

Record Summary for Board of Adjustments

Record

Record #	Status	Opened Date
BOA-25-000055	Payment Due	08/24/2025

Application Name

Detailed Description

BOA variance for detached structure. Seeking variance for square footage and height.

Assigned To Department

Board of Adjustment

Assigned to Staff

Nora Castaneda

Record Type

Board of Adjustments

Custom Fields

INTERNAL USE ONLY

Source of Request	Self
Fee Waiver Granted	-
Number of Parking Spaces	-
Lot Acreage	.28

PDOX INFORMATION

PDox Number	-
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PROPERTY INFORMATION

Existing Zoning	R-13(A)
Lot Number	12
Lot Size (Acres)	0.28
Block Number	H/5437
Lot Size (Sq. Ft)	12196
How many streets abut the property?	2
Land Use	single family
Is the property platted?	Yes
Status of Project	Proposed
Status of Property	Owner Occupied
Previous Board of Adjustment case filed on this property	No
Accommodation for someone with disabilities	No
File Date	-
Seleccione si necesitara un interprete	-
Case Number	-
Are you applying for a fee waiver?	No

Have the standards for variance and or special exception been discussed?	Yes
Has the Notification Sign Acknowledgement Form been discussed?	Yes
Referred by	Self

Custom Lists

Board of Adjustment Meeting

1	Room	6ES
2	Room	6ES
3	Room	6ES

Board of Adjustment Request

1	Type of Request	Variance
	Request Description	Floor area of the main structure
	Application Type	Single Family/Duplex Variance or Special Exception
	Affirm that an appeal has been made for	Variance to square footage for detached structure
3	Type of Request	Variance
	Request Description	Height
	Application Type	Single Family/Duplex Variance or Special Exception
	Affirm that an appeal has been made for	Variance to height of the accessory structure exceeding height of the main home

Case Information

1	Full Request	to construct a single family residential accessory structure with 736 SF of floor area (37% of the 1,976 square foot floor area of the main structure), which will require a 242 SF variance to the floor area regulations
	Brief Request	for a variance to the floor area regulations
	Zoning Requirements	an accessory structure may not exceed 25% of the floor area of the main structure
	Relevant History	n/a
	BOA History	No
2	Full Request	applicant proposes to construct and/or maintain an accessory dwelling unit (not for rent), which will require a special exception to the single-family use regulations
	Brief Request	a special exception to the single-family use regulations

Zoning Requirements	limits the number of dwelling units to one
Relevant History	n/a
BOA History	No

3

Full Request	to construct a single-family residential structure with a building height of 21- feet 4- inches, which will require a 5- foot 5 -inch variance to the maximum building height regulations
Brief Request	for a variance to the building height regulations
Zoning Requirements	limits the maximum building height to 30- feet due to a residential proximity slope
Relevant History	n/a
BOA History	No

GIS Information

1

Census Tract Number	23.36
Council District	9

Street Frontage Information

1

Street Frontage	Front
Linear Feet (Sq. Ft)	85

2

Street Frontage	Front
Linear Feet (Sq. Ft)	130

Contact Information

Name	Organization Name	Contact Type	Phone
RYAN HUSTON	ESTATE BUILDERS	Applicant	2149495192
Email: estatebuildersDFW@gmail.com			
4849 GREENVILLE AVE SUITE #100, DALLAS, TX 75206			

Name	Organization Name	Contact Type	Phone
Steven Mudgett	MUDGETT STEVEN FOREST	Property Owner	4695569234
Email: estatebuildersDFW@gmail.com			
6784 E NORTHWEST HWY, DALLAS, TEXAS 752318142			

Address

6964 WAKEFIELD ST, Dallas, TX 75231

Parcel Information

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
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0000039960700000
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Owner Information

Primary	Owner Name	Owner Address	Owner Phone
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Y	MUDGETT STEVEN FOREST	6784 E NORTHWEST HWY, DALLAS, TEXAS 752318142	
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Status History

Status	Comment	Assigned Name	Status Date
In Review		Nora Castaneda	08/26/2025
Payment Due		Nora Castaneda	08/27/2025



CITY OF DALLAS

AUG 6, 2025

ADDRESS: **6964 WAKEFIELD ST**


RE: **DCAD 00000399607000000**

DEAR SIR/MADAM,

No information was found responsive to your request for identification of City liens in the records of Special Collections. This response does not constitute legal advice regarding the status of the real property at **6964 WAKEFIELD ST**. There may be additional liens of record in the County Clerk's office. This response is made to your request for public information and constitutes neither estoppel against the City of Dallas nor relinquishment, waiver, release, or other change in any lien interest of record.

Should you have any further questions please contact Special Collections at 214-670-3438.

Sincerely

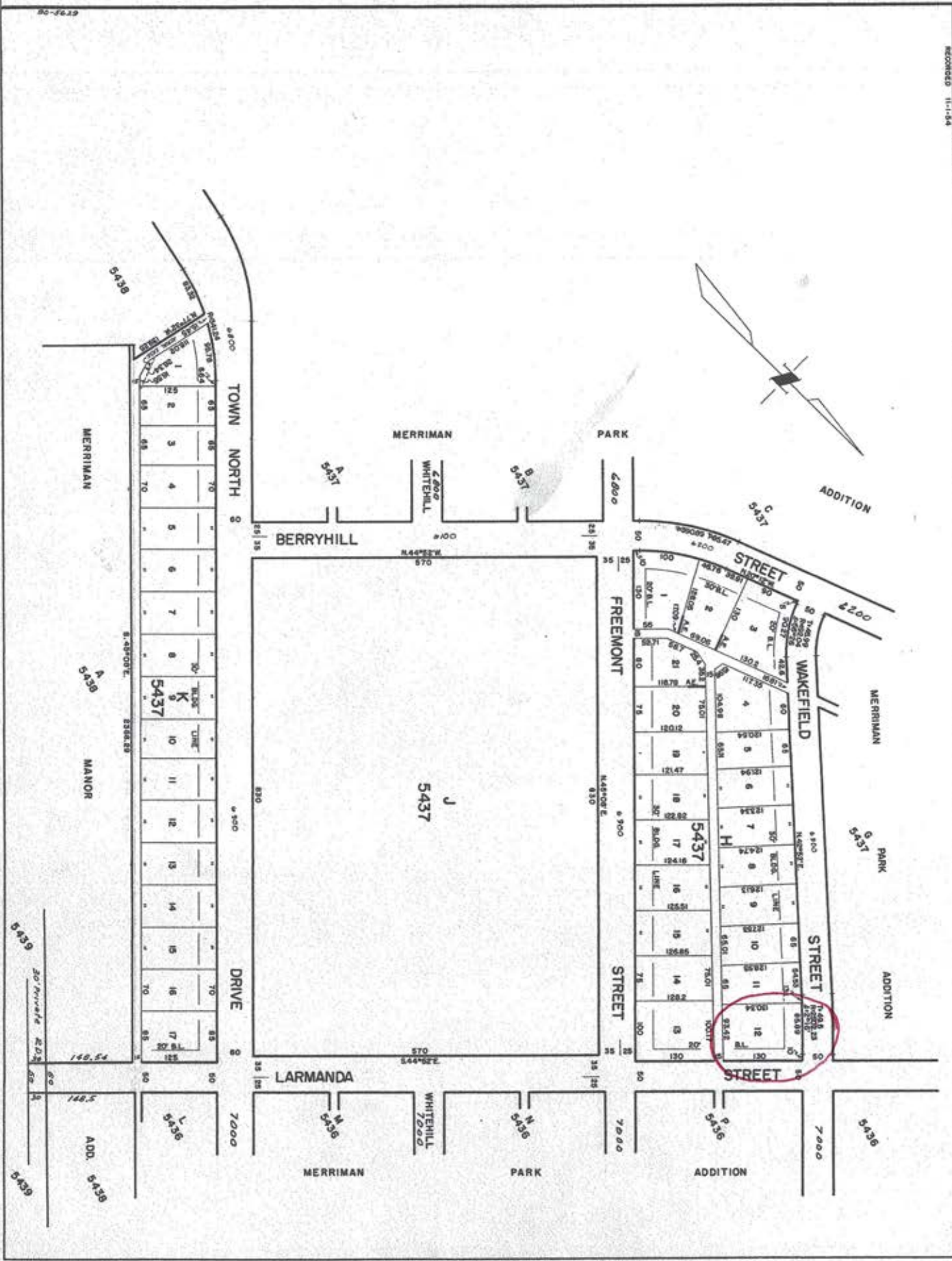


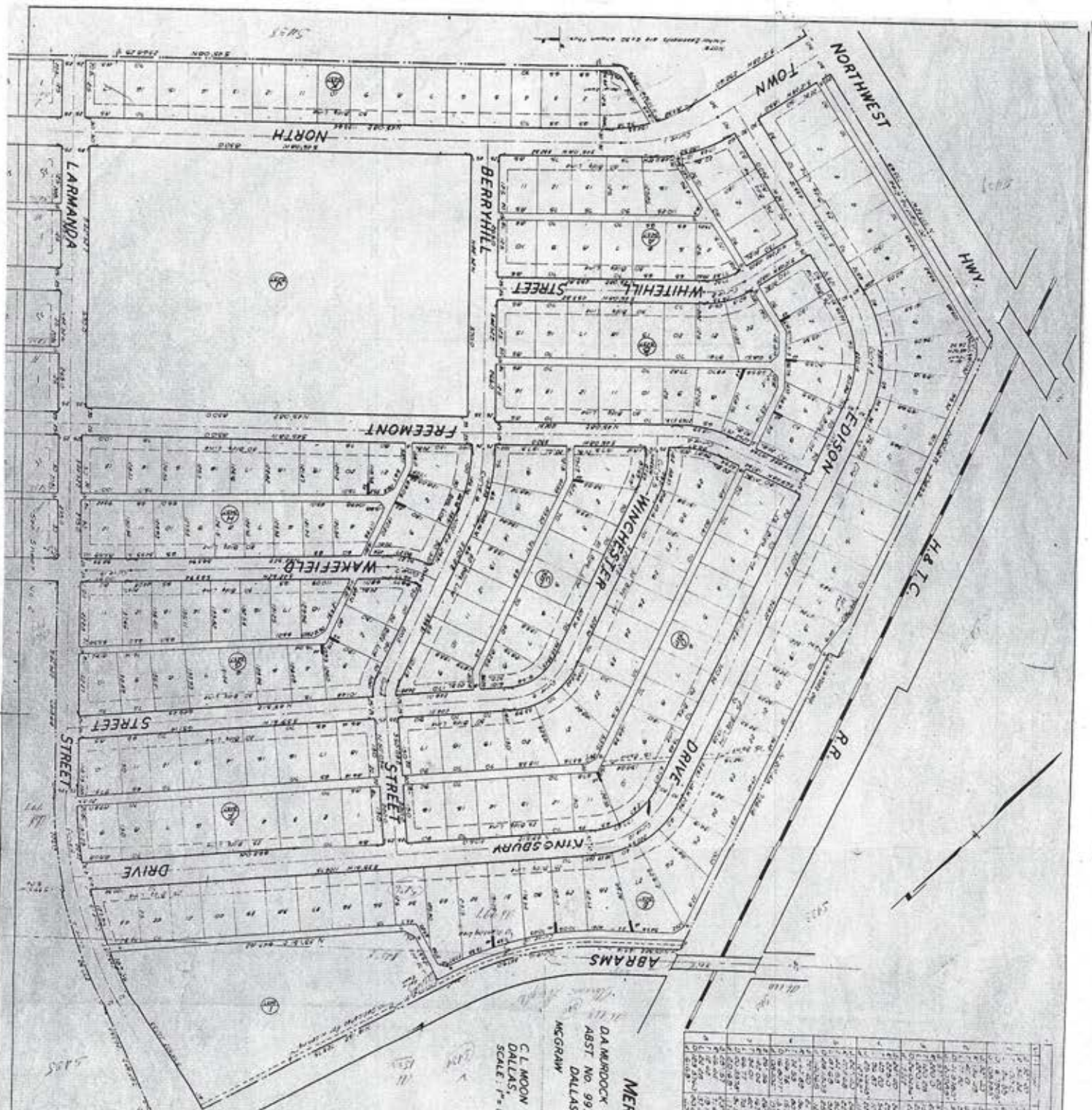
Special Collections Division
Dallas Water Utilities

SHIPPED
 DATE: 10-23-56
 RECEIVED
 DATE: 12-18-56
 ANNEXED: MAY 23, 1945
 ORD. NO. 3628
 SURVEY: D.A. MURROCK
 ABST. 997
 W.P. WYCHE
 1522
 RECORDED 11-1-54

CITY OF DALLAS PLAT BOOKS
 ADDITION MERRIMAN PARK (PART)
 SCALE 100 FT. EQUALS 1 INCH

H-4-K
 BLOCKS 5437
 DALLAS
 SCHOOL DIST.





Lot	Area	Owner	Remarks
1	0.12	W. H. H. Co.	
2	0.12	W. H. H. Co.	
3	0.12	W. H. H. Co.	
4	0.12	W. H. H. Co.	
5	0.12	W. H. H. Co.	
6	0.12	W. H. H. Co.	
7	0.12	W. H. H. Co.	
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9	0.12	W. H. H. Co.	
10	0.12	W. H. H. Co.	
11	0.12	W. H. H. Co.	
12	0.12	W. H. H. Co.	
13	0.12	W. H. H. Co.	
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98	0.12	W. H. H. Co.	
99	0.12	W. H. H. Co.	
100	0.12	W. H. H. Co.	



SHEET 1
MERRIMAN PARK
 D. A. MURDOCK SURVEY & W. R. WYCHE SURVEY
 ABST. NO. 997 DALLAS COUNTY, TEXAS
 MCGRAW INVESTMENT CORPORATION
 DEVELOPERS
 C. L. MOON
 DALLAS, TEXAS
 SCALE: 1" = 100'
 PROVED
 OCT 30 1934
 City Plan Office

STREET

65114

60643

30 Bldg Line

13104



13393

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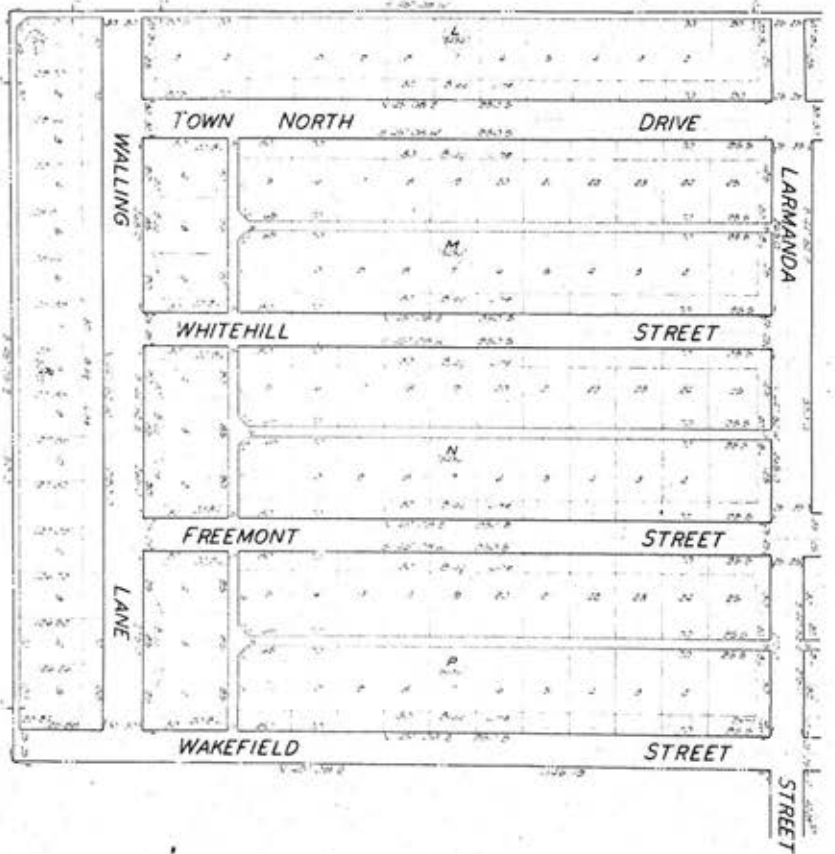
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SHEET 2

MERRIMAN PARK

D.A. MURDOCK SURVEY & W.P. WYCHE SURVEY
ABST. NO. 997 ABST. NO. 1522
DALLAS COUNTY, TEXAS

McGRAN INVESTMENT CORPORATION — DEVELOPERS
C.L. MOON
DALLAS, TEXAS
SCALE: 1" = 100'

RECEIVED
OCT 30 1964
City Planning Office



24-161

24-161

15.00

[Handwritten signature]

FILED FOR RECORD
DALLAS COUNTY TEXAS

1954 NOV 1 PM 2 18

188372

FILED BY...

To The County Clerk of Dallas County:

Under Ordinance 3558 of the City of Dallas, the approval of this plat by the City Plan Commission is automatically terminated after the 1st day of December, 1954, and unless this plat is presented for filing on or before said date it should not be accepted for filing.

City Plan Commission

By Martin R. Krings
City Plan Engineer

188372

CERTIFICATE OF APPROVAL

I Marguerite Nabholz
Chairman of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the 25th day of May, A.D. 1954 and same was duly approved on the 2nd day of June, A.D. 1954 by said Commission.

Marguerite Nabholz
Chairman
City Plan Commission
Dallas, Texas

Attest:

Audrey Backman
Acting Secretary

CITY OF DALLAS
1954 AND PRIOR TAXES
PAID .54790 11-1-54

CITY OF DALLAS
FILING FEE PAID
11-1-54
AS REQUIRED BY
ORDINANCE 3906



File # 5629

Filed for Record on the 1 day of Nov, A.D. 1954, at 2:18 o'clock P. M.

Duly Recorded this the 19 day of Sept, A.D. 1955, at o'clock M.

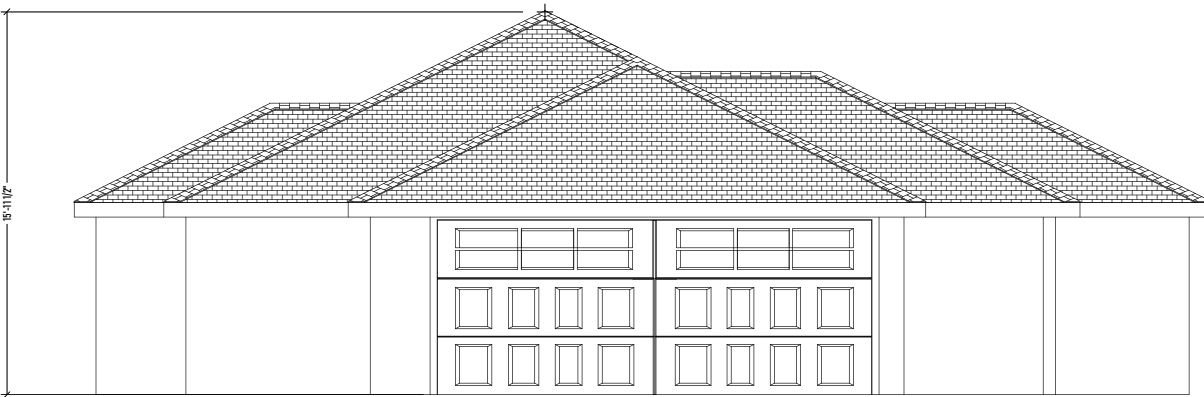
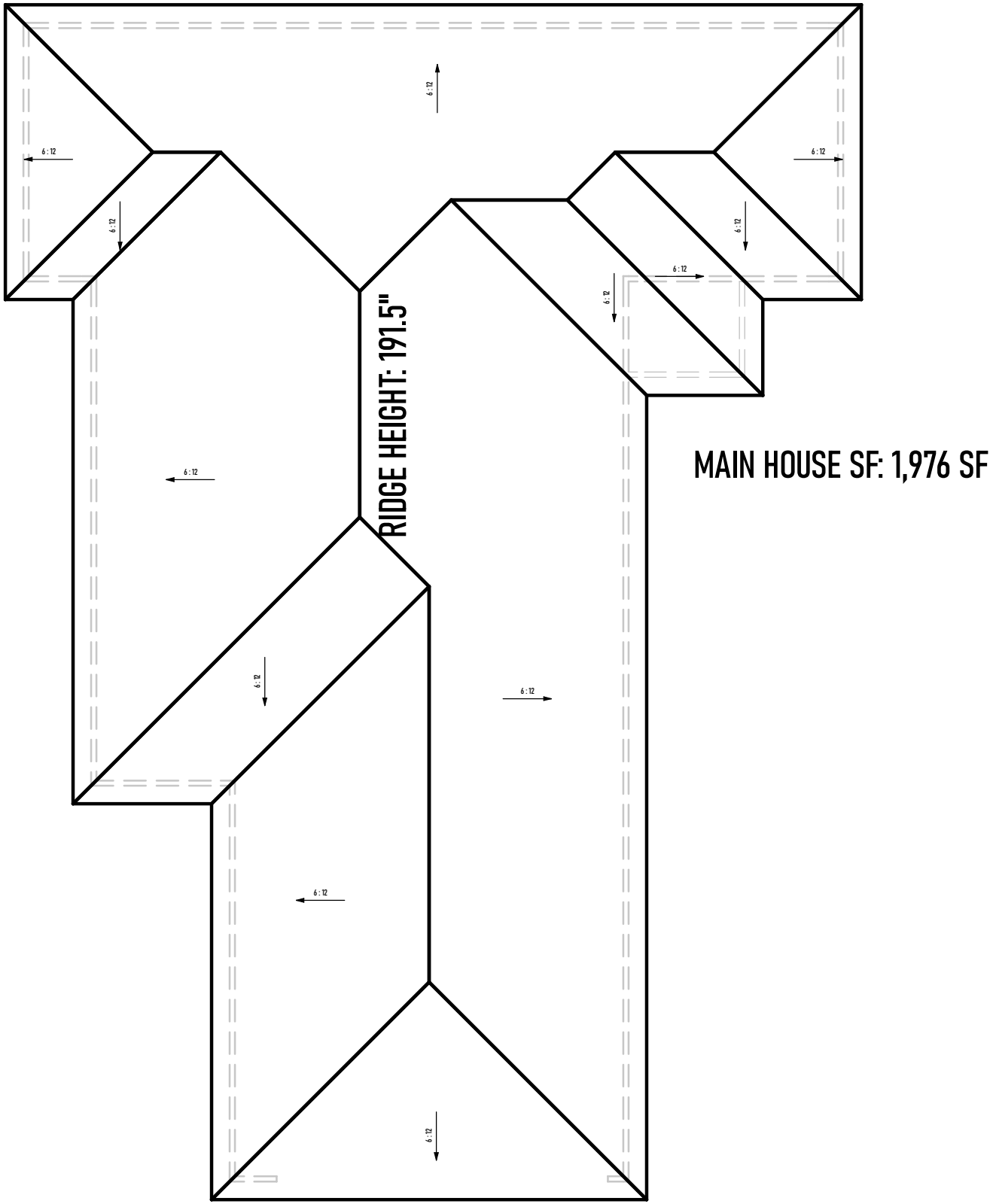
Instrument No. 188372

ED. H. STEGER, County Clerk
Dallas County, Texas

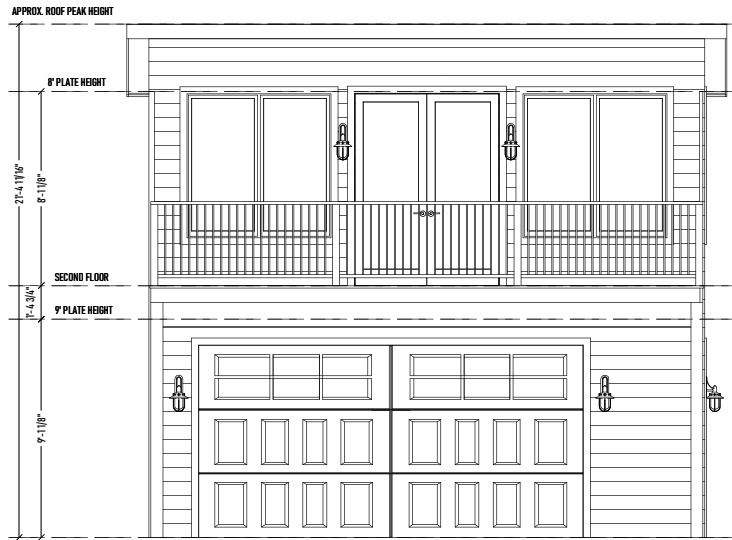
By Juan J. Garcia Deputy

1626

6964 WAKEFIELD ST



HEIGHT COMPARISON SCALE 1/8"=1'



SHEET INDEX

SHEET NAME	SHEET NO.
COVER SHEET	A1.00
SITE PLAN	A2.00
FLOOR PLAN	A3.00
ELECTRICAL PLAN	A4.00
ELEVATIONS	A5.00
ROOF PLAN	A6.00
FOUNDATION LAYOUT	A7.00
QUANTITIES	A8.00
CROSS SECTION	A9.00

TOTAL FOOTAGES

TOTAL LIVING: 621 SF

PORCH: 115 SF

DECK: 115 SF

GARAGE: 621 SF

TOTAL SLAB: 736 SF

REVISION TABLE

NO

DATE

REVISED BY

DESCRIPTION

6964 WAKEFIELD ST

COVER SHEET

DRAWN BY:

**RAPID
DESIGNS**

WWW.RAPIDARCHITECTURAL.COM

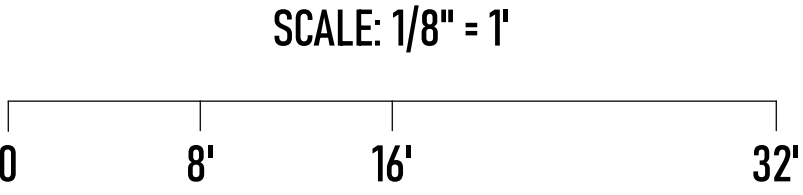
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A1.00

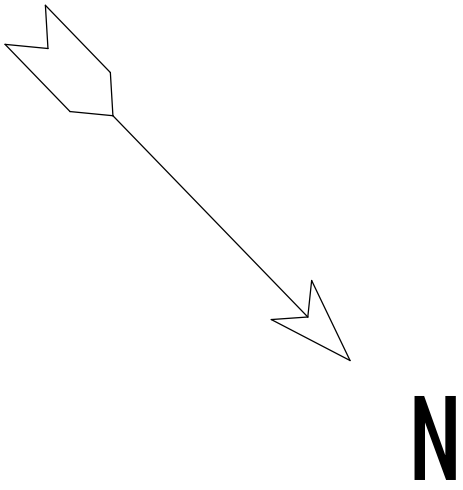
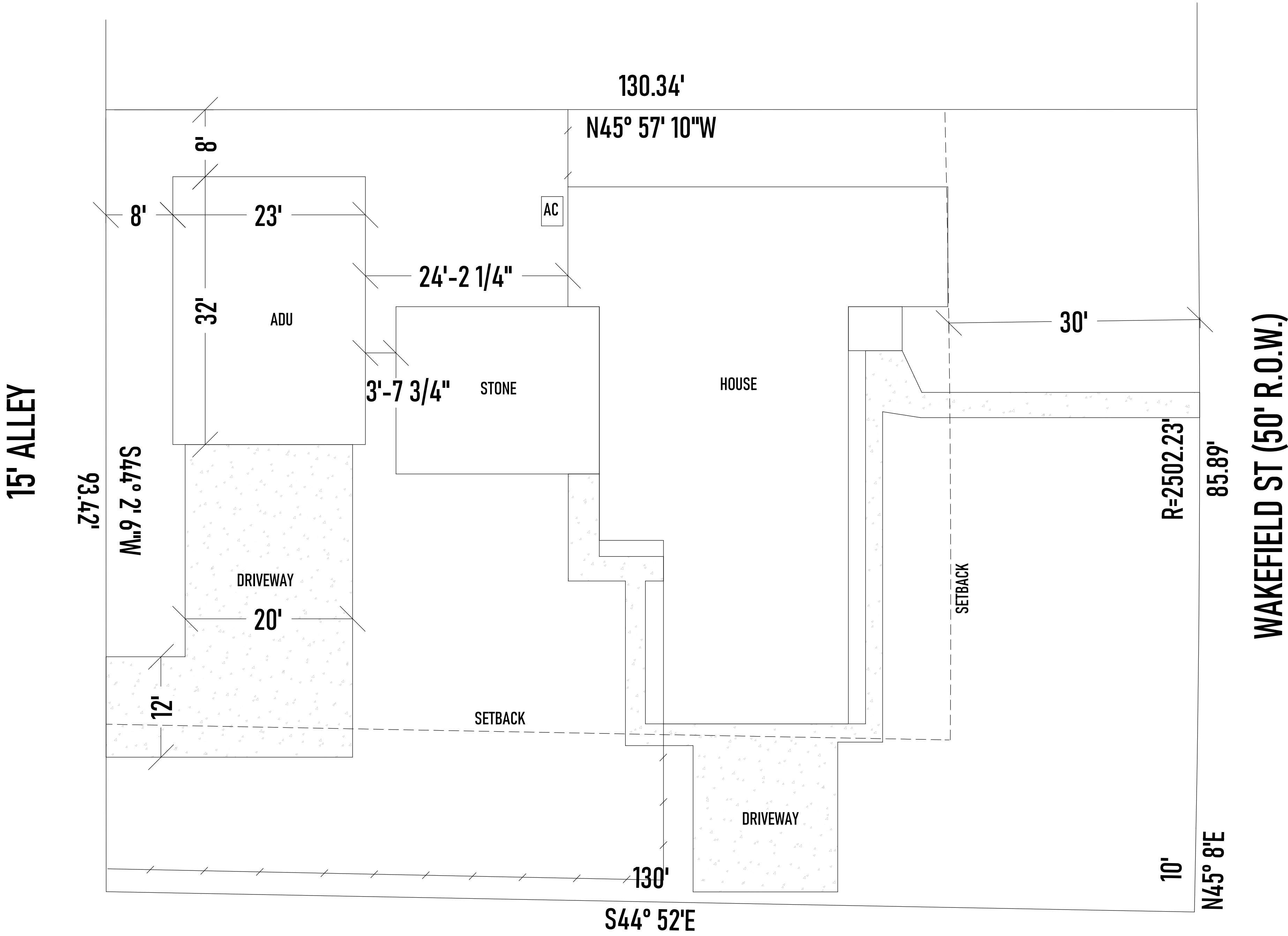
DESIGNER: SS



WWW.RAPIDARCHITECTURAL.COM



NOTE: PROPERTY BOUNDARY RECONSTRUCTED FROM SURVEY (VERIFY)




REVISION TABLE

NO	DATE	REVISED BY	DESCRIPTION
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6964 WAKEFIELD ST

SITE PLAN

DRAWN BY:

**RAPID
DESIGNS**
WWW.RAPIDARCHITECTURAL.COM

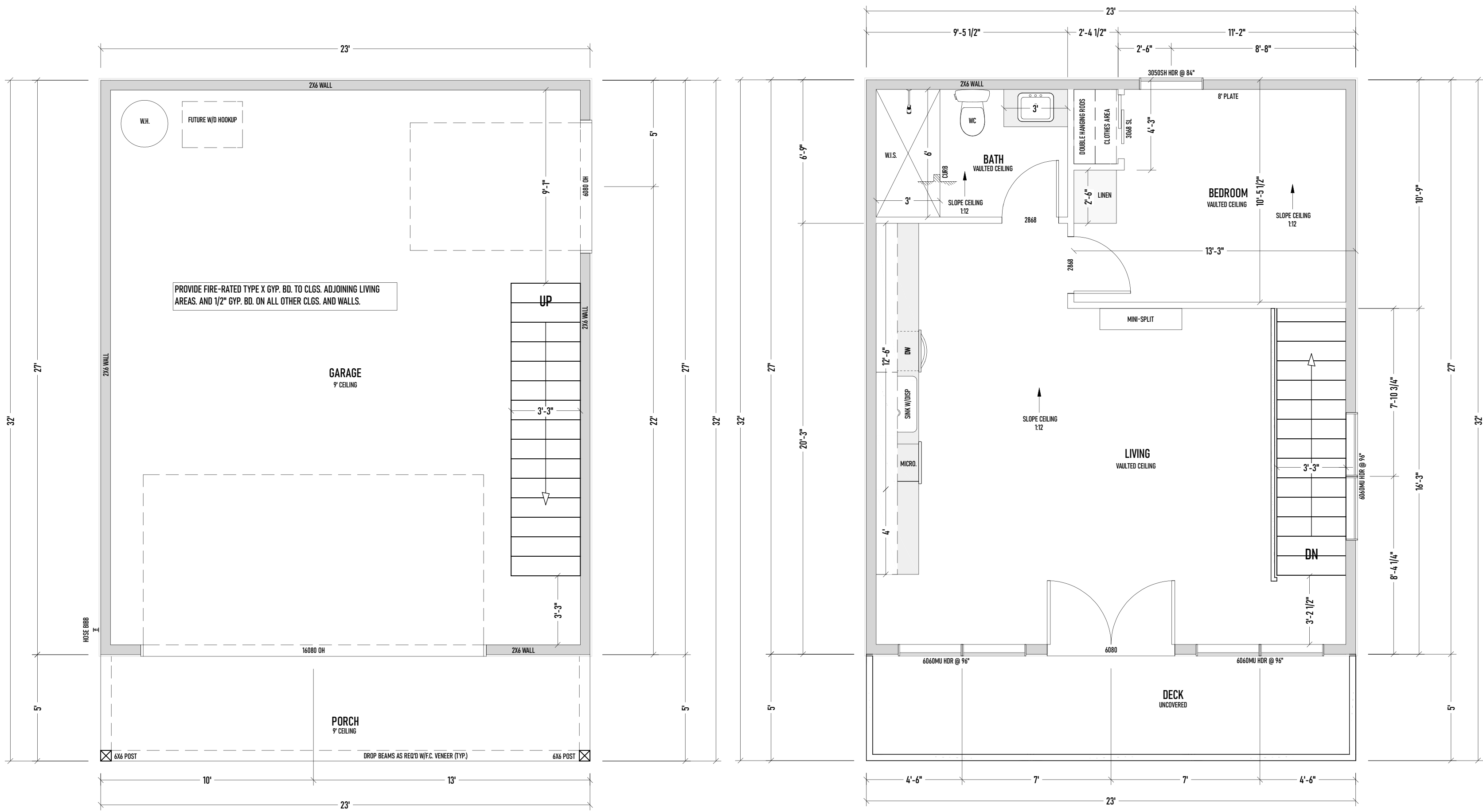
SHEET:
A2.00
DESIGNER: SS

SCALE: 1/4" = 1'

0 4' 8' 16'

Roofing		
R1	METAL ROOF AREA	727.52 sq ft
Windows		
W1	3050SH HDR @ 84"	1
W2	6060MU HDR @ 96"	3
Doors		
D1	16080 Garage-Door	1
D2	2868 R	2
D3	3068 R Slider-Door	1
D4	6080 Garage-Door	1
D5	6080 L/R Inswing Ext. Double Hinged-Glass Panel	1
Cabinets		
C1	BASE CABINET WIDTH	8'-6"
C2	BASE CABINET WIDTH	3'-0"
C3	COUNTERTOP AREA	33.96 sq ft
C4	FULL HEIGHT CABINET WIDTH	2'-6"
C5	VANITY WIDTH	3'-0"
C6	WALL CABINET WIDTH	16'-6"
Electrical		
E1	220V Outlet	2
E2	3-Way Switch	2
E3	3-Way Switch (locked)	2
E4	Ceiling Fan	2
E5	Duplex Outlet	21
E6	Duplex Weatherproof	4
E7	Exhaust Fan	1
E8	Recessed Can Light	19
E9	Sconce Light	5
E10	Single Pole Switch	12
E11	Vanity Light	1

DISCLAIMER: QUANTITIES GIVEN AS APPROXIMATIONS ONLY, DUE DILIGENCE REQUIRED



FIRST FLOOR FLOOR PLAN

SECOND FLOOR FLOOR PLAN

REVISION TABLE
NO DATE REVISED BY DESCRIPTION

6964 WAKEFIELD ST

FLOOR PLAN

DRAWN BY:
**RAPID
DESIGNS**
WWW.RAPIDARCHITECTURAL.COM

SHEET:

A3.00

DESIGNER: SS