

**CITY PLAN COMMISSION**

**THURSDAY, November 20, 2025**

**FILE NUMBER:** PLAT-25-000128

**SENIOR PLANNER:** Hema Sharma

**LOCATION:** Mcbroom Street, east of Furey Street

**DATE FILED:** October 22, 2025

**ZONING:** R-5(A)

**CITY COUNCIL DISTRICT:** 6

**SIZE OF REQUEST:** 0.993-acres

**APPLICANT/OWNER:** KCT Holdings LLC, Tabernacle Baptist Church

**REQUEST:** An application to replat a 0.993-acre (43,223-square foot) tract of land containing all of Lots 8R in City Block 1/7144 to create one 0.164-acre (7,132-square foot) lot and one 0.829-acre (36,091-square foot) lot on property located on Mcbroom Street, east of Furey Street.

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

**PROPERTY OWNER NOTIFICATION:** On October 30, 2025, 36 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.”

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.

The request lies in an R-5(A) Single Family District which has a minimum lot area requirement of 5,000 square feet for residential use.

The request is to create one 0.164-acre (7,132-square foot) lot for residential use and one 0.829-acre (36,091-square foot) lot for institutional (existing church) use.

Staff finds that the request is compatible within the immediate vicinity of the request (*Refer to the existing area analysis map and aerial map*). The request complies with the zoning requirement of the R-5(A) Single Family District and is in compliance with Section 51A-8.503; therefore, staff recommends approval 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. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 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 McBroom Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*

**Survey (SPRG) Conditions:**

16. Prior to final plat, submit a completed final plat checklist and all supporting documents.
17. On the final plat, show the correct recording information for the subject property.
18. Clarify alley note.

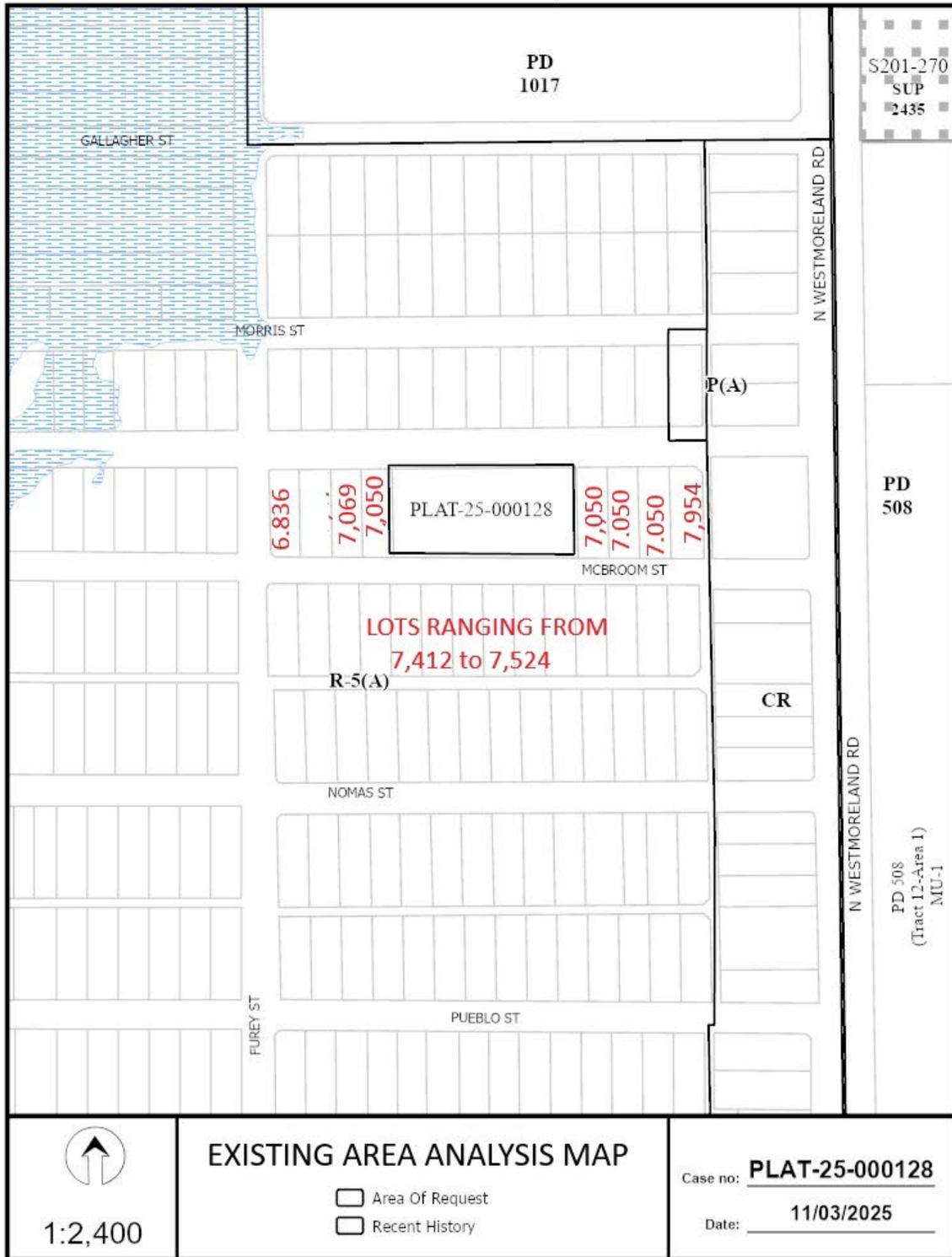
**Dallas Water Utilities Conditions:**

19. 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.
20. 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.

**GIS, Lot & Block Conditions:**

21. On the final plat, identify the property as Lots 8B & 8C in City Block 1/7144.

ALL AREAS ARE IN SQUARE FEET



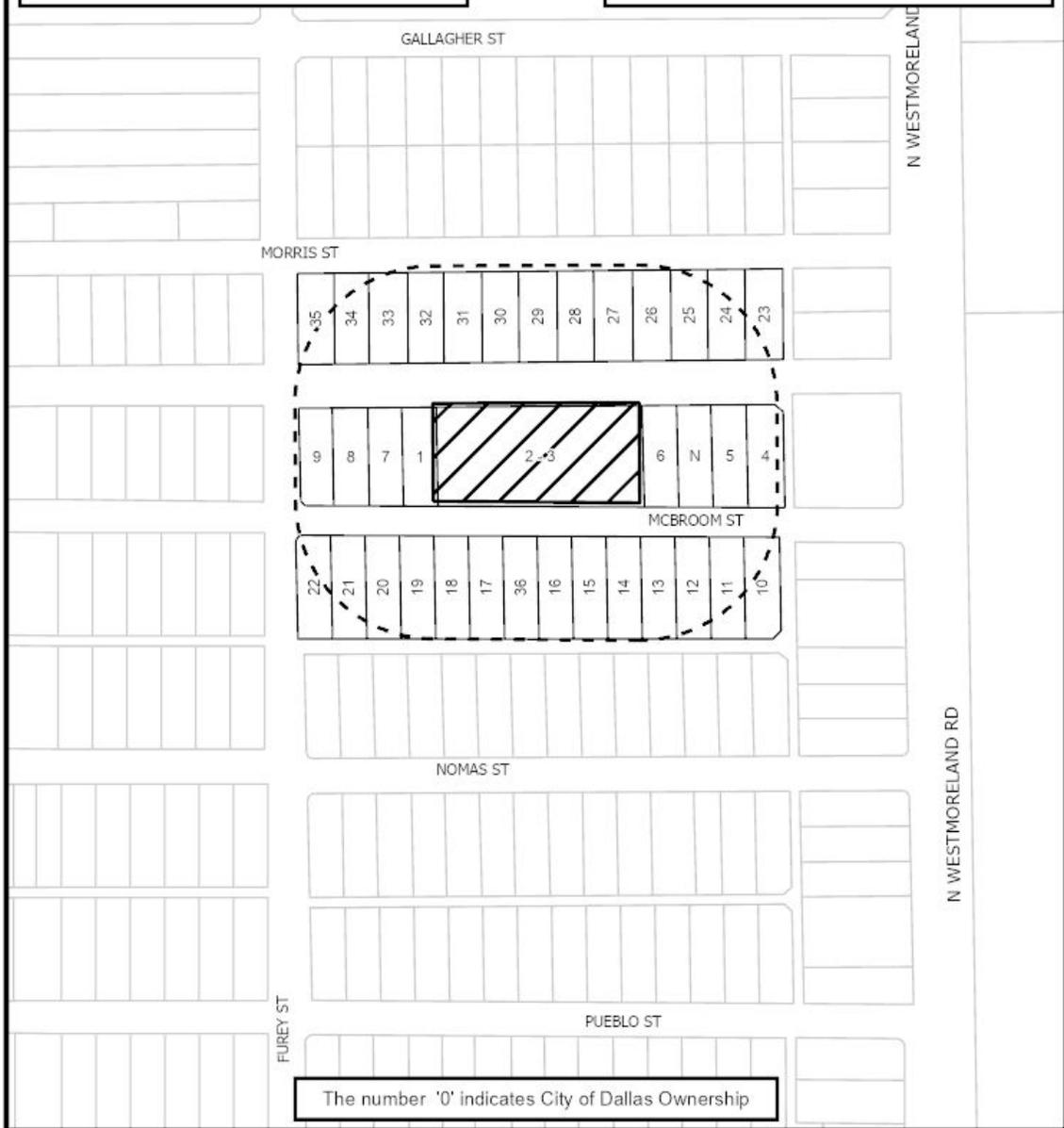




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|--|---|---|
| <br>1:2,400 | <h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <li><input type="checkbox"/> Area Of Request</li> <li><input type="checkbox"/> Recent History</li> </ul> | Case no: <b>PLAT-25-000128</b><br>Date: <u>11/03/2025</u> |
|--|---|---|

The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.

El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.



The number '0' indicates City of Dallas Ownership

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| <br>1:2,400 | <h2 style="text-align: center;">NOTIFICATION</h2> <p><b>200'</b> AREA OF NOTIFICATION</p> <p><b>36</b> NUMBER OF PROPERTY OWNERS NOTIFIED</p> | Case no: <b>PLAT-25-000128</b><br>Date: <b>11/3/2025</b> |
|--|---|--|

10/30/2025

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

***PLAT-25-000128***

### ***36 Property Owners Notified***

| <b><i>Label #</i></b> | <b><i>Address</i></b>             | <b><i>Owner</i></b>              |
|-----------------------|-----------------------------------|----------------------------------|
| 1                     | 3423 MCBROOM ST                   | LOPEZ JUVENTINO &                |
| 2                     | 3403 MCBROOM ST                   | TABERNACLE BAPTIST CHURCH        |
| 3                     | 3419 MCBROOM ST                   | TABERNACLE BAPTIST CHURCH        |
| 4                     | 3317 MCBROOM ST                   | PEREZ MAURILIO & JUANA           |
| 5                     | 3321 MCBROOM ST<br>ZAMORAVALDEZ & | IBARRAPEREZ ROBERTO & NOHEMI     |
| 6                     | 3329 MCBROOM ST                   | GULLEY MOZELL EST OF & ET AL     |
| 7                     | 3427 MCBROOM ST                   | DANIELS MILDRED EST OF           |
| 8                     | 3431 MCBROOM ST                   | ORTUNO ORALIA                    |
| 9                     | 3435 MCBROOM ST                   | BREAUX JOHNNY                    |
| 10                    | 3316 MCBROOM ST                   | JONES RUBY M &                   |
| 11                    | 3320 MCBROOM ST                   | DANIELS CARL DOUGLAS             |
| 12                    | 3324 MCBROOM ST                   | THOMAS SUSAN A EST OF            |
| 13                    | 3328 MCBROOM ST                   | LAZO REYES &                     |
| 14                    | 3330 MCBROOM ST                   | GARCIA MARIO L                   |
| 15                    | 3402 MCBROOM ST                   | ZARATE MARIA LUISA &             |
| 16                    | 3406 MCBROOM ST                   | PRIVEE PHILLIP JOSEPH            |
| 17                    | 3414 MCBROOM ST                   | TALEGHAR LLC                     |
| 18                    | 3418 MCBROOM ST                   | TTJR REALITY LLC                 |
| 19                    | 3422 MCBROOM ST                   | SOTO MANUEL                      |
| 20                    | 3426 MCBROOM ST                   | SERRANO SERGIO                   |
| 21                    | 3430 MCBROOM ST                   | MEDINA PRIMITIVO & JUANA         |
| 22                    | 3434 MCBROOM ST                   | CAMPUZANO VALERIA &              |
| 23                    | 3318 MORRIS ST                    | NEW MOUNT CALVARY BAPTIST CHURCH |
| 24                    | 3320 MORRIS ST                    | MELENDEZ VIRGINIA                |
| 25                    | 3326 MORRIS ST                    | MENDOZA VERONICA &               |
| 26                    | 3330 MORRIS ST                    | HAYDEN NATALIE                   |

10/30/2025

| <i>Label #</i> | <i>Address</i>  | <i>Owner</i>            |
|----------------|-----------------|-------------------------|
| 27             | 3336 MORRIS ST  | BUSSEY M C              |
| 28             | 3400 MORRIS ST  | MITCHELL MERLERICK H    |
| 29             | 3404 MORRIS ST  | RAMOS ROSALIO L         |
| 30             | 3410 MORRIS ST  | ORTEGA WILLIAM          |
| 31             | 3416 MORRIS ST  | HAMPTON ALEXANDER       |
| 32             | 3420 MORRIS ST  | VEGAMEDINA J LEONARDO   |
| 33             | 3426 MORRIS ST  | CORIA CARLOS            |
| 34             | 3430 MORRIS ST  | PEREZ NOE JR            |
| 35             | 3434 MORRIS ST  | PERALTA ARNULFO TOMAS & |
| 36             | 3410 MCBROOM ST | GUAJARDO GABRIELA       |

