

CITY PLAN COMMISSION

THURSDAY, MAY 7, 2026

FILE NUMBER: PLAT-26-000110

SENIOR PLANNER: Sharmila Shrestha

LOCATION: Cypress Avenue, south of Military Parkway

DATE FILED: April 10, 2026

ZONING: R-7.5(A)

CITY COUNCIL DISTRICT: 7

SIZE OF REQUEST: 0.99-acres

APPLICANT/OWNER: QJ Development, LLC

REQUEST: An application to replat a 0.99-acre (43,507-square foot) tract of land containing all of Lot 54 in City Block 6784 to create one 8,655-square foot lot and four 8,713-square foot lots on property located on Cypress Avenue, south of Military Parkway.

SUBDIVISION HISTORY:

1. S234-107 was a request southeast of the present request to replat a 0.992-acre tract of land containing all of Lot 71 in City Block 6784 to create four lots ranging in size from 9,109 square feet to 15,857 square feet on property located on Cypress Avenue, north of Scyene Road. The request was approved on May 16, 2024, but has not been recorded.

PROPERTY OWNER NOTIFICATION: On April 20, 2026, 15 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-7.5(A) which has a minimum lot area requirement of 7,500 square feet. The request is to create one 8,655-square foot lot and four 8,713-square foot lots.

Staff find that there is not an established lot pattern within the immediate vicinity of the request and the request complies with the requirements of Section 51A-8.503 and R-7.5(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 submittal of 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 5.

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).
14. "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" (Note must be on the Plat). 51A 8.611(e)

Right-of way Requirements Conditions:

15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Cypress Avenue. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*

16. Plans must comply with sidewalk design standards: sidewalks must comply with a minimum five-foot width plus five-foot buffer.

Survey (SPRG) Conditions:

17. Prior to final plat, submit a completed final plat checklist and all supporting documents.
18. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
19. On the final plat, align properties east of right-of-way correctly.

Dallas Water Utilities Conditions:

20. 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.
21. Water 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.

Streetlight/ Street Name/ GIS, Lot & Block Conditions:

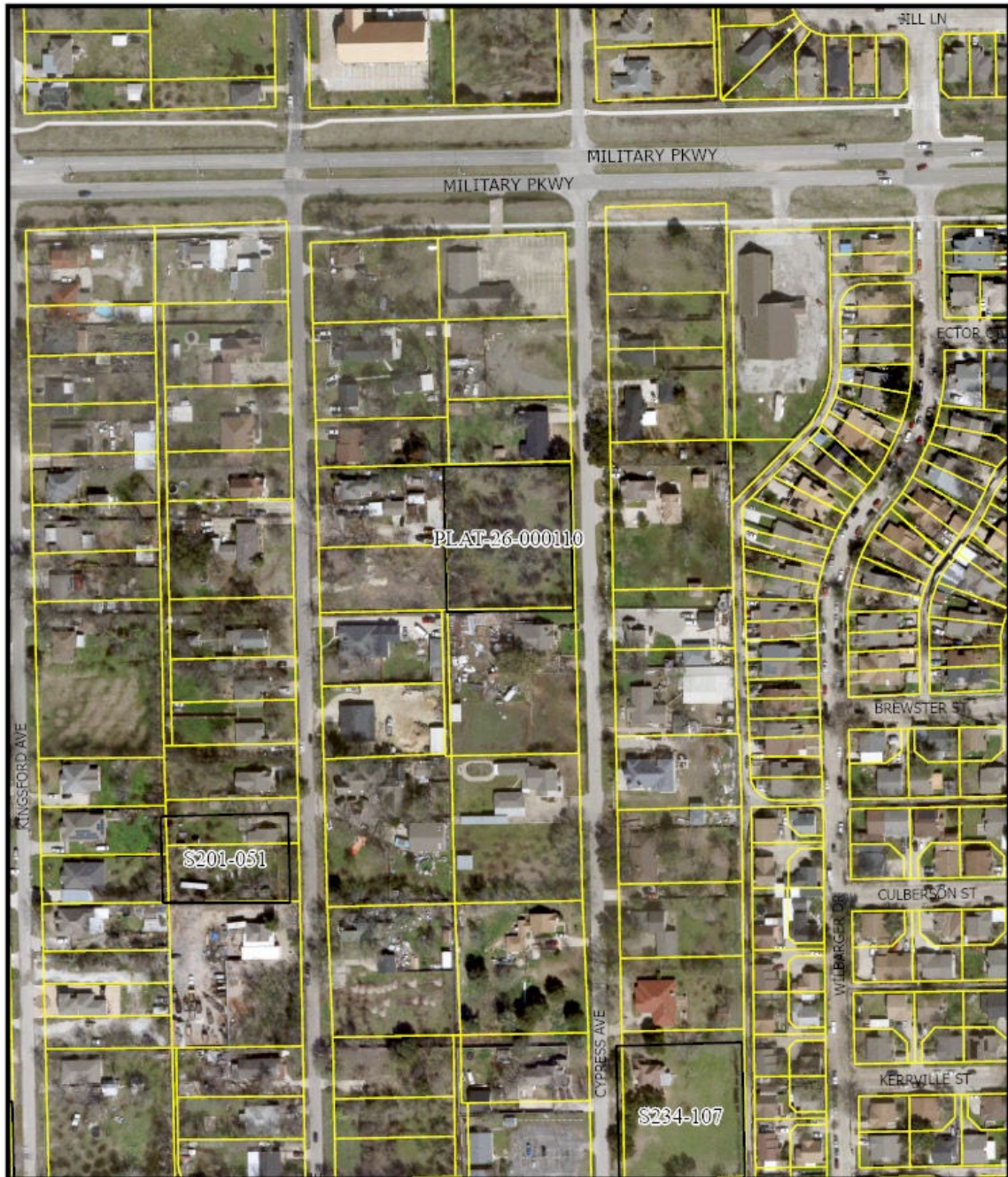
22. Prior to final plat, Plans must comply with City's street lighting standards. See illumination standards in Street Design Manual.
23. On the final plat, change "Cypress Avenue (FKA Survey Avenue FKA Minta Avenue)" to "Cypress Avenue (FKA Survey Drive FKA Minta Drive)". Section 51A-8.403(a)(1)(A)(xii).
24. On the final plat, identify the property as Lot 54A through 55E (north lot 54) in City Block 6784.

ALL AREAS ARE IN SQUARE FEET

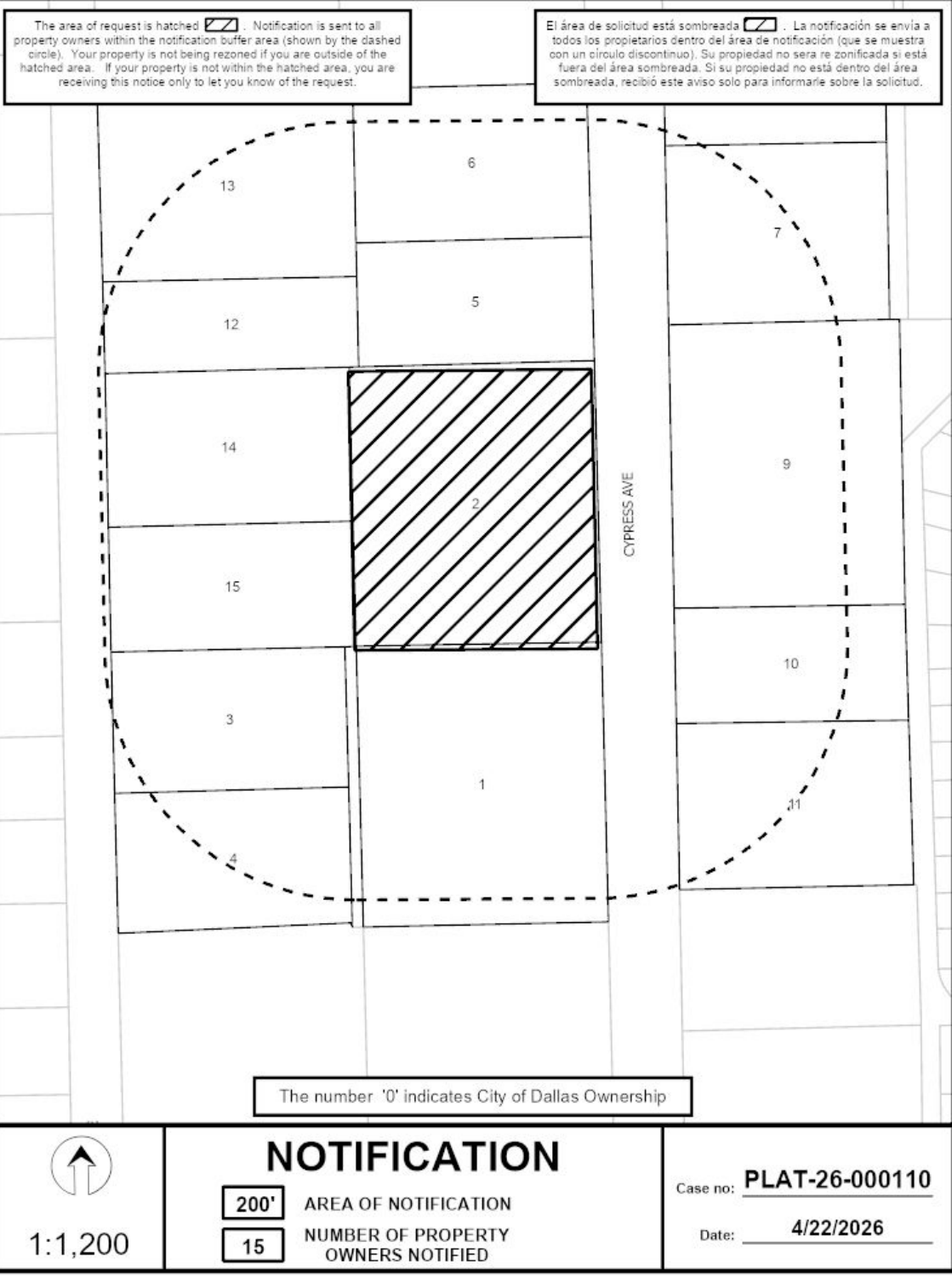


 1:2,400	<p>EXISTING AREA ANALYSIS MAP</p> <p><input type="checkbox"/> Area Of Request <input type="checkbox"/> Recent History</p>	<p>Case no: PLAT-26-000110</p> <p>Date: 04/22/2026</p>
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 1:2,400	<h3>AERIAL MAP</h3> <ul style="list-style-type: none"><input type="checkbox"/> Area Of Request<input type="checkbox"/> Recent History	Case no: PLAT-26-000110 Date: 04/22/2026
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04/13/2026

Notification List of Property Owners

PLAT-26-000110

15 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3417 CYPRESS AVE	LEMUS JULIO
2	3517 CYPRESS AVE	ROBBINS JAMES ALAN &
3	3416 PRUITT AVE	REYES KLAYDI AMANDA
4	3404 PRUITT AVE	CABRERA SERENA MARIE
5	3607 CYPRESS AVE	FLORES MARTHA ROSA
6	3617 CYPRESS AVE	ORTIZ VICTOR MANUEL JR
7	3606 CYPRESS AVE	GONZALEZ ARMANDO &
8	3616 CYPRESS AVE	PARRA YANELI
9	3516 CYPRESS AVE	LEMUS ANTONIO ARNULFO
10	3416 CYPRESS AVE	LEMUS ROBERTO & YANET ALVAREZ
11	3406 CYPRESS AVE	LEMUS JULIO A
12	3606 PRUITT AVE	PAUL MICHAEL L &
13	3616 PRUITT AVE	RODRIGUEZ DORA E
14	3516 PRUITT AVE	CASTILLO LEANDRO RUBEN &
15	3504 PRUITT AVE	VELASQUEZ JORGE D &

