

CITY PLAN COMMISSION

THURSDAY, April 23, 2026

FILE NUMBER: PLAT-25-000182

SENIOR PLANNER: Hema Sharma

LOCATION: Mojave Drive, east of Texoma Way

DATE FILED: March 26, 2026

ZONING: R-7.5(A)

CITY COUNCIL DISTRICT: 8

SIZE OF REQUEST: 0.430-acres

APPLICANT/OWNER: Brablio Sifuentes

REQUEST: An application to replat a 0.430-acre tract of land containing portion of Lots 5 and 6 in City Block 21/7614 to create one lot on property located on Mojave Drive, east of Texoma Way.

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

PROPERTY OWNER NOTIFICATION: On April 3, 2026, 24 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 line of Mojave Drive have areas ranging in size from 13,094 square feet to 18,541 square feet and are zoned an R-7.5(A) Single Family District. (*refer to the existing area analysis and aerial map*)
- The properties to the south line of Mojave Drive have areas ranging in size from 17,541 square feet to 22,934 square feet and are zoned an R-7.5(A) Single Family District. (*refer to the existing area analysis and aerial map*)

The request lies in R-7.5(A) Single Family District which has a minimum lot area requirement of 7,500 square feet. The request is to create one 0.430-acre (18,751-square foot) lot from portion of two platted lots.

Staff finds that the request is similar to the development pattern established within the immediate vicinity. The request complies with the zoning requirement of the R-7.5(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 one.

Paving & Drainage Conditions:

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

Survey (SPRG) Conditions:

14. Prior to final plat, submit a completed final plat checklist and all supporting documents.
15. On the final plat, show recording information on all existing easements within 150 feet of the property.
16. Prior to final plat, clarify 7.5' easement.

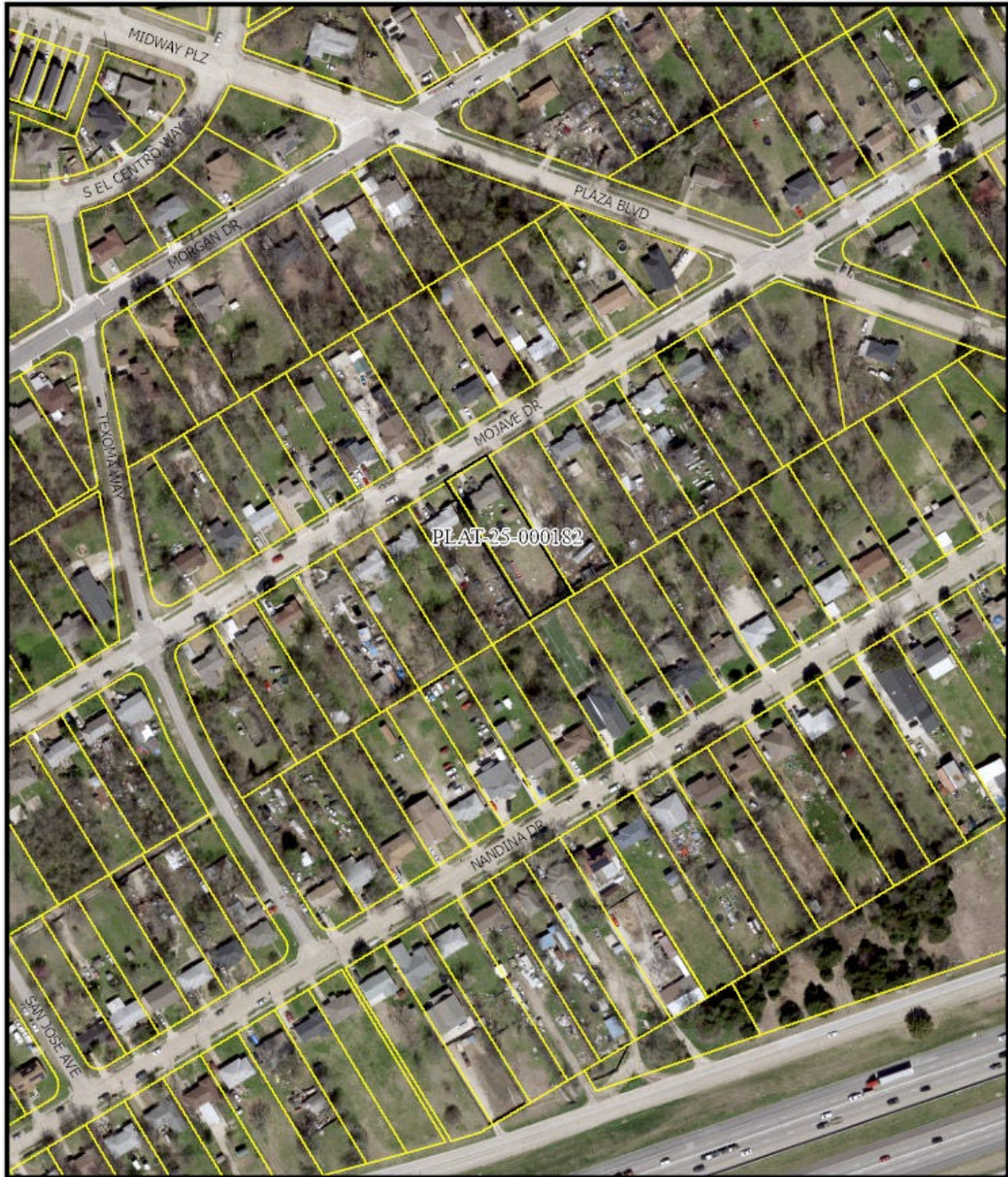
GIS, Lot & Block Conditions:

17. On the final plat, identify the property as Lot 5A in City Block 21/7614.

ALL AREAS ARE IN SQUARE FEET







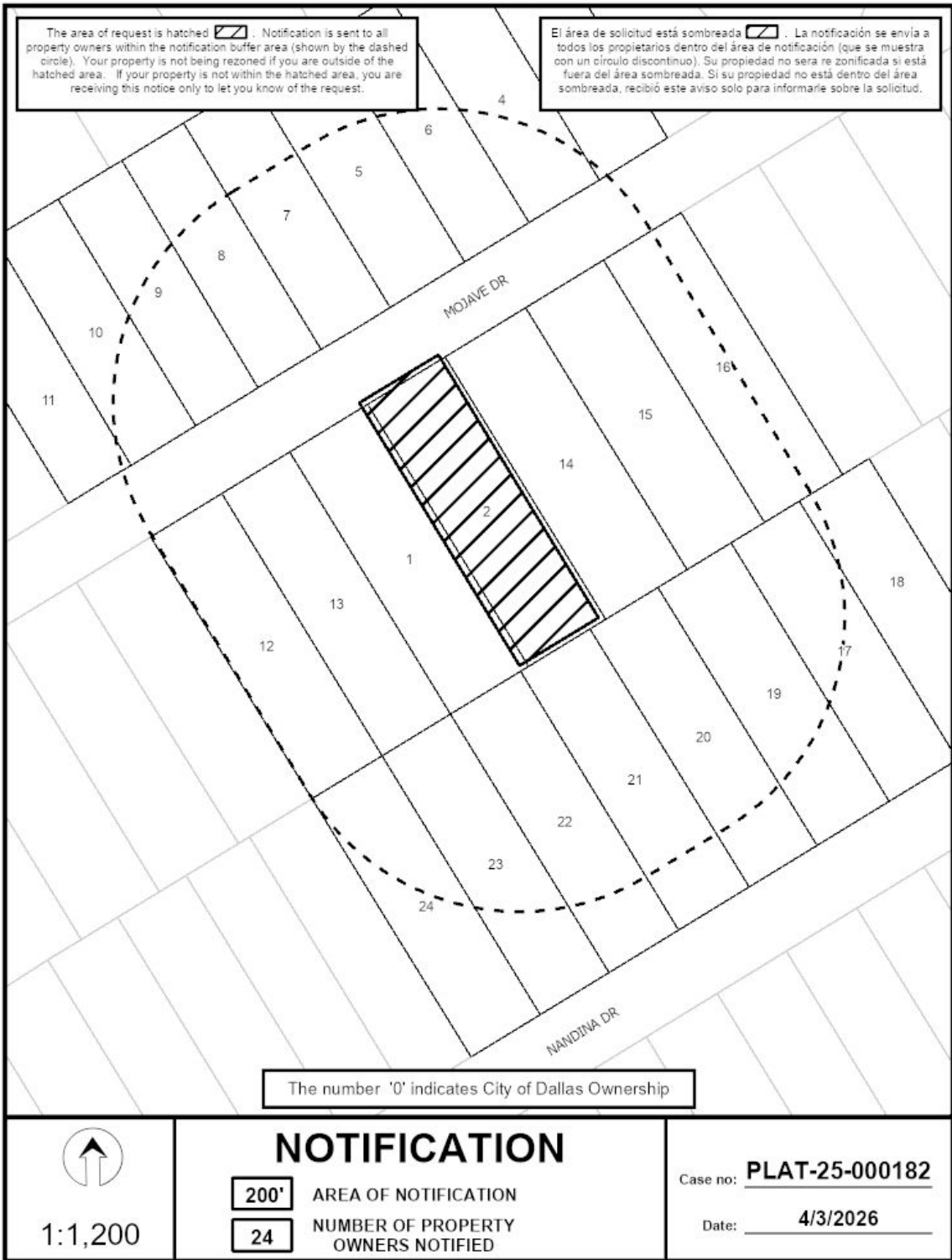
1:2,400

AERIAL MAP

- Area Of Request
- Recent History

Case no: **PLAT-25-000182**

Date: **04/03/2026**



Notification List of Property Owners

PLAT-25-000182

24 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3104 MOJAVE DR	ALVARADO EMILIANO &
2	3108 MOJAVE DR	SIFUENTES BRABLIO
3	3123 MOJAVE DR	BEASLEY ROSCOE
4	3119 MOJAVE DR	ROBINSON FREEMAN E
5	3111 MOJAVE DR	PONCIANO JOSE L & MARIA M
6	3115 MOJAVE DR	GIRON PEDRO
7	3107 MOJAVE DR	MCGUIRE TIFFANY
8	3041 MOJAVE DR	TRIANAROJAS VICENTE &
9	3039 MOJAVE DR	ESCUARDRA SAUL &
10	3037 MOJAVE DR	SMITH ALETHA M
11	3035 MOJAVE DR	BABERS JAMES H
12	3038 MOJAVE DR	CERVENKA JOHNNY DAVID JR
13	3042 MOJAVE DR	GRIFALDO DANIEL
14	3112 MOJAVE DR	PEREZ JAVIER &
15	3116 MOJAVE DR	MARTINEZ POMPELLO &
16	3124 MOJAVE DR	ROSALES LUIS ALBERTO
17	3159 NANDINA DR	BROWN DAVID
18	3207 NANDINA DR	WEBB ONA MARIE EST OF
19	3155 NANDINA DR	PEREZ MARIA I &
20	3151 NANDINA DR	Taxpayer at
21	3145 NANDINA DR	QUEZADA NIDIA &
22	3141 NANDINA DR	PADRON ALFREDO &
23	3135 NANDINA DR	HOWARD DORIS FAY &
24	3129 NANDINA DR	SALAZAR CARLOS &

