

Record Summary for Board of Adjustments

Record

Record #	Status	Opened Date
BOA-25-000099	In Review	12/19/2025

Application Name

Detailed Description

FRONT YARD VARIANCE REQUEST OF 22' TO PROVIDE A 40' SETBACK TO MATCH THE PLATTED BUILDING LINE WHERE THE CD-2 REQUIRED AVERAGE SETBACK FOR THIS PROPERTY IS 62'.

Assigned To Department

Board of Adjustment

Assigned to Staff

Diana Barkume

Record Type

Board of Adjustments

Custom Fields

INTERNAL USE ONLY

Source of Request	Conservation District
Fee Waiver Granted	-
Number of Parking Spaces	-
Lot Acreage	0.242

PDOX INFORMATION

PDox Number	-
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PROPERTY INFORMATION

Existing Zoning	CD
Lot Number	PT 20
Lot Size (Acres)	0.242
Block Number	H/2836
Lot Size (Sq. Ft)	10550
How many streets abut the property?	2
Land Use	SINGLE-FAMILY
Is the property platted?	Yes
Status of Project	Proposed
Status of Property	Vacant Land
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	Melissa Parent

Custom Lists

Board of Adjustment Request

1		
	Type of Request	Variance
	Request Description	Front-yard
	Application Type	Single Family/Duplex Variance or Special Exception
	Affirm that an appeal has been made for	Front yard variance request
	Application is made to BOA to grant the described appeal	The proposed single-family house was designed to meet the 40' platted building line as advised by city staff but city staff later revised their interpretation of the setback requirement. Properties at the east side of this block are setback approximately 40' but the CD-2 requirement is average setback of adjacent property. The property is smaller than other properties in the same CD-2 zoning by approximately 13% and 20% smaller than properties in the same block.

Case Information

1		
	Full Request	front yard setback
	Brief Request	front yard setback
	Zoning Requirements	front yard setback
	Relevant History	CD district has already consulted with Admin regarding the required front yard
	BOA History	No
	BOA History Details	N/A

GIS Information

1		
	Census Tract Number	11.18
	Council District	9

Street Frontage Information

1		
	Street Frontage	Front
	Linear Feet (Sq. Ft)	63
2		
	Street Frontage	Side

Contact Information

Name	Organization Name	Contact Type	Phone
Jennifer Hiromoto Email: jennifer@buzzurbanplanning.com PO Box 38586, Dallas, TX 75238	Buzz Urban Planning LLC	Applicant	4692752414

Name	Organization Name	Contact Type	Phone
7003 TOKALON LLC Email: permits@buzzurbanplanning.com 5900 BALCONES DR STE 100, AUSTIN, TEXAS 787314298	7003 TOKALON LLC	Property Owner	4692752414

Address

7003 TOKALON DR, Dallas, TX 75214

Parcel Information

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000023293600000 0							

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Y	7003 TOKALON LLC	5900 BALCONES DR STE 100, AUSTIN, TEXAS 787314298	

Status History

Status	Comment	Assigned Name	Status Date
In Review		Diana Barkume	12/23/2025
Payment Due		Diana Barkume	12/23/2025
In Review	Updated By Script	Accela Administrator	12/23/2025
In Review		Anna Brickey	12/30/2025