

**CITY PLAN COMMISSION****THURSDAY, MAY 22, 2025****FILE NUMBER:** S245-156**SENIOR PLANNER:** Hema Sharma**LOCATION:** Moore Street, north of Hutchins Avenue**DATE FILED:** April 23, 2025**ZONING:** PD 1052 (Subdistrict 1)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%201052.pdf>**CITY COUNCIL DISTRICT:** 4**SIZE OF REQUEST:** 0.1148--acres**APPLICANT/OWNER:** Tygra Walnut Hill, LLC

**REQUEST:** An application to replat a 0.1148-acre (5,000-square foot) tract of land containing all of Lots 45 and 46 in City Block 2/7675 to create one lot on property located on Moore Street, north of Hutchins Avenue.

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

**PROPERTY OWNER NOTIFICATION:** On May 7, 2025, 55 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 west line of Moore Street have widths ranging in size from 25 feet to 50 feet and areas ranging in size from 2,500 square feet to 5,000 square feet and are zoned PD 1052 (Subdistrict 1). (*refer to the existing area analysis and aerial map*)
- The properties to the east line of Moore Street have widths ranging in size from 25 feet to 50 feet and areas ranging in size from 2,970 square feet to 5,875 square feet and are zoned PD 1052 (Subdistrict 1). (*refer to the existing area analysis and aerial map*)

The request lies in PD 1052 (Subdistrict 1) which has a minimum lot area requirement of 2,000 square feet for a residential use. The request is to create one lot with 50 feet in width and 0.1148 acre (5,000 square feet) in lot area and are zoned PD 1052 (Subdistrict 1).

Staff finds that there is no established lot pattern with the immediate vicinity of the request and the request complies with the zoning requirements of PD 1052 (Subdistrict 1) 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 one.

### **Paving & Drainage Conditions:**

12. 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)
13. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e. non-311T/DP). *Section 51A- 8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)*

**Right-of way Requirements Conditions:**

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

**Flood Plain Conditions:**

15. On the final plat, determine the 100-year water surface elevation across this addition.

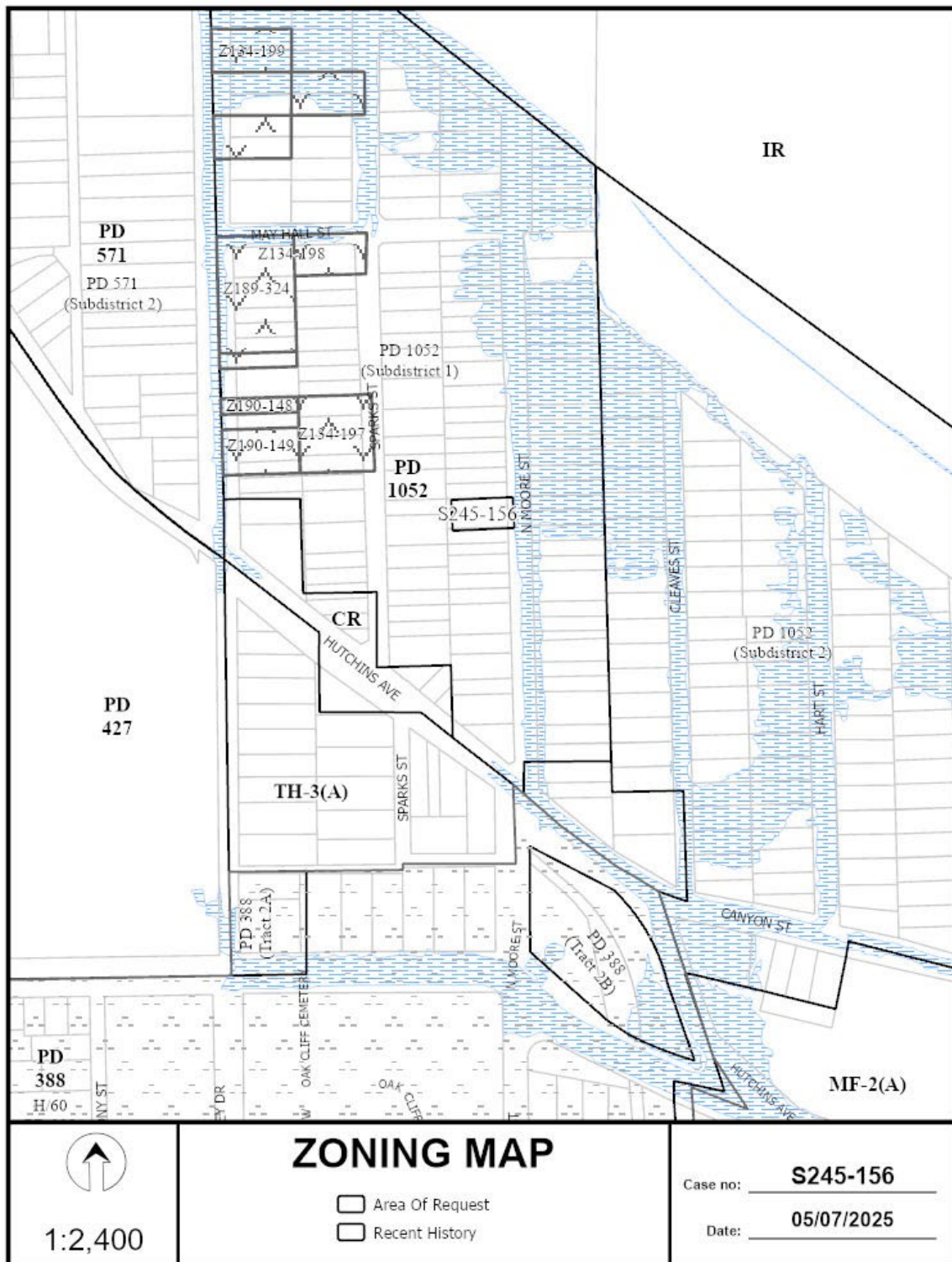
**Survey (SPRG) Conditions:**

16. Prior to final plat, submit a completed final plat checklist and all supporting documents.

**Street Light/ Real Estate/ Street Name/ GIS, Lot & Block Conditions:**

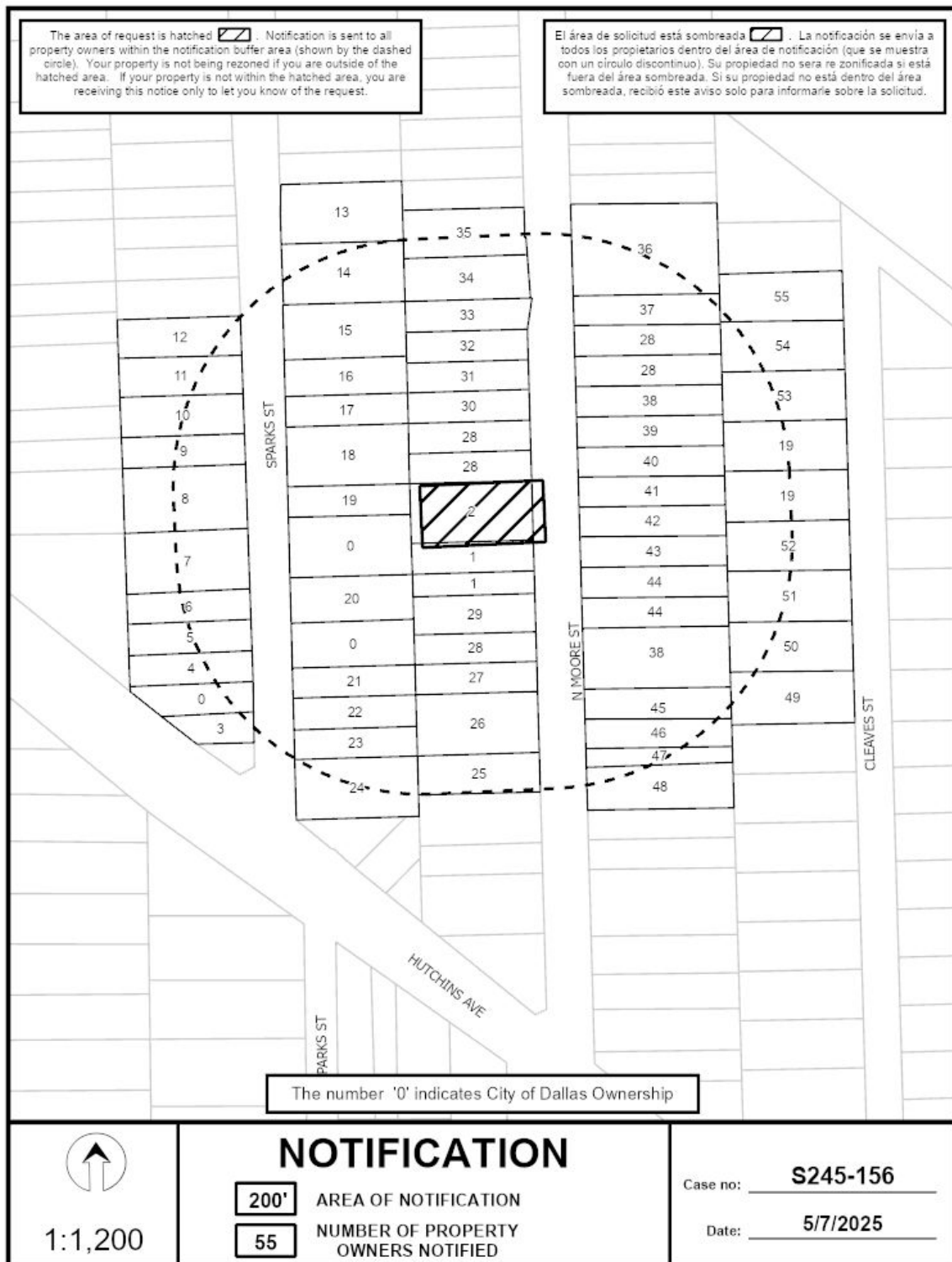
17. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
18. Prior to the final plat, please clarify ownership of apparent gap between properties to Real Estate division.
19. On the final plat, change "Sparks Street" to "Sparks Street (AKA Sparks Avenue)". 51A-8.403(a)(1)(A)(xii).
20. On the final plat, change "Moore Street" to "Moore Street (AKA Moore Avenue)". 51A-8.403(a)(1)(A)(xii).
21. On the final plat, identify the property as Lot 45A in City Block 2/7675.











05/07/2025

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

***S245-156***

***55 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	407 N MOORE ST	ZAPATA MARGARET
2	411 N MOORE ST	LEOS PEDRO GARCIA
3	403 SPARKS ST	Taxpayer at
4	411 SPARKS ST	Taxpayer at
5	413 SPARKS ST	AVANTEGARDE CONSTRUCTION
6	415 SPARKS ST	BLACKMON CHARLETHA
7	417 SPARKS ST	Taxpayer at
8	421 SPARKS ST	MEMAR MASOUD OSTADHASSAN
9	423 SPARKS ST	RR CUSTOM HOMES LLC
10	425 SPARKS ST	Taxpayer at
11	427 SPARKS ST	Taxpayer at
12	429 SPARKS ST	Taxpayer at
13	434 SPARKS ST	MOORE MRS LORAIN
14	432 SPARKS ST	SENTZ LUTHER DANIEL &
15	430 SPARKS ST	DALLAS HOUSING ACQUISITION & DEV CORP
16	428 SPARKS ST	Taxpayer at
17	424 SPARKS ST	Taxpayer at
18	422 SPARKS ST	WATSON BEATRICE &
19	420 SPARKS ST	REDLINE INC
20	414 SPARKS ST	UMEH VICTOR
21	408 SPARKS ST	Taxpayer at
22	406 SPARKS ST	Taxpayer at
23	404 SPARKS ST	Taxpayer at
24	400 SPARKS ST	FINLEY RUBY L C
25	337 N MOORE ST	WILLIAMS DORIS NELL
26	401 N MOORE ST	TAYLOR CHARLES



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<b>Label #</b>	<b>Address</b>	<b>Owner</b>
27	401 N MOORE ST	EDWARDS NELLA D
28	403 N MOORE ST	GOLDEN SEEDS FOUNDATION THE
29	405 N MOORE ST	SLAUGHTER CHARLES &
30	417 N MOORE ST	ESPINO CLAUDIA SALAS
31	419 N MOORE ST	SIMMONS MARY ELLEN EST OF
32	421 N MOORE ST	Taxpayer at
33	423 N MOORE ST	JOHNSON WILLIE
34	425 N MOORE ST	TRUE PURPOSE CHURCH TR
35	427 N MOORE ST	Taxpayer at
36	436 N MOORE ST	TRUE PURPOSE BAPT CHURCH
37	430 N MOORE ST	TRUE PURPOSE CHURCH
38	424 N MOORE ST	COVENANT HOMES CONSTRUCTION &
39	422 N MOORE ST	Taxpayer at
40	420 N MOORE ST	JOHNSON D KIRK
41	418 N MOORE ST	SPRINGFUL PROPERTIES LLC
42	416 N MOORE ST	Taxpayer at
43	412 N MOORE ST	Taxpayer at
44	410 N MOORE ST	ATLAS HEIGHTS DEVELOPMENT LLC
45	404 N MOORE ST	HAWKINS IRENE
46	402 N MOORE ST	SPARKS CLIFFORD
47	342 N MOORE ST	EDWARDS NELLA DELOIS
48	340 N MOORE ST	GOLDEN GATE MISSIONARY BAPTIST
49	427 CLEAVES ST	MIRANDA ALEXANDRA
50	429 CLEAVES ST	CALLOWAY JEROME
51	431 CLEAVES ST	DALLAS HOUSING ACQUISITION & DEV CORP
52	433 CLEAVES ST	KC ACCOUNTS LLC
53	439 CLEAVES ST	COMEJO JOSE LUIS
54	441 CLEAVES ST	FENSTER STEFAN
55	443 CLEAVES ST	Taxpayer at

W.S. Beatty Survey Abstract No. 57
BLOCK 3/7675 DEWBERRY'S ADDITION VOLUME 2, PAGE 169 M.R.D.C.T.
SPARKS STREET
MOORE STREET
LEGEND
OWNERS CERTIFICATE
OWNERS DEDICATION
PRELIMINARY PLAT
DEWBERRY LOTS
LOT 1 through LOT 74