

FILE NUMBER: BOA-25-000071(BT)

BUILDING OFFICIAL'S REPORT: Application of Jennifer Hiromoto for (1) a special exception to the off-street parking regulations at **1715 MARKET CENTER BOULEVARD, 1805 MARKET CENTER BOULEVARD, and 1800 IRVING BOULEVARD**. This property is more fully described as Block 27/7889, Parts of Lots 1, 2, and 5 and is zoned PD-621 (Subdistrict 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 or food store 3,500 square feet or less use, an office showroom use and warehouse use, and provide 229 of the required 424 off-street parking spaces, which will require (1) a 195-space special exception (46 percent reduction) to the off-street parking regulation.

LOCATION: 1715 Market Center Boulevard, 1805 Market Center Boulevard, and 1800 Irving Boulevard

APPLICANT: Jennifer Hiromoto

REQUEST:

(1) A request for a special exception to the off-street parking regulations.

STANDARD FOR A SPECIAL EXCEPTION TO THE OFF-STREET PARKING REGULATIONS:

(1) **Section 51P-621.110(b)(2)(D)** states that the board may grant a special exception of up to 50 percent of the required off-street parking upon the findings and considerations listed in **Section 51A-4.311** minus the number of parking spaces currently not provided due to delta credits, as defined in **Section 51A-4.704(b)(4)(A)**. The board of adjustment may impose conditions on the special exception. **Section 51A-4.311(a)** of the Dallas Development Code specifies that the board may grant a special exception to authorize a reduction in the number of off-street parking spaces required under this article if the board finds, after a public hearing, **that the parking demand generated by the use does not warrant the number of off-street parking spaces required, and the special exception would not create a traffic hazard or increase traffic congestion on adjacent or nearby streets.**

(2) In determining whether to grant a special exception under Paragraph (1), the board shall consider the following factors:

- (A) The extent to which the parking spaces provided will be remote, shared, or packed parking.
- (B) The parking demand and trip generation characteristics of all uses for which the special exception is requested.
- (C) Whether or not the subject property or any property in the general area is part of a modified delta overlay district.
- (D) The current and probable future capacities of adjacent and nearby streets based on the city's thoroughfare plan.
- (E) The availability of public transit and the likelihood of its use.
- (F) The feasibility of parking mitigation measures and the likelihood of their effectiveness.

- (3) In granting a special exception under Paragraph (1), the board shall specify the use or uses to which the special exception applies. A special exception granted by the board for a particular use automatically and immediately terminates if and when that use is changed or discontinued.
- (4) In granting a special exception under Paragraph (1), the board may:
- (A) establish a termination date for the special exception or otherwise provide for the reassessment of conditions after a specified period of time;
 - (B) impose restrictions on access to or from the subject property; or impose any other reasonable condition that would have the effect of improving traffic safety or lessening congestion on the streets.

STAFF RECOMMENDATION:

Special Exceptions (1):

No staff recommendation is made on this request.

BACKGROUND INFORMATION:

Zoning:

Site: PD-621 (Subdistrict 1)
North: PD-621 (Subdistrict 1)
East: PD-621 (Subdistrict 1)
South: PD-621 (Subdistrict 1)
West: PD-621 (Subdistrict 1)

Land Use:

The subject site is developed with office showroom/warehouse and restaurant without drive-in or drive-through service uses. The areas to the north, south, east, and west are developed with various uses such as but not limited to motor vehicle fueling station, personal service, office showroom/warehouse, and restaurant without drive-in or drive-through service.

BDA History:

No BDA history has been found within the last 5 years

GENERAL FACTS/STAFF ANALYSIS:

- The application of Jennifer Hiromoto for the property located at 1715 Market Center Boulevard, 1805 Market Center Boulevard, and 1800 Irving Boulevard focuses on one request relating to the off-street parking regulations.
- The proposed request is made to construct and/or maintain a nonresidential structure and provide 229 of the required 424 off-street parking spaces, which will require a 195-space special exception (46 percent reduction).
- The subject site lot size is 192,365 square feet or 4.416 acres of land.

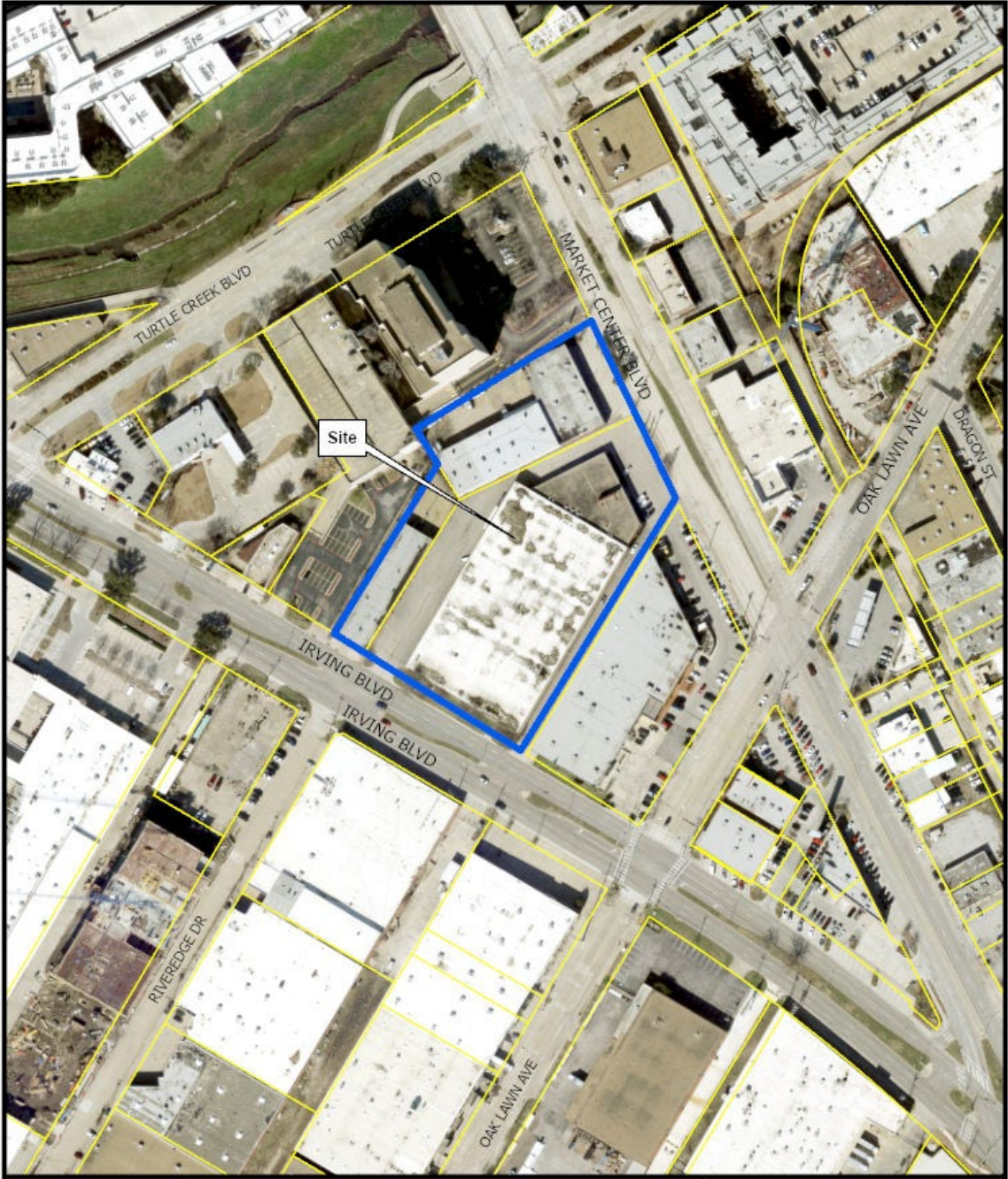
- The existing combine building footprint is 80,540 square feet (41.87 percent lot coverage)
- PD-621 (Subdistrict 1) requires the following parking ratio per specified use:
 - 1 parking space per 105 square feet of floor area for restaurant without drive-in or drive-through service ($39,820 / 105 = 379.24$).
 - 1 parking space per 1,100 square feet of floor area for Office/Showroom Warehouse up to 20,000 square feet floor area ($20,000 / 1100 = 18.18$).
 - 1 parking space per 4100 square feet of floor area for Office/Showroom Warehouse above 20,000 square feet floor area ($12,570 / 4100 = 3.07$).
 - 1 parking space per 275 square feet of floor area for General Merchandise or food store greater than 3,500 square feet ($8,150 / 4100 = 1.99$).
- Additionally, PD621 MUD Parking Chart is used to calculate required parking.
- If the Board were to grant the proposed 195-space special exception (46 percent reduction) to the parking regulations with a condition that the special exception automatically and immediately terminates if when the restaurant without drive-in or drive-through service use, a general merchandise or food store 3,500 square feet or less use, an office showroom use, and warehouse use are changed or discontinued, then the applicant could lease and maintain the existing structure with the uses described above and provide 229 of the required off-street parking spaces.
- 200' Radius Video: [BOA-25-000071 at 1715 Market Center Blvd](#)

Timeline:

- January 27, 2026: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.
- March 4, 2026: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel C.
- March 16, 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 **March 20, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **April 3, 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.

March 24, 2026:

The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **April** 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.

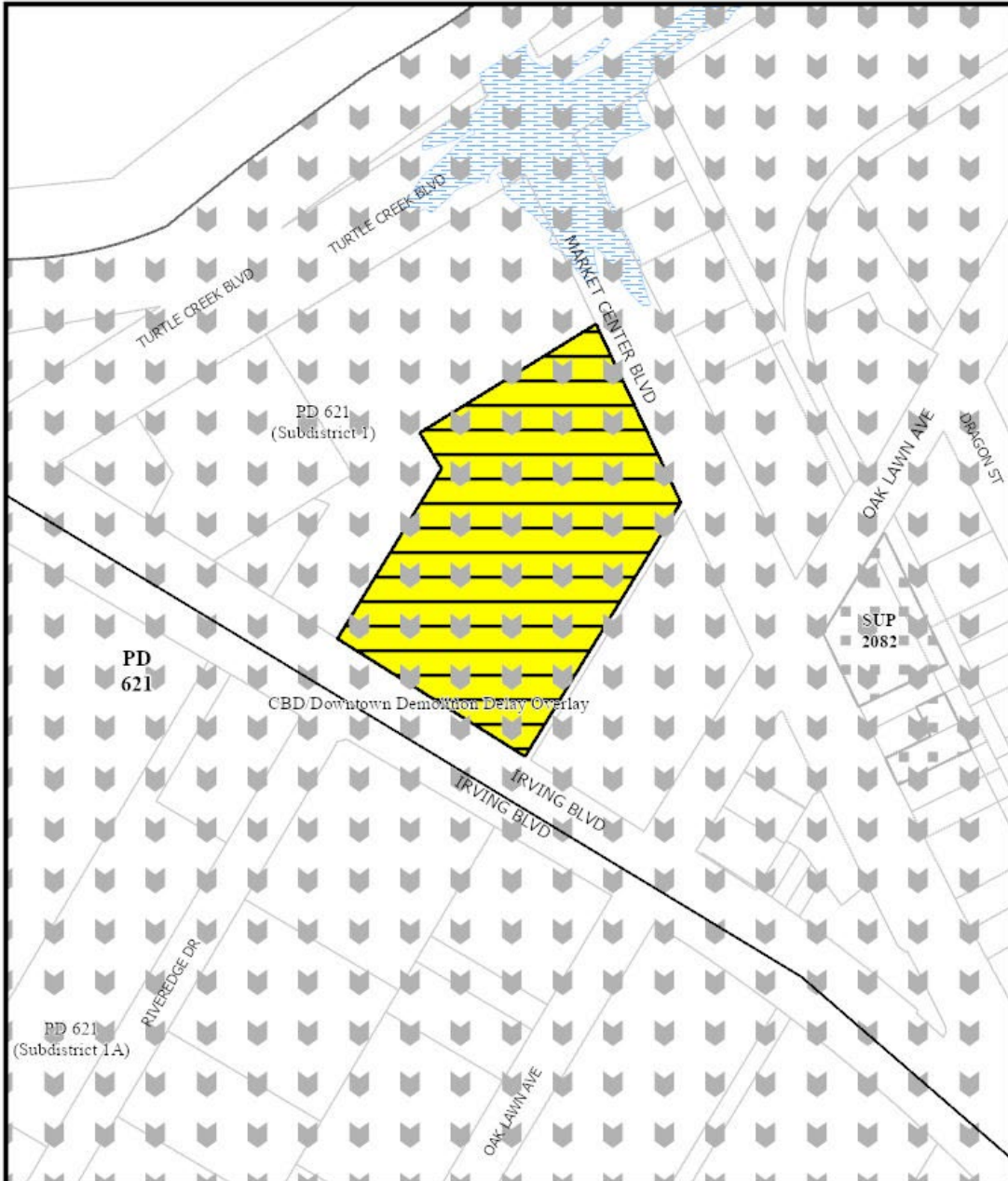


1:2,400

AERIAL MAP

Case no: BOA-25-000071

Date: 10/29/2025





1:2,400

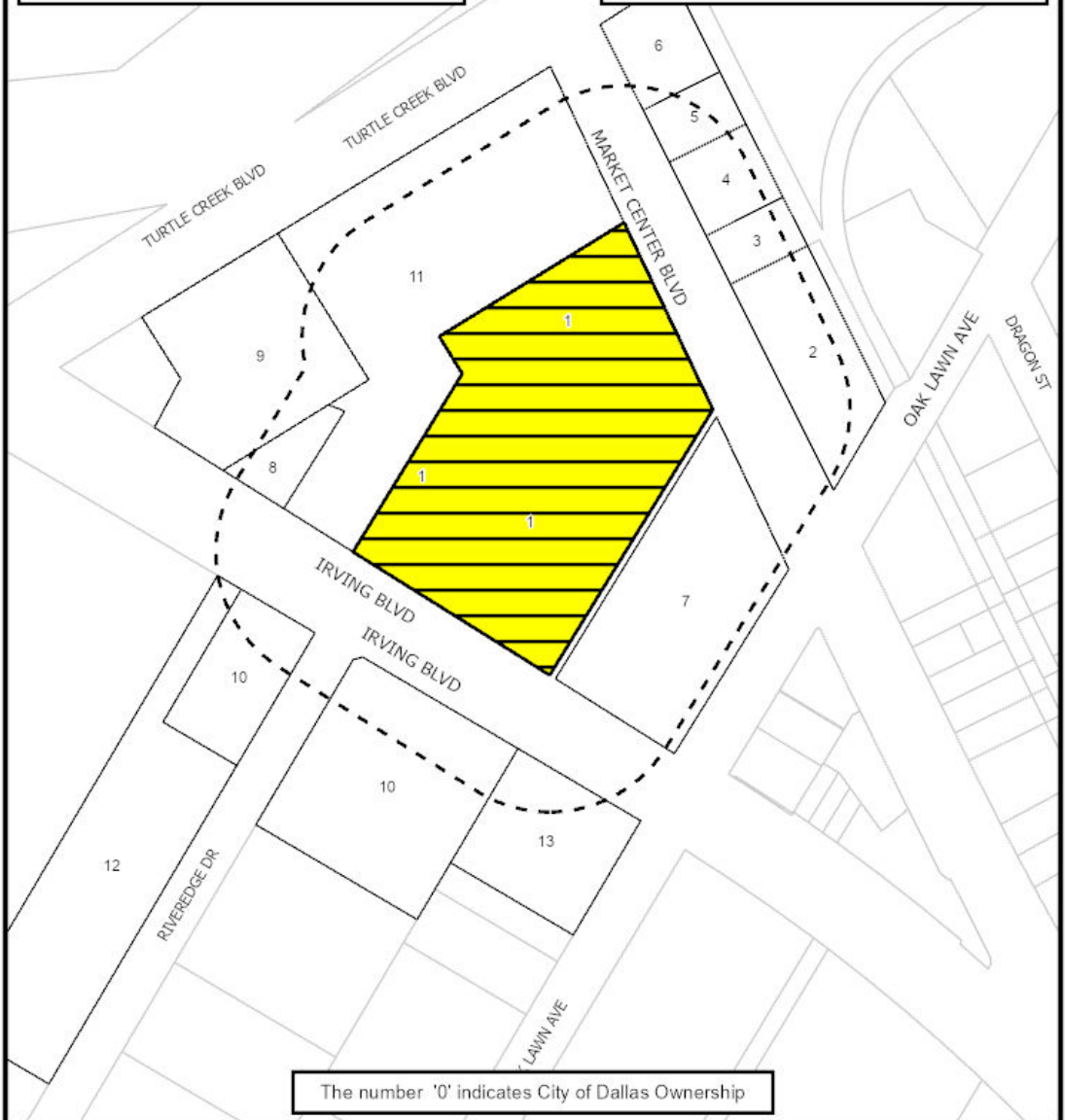
ZONING MAP

Case no: **BOA-25-000071**

Date: **10/29/2025**

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

 1:2,400	<h2>NOTIFICATION</h2> <p>200' AREA OF NOTIFICATION</p> <p>13 NUMBER OF PROPERTY OWNERS NOTIFIED</p>	Case no: BOA-25-000071 Date: 10/29/2025
--	---	--

Notification List of Property Owners

BOA-25-000071

13 Property Owners Notified

Label #	Address	Owner
1	1715 MARKET CENTER BLVD	MARKET CENTER BOULEVARD
2	1301 OAK LAWN AVE	1301 OAK LAWN AVE LLC
3	1804 MARKET CENTER BLVD	AD SALUTEM INC
4	1808 MARKET CENTER BLVD	AD SALUTEM INC
5	1810 MARKET CENTER BLVD	BRIGGS JOHN & DAWN LIVING TRUST
6	1330 TURTLE CREEK BLVD	NICENE PROPERTIES LLC
7	1201 OAK LAWN AVE	DDD PORTFOLIO HOLDINGS LLC
8	1820 IRVING BLVD	PFIFFNER STEVEN J
9	1212 TURTLE CREEK BLVD	TEXAS SECURITY BANK
10	175 FORDYCE ST	WKP1729 LLC
11	1825 MARKET CENTER BLVD	1825 MARKET CENTER LP
12	155 RIVEREDGE DR	RIVEREDGE OWNER LP
13	175 OAK LAWN AVE	O & S REALTY LLC

 1:2,400	NOTIFICATION	Case no: <u>BOA-25-000071</u>
	200' AREA OF NOTIFICATION 13 NUMBER OF PROPERTY OWNERS NOTIFIED	Date: <u>10/29/2025</u>

Route Directions:

Start on Market Center Blvd.

Right on Oak Lawn Ave.

Right on Irving Blvd.

Right thru alley

Right on Market Center Blvd.

Right on Irving Blvd.

***Subject Site at 1:15 and 2:22.**

200' Radius Route Map



NOTICE OF PUBLIC HEARING

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

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

DATE: MONDAY, MAY 18, 2026

BRIEFING: 10:30 a.m. via Videoconference and in 6ES COUNCIL BRIEFING at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa0518>

HEARING: 1:00 p.m. Videoconference and in 6ES COUNCIL BRIEFING at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa0518>

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

BOA-25-000071(BT) Application of Jennifer Hiromoto for (1) a special exception to the off-street parking regulation at 1715 MARKET CENTER BOULEVARD, 1805 MARKET CENTER BOULEVARD, and 1800 IRVING BOULEVARD. This property is more fully described as Block 2777889, Parts of Lots 1, 2, and 5, and is zoned PD-621 (Subdistrict 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 or food store 3,500 square feet or less use, an office showroom use, and warehouse use, and provide 213 of the required 420 off-street parking spaces, which will require (1) a 207-space special exception (49% reduction) to the off-street parking regulation.

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 supporting or opposing 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-C-Register> by the 5 p.m. on Sunday, May 17, 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 at (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-C-Register>