

**BOARD OF ADJUSTMENT
CITY OF DALLAS, TEXAS**

TUESDAY, JANUARY 20, 2026

FILE NUMBER: BOA-25-000085(BT)

BUILDING OFFICIAL'S REPORT: Application of Jennifer Hiromoto for **(1)** a special exception to the fence height regulations at **10228 INWOOD ROAD**. This property is more fully described as Block 5517, Lot 2, and is zoned R-1ac(A), which limits the height of a fence in the front-yard to 4-feet. The applicant proposes to construct and/or maintain an 8-foot-high fence in a required front yard, which will require **(1)** a 4-foot special exception to the fence height regulations.

LOCATION: 10228 Inwood 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:

Special Exceptions (1):

No staff recommendation is made on this request.

BACKGROUND INFORMATION:

Zoning:

<u>Site:</u>	R-1ac(A)
<u>North:</u>	R-1ac(A)
<u>East:</u>	R-1ac(A)
<u>South:</u>	R-1ac(A)
<u>West:</u>	R-1ac(A)

Land Use:

The subject site and surrounding properties are developed with single-family uses allowed in R-1ac(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 10228 Inwood Road focuses on one request relating to the fence height regulations.
- The applicant is proposing to construct and maintain an 8-foot-high fence in a required front-yard, which will require a 4-foot special exception to the fence height regulations.
- It is imperative to note Inwood Road is considered a PA – Principal Arterial per City of Dallas thoroughfare plan.
- Surrounding properties provide a mixture of open space, vegetation, or tall fencing of some sort along Inwood Road.
- The applicant has the burden of proof in establishing that the special exception to the fence standard regulations relating to height will not adversely affect the neighboring properties.
- Granting the special exception to the fence regulations relating to height, 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-25-000085 at 10228 Inwood Rd](#)

Timeline:

November 28, 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.

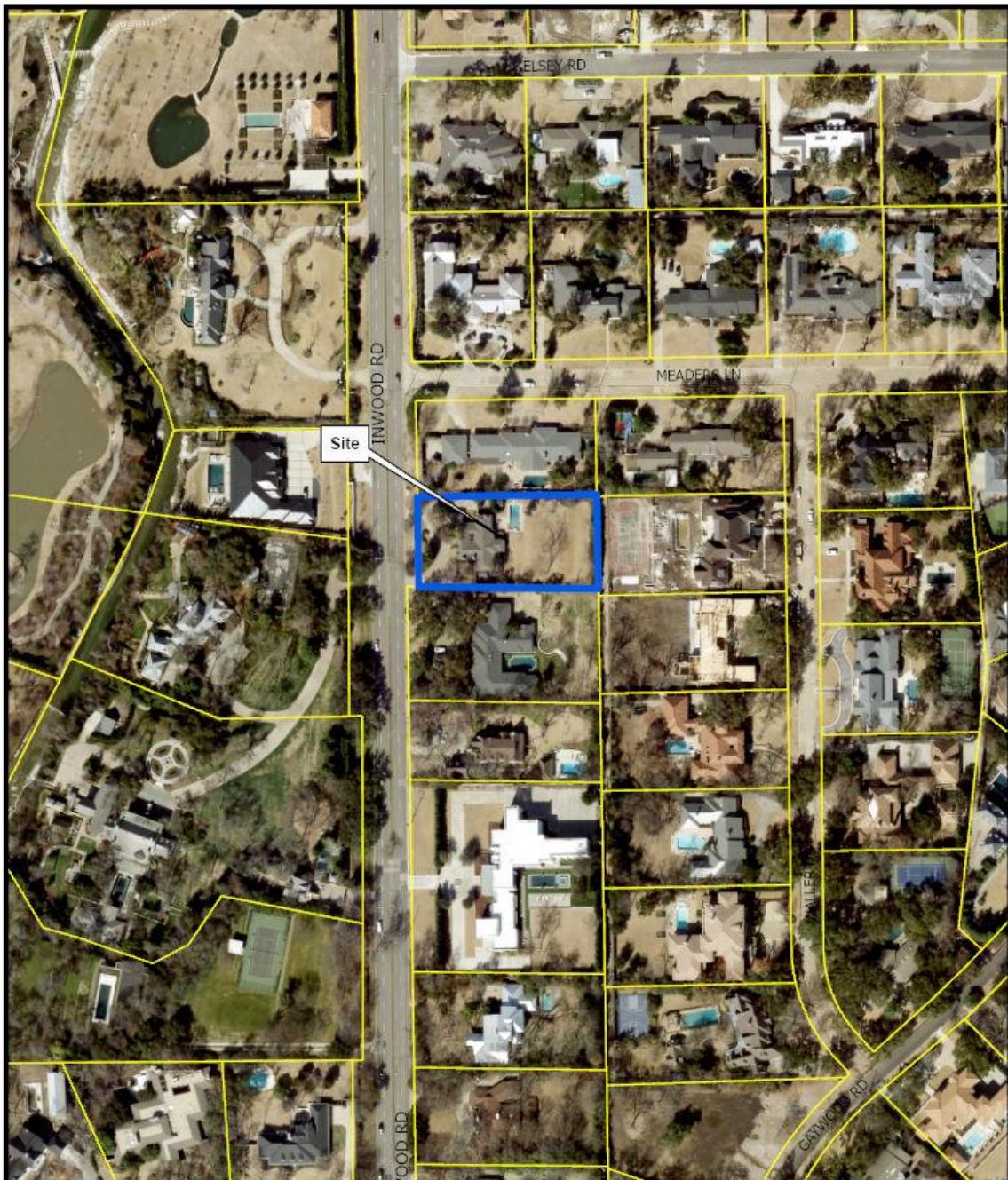
December 4, 2025: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel A.

December 16, 2025: 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 **December 26, 2025**, deadline to submit additional evidence for staff to factor into their analysis; and **January 9, 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.

December 31, 2025: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **January** 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

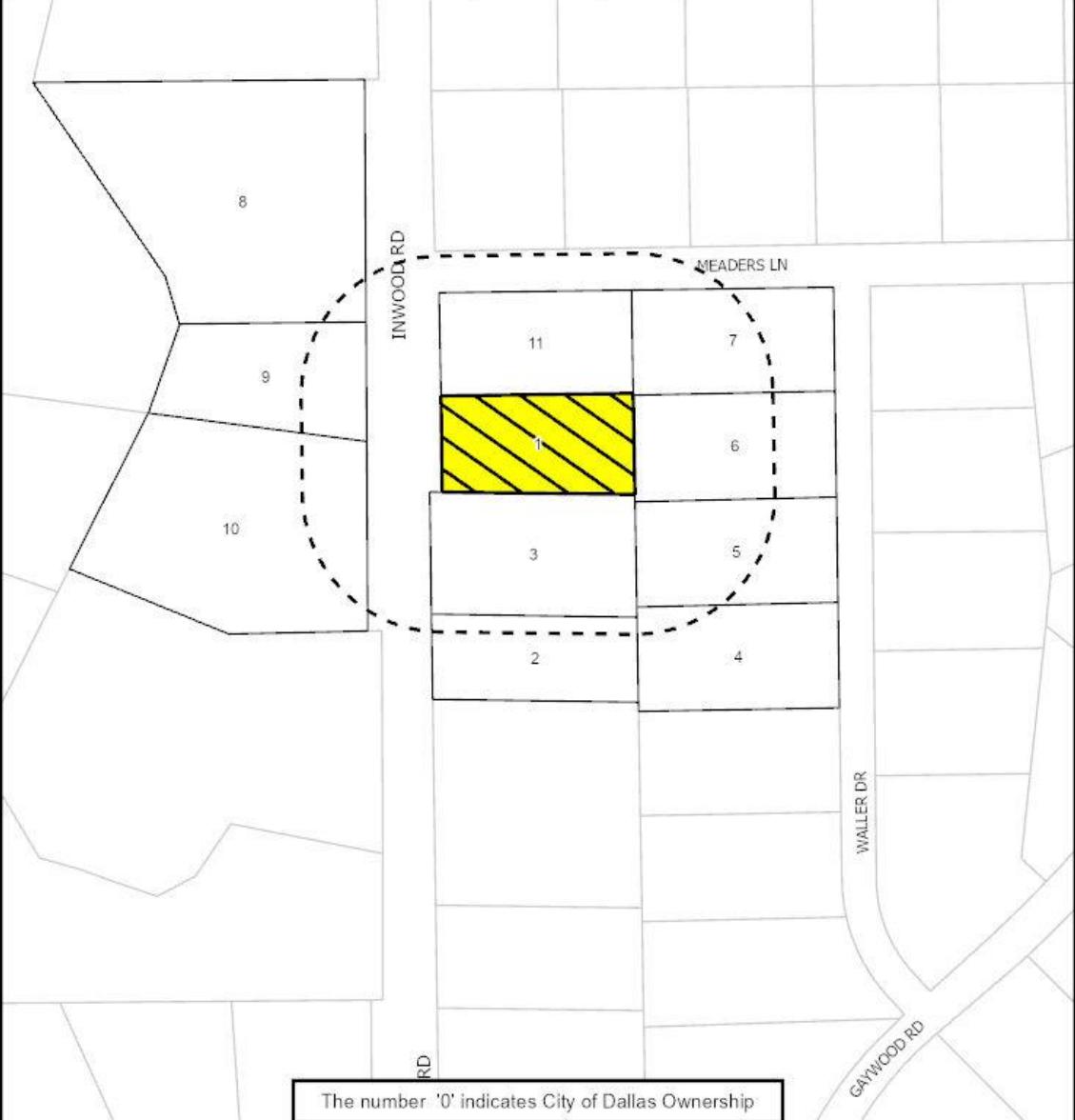
Case no: BOA-25-000085

Date: 12/02/2025



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 rezonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.



1:2,400

NOTIFICATION

200'

AREA OF NOTIFICATION

11

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: BOA-25-000085

Date: 12/2/2025

Notification List of Property Owners

BOA-25-000085

11 Property Owners Notified

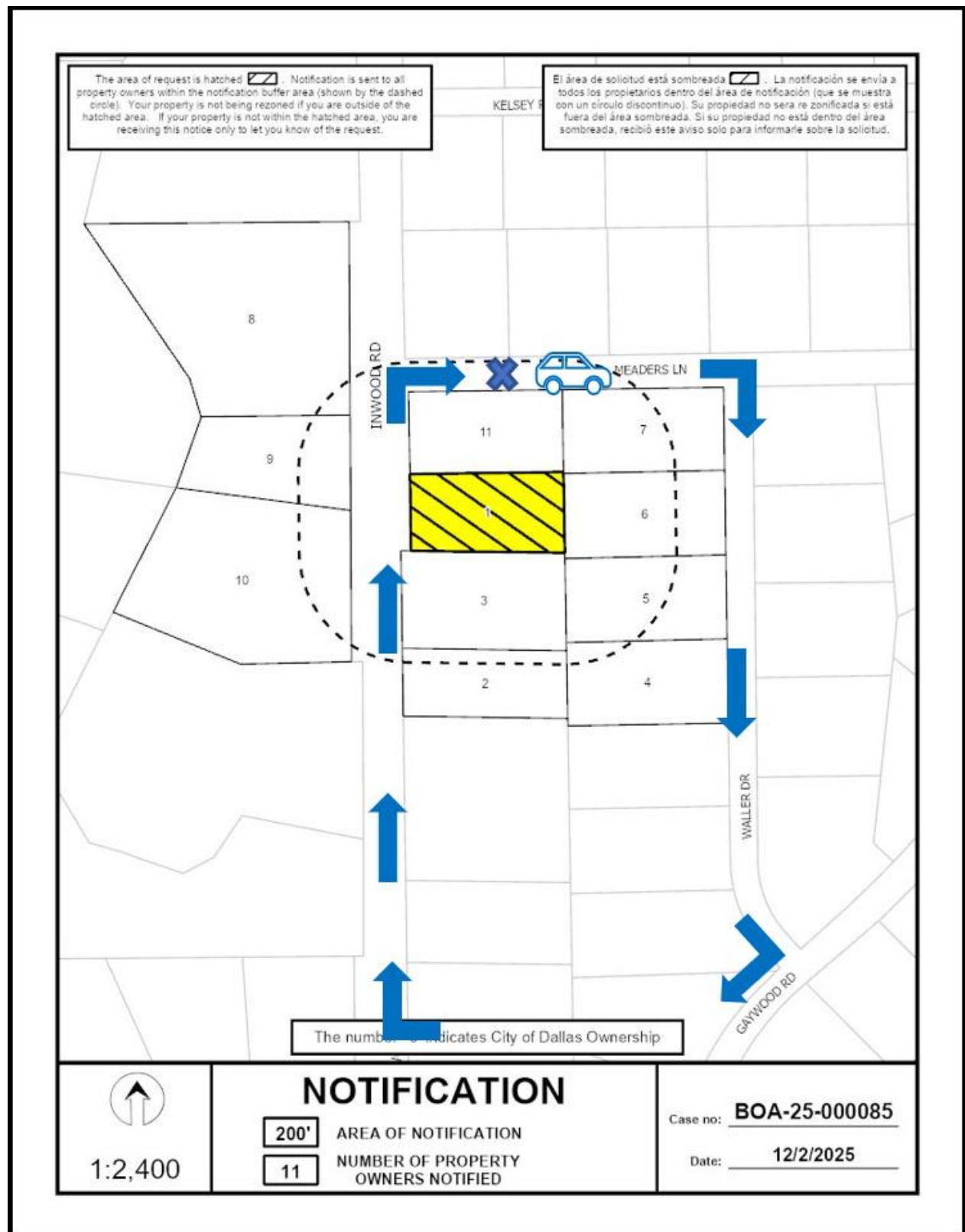
Label #	Address	Owner
1	10228 INWOOD RD	OLIVEIRA MARCELLE HAYNES
2	10112 INWOOD RD	KOZLOW PHILIP & ANN
3	10214 INWOOD RD	VU BRIAN &
4	10211 WALLER DR	SHANAHAN DAVID M
5	10221 WALLER DR	BROWNE SPENCER & ALEXANDRA M
6	10235 WALLER DR	FARLEY HATCHER LLC
7	5144 MEADERS LN	OCHS ROGER
8	10265 INWOOD RD	TOPLETZ DENNIS &
9	10233 INWOOD RD	CHRISTENSEN WILLIAM C III &
10	10211 INWOOD RD	SINGH LEKHA
11	5110 MEADERS LN	SWAYDEN LIVING TRUST

	NOTIFICATION		Case no: <u>BOA-25-000085</u>
1:2,400	200'	AREA OF NOTIFICATION	Date: <u>12/2/2025</u>
	11	NUMBER OF PROPERTY OWNERS NOTIFIED	

Route Directions:

**Start on Meaders Ln.
Right on Waller Dr.
Right on Gaywood Rd.
Right on Walnut Hill Ln.
Right on Inwood Rd.
*Subject Site at 3:24.**

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, JANUARY 20, 2026**

BRIEFING: **10:30 a.m. via Videoconference and in 6ES COUNCIL BRIEFING at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa012026>**

HEARING: **1:00 p.m. Videoconference and in 6ES COUNCIL BRIEFING at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa012026>**

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

BOA-25-000085(BT) Application of Jennifer Hiromoto for (1) a special exception to the fence height regulations at 10228 INWOOD ROAD. This property is more fully described as Block 5517, Lot 2, and is zoned R-1ac(A), which limits the height of a fence in the front-yard to 4-feet. The applicant proposes to construct and/or maintain an 8-foot-high fence in a required front yard, which will require (1) a 4-foot 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 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, January 19, 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/cityofdallasty 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>