

**CITY PLAN COMMISSION****THURSDAY, FEBRUARY 5, 2025****RECORD NO.:** Plat-26-000016**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** between Gallagher Street and Morris Street, west of Harston Street**DATE FILED:** January 9, 2026**ZONING:** R-5(A)**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 3.142-acres**APPLICANT/OWNER:** New Pilgrim Rest Baptist Church

**REQUEST:** An application to replat a 3.142-acre tract of land containing all of Lot 1A in City Block 2/7128 and a tract of land in City Block 7128 to create one 0.118-acre lot and one 3.024-acre lot on property located between Gallagher Street and Morris Street, west of Harston Street.

**SUBDIVISION HISTORY:** There has been no recent platting activity within close proximity to this request.

**PROPERTY OWNER NOTIFICATION:** On January 20, 2026, 80 notices were sent to property owners within 200 feet of the proposed plat boundary.

**STAFF RECOMMENDATION:** Section 51A-8.503 states that "lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of the streets."

The request lies in R-5(A) Single Family District which has a minimum lot area requirement of 5,000 square feet. The request is to create one 0.118-acre lot and one 3.024-acre lot.

It is a policy of the city that institutional uses generally require greater land area than traditional residential or non-residential lots and generally serve, and are compatible with the neighborhood; therefore, staff concludes that the request is in compliance with Section 51A-8.503 and with the requirements of R-5(A) Single Family District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

**General Conditions:**

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Development Services, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. *Section 51A-8.102(a), (b), (c), and (d)*

4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submitting the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is 2.

**Paving & Drainage Conditions:**

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/markings/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. 51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. *Section 51A-8.611(c)*.

**Right-of way Requirements Conditions:**

14. Dedicate 15-foot by 15-foot alley sight easement at alley. *Section 51A 8.602(e)*

**Floodplain Conditions:**

15. Location is in Westmoreland Hampton Sump. Water Surface Elevation (WSE) = 410. All Construction for any proposed development must be above the WSE. Any improvement proposed in the areas where the existing elevation is below the WSE requires a fill permit applied for and approved by DWU Floodplain Management Department. A minimum finish-floor elevation for those areas will have to be established during the process.

**Survey (SPRG) Conditions:**

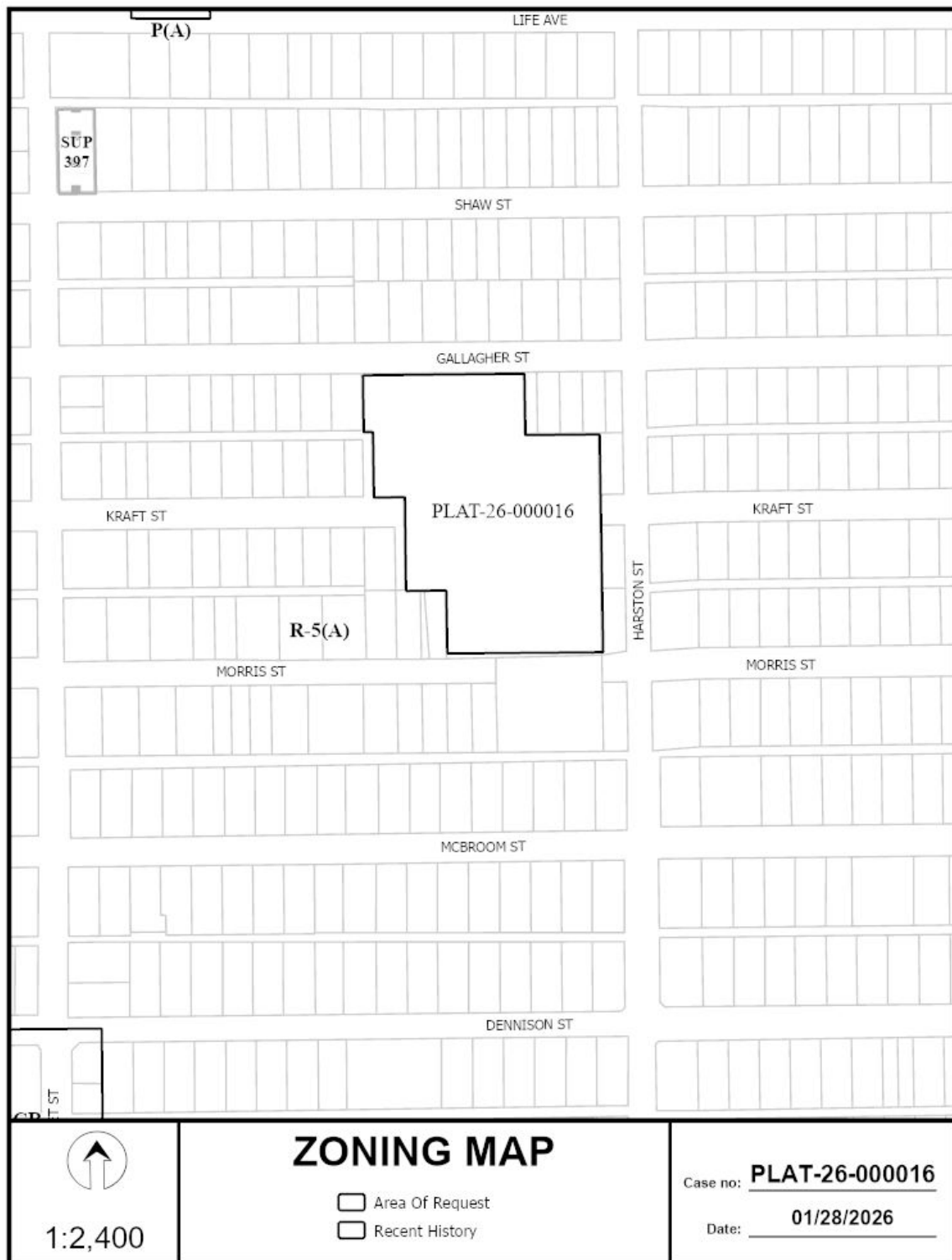
16. Submit a completed Final Plat Checklist and All Supporting Documentation.
17. Need new/different plat name.

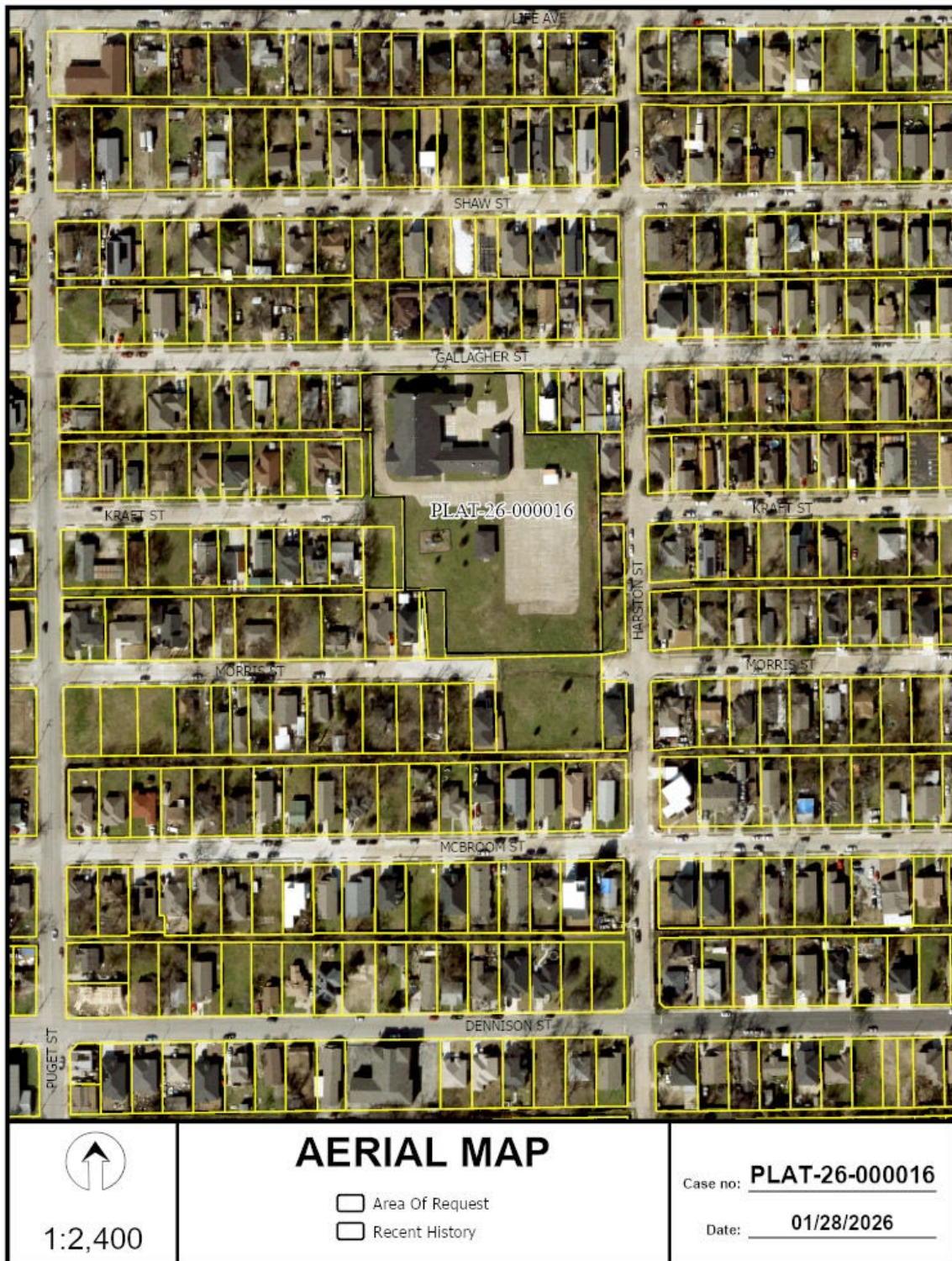
**Dallas Water Utilities Conditions:**

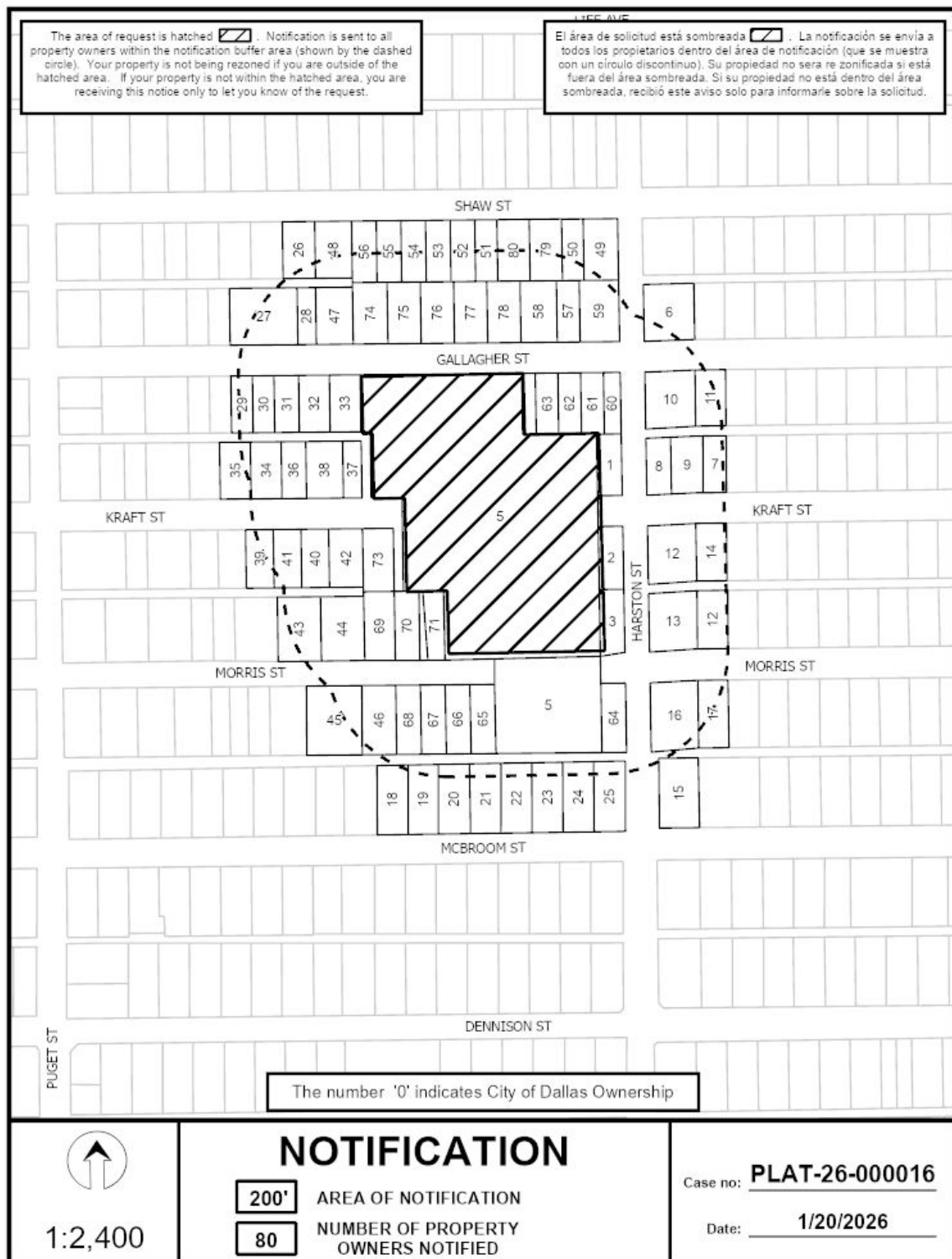
18. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
19. Water and wastewater main improvements may be required by Private Development Contract. Submit water/wastewater Engineering Plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

**Street Light/ GIS, Lot & Block Conditions:**

20. Additional design information needed to complete review. Provide a brief description of the proposed project and a copy of the site plan to daniel.silva1@dallas.gov to determine street lighting requirements.
21. On the final plat, identify the property as Lots 1B and 1C in City Block 2/7128.







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## ***Notification List of Property Owners***

***PLAT-26-000016***

### ***80 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	1903 KRAFT ST	BUTLER JOHNNY ROY & ET AL
2	1902 KRAFT ST	BAGLEY JERRY L LIFE EST
3	1901 MORRIS ST	GUEL FAMILY BUILDERS INC
4	1910 GALLAGHER ST	GUTIERREZ ROBERTO
5	1930 GALLAGHER ST	NEW PILGRIM REST BAPTIST CHURCH
6	1847 GALLAGHER ST	MONTALVO HERMILO &
7	1843 KRAFT ST	MARQUEZ RAMIRO &MARGARITA
8	1847 KRAFT ST	MENDEZ JUAN M
9	1845 KRAFT ST	HERNANDEZ JUAN
10	1846 GALLAGHER ST	IM SOLITA & KUYTITO
11	1842 GALLAGHER ST	HIGHPOINT MANAGEMENT LLC
12	1843 MORRIS ST	SHETH HEMANG A
13	1847 MORRIS ST	BRAVO LETICIA
14	1842 KRAFT ST	GAINES CHRISTOPHER AARON &
15	1847 MCBROOM ST	MUSTAPHA ABDULRASHEED
16	1846 MORRIS ST	SERRANO AMPARO L
17	1842 MORRIS ST	NELSON MARY DELOIS H
18	1931 MCBROOM ST	PAZ RUFINO DE
19	1927 MCBROOM ST	PENA BALMORE RAUL &
20	1923 MCBROOM ST	CHILDS GLORIA
21	1919 MCBROOM ST	CORTEZ ROSA DIAZ &
22	1915 MCBROOM ST	AGOSTADERO PASCUAL PIZANO &
23	1911 MCBROOM ST	TEKLE GIRMA ABEBE &
24	1907 MCBROOM ST	VILLARREAL ENRIQUE ADRIAN &
25	1903 MCBROOM ST	JCT ACQUISITIONS LLC
26	1952 SHAW ST	MARTINEZ WILL M & JOSEFA



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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1941 GALLAGHER ST	RATCLIFF JAMES
28	1939 GALLAGHER ST	HILL FELICIA L
29	1944 GALLAGHER ST	RESICAP TEXAS OWNER III LLC
30	1942 GALLAGHER ST	THOMAS CATHERINE
31	1938 GALLAGHER ST	RAMIREZ JOSE LUIS
32	1936 GALLAGHER ST	WILSON EDDIE R
33	1932 GALLAGHER ST	WILSON DANNY
34	1945 KRAFT ST	MOORE VERONICA K &
35	1949 KRAFT ST	1949 KRAFT LLC
36	1939 KRAFT ST	MOORE FREEMAN III
37	1929 KRAFT ST	MARTINEZ ALEJANDRO
38	1933 KRAFT ST	MARTINEZ JOSE DANIEL
39	1942 KRAFT ST	SANTIAGO TORRES
40	1934 KRAFT ST	GRANADOS JUANA R
41	1938 KRAFT ST	Taxpayer at
42	1932 KRAFT ST	SANCHEZ SILVANO GOMEZ
43	1939 MORRIS ST	CALLOWAY TAMEKA
44	1933 MORRIS ST	LOPEZ MAURO O &
45	1936 MORRIS ST	JACKSON CURTIS L &
46	1926 MORRIS ST	WATSON WILLIE LEE &
47	1935 GALLAGHER ST	CALHOUN PEGGY &
48	1946 SHAW ST	LAW WANDA
49	1900 SHAW ST	LAND JANICE ELAINE
50	1910 SHAW ST	ROBINSON JAIR
51	1928 SHAW ST	RAMOS GERARDO ISAAC ROBLES
52	1930 SHAW ST	DAY DANIELLE MARIE
53	1932 SHAW ST	KEY FORM LLC
54	1936 SHAW ST	Taxpayer at
55	1940 SHAW ST	Taxpayer at
56	1942 SHAW ST	COLEMAN DEMETERIC
57	1907 GALLAGHER ST	RIOS SONIA N



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<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
58	1911 GALLAGHER ST	Taxpayer at
59	1903 GALLAGHER ST	ARMSTONG WILLIAM JR
60	1900 GALLAGHER ST	RODRIGUEZ MAYRA &
61	1902 GALLAGHER ST	RODRIGUEZ MAYRA &
62	1906 GALLAGHER ST	RODRIGUEZ EDGAR & MARIA
63	1908 GALLAGHER ST	HERSI HARUN
64	1900 MORRIS ST	MARSHALL MICHAEL
65	1912 MORRIS ST	DAOUST ROBERT ALAN &
66	1914 MORRIS ST	MOSQUEDA EMMA
67	1916 MORRIS ST	MORALES CESARIO
68	1920 MORRIS ST	WHITE VIRGINIA
69	1929 MORRIS ST	BLAST DANIEL
70	1925 MORRIS ST	DIGNO NICANOR A & CATHERINE J
71	1921 MORRIS ST	NEW PILGRIM REST MISSIONARY BAPTIST
72	1921 MORRIS ST	DAOUST ALAN & KEVIN
73	1928 KRAFT ST	MALDONADO GENARO
74	1931 GALLAGHER ST	LUCKETT DAVID SR
75	1927 GALLAGHER ST	BETANCOURT CARMEN
76	1923 GALLAGHER ST	GIPSON VANESSA F
77	1919 GALLAGHER ST	CISNEROS FAUSTO
78	1915 GALLAGHER ST	FLORES LESBIA E
79	1916 SHAW ST	PUROHIT MITEN
80	1920 SHAW ST	ANDRADERAMIREZ NEFTALI &

