

CITY PLAN COMMISSION**THURSDAY, August 21, 2025****FILE NUMBER:** PLAT-25-000046 (S245-213)**SENIOR PLANNER:** Hema Sharma**LOCATION:** Tyrone Drive, west of South Ledbetter Drive**DATE FILED:** July 24, 2025**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 3**SIZE OF REQUEST:** 0.464-acres**APPLICANT/OWNER:** Tyrone Property 32, LLC; Michael Senesoury

REQUEST: An application to replat a 0.464-acre (20,232-square foot) tract of land containing all of Lot 9 and part of Lot 8 in City Block C/8698 to create one 0.207-acre (9,000-square foot) lot and one 0.257-acre (11,232-square foot) lot located on Tyrone Drive, west of South Ledbetter Drive.

SUBDIVISION HISTORY:

1. S145-092 was a request southeast of the present request to create one 7.394-acre lot from a tract of land containing part of City Block 8031 on property located on property located at the northeast corner of S. Ledbetter Drive and Whispering Cedar Drive. Revised plat S145-092R was submitted on June 7, 2018, but has not been recorded.

PROPERTY OWNER NOTIFICATION: On August 6, 2024, 25 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 Tyrone Drive have widths ranging from 70 feet to 188 feet and areas ranging in size from 10,342 square feet to 28,270 square feet and are zoned R-7.5(A) Single Family District. (*Refer to the existing area analysis map and aerial map*)
- The properties to the south line of Tyrone Drive have widths ranging from 45 feet to 95 feet and areas ranging in size from 6,526 square feet to 16,478 square feet and are zoned R-7.5(A) Single Family District. (*Refer to the existing area analysis map 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 0.207-acre (9,000-square foot) lot and one 0.257-acre (11,232-square foot) lot. Lot widths are 60 feet and 74.88 feet respectively and are zoned R-7.5(A) Single Family District.

Staff concludes that there is not an established pattern in the immediate area 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. 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)*

Transportation Conditions:

14. Plans must comply with sidewalk design standards: sidewalks must comply with a minimum five-foot width plus five-foot buffer
15. Plans must comply with City's Street lighting standards. See illumination standards in Street Design Manual.

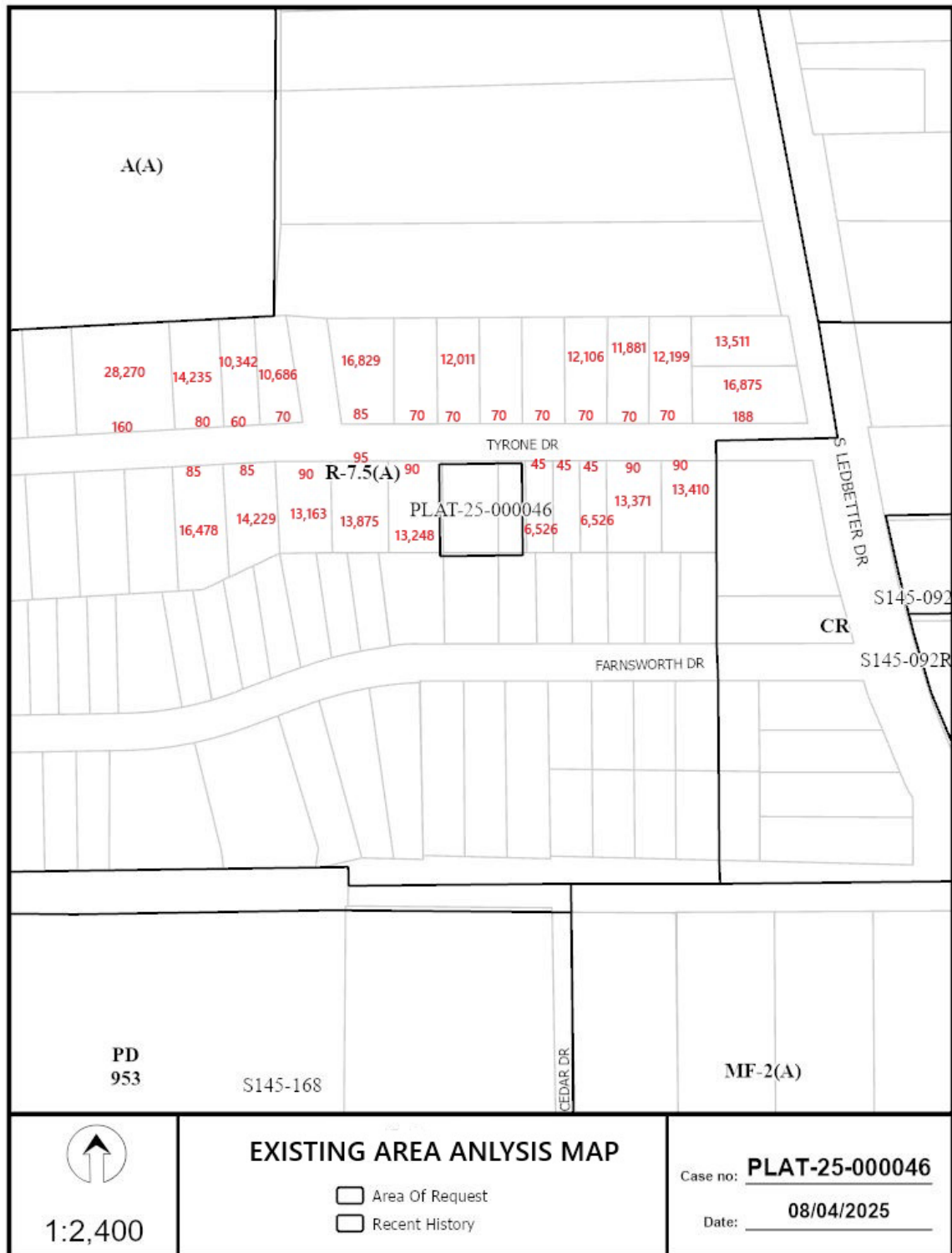
Survey (SPRG) Conditions:

16. On the final plat, show new/different plat name.

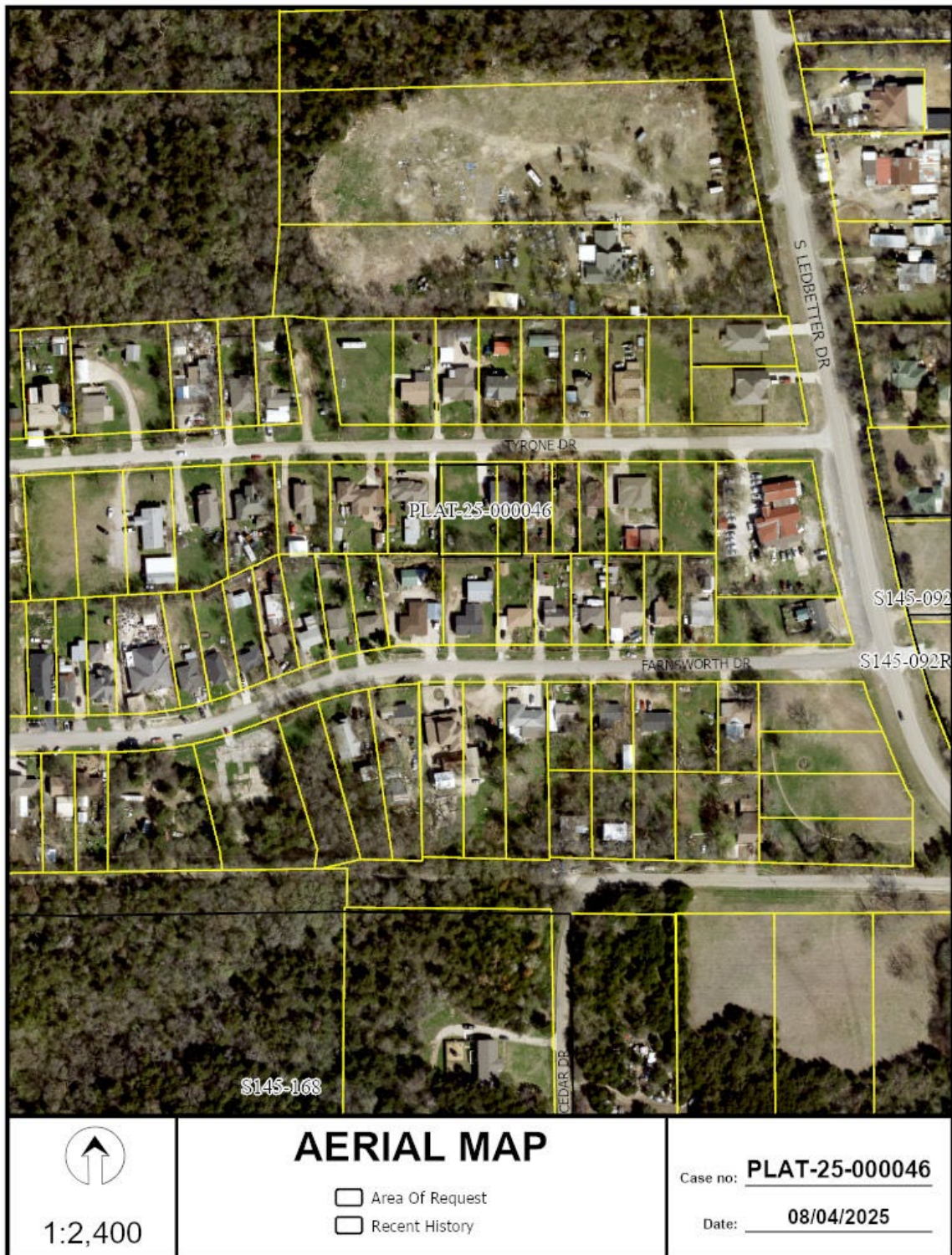
GIS, Lot & Block Conditions:

17. On the final plat, identify the property as Lots 8A & 9A in City Block C/8698.

ALL AREAS ARE IN SQUARE FEET







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

 1:1,200	<h2 style="margin: 0;">NOTIFICATION</h2> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="border: 1px solid black; padding: 2px 5px;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px 5px;">25</div> NUMBER OF PROPERTY OWNERS NOTIFIED </div>	Case no: PLAT-25-000046 Date: 8/7/2025
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08/06/2025

Notification List of Property Owners

PLAT-25-000046

25 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6032 TYRONE DR	SENEAOURY MICHAEL
2	6052 TYRONE DR	PHOMMACHANH JEANNINE &
3	6060 TYRONE DR	SOUVANANNARATH BOUNTHONG EST OF
4	6073 FARNSWORTH DR	VANHARATH KHANTRY
5	6059 FARNSWORTH DR	KOMMAVONG KHANTHONG CONNIE &
6	6035 FARNSWORTH DR	SIMPRASEUTH PHOUVANE LIFE ESTATE
7	6061 TYRONE DR	NORKEO VILAPHONE
8	6057 TYRONE DR	Taxpayer at
9	6051 TYRONE DR	SENEAOURY JERRY EST OF
10	6045 TYRONE DR	KOMVONGSA CHANTHAVY
11	6027 TYRONE DR	SENEAOURY JERRY
12	6019 TYRONE DR	KHANTHARINH KEODAVANH
13	6015 TYRONE DR	MOORE GAYNA J
14	6008 TYRONE DR	PHANTHARATH PHOMMA &
15	6010 TYRONE DR	SIPHAKONGVISETH LATSAMY
16	6016 TYRONE DR	BARRERA SYLVIA
17	6028 TYRONE DR	ZAPATA AURORA AGUILAR
18	6068 TYRONE DR	KHENG JIMMY & OUANE
19	6104 TYRONE DR	SAYSOMBATH THONGBAY
20	6111 FARNSWORTH DR	KAOMALITHONG TONY
21	6107 FARNSWORTH DR	ZAVALA MARIA JESUS
22	6061 FARNSWORTH DR	SAIYASITH TOME
23	6027 FARNSWORTH DR	GAMEZ ATANACIO G &
24	6023 FARNSWORTH DR	SYTHEUN SYTHUEN
25	6019 FARNSWORTH DR	KHOUNPHANYA PHOEBE

