

FILE NUMBER: BOA-26-000004(BT)

BUILDING OFFICIAL'S REPORT: Application of Jennifer Hiromoto for (1) a special exception to the fence regulations at **9401 DOUGLAS AVENUE**. This property is more fully described as Block 5609, Lot 1, and is zoned R-1ac(A), which limits the height of a fence in a front yard to 4 feet. The applicant proposes to construct and/or maintain a 9-foot-high fence in a required front-yard, which will require (1) a 5-foot special exception to the fence height regulations.

LOCATION: 9401 Douglas Avenue

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:

Site: R-1ac(A) SUP 29
North: R-10(A)
East: R-1ac(A)
South: R-1ac(A)
West: R-1ac(A)

Land Use:

The subject site is developed with school and church uses and surrounding properties are developed with single-family uses.

BDA History:

No BDA history has been found within the last five years.

GENERAL FACTS/STAFF ANALYSIS:

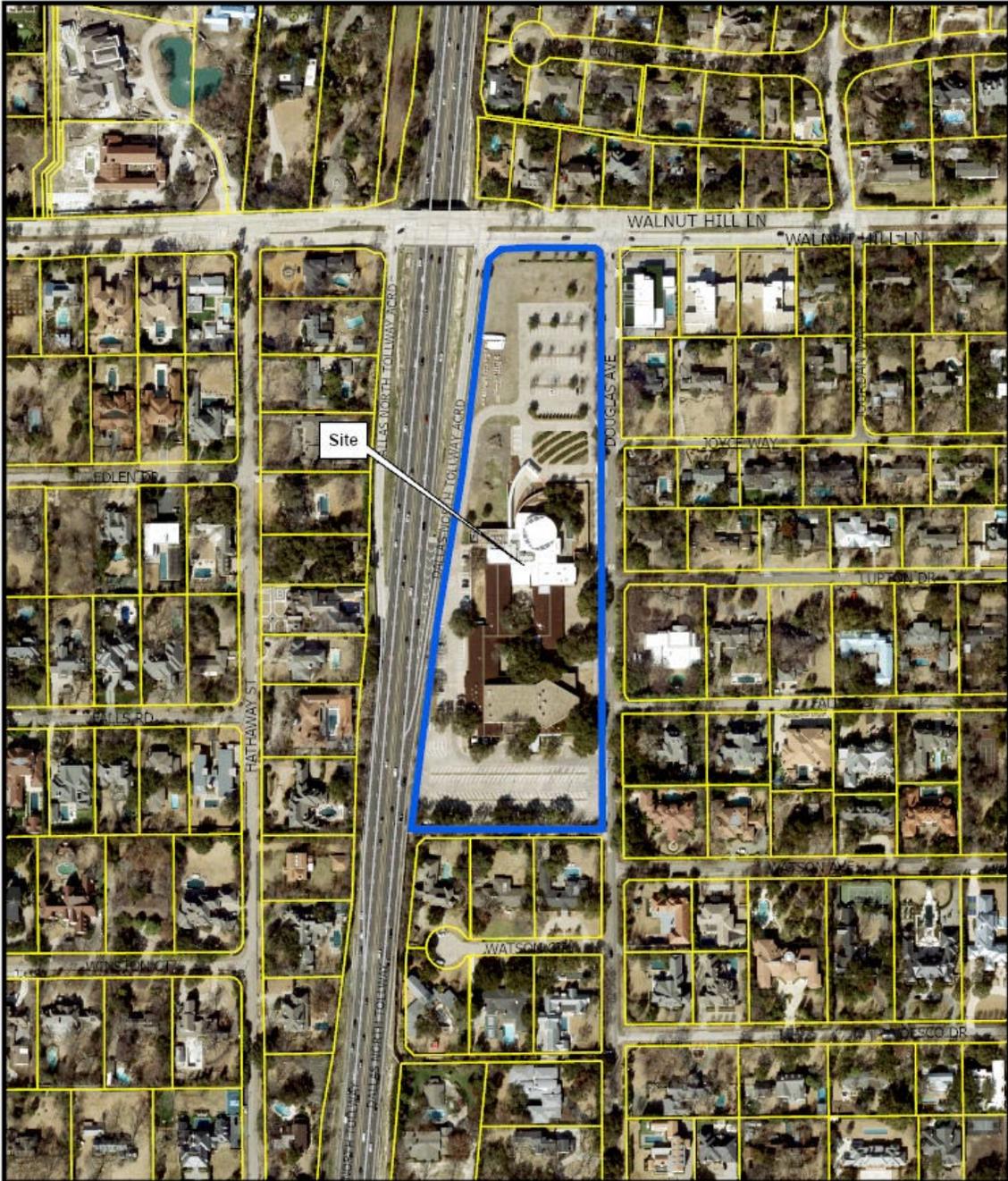
- The application of Jennifer Hiromoto for the property located at 9401 Douglas Avenue focuses on one request relating to the fence height regulations.
- The applicant is proposing to construct and maintain a 9-foot-high fence in a required front-yard, which will require a 5-foot special exception to the fence height regulations.
- The proposed fence will be located along Walnut Hill as it is a corner lot.
- The subject property is located east of the Dallas North Tollway Road which provides a sound barrier wall above 4-foot-high.
- Majority of the surrounding properties between Walnut Hill Lane and Park Lane along Douglas Avenue have vegetation, fencing above 4-feet in height or a combination of vegetation and fencing above 4-feet in height.
- Majority of the surrounding properties along Walnut Hill Lane, facing the subject site have vegetation, fencing above 4-feet in height or a combination of vegetation and fencing above 4-feet in height.
- 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-26-000004 at 9401 Douglas Ave](#)

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.
- February 5, 2026: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel **A**.
- February 20, 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 **February 24, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **March 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 24, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **March** 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.

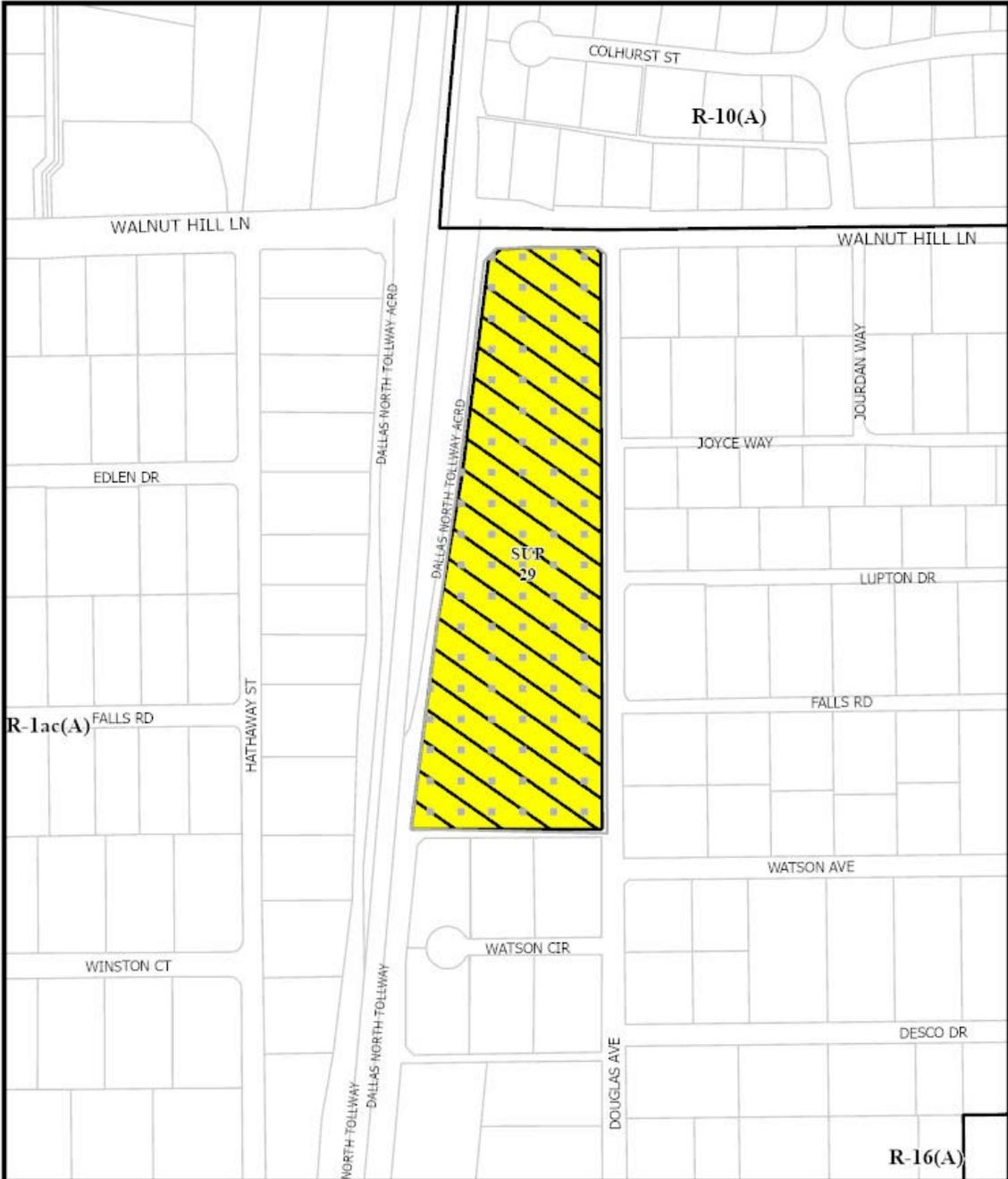


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AERIAL MAP

Case no: BOA-26-000004

Date: 01/27/2026



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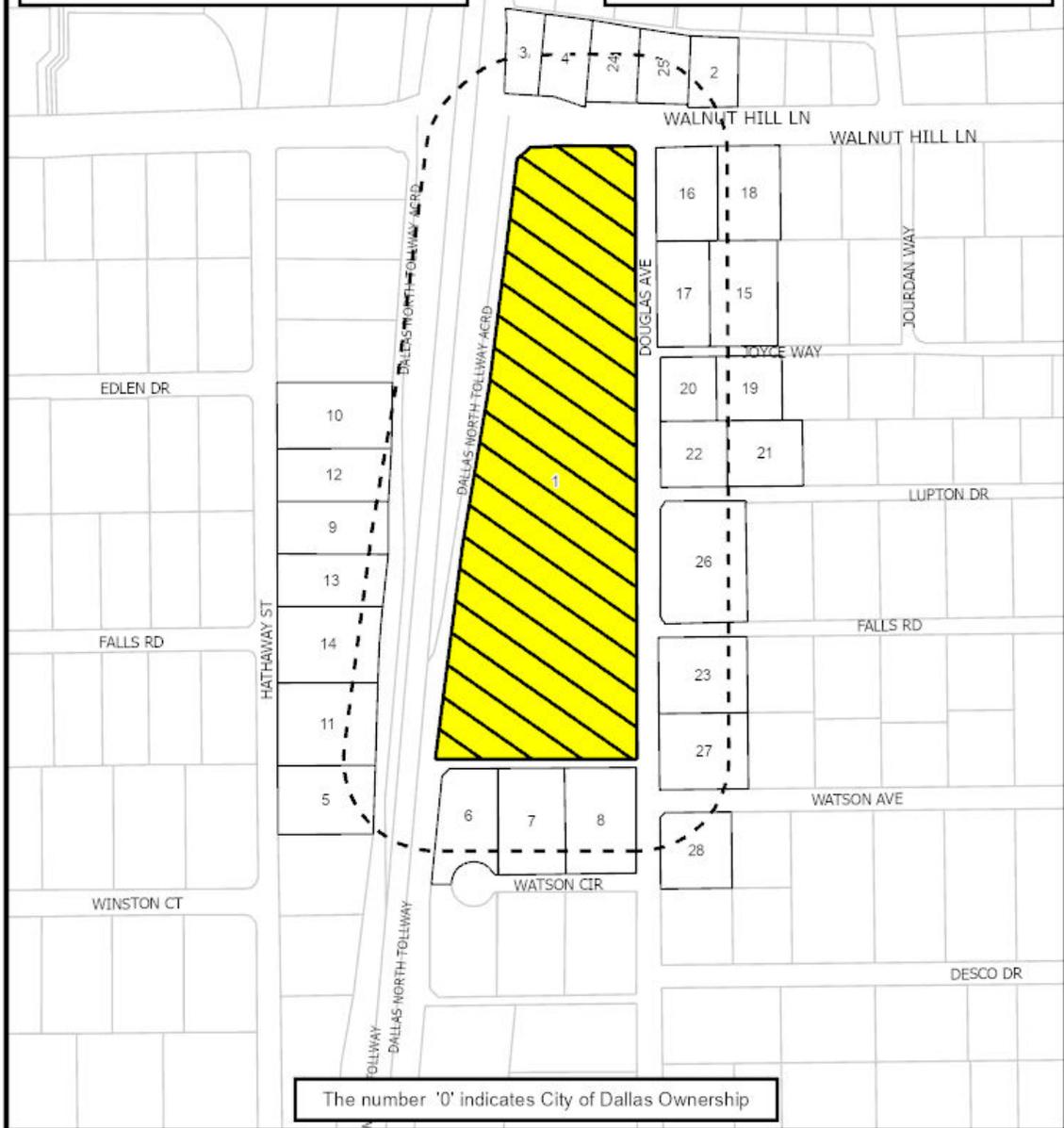
ZONING MAP

Case no: **BOA-26-000004**

Date: **01/27/2026**

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



1:3,600

NOTIFICATION

- 200'** AREA OF NOTIFICATION
- 28** NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BOA-26-000004**
 Date: **1/27/2026**

Notification List of Property Owners

BOA-26-000004

28 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9401 DOUGLAS AVE	SHEARITH ISRAEL
2	5807 WALNUT HILL LN	PARKS CLYDE L JR &
3	5707 WALNUT HILL LN	ITZIG JERRY M & BONNIE L
4	5717 WALNUT HILL LN	RATCLIFF BRIAN & MEGAN ELIZABETH
5	9714 HATHAWAY ST	CHERTKOEV LEVANI G LIFE EST
6	5707 WATSON CIR	PATHOS PETER & ASHLEY
7	5719 WATSON CIR	NOBLE FAMILY TRUST
8	5731 WATSON CIR	WALLACE SCOTT C & LISA S
9	9818 HATHAWAY ST	CONSOLIDATED PRIVATE
10	9836 HATHAWAY ST	CAHILL FAMILY REVOCABLE TRUST
11	9736 HATHAWAY ST	SHOWALTER WILLIAM N III &
12	9826 HATHAWAY ST	HEINZ ROBERT T & JENNIFER N
13	9810 HATHAWAY ST	9810 HATHAWAY LLC
14	9746 HATHAWAY ST	REYES ANGEL L III
15	5815 JOYCE WAY	CHUNG KEVIN KYUBONG
16	9646 DOUGLAS AVE	HOLLOWAY RHONDA
17	5807 JOYCE WAY	MATISE HOYT R
18	5816 WALNUT HILL LN	CIRCLE OF LIFE 2022 TRUST
19	5814 JOYCE WAY	BATES DAVID M &
20	5806 JOYCE WAY	GOELZER PAUL H JR &
21	5823 LUPTON DR	MAST RICHARD &
22	5807 LUPTON DR	MAEDGEN MEREDITH
23	5808 FALLS RD	SEAY MICHAEL CHARLES & STEPHANIE WYNNE
24	5721 WALNUT HILL LN	COLVIN THOMAS A JR &
25	5803 WALNUT HILL LN	JOHNSON JAMIRA V & CAMERON T
26	5808 LUPTON DR	RYDER PHILLIP & KAREN

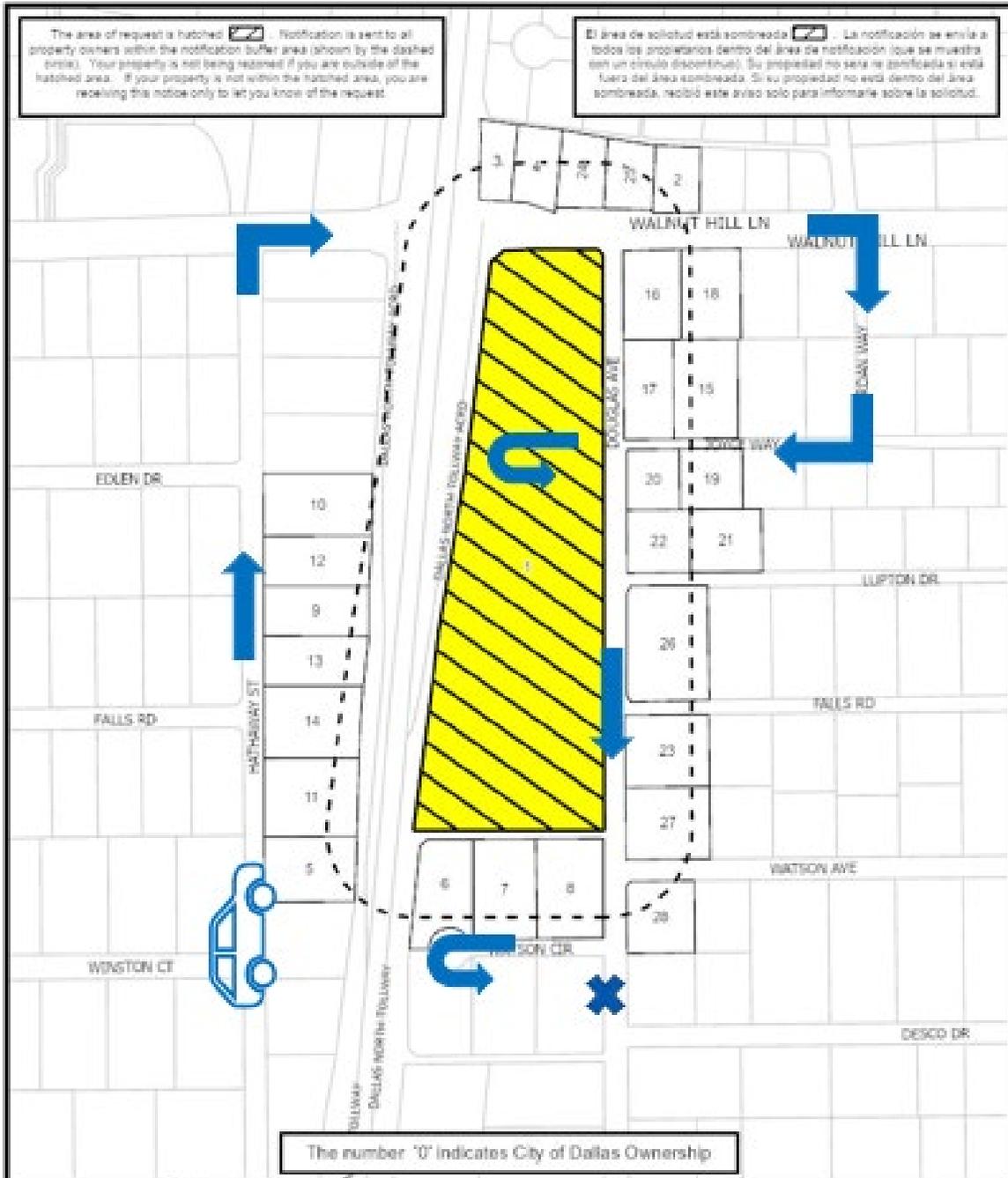
<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5807 WATSON AVE	HATTON REVOCABLE TRUST
28	5806 WATSON AVE	RUFF JENNIFER C

 1:3,600	NOTIFICATION		Case no: BOA-26-000004
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">28</div> NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 1/27/2026	

Route Directions:

- Start on Hathaway St.**
- Right on Walnut Hill Ln.**
- Right on Jordan Way**
- Right on Joyce Way**
- Left on Douglas Ave.**
- Right on Watson Cir.**
- *Subject Site at 1:15 and 2:22.**

200' Radius Route Map



 1:3,600	<h3 style="margin: 0;">NOTIFICATION</h3> <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="border: 1px solid black; padding: 2px;">200'</div> <div>AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="border: 1px solid black; padding: 2px;">28</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	Case no: BOA-26-000004 Date: <u>1/27/2026</u>
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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, MARCH 17, 2026

BRIEFING: 10:30 a.m. via Videoconference and in 6AN COUNCIL CHAMBERS at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa031726>

HEARING: 1:00 p.m. Videoconference and in 6AN COUNCIL CHAMBERS at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa031726>

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

BOA-26-000004(BT) Application of Jennifer Hiromoto for (1) a special exception to the fence height regulations at 9401 DOUGLAS AVENUE. This property is more fully described as Block 5609, Lot 1, and is zoned R-1ac(A), which limits the height of a fence in a front yard to 4 feet. The applicant proposes to construct and/or maintain a 9-foot-high fence in a required front-yard, which will require (1) a 5-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 6AN Council Chambers. 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, March 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>