

A notice was added to this record on 2026-06-30.
Condition: Severity: Notice
Total conditions: 2 (Notice: 2)

[View notice](#)

Menu

Reports

Help

File Date: [06/30/2026](#)

Application Status: [Payment Due](#)

Assigned To: [Diana Barkume](#)

Description of Work: [Parking special exception for restaurant, office, office/showroom warehouse and "retail-related" uses.](#)

Application Detail: [Detail](#)

Application Name:

Application Type: [Board of Adjustments](#)

Documents:

File Name	Document Group	Category	Description	Type	Docun
2026_05_31 affidavit o...	BLDG_BDA	Affidavit - Pro...		application/pdf	Uploac
tax cert.pdf	BLDG_BDA	Certificate - Tax		application/pdf	Uploac
cert deed.pdf	BLDG_BDA	Certificate - W...		application/pdf	Uploac
Site Plat Map - BLK 78...	BLDG_BDA	Maps - Block		application/pdf	Uploac
1937 Irving Blvd Zonin...	BLDG_BDA	Maps - Zoning L...		application/pdf	Uploac
cert plat-Trinity Indu...	BLDG_BDA	Plat - Certifie...		application/pdf	Uploac
1937 Irving Blvd No Li...	BLDG_BDA	Statement - Lien		application/pdf	Uploac
x_site plan exhibit 20...	BLDG_BDA	Plans - Site Plan		application/pdf	Uploac
cert deed.pdf	BLDG_BDA	Legal Descripti...		application/pdf	Uploac
cert deed.pdf	BLDG_BDA	Survey - Metes ...		application/pdf	Uploac
Show all					

Address: [1937 IRVING BLVD, A Dallas, TX 75207](#)

Owner Name: [1937 IRVING LLC](#)

Owner Address: [1302 WAUGH DR PMB 226, C/O CHUCK IRWIN, HOUSTON, TEXAS 770193908](#)

Parcel No: [00000775360000000](#)

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Jennifer Hiromoto	Buzz Urban Plan...	Applicant	Mailing, PO Box 38586 ...	Active
1937 IRVING LLC	1937 IRVING LLC	Property Owner	Mailing, PO Box 38586 ...	Active

Licensed Professionals Info:

Primary	Registration Number	License Type	Name	Business Name	Business License #
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Total Fee Assessed: [\\$2,935.00](#)

Total Fee Invoiced: [\\$2,935.00](#)

Balance: [\\$2,920.00](#)

Custom Fields:

Property Details

Existing Zoning	Lot Number	Lot Size (Acres)
PD	41-44	0.56
Block Number	Lot Size (Sq. Ft)	How many streets abut the property?
23/7890	24660	2
Land Use	Is the property platted?	Status of Project
Non-residential	No	Proposed
Status of Property	Previous Board of Adjustment case filed on this property	Accommodation for someone with disabilities
Non-Owner Occupied	No	No
File Date	Seleccione si necesitara un interprete	Case Number
-		-
Are you applying for a fee waiver?	Have the standards for variance and or special exception been discussed?	Has the Notification Sign Acknowledgement F
No	Yes	Yes
Referred by		
Self		

Internal Use Only

Source of Request	Fee Waiver Granted	Number of Parking Spaces
Self		19
Lot Acreage		
.56		

PDox Information

PDox Number
-

Board of Adjustment Request

Type of Request	Request Description	Application Type	Other	Affirm that an appeal has been made for	Application is made to BOA to gra
Special Exception	Parking demand	Variance or Special Exception to Off-Street Parking and Loading Demand	PD 621 (Subare a 1A)	parking reduction of 19 spaces (19.4% reduction) for restaurant, office, office/showroom warehouse, and "retail-related" uses.	The proposed mix of uses will comp surrounding uses and not create a tr

Street Frontage Information

Street Frontage Linear Feet (Sq. Ft) (Number)

Front	106.99
Front	180

Case Information

Full Request	Brief Request	Zoning Requirements	Relevant H
to construct and/or maintain a nonresidential structure for a restaurant, a restaurant, office, office/showroom warehouse, and "retail-related" uses, and provide 79 of the required 98 parking spaces, which will require a 19-space special exception (19% reduction) to the parking regulation.	special exception to the parking regulation.	requires parking to be provided.	NA

Board of Adjustment Meeting

Hearing Type	Action Date	Time	Room	Panel	Presiding Officer	BOA Administrator	BOA Secretary	BOA Code Specialist	Case Assigned to	Notes
			6ES	A	David A. Neumann	Jason Pool	Mary Williams	Diana Barkume		Parking reduc

GIS Information

Parcel Number (Number)	Service	Layer	Attribute Value	Census Tract Number (Number)	Council District	School District	Escarpment	Floodplain
				17.55	6-Laura Cadena			

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Intake	Diana Barkume	Payment Due	07/07/2026	Diana Barkume
	GIS AOR Review				
	Case Assignment		Case Manager...		
	Site Inspection				
	Plans Distribution				
	Subdivision Review				
	Q Team Review				
	Arborist Review				
	Building Code Review				
	Zoning Review				
	Electrical Review				
	Eng Water and Wastewat...				
	Historic Preservation ...				
	Eng Paving and Drainag...				
	Eng Flood Plain Review				
	Board of Adjustment Re...				
	Conservation Review				
	Traffic Review				
	GIS Review				
	Residential Team Review				
	Signs Review				
	Plans Coordination				
	Board of Adjustment He...				
	Two-Year Waiver Period				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
	BOA History	This will display in t...	Applied	06/30/2026	Notice	
	Flood Zone	Flood Zone	Applied	06/30/2026	Notice	Accela Administ...
	Flood Zone	Flood Zone	Applied	06/30/2026	Notice	Accela Administ...
	General Facts/Staff An...	This will display in t...	Applied	06/30/2026	Notice	
	Land Use	This will display in t...	Applied	06/30/2026	Notice	
	Staff Recommendation	Staff Recommendation	Applied	06/30/2026	Notice	
	Standard of Review	This will display in t...	Applied	06/30/2026	Notice	
	Timeline	This will display in t...	Applied	06/30/2026	Notice	
	Zoning	This will display in t...	Applied	06/30/2026	Notice	

Application Comments:	View ID	Comment	Date
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Initiated by Product: ACA

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
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Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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**BOARD OF ADJUSTMENT
CITY OF DALLAS, TEXAS**

FILE NUMBER: BOA-26-000057

BUILDING OFFICIAL'S REPORT: Application of Jennifer Hiromoto for (1) a special exception to the parking regulation at 1937 IRVING BLVD. This property is more fully described as lots 41 to 44, and is zoned PD-621(Subarea 1A), which requires parking to be provided. The applicant proposes to construct and/or maintain a nonresidential structure for a restaurant, office, showroom warehouse, and "retail-related" uses, and provide 79 of the required 98 parking spaces, which will require a 19-space special exception (19% reduction) to the parking regulation.

LOCATION: 1937 IRVING BLVD

APPLICANT: Jennifer Hiromoto

REQUEST:

- (1) A special exception to the parking regulation.

