

FILE NUMBER: BOA-25-000103(BT)

BUILDING OFFICIAL'S REPORT: Application of Jennifer Hiromoto for **(1)** a variance to the maximum building height regulations at **6524 ALPHA ROAD**. This property is more fully described as Block 7432 and is zoned R-1/2ac(A), which limits the maximum building height to 36-feet. The applicant proposes to construct and/or maintain a nonresidential structure with a building height of 45-feet 6-inches, which will require **(1)** a 9-foot 6-inch variance to the maximum building height regulations.

LOCATION: 6524 Alpha Road

APPLICANT: Jennifer Hiromoto

REQUEST:

- (1) A request for a variance to the maximum building height 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:

Approval

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

- A. Not contrary to the public interest as no letter of opposition were received prior to case report submittal deadline.
- B. Subject site proposed building location is restrictive in slope; the applicant proposes to tear down and rebuild on the existing footprint, in addition to tearing down one additional building and combining with the existing footprint. Subject site will increase from 2-stories to 3-stories. Based on staff's site visit and the overall distance to neighboring properties staff concluded due to the lot slope, this lot cannot be developed in a manner commensurate with development upon other parcels of land in the same zoning district.
- C. Not self-created nor is it a personal hardship.

BACKGROUND INFORMATION:

Zoning:

- Site: R-1/2ac(A) SUP-123
- North: R-1/2ac(A) SUP-123 and PD-111
- East: R-1/2ac(A) SUP-1405 (Private School)
- South: R-16(A) & PD-78
- West: R-16(A)

Land Use:

The subject site is developed with uses associated with a country club and golf course. The surrounding properties to the north are developed with golf course and some single-family uses. To the east are developed with uses associated with a church. To the south and west are single-family development uses allowed in R-16(A) and PD-78.

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 6524 Alpha Road focuses on one request relating to a variance to the maximum building height regulations.
- The applicant is proposing to construct and maintain a nonresidential structure with a maximum building height of 45-feet 6-inches, which will require a 9-foot 6-inch variance to the maximum building height regulations.
- It is imperative to note the existing club house was built prior to any single-family development surrounding the property.
- The subject site is a private country club and golf course.
- Development directly across the street (Alpha Road) to the north is the golf course and PD-111:
 - PD 111 was established by Ordinance No. 16289, passed by the Dallas City Council on July 11, 1979.
 - Single-family detached residential uses are permitted on the Property.
- Development to the east is R-1/2ac(A) and SUP 1405 (Holy Trinity Greek Orthodox Church) in support.
- Development to the south is R-16(A) and PD-78:
 - PD 78 was established by Ordinance No. 14877, passed by the Dallas City Council on April 28, 1975.
 - Phase 1 and Phase 2 single-family detached dwellings uses allowed
 - Phase 3 Townhouse dwellings, private community center or clubhouse with related uses such as outdoor, tennis courts, and swimming pools. The site designated on the development plan for the private community center or clubhouse may not be used for residential purposes.
- Development directly to the west is single-family homes within R-16(A).
- The majority of lots adjacent to the golf course, including those with a view from the south and west of the proposed structure are in support.
- The applicant has the burden of proof in establishing the following:
 - 1) That granting the variance to the maximum building height 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.

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 - (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 maximum building height 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-25-000103 at 6524 Alpha Rd](#)

Timeline:

- December 30, 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.

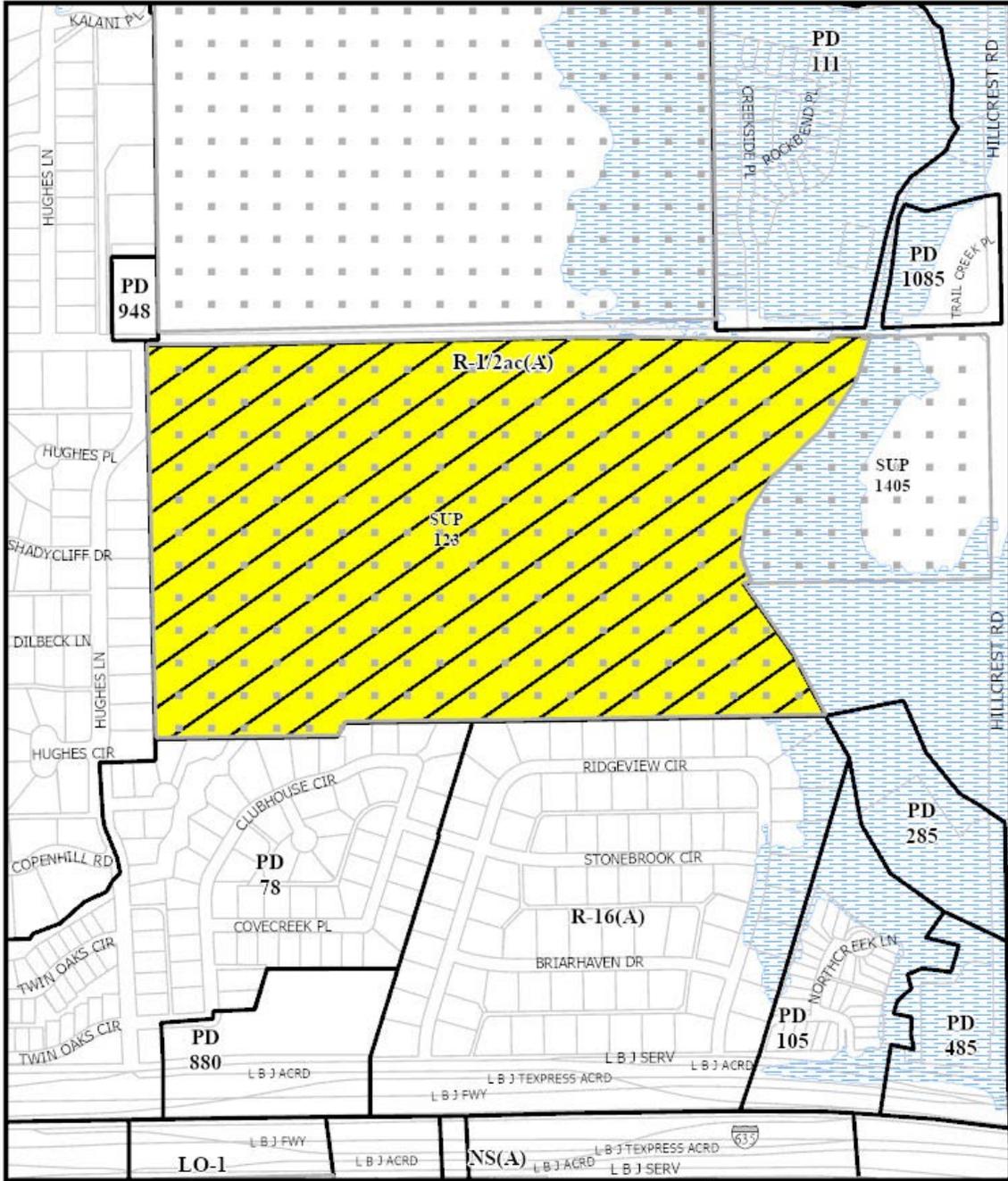


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AERIAL MAP

Case no: BOA-25-000103

Date: 12/31/2025



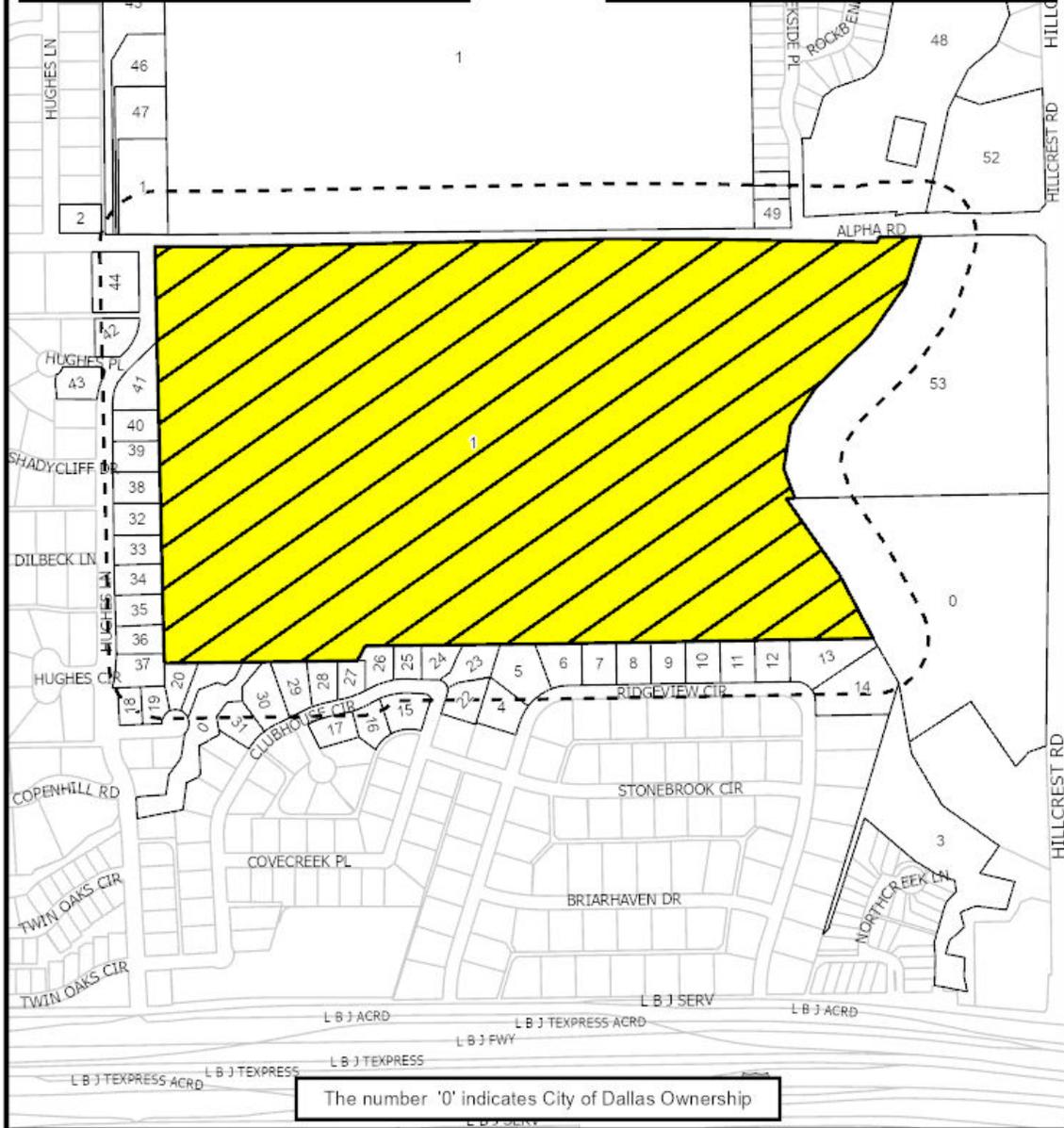
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ZONING MAP

Case no: BOA-25-000103
 Date: 12/31/2025

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.



The number '0' indicates City of Dallas Ownership


1:6,000

NOTIFICATION

200' AREA OF NOTIFICATION
53 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BOA-25-000103**
 Date: **12/31/2025**

Notification List of Property Owners

BOA-25-000103

53 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6625 ALPHA RD	NORTHWOOD CLUB
2	13708 HUGHES LN	PICKRYL BRYAN S & MARY
3	6809 LBJ FWY	NORTHWOOD CREEK HMOWNERS
4	6573 RIDGEVIEW CIR	CAMPBELL NANCY
5	6579 RIDGEVIEW CIR	NORTHWOOD CLUB THE
6	6609 RIDGEVIEW CIR	ENGELBURG ALEXANDER VAN &
7	6617 RIDGEVIEW CIR	MCBRAYER JEFFREY
8	6625 RIDGEVIEW CIR	MONIER JULES C & AMY W
9	6633 RIDGEVIEW CIR	MCGINNIS JEFF T &
10	6641 RIDGEVIEW CIR	CAMPBELL MICHAEL NORMAN &
11	6649 RIDGEVIEW CIR	MARSHALL JULIE CAROLINE
12	6657 RIDGEVIEW CIR	HSU CHUNG YUE PETER &
13	6665 RIDGEVIEW CIR	DIAZ ALVARO PELAEZ &
14	6707 RIDGEVIEW CIR	LEON MICHAEL
15	6620 CLUBHOUSE CIR	TINER J MICHAEL &
16	6614 CLUBHOUSE CIR	PARDUE RANDAL & CYNTHIA
17	6412 CREEKHAVEN PL	LEFKOVITS ROBERT &
18	6303 WOODSTREAM CT	Taxpayer at
19	6307 WOODSTREAM CT	SHOGREN DAWN L &
20	6311 WOODSTREAM CT	TAYLOR PAUL & BETH
21	6315 WOODSTREAM CT	DIKE DAVID N & ELIZABETH B
22	6530 COVECREEK PL	MARANO ANGELA JAMISON & JOHN
23	6627 CLUBHOUSE CIR	COLE CHRISTOPHER K
24	6623 CLUBHOUSE CIR	TETER MARY ANNETTE
25	6619 CLUBHOUSE CIR	LEE CHUN LAM
26	6615 CLUBHOUSE CIR	ACHO ONYEBUCHI &

Label #	Address	Owner
27	6611 CLUBHOUSE CIR	M <u>ALI</u> & NAHID T HOOSHYAR
28	6607 CLUBHOUSE CIR	MASROUR BEHROUZ
29	6603 CLUBHOUSE CIR	DAVIS CHARLES T
30	6527 CLUBHOUSE CIR	QUISENBERRY DAVID & LINDA
31	6523 CLUBHOUSE CIR	FRIEDMAN DUSTIN M &
32	13316 HUGHES LN	BEZUCHA ROBERT & DONNA
33	13308 HUGHES LN	HAMMOND BARRY T &
34	13236 HUGHES LN	PALISADES <u>PROPERTIES LLC</u>
35	13228 HUGHES LN	NOLAN LIVING TRUST
36	13220 HUGHES LN	ZIMMERMAN CLIFTON E LIVING TRUST
37	13210 HUGHES LN	BANKSTON BOBBY
38	13326 HUGHES LN	SGL TRUST THE
39	13408 HUGHES LN	TOOBIAN ABRAHAM
40	13418 HUGHES LN	PUSTMUELLER JOEL & LYN
41	13428 HUGHES LN	MCDERMOTT CASEY J &
42	13561 HUGHES PL	HARRIS JOHN E & JUDITH A HARRIS
43	13429 HUGHES PL	BASS ASHLEY & PRESTON
44	6266 ALPHA RD	NGUYEN ANH DUNG
45	6269 ALPHA RD	HAYMANN BASIL A
46	6305 ALPHA RD	MARKS ANDREW & SANDRA HAYMANN
47	6309 ALPHA RD	HAYMANN GARY
48	900000 CREEKSIDE PL	CREEKSIDE PLACE HMOWNERS
49	13703 CREEKSIDE PL	RAHIMI AFSANEH
50	13707 CREEKSIDE PL	SCHMITZ KHANUM REV TRUST
51	13711 CREEKSIDE PL	COX JOSEPH E & BETTY D
52	13701 HILLCREST RD	ALPHA HILLCREST HOLDINGS LLC
53	13555 HILLCREST RD	GREEK ORTHODOX CHURCH

 1:6,000	<h2>NOTIFICATION</h2>	Case no: <u>BOA-25-000103</u>
	<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;">53</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	Date: <u>12/31/2025</u>

Route Directions:

Start on Ridgeview Cir.

Right on Stonebrook Cir.

Right on Covecreek Pl.

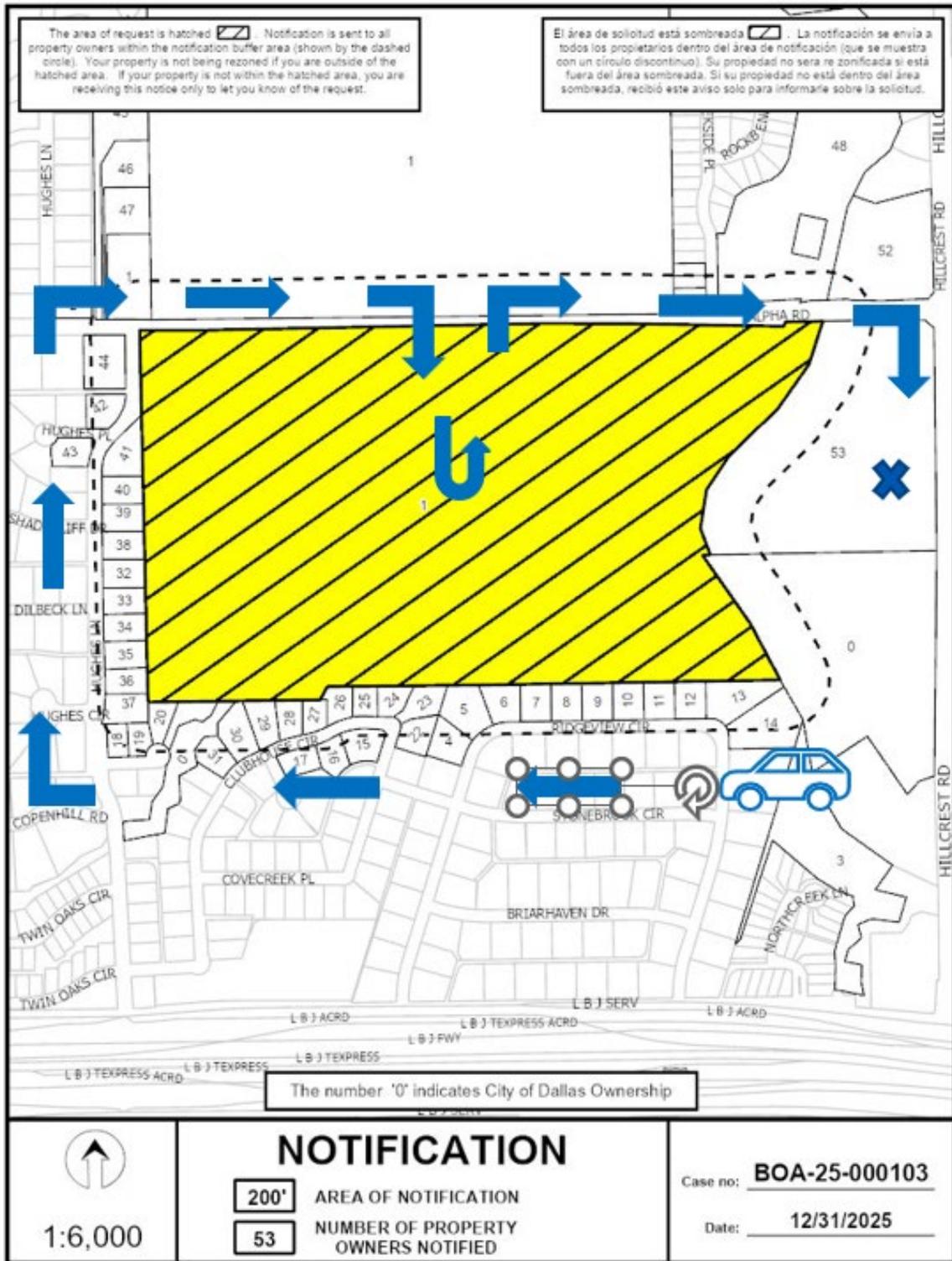
Left on Clubhouse Cir.

Right on Hughes Ln.

Right on Alpha Rd.

***Subject Site at 5:20**

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-25-000103(BT) Application of Jennifer Hiromoto for **(1)** a variance to the maximum building height regulations at **6524 ALPHA ROAD**. This property is more fully described as Block 7432 and is zoned R-1/2ac(A), which limits the maximum building height to 36-feet. The applicant proposes to construct and/or maintain a nonresidential structure with a building height of 45-feet 6-inches, which will require **(1)** a 9-foot 6-inch variance to the maximum building 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, 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>