

BOA-26-000055

File Date: 06/26/2026

Application Status: Plan Review

Assigned To: Kameka Miller-Hoskins

Description of Work: BOARD OF ADJUSTMENT CITY OF DALLAS, TEXAS FILE NUMBER: BOA-26-000055 BUILDING OFFICIAL'S REPORT: Application of Luis Matarrita for (1) a variance to the front yard setback regulations at 2146 CUSTER DRIVE. This property is more fully described as Block 6/5020, part of Lot 11, and is zoned R-7.5(A), which requires a front yard setback of 25-feet. The applicant proposes to construct and/or maintain a single-family residential structure and provide a 13-foot-8-inch front yard setback along Gladewater Road, which will require (1) an 11-foot-5-inch variance to the front yard setback regulations. LOCATION: 2146 CUSTER DRIVE APPLICANT: LUIS MATARRITA REQUEST: (1) A variance to the front yard setback regulations

Application Detail: Detail

Application Name:

Application Type: Board of Adjustments

| Documents: | File Name                                 | Document Group | Category           | Description | Type               | Document Status | Document Status Date |
|------------|-------------------------------------------|----------------|--------------------|-------------|--------------------|-----------------|----------------------|
|            | <a href="#">2146 Custer Dr - Site ...</a> | BLDG_BDA       | Plans - Site Plan  |             | application/pdf    | Uploaded        | 06/26/2026           |
|            | <a href="#">2144 Custer Dr Certifi...</a> | BLDG_BDA       | Plat - Certifie... |             | application/pdf    | Uploaded        | 06/26/2026           |
|            | <a href="#">2144 Custer Dr Tax Cer...</a> | BLDG_BDA       | Certificate - Tax  |             | application/pdf    | Uploaded        | 06/26/2026           |
|            | <a href="#">2144 Custer Dr Certifi...</a> | BLDG_BDA       | Certificate - W... |             | application/pdf    | Uploaded        | 06/26/2026           |
|            | <a href="#">GL-11918 2144 CUSTER D...</a> | BLDG_BDA       | Maps - Block       |             | application/pdf    | Uploaded        | 06/26/2026           |
|            | <a href="#">custer Dr zoning map.pdf</a>  | BLDG_BDA       | Maps - Zoning L... |             | application/pdf    | Uploaded        | 06/26/2026           |
|            | <a href="#">2146 Custer Legal.pdf</a>     | BLDG_BDA       | Legal Descripti... |             | application/pdf    | Uploaded        | 06/26/2026           |
|            | <a href="#">2144 Custer Dr BOA App...</a> | BLDG_BDA       | Affidavit - Pro... |             | application/pdf    | Uploaded        | 06/26/2026           |
|            | <a href="#">2144 Custer Dr Tax Cer...</a> | BLDG_BDA       | Statement - Lien   |             | application/pdf    | Uploaded        | 06/26/2026           |
|            | <a href="#">Amherst Group Properti...</a> | BLDG_BDA       | Other Support D... |             | application/pdf    | Uploaded        | 06/26/2026           |
|            | <a href="#">Custer Dr Lien Stateme...</a> | BLDG_BDA       | Statement - Lien   |             | application/pdf    | Uploaded        | 06/29/2026           |
|            | <a href="#">BOA-26-000055_labels.docx</a> | BLDG_BDA       | Other Support D... |             | application/msword | Uploaded        | 07/07/2026           |
|            | <a href="#">BOA26000055mva.jpg</a>        | BLDG_BDA       | Other Support D... |             | image/jpeg         | Uploaded        | 07/07/2026           |
|            | <a href="#">BOA-26-000055_report.docx</a> | BLDG_BDA       | Other Support D... |             | application/msword | Uploaded        | 07/07/2026           |
|            | <a href="#">BOA26000055n.jpg</a>          | BLDG_BDA       | Other Support D... |             | image/jpeg         | Uploaded        | 07/07/2026           |
|            | <a href="#">BOA-26-000055_Submissi...</a> | BLDG_BDA       | Other Support D... |             | application/pdf    | Uploaded        | 07/07/2026           |
|            | <a href="#">BOA26000055a.jpg</a>          | BLDG_BDA       | Other Support D... |             | image/jpeg         | Uploaded        | 07/07/2026           |
|            | <a href="#">BOA26000055z.jpg</a>          | BLDG_BDA       | Other Support D... |             | image/jpeg         | Uploaded        | 07/07/2026           |
|            | <a href="#">2146 Custer Dr - Revis...</a> | BLDG_BDA       | Plans - Site Plan  |             | application/pdf    | Uploaded        | 07/15/2026           |
|            | <a href="#">Show all</a>                  |                |                    |             |                    |                 |                      |

Address: 2146 CUSTER DR, Dallas, TX 75216

Owner Name: AMHERST GROUP PROPERTIES LLC

Owner Address: 5001 PLAZA ON THE LK STE 200, AUSTIN, TEXAS 787461053

Parcel No: 00000355222000100

| Contact Info: | Name                                      | Organization Name                  | Contact Type   | Contact Primary Address                  | Status |
|---------------|-------------------------------------------|------------------------------------|----------------|------------------------------------------|--------|
|               | <a href="#">LUIS Danny MATARRITA</a>      | <a href="#">Amherst Group P...</a> | Applicant      | <a href="#">Mailing_5001 Plaza on...</a> | Active |
|               | <a href="#">AMHERST GROUP PROPERTI...</a> | <a href="#">AMHERST GROUP P...</a> | Property Owner | <a href="#">Mailing_5001 Plaza On...</a> | Active |

| Licensed Professionals Info: | Primary | Registration Number | License Type | Name | Business Name | Business License # |
|------------------------------|---------|---------------------|--------------|------|---------------|--------------------|
|------------------------------|---------|---------------------|--------------|------|---------------|--------------------|

Total Fee Assessed: \$735.00

Total Fee Invoiced: \$735.00

Balance: \$0.00

Custom Fields: Property Details

|                 |            |                  |
|-----------------|------------|------------------|
| Existing Zoning | Lot Number | Lot Size (Acres) |
|-----------------|------------|------------------|

|                                    |                                                                          |                                                                |
|------------------------------------|--------------------------------------------------------------------------|----------------------------------------------------------------|
| <a href="#">R-7.5(A)</a>           | <a href="#">Pt of lot 11</a>                                             | <a href="#">0.1722</a>                                         |
| Block Number                       | Lot Size (Sq. Ft)                                                        | How many streets abut the property?                            |
| <a href="#">6/5020</a>             | <a href="#">7500</a>                                                     | <a href="#">2</a>                                              |
| Land Use                           | Is the property platted?                                                 | Status of Project                                              |
| <a href="#">Single Family</a>      | <a href="#">Yes</a>                                                      | <a href="#">Proposed</a>                                       |
| Status of Property                 | Previous Board of Adjustment case filed on this property                 | Accommodation for someone with disabilities                    |
| <a href="#">Vacant Land</a>        | <a href="#">No</a>                                                       | <a href="#">No</a>                                             |
| 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 Form been discussed? |
| <a href="#">No</a>                 | <a href="#">Yes</a>                                                      | <a href="#">Yes</a>                                            |
| Referred by                        |                                                                          |                                                                |
| <a href="#">Self</a>               |                                                                          |                                                                |

|                          |                    |                          |
|--------------------------|--------------------|--------------------------|
| <b>Internal Use Only</b> |                    |                          |
| Source of Request        | Fee Waiver Granted | Number of Parking Spaces |
| <a href="#">Self</a>     |                    | -                        |
| Lot Acreage              |                    |                          |
| <a href="#">0.1722</a>   |                    |                          |

|                         |
|-------------------------|
| <b>PDox Information</b> |
| PDox Number             |
| <a href="#">252752</a>  |

| 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 grant the described appeal | Outcome  |
| <a href="#">Variance</a>    | Front-yard          | Single Family/Duplex Variance or Special Exception | front yard setback along Gladewater Rd. | front setback                           | side setback on corner lot                               | Accepted |

| Street Frontage Information |                               |
|-----------------------------|-------------------------------|
| Street Frontage             | Linear Feet (Sq. Ft) (Number) |
| <a href="#">Front</a>       | 50                            |
| <a href="#">Side</a>        | 150                           |

| Case Information                                                                                                                                                                                                                     |                                                |                                                       |                  |             |                                          |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|-------------------------------------------------------|------------------|-------------|------------------------------------------|--|
| Full Request                                                                                                                                                                                                                         | Brief Request                                  | Zoning Requirements                                   | Relevant History | BOA History | BOA History Details                      |  |
| <a href="#">to construct and/or maintain a single-family residential structure and provide a 13.8-foot front yard setback, which will require an 11.3-foot variance to the front yard setback regulations along Gladewater Road.</a> | variance to the front yard setback regulations | Requires a 25-foot front yard setback to be provided. | NA               | No          | referred to the board-residential review |  |

| Board of Adjustment Meeting |             |      |      |       |                   |                       |               |                     |                  |                    |           |             |
|-----------------------------|-------------|------|------|-------|-------------------|-----------------------|---------------|---------------------|------------------|--------------------|-----------|-------------|
| Hearing Type                | Action Date | Time | Room | Panel | Presiding Officer | BOA Administrator     | BOA Secretary | BOA Code Specialist | Case Assigned to | Notes              | Outcome   | Filing Date |
|                             |             |      | 6ES  | C     | Robert F. Agnich  | Kameka Miller-Hoskins | Mary Williams | Diana Barkume       |                  | Front yard setback | Scheduled |             |

| GIS Information        |         |       |                 |                              |                  |                 |            |            |  |
|------------------------|---------|-------|-----------------|------------------------------|------------------|-----------------|------------|------------|--|
| Parcel Number (Number) | Service | Layer | Attribute Value | Census Tract Number (Number) | Council District | School District | Escarpment | Floodplain |  |
|                        |         |       |                 | 55.42                        | 4-Johnson        |                 |            |            |  |

|                         |                                    |                    |                 |             |                    |
|-------------------------|------------------------------------|--------------------|-----------------|-------------|--------------------|
| <b>Workflow Status:</b> | Task                               | Assigned To        | Status          | Status Date | Action By          |
|                         | <a href="#">Application Intake</a> |                    | Intake Complete | 07/01/2026  | Accela Administ... |
|                         | <a href="#">GIS AOR Review</a>     | Elham Elbadawi     | Review Complete | 07/07/2026  | Elham Elbadawi     |
|                         | <a href="#">Case Assignment</a>    | Kameka Miller-H... | Case Manager... | 07/20/2026  | Kameka Miller-H... |
|                         | <a href="#">Site Inspection</a>    |                    | Site Inspect... | 07/20/2026  | Kameka Miller-H... |
|                         | <a href="#">Plans Distribution</a> |                    | Accepted - P... | 07/20/2026  | Kameka Miller-H... |
|                         | <a href="#">Subdivision Review</a> |                    | Not Required    | 07/20/2026  | Kameka Miller-H... |

| Task                                      | Assigned To | Status          | Status Date | Action By          |
|-------------------------------------------|-------------|-----------------|-------------|--------------------|
| <a href="#">Q Team Review</a>             |             | Not Required    | 07/20/2026  | Kameka Miller-H... |
| <a href="#">Arborist Review</a>           |             | Not Required    | 07/20/2026  | Kameka Miller-H... |
| <a href="#">Building Code Review</a>      |             | Not Required    | 07/20/2026  | Kameka Miller-H... |
| <a href="#">Zoning Review</a>             |             | Not Required    | 07/20/2026  | Kameka Miller-H... |
| <a href="#">Electrical Review</a>         |             | Not Required    | 07/20/2026  | Kameka Miller-H... |
| <a href="#">Eng Water and Wastewat...</a> |             | Not Required    | 07/20/2026  | Kameka Miller-H... |
| <a href="#">Historic Preservation ...</a> |             | Not Required    | 07/20/2026  | Kameka Miller-H... |
| <a href="#">Eng Paving and Drainag...</a> |             | Not Required    | 07/20/2026  | Kameka Miller-H... |
| <a href="#">Eng Flood Plain Review</a>    |             | Not Required    | 07/20/2026  | Kameka Miller-H... |
| <a href="#">Board of Adjustment Re...</a> |             | Approved        | 07/20/2026  | Kameka Miller-H... |
| <a href="#">Conservation Review</a>       |             | Not Required    | 07/20/2026  | Kameka Miller-H... |
| <a href="#">Traffic Review</a>            |             | Not Required    | 07/20/2026  | Kameka Miller-H... |
| <a href="#">GIS Review</a>                |             | Not Required    | 07/20/2026  | Kameka Miller-H... |
| <a href="#">Residential Team Review</a>   |             | Not Required    | 07/20/2026  | Kameka Miller-H... |
| <a href="#">Signs Review</a>              |             | Not Required    | 07/20/2026  | Kameka Miller-H... |
| <a href="#">Plans Coordination</a>        |             | Review Complete | 07/20/2026  | Kameka Miller-H... |
| <a href="#">Board of Adjustment He...</a> |             |                 |             |                    |
| Two-Year Waiver Period                    |             |                 |             |                    |

| Condition Status: | Name                                      | Short Comments            | Status  | Apply Date | Severity | Action By |
|-------------------|-------------------------------------------|---------------------------|---------|------------|----------|-----------|
|                   | <a href="#">BOA History</a>               | This will display in t... | Applied | 06/26/2026 | Notice   |           |
|                   | <a href="#">General Facts/Staff An...</a> | This will display in t... | Applied | 06/26/2026 | Notice   |           |
|                   | <a href="#">Land Use</a>                  | This will display in t... | Applied | 06/26/2026 | Notice   |           |
|                   | <a href="#">Staff Recommendation</a>      | Staff Recommendation      | Applied | 06/26/2026 | Notice   |           |
|                   | <a href="#">Standard of Review</a>        | This will display in t... | Applied | 06/26/2026 | Notice   |           |
|                   | <a href="#">Timeline</a>                  | This will display in t... | Applied | 06/26/2026 | Notice   |           |
|                   | <a href="#">Zoning</a>                    | This will display in t... | Applied | 06/26/2026 | Notice   |           |

| Application Comments: | View ID | Comment | Date |
|-----------------------|---------|---------|------|
|-----------------------|---------|---------|------|

**Initiated by Product:** ACA

| Scheduled/Pending Inspections: | Inspection Type                       | Scheduled Date | Inspector | Status    | Comments             |
|--------------------------------|---------------------------------------|----------------|-----------|-----------|----------------------|
|                                | <a href="#">Site Visit Inspection</a> | 08/03/2026     |           | Scheduled | Scheduled via Script |

| Resulted Inspections: | Inspection Type | Inspection Date | Inspector | Status | Comments |
|-----------------------|-----------------|-----------------|-----------|--------|----------|
|-----------------------|-----------------|-----------------|-----------|--------|----------|