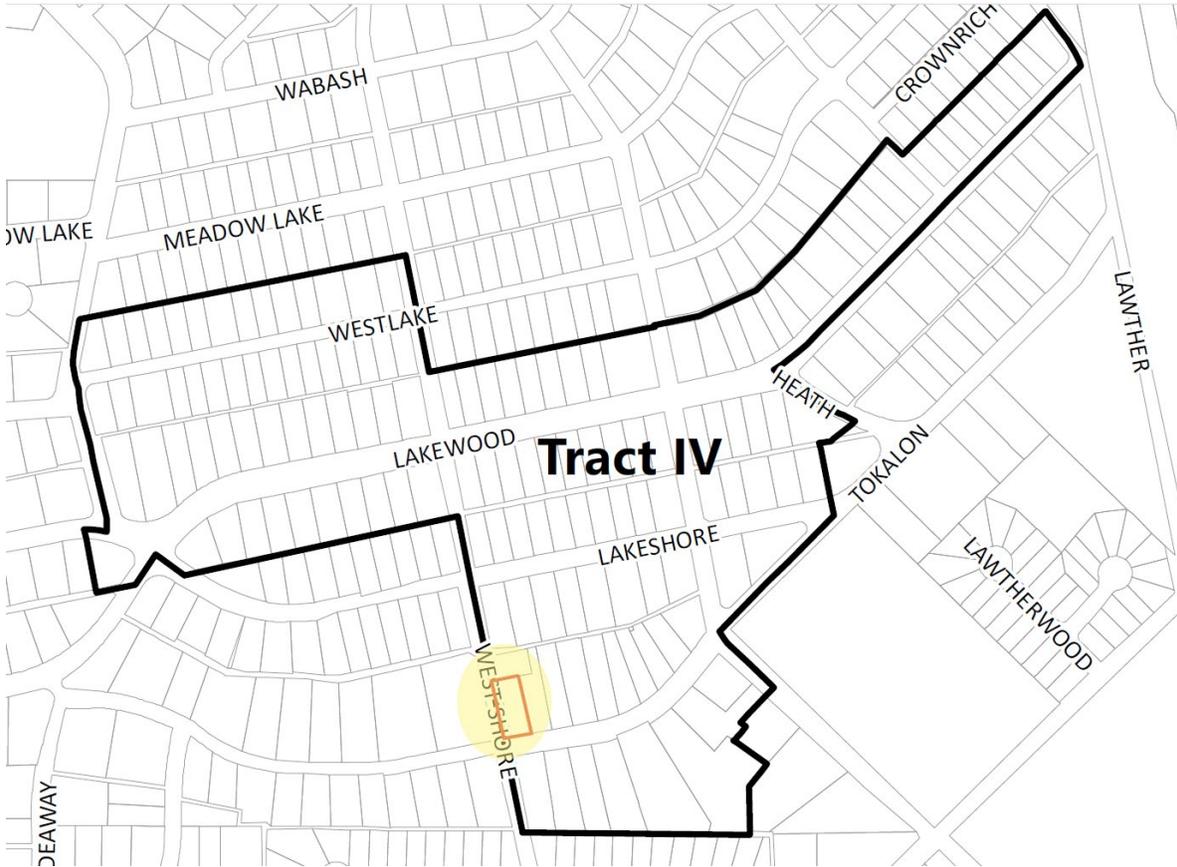


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ZONING MAP

Case no: BOA-25-000099

Date: 12/30/2025



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.



1:1,200

NOTIFICATION

200' AREA OF NOTIFICATION
18 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: BOA-25-000099
 Date: 12/30/2025

Notification List of Property Owners

BOA-25-000099

18 Property Owners Notified

Label #	Address	Owner
1	7003 TOKALON DR	7003 TOKALON LLC
2	6960 LAKESHORE DR	STANFORD DONALD G &
3	6957 TOKALON DR	JESBERG GEOFFREY R &
4	6956 LAKESHORE DR	ELMER FRANK Z &
5	6968 TOKALON DR	FARLEY FAMILY TRUST
6	6964 TOKALON DR	STAFF JAMES R & ROXAN S
7	2716 WEST SHORE DR	SIFERT TODD
8	7000 LAKESHORE DR	SMITH DARRELL
9	7008 LAKESHORE DR	TIMMS CYNTHIA & EDWARD G
10	7012 LAKESHORE DR	THARP JASON & KELLI
11	7016 LAKESHORE DR	IRSCH CHARLES &
12	7011 TOKALON DR	CANELAKES ALEXANDRIA
13	7007 TOKALON DR	DAMERAU FAMILY LIVING
14	7004 TOKALON DR	MASON DANA L
15	7010 TOKALON DR	RICCIO ANTHONY I & CHRISTINA A
16	7022 TOKALON DR	SCHULZ TOM W
17	7026 TOKALON DR	BLANCHARD SARAH &
18	7015 TOKALON DR	SCHOELLKOPF WILSON W & LYMDE J

 1:1,200	NOTIFICATION	Case no: BOA-25-000099
	200' AREA OF NOTIFICATION 18 NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 12/30/2025



Planning & Development Department

320 E Jefferson Blvd, Dallas TX 75203
(214) 948-4480

BOARD OF ADJUSTMENT REFERRAL FORM	
Referred by: Melissa Parent	Date: 11/25/2025
Department: Planning & Design/Conservation	
Phone/Email: 214-671-5070 melissa.parent@dallas.gov	
Manager signature:	
Consulted with: Building Official, Residential Team, City Attorney's Office	
<input type="checkbox"/> Applicant <input checked="" type="checkbox"/> Representative <input type="checkbox"/> Owner	
Name: Jennifer Hiromoto	
Phone/Email: 469-275-2414 / jennifer@buzzurbanplanning.com	
Property Information Hutsell	
Address: 7003 Tokalon Drive, Dallas TX	
Lot: PT LT 20	
City Block: BLK H/2836	
Zoning Classification: CD-2, Tract IV	
Issues that require Board action: applicant is seeking variance to exceed front yard setback	
List the City of Dallas Development Code(s) this project is non-compliant with:	
Check all that apply: <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Special Exception	
<input checked="" type="checkbox"/> Yard setback	
<input type="checkbox"/> Lot Width	
<input type="checkbox"/> Lot Depth	
<input type="checkbox"/> Lot coverage	
<input type="checkbox"/> Floor area for accessory structures for single-family uses	
<input type="checkbox"/> Height	
<input type="checkbox"/> Minimum width of sidewalk	
<input type="checkbox"/> Off-street parking	
<input type="checkbox"/> Off-street loading	
<input type="checkbox"/> Landscape regulations	
<input type="checkbox"/> fence height and/or standards	
<input type="checkbox"/> Visibility triangle obstructions	
<input type="checkbox"/> Parking demand	
<input type="checkbox"/> Additional dwelling unit (not for rent) <input type="checkbox"/> Accessory dwelling unit (for rent)	
<input type="checkbox"/> Carport	
<input type="checkbox"/> Non-conforming use or structure	
<input type="checkbox"/> Administrative Official Appeal	
<input type="checkbox"/> Other:	
Description: Per ORD 33005 Sect 20(m)(9) For new construction and additions, the minimum front yard setback is equal to the average setback of the adjacent lots as determined by a state licensed architect, land surveyor, or engineer. The maximum setback may not exceed 10 feet further back than the average setback of the adjacent lots. The adjacent lot front yard setback is approximately 65 feet, creating the adjacency. The applicant is requesting to have a 40-foot setback to match the previously existing platting build line, however, determinations from the City Attorney's office and building officials have determined that the more restrictive setback (the adjacency) is the setback that applies. The request is for a 25-foot variance to the front yard setback.	
Alternative resolutions discussed/offered:	

Route Directions:

Start on Pasadena Ave.

Right on W Shore Dr.

Right on Lakeshore Dr.

Right on Winsted Dr.

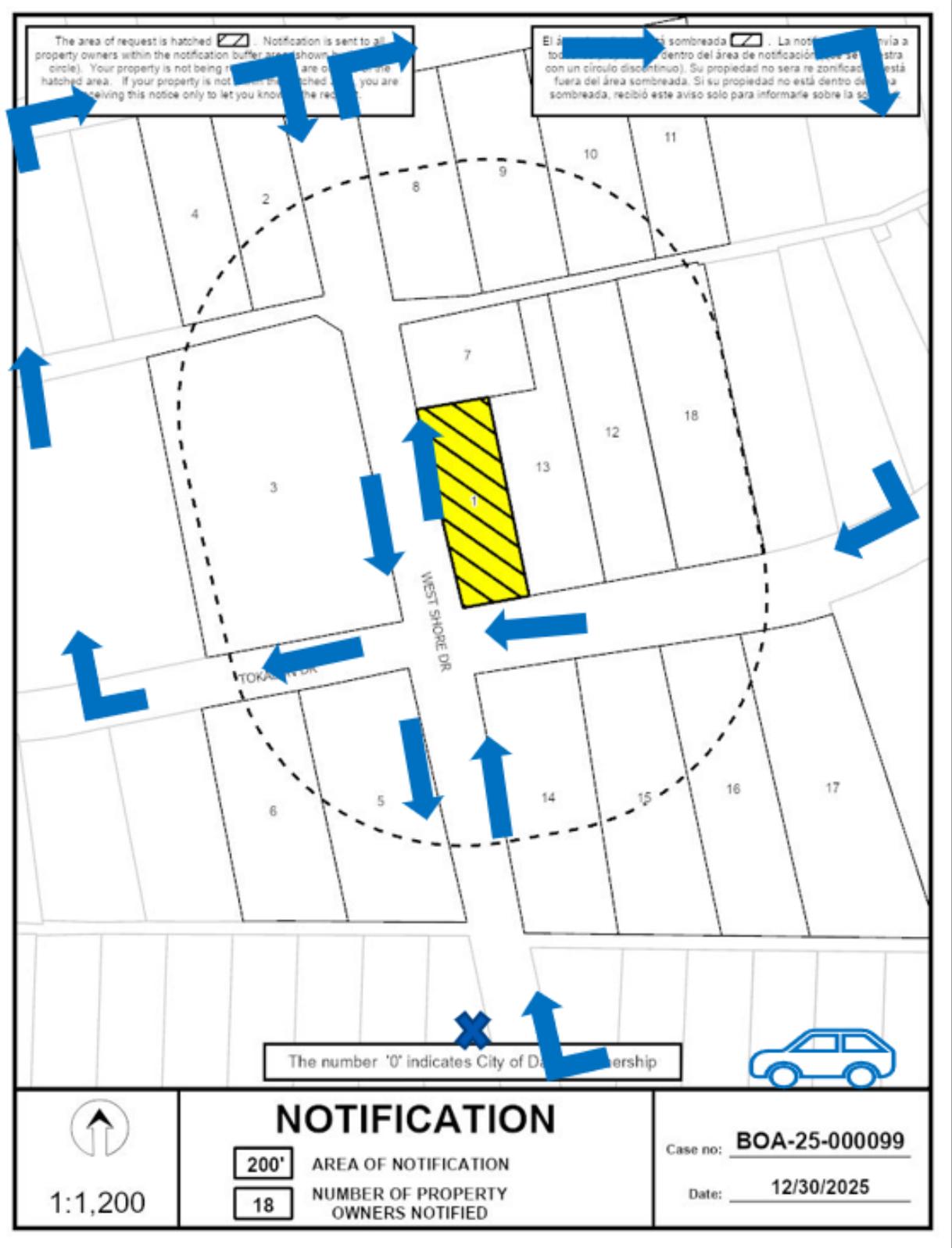
Right on Tokalon Dr.

Right on Lakewood Blvd.

Right on Lakeshore Dr.

Right on W Shore Dr.

200' Radius Route Map



NOTICE OF PUBLIC HEARING

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

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

DATE: **TUESDAY, FEBRUARY 17, 2026**

BRIEFING: **10:30 a.m. via Videoconference and in 6ES COUNCIL BRIEFING** at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa0217>

HEARING: **1:00 p.m. Videoconference and in 6ES COUNCIL BRIEFING** at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa0217>

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

BOA-25-000099(BT) Application of Jennifer Hiromoto for **(1)** a variance to the front yard setback regulations at **7003 TOKALON DRIVE**. This property is more fully described as Block H/2836, Lot 20, and is zoned CD-2 (Tract IV), which requires a front yard setback of 61-feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 40-foot front yard setback, which will require **(1)** a 21-foot variance to the front yard setback 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 being in favor of or in opposition to 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-A-Register> **by the 5 p.m. on Monday, February 16, 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.

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 Bryant Thompson, Senior Planner (214) 948-4502, 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-A-Register>