

**CITY PLAN COMMISSION**

**THURSDAY, APRIL 9, 2026**

**FILE NUMBER:** PLAT-26-000077

**SENIOR PLANNER:** Sharmila Shrestha

**LOCATION:** Umphress Road at Gillette Street, southeast corner

**DATE FILED:** March 11, 2026

**ZONING:** R-7.5(A)

**CITY COUNCIL DISTRICT:** 5

**SIZE OF REQUEST:** 0.410 -acres

**APPLICANT/OWNER:** Benjamin Chester and Ramon Hodges

**REQUEST:** An application to replat a 0.410-acre tract of land containing all of Lot 3 in City Block F/6231 to create one 8,734-square foot lot and one 9,124-square foot lot on property located on Umphress Road at Gillette Street, southeast corner.

**SUBDIVISION HISTORY:**

1. S212-149 was a request adjacent to the present request to create 5 lots ranging in size from 9,389 square feet to 19,126 square feet from a 1.717-acre tract of land in City Block 6231 on property located on Umphress Road at Gillette Street, southeast corner. The request was approved on April 21, 2022, and was recorded on April 27, 2023.

**PROPERTY OWNER NOTIFICATION:** On March 23, 2026, 20 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 properties to the north, east, and south, and west of the request have lot areas ranging in size from 5,996 square feet to 18,917 square feet and are zoned R-7.5(A) Single Family District. (*refer to the existing area analysis map*)

The request lies in an R-7.5(A) Single Family District which has a minimum lot area requirement of 7,5000 square feet. The request is to create one 8,734-square foot lot and one 9,124-square foot lot.

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 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).
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 Gillette Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Umphress Road. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
17. Plans must comply with sidewalk design standards: sidewalks must comply with a minimum five-foot width plus five-foot buffer.
18. Plans must comply with City's street lighting standards. See illumination standards in Street Design Manual.

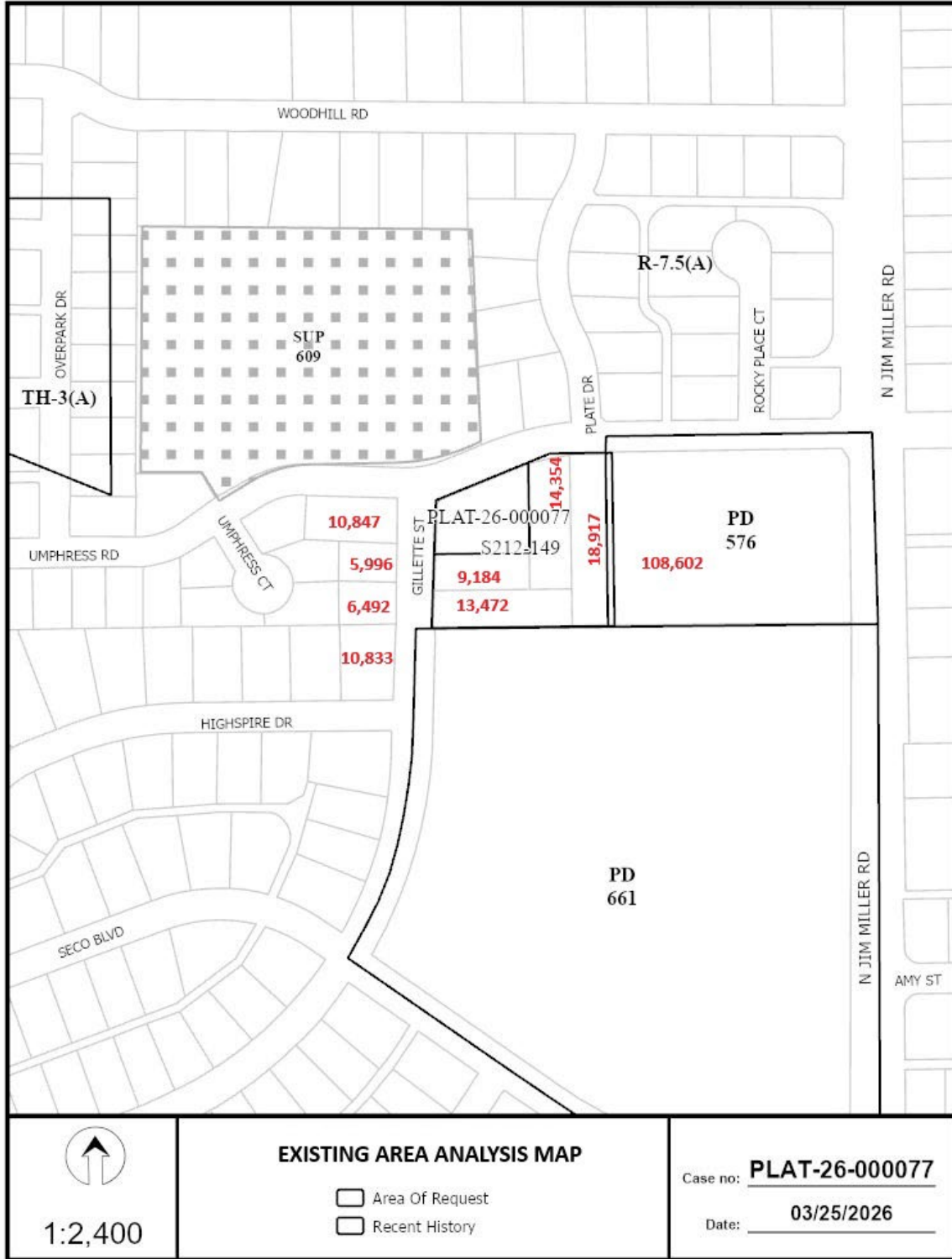
**Survey (SPRG) Conditions:**

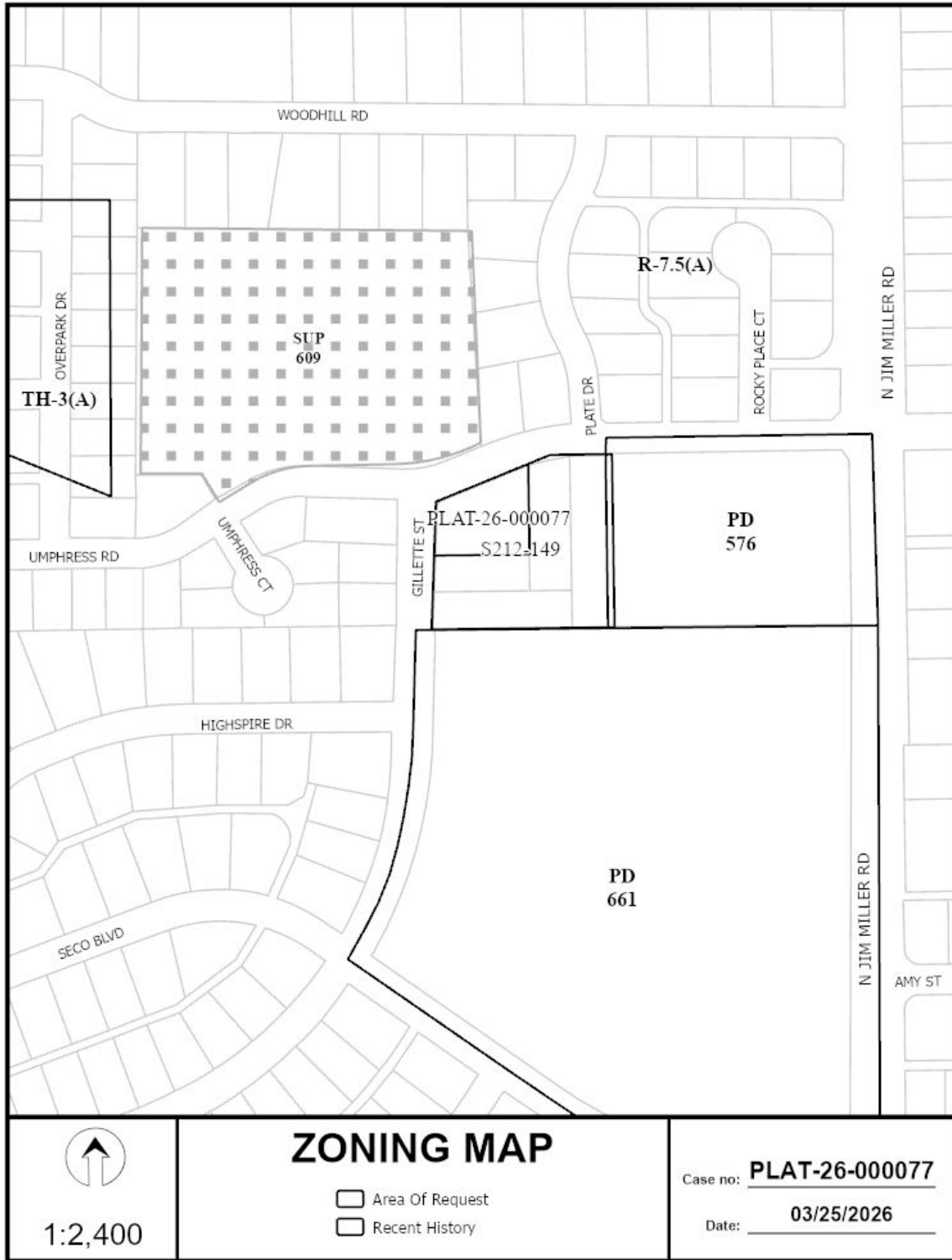
19. Prior to final plat, submit a completed final plat checklist and all supporting documents.
20. Show/List prior plat on map, in legal, and/or title block.

**GIS, Lot & Block Conditions:**

21. On the final plat, identify the property as Lots 3A (east lot) and 3B (west lot) in City Block F/6231.

ALL AREAS ARE IN SQUARE FEET







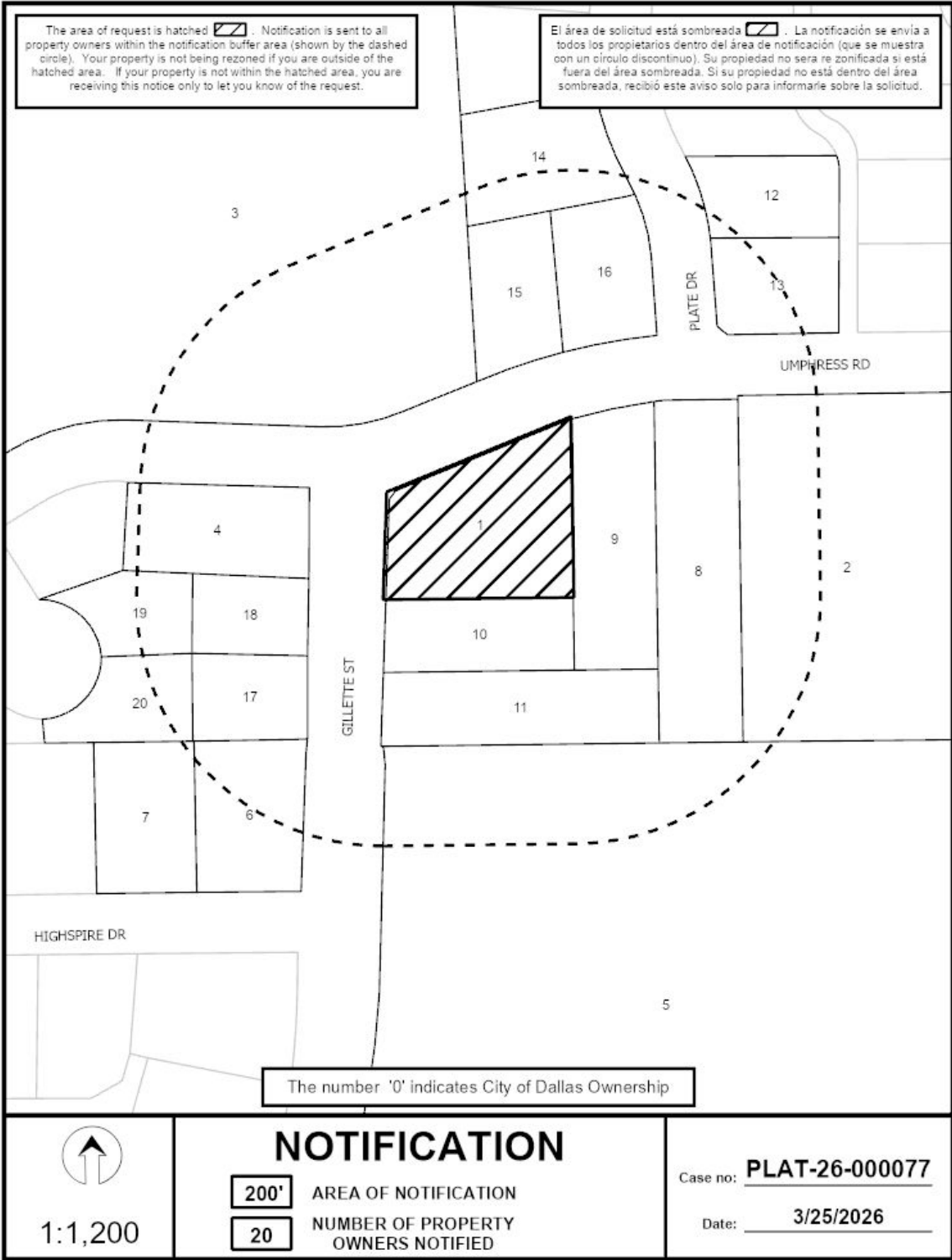
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## AERIAL MAP

- Area Of Request
- Recent History

Case no: PLAT-26-000077

Date: 03/25/2026



03/12/2026

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

***PLAT-26-000077***

### ***20 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	6902 UMPHRESS RD	TITAN TOWERS CONSTRUCTION LLC
2	1655 N JIM MILLER RD	CARR JOYCE
3	6869 UMPHRESS RD	COMISKEY REVOCABLE TRUST
4	1655 GILLETTE ST	MEDINA EUGENIO & IRMA
5	1515 N JIM MILLER RD	Dallas ISD
6	6877 HIGHSPIRE DR	Taxpayer at
7	6871 HIGHSPIRE DR	MARTINEZ KARINA
8	6938 UMPHRESS RD	HERNANDEZ CLEMENTE IVAN G
9	6934 UMPHRESS RD	FONSECA YAILEN SANAME &
10	1648 GILLETTE ST	LAKEE GROUP LLC
11	1640 GILLETTE ST	SERRANO GOMEZ JEANNIS &
12	1708 PLATE DR	MARQUEZ BERNARDO &
13	1704 PLATE DR	TREVINO VERONICA G
14	1707 PLATE DR	SAUCEDO NANCY &
15	6933 UMPHRESS RD	Taxpayer at
16	6937 UMPHRESS RD	ENRIQUEZ ALFREDO
17	1639 GILLETTE	GAVELAN MARCIANA
18	1647 GILLETTE	GUERRERO HUGO & GLORIA M
19	6807 UMPHRESS CT	CASTILLO JESUS ALEXIS
20	6811 UMPHRESS CT	CLEMENTS RONALD DUANE

