



Planning & Development Department

320 E Jefferson Blvd, Dallas TX 75203

(214) 948-4480

BOARD OF ADJUSTMENT REFERRAL FORM

Referred by: JOHN FORBES

Date: 3-10-2026

Department: Planning and Development - Residential

Phone/Email: 214-948-4279/JOHN.FORBES@DALLAS.GOV

Manager signature: *Loree Lewis*

Consulted with: Luis Matarrita

☒ Applicant

☐ Representative

☒ Owner

Name: Luis Matarrita

Phone/Email: 754-210-2660/lmatarritaz@amherst.com

Property Information

Address: 2146 Custer Dr.

Lot: 11

City Block: 6/5020

Zoning Classification: R-7.5(A)

Issues that require Board action Block face continuity not met with 25' side setback

List the City of Dallas Development Code(s) this project is non-compliant with:

Check all that apply: ☒ Variance ☐ Special Exception

☒ Yard setback

☐ Lot Width

☐ Lot Depth

☐ Lot coverage

☐ Floor area for accessory structures for single-family uses

☐ Height

☐ Minimum width of sidewalk

☐ Off-street parking

☐ Off-street loading

☐ Landscape regulations

☐ fence height and/or standards

☐ Visibility triangle obstructions

☐ Parking demand

☐ Additional dwelling unit (not for rent) ☐ Accessory dwelling unit (for rent)

☐ Carport

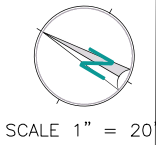
☐ Non-conforming use or structure

☐ Administrative Official Appeal

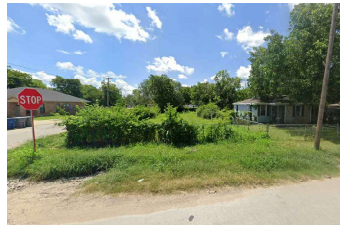
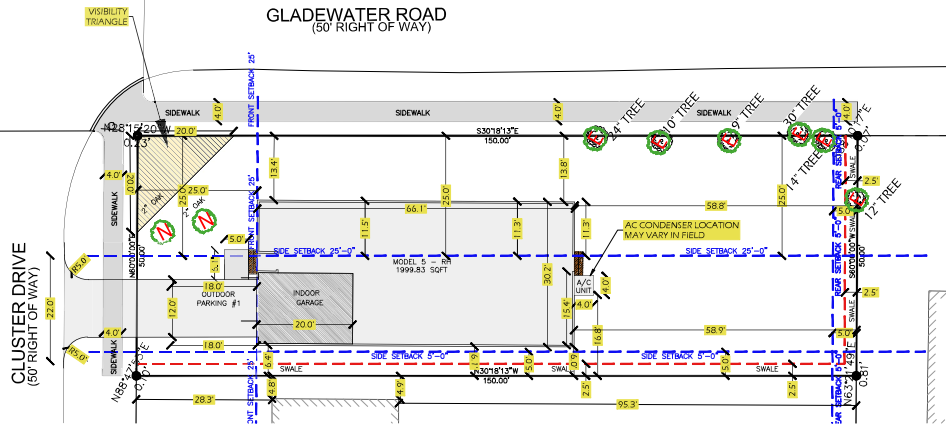
☐ Other:

Description: Customer wishes to get a variance for the block face continuity on the side of 25' minimum.

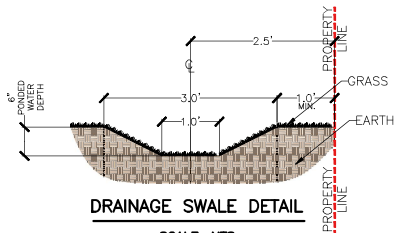
Alternative resolutions discussed/offered:



SCALE 1" = 20'



DISTURBED AREA	
House Area	1999.83 SQFT
Stair Area	18 SQFT
Driveway + Sidewalk Area	345 SQFT
TOTAL IMPERVIOUS	2362.83 SQFT



DRAINAGE SWALE DETAIL

SCALE: NTS

NOTE: PROPOSED SWALES WILL NOT BE COMPACTED AND WILL BE SODDED BACK AFTER EXCAVATION

LEGEND	
	TREE TO REMAIN
	TREE TO REMOVE
	LIVE OAK TREES TO BE PLANTED

TREES SUMMARY TABLE		
TREE TYPE	QTY	DESCRIPTION
2" OAK TREE	2	TO PLANT
9" TREE	1	TO REMAIN
10" TREE	1	TO REMAIN
12" TREE	1	TO REMAIN
14" TREE	1	TO REMAIN
24" TREE	1	TO REMAIN
30" TREE	1	TO REMAIN
TOTAL TREES TO CUT		0
TOTAL INCHES TO REMAIN		99
TOTAL INCHES TO PLANT		4

IMPERVIOUS COVER		
LOT AREA	7499.95 SQFT	100%
IMPERVIOUS COVER	2362.83 SQFT	31.50%
PERVIOUS COVER	5137.12 SQFT	68.50%

SITE PLAN			
2146 CUSTER DR DALLAS, TX			
LEGAL DESCRIPTION: OAK CLIFF GARDENS BLK 6/5020 PT LT 11			
MODEL: 5--RH			
JOB NO.	JV	SCALE: 1" = 20'	DWG. NO.
			REV. 2.0