

CITY PLAN COMMISSION**THURSDAY, October 23, 2025****FILE NUMBER:** PLAT-25-000099 (S245-242)**SENIOR PLANNER:** Hema Sharma**LOCATION:** Blunter Street, west of Tracy Road**DATE FILED:** September 24, 2025**ZONING:** R-5(A)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 0.287 -acres**APPLICANT/OWNER:** Notre Dame Place, Inc.; Willonda A. Phifer

REQUEST: An application to replat a 0.287-acre (12,499-square foot) tract of land containing all of Lot 10 in City Block 22/6890 to create two 0.143-acre (6,250-square foot) lots on property located on Blunter Street, west of Tracy Road.

SUBDIVISION HISTORY:

1. S245-121 was a request north of present request to replat a 0.287-acre (12,492-square foot) tract of land containing all of Lot 18 in City Block 23/6890 to create one 0.143-acre (6,243-square foot) lot and one 0.144-acre (6,249-square foot) on property located on Kemrock Drive, west of Tracy Road. The request was approved on May 22, 2025 and has not been recorded.
2. S212-250 was a request on same location as a present request to replat a 0.287-acre (12,499-square foot) lot containing all of Lot 10 in City Block 22/6890 to create two 6,250-square foot lots on property located on Blunter Street, northwest of Lyola Street. The request was denied on July 21, 2022 City Planning Commission Hearing.
3. S212-249 was a request north of present request to replat a 0.278-acre (12,096-square foot) lot containing all of Lot 5 in City Block 12/6890 to create one 6,044-square foot lot and one 6,052-square foot lot on property located on Kemrock Drive, south of Plum Dale Road. The request was approved on July 21, 2022 and recorded on March 25, 2025.
4. S201-727 was a request northwest of present request to replat a 0.275-acre tract of land containing portion of Lot 10 and Lot 11 in City Block 12/6890 to create two 5,999-square foot lots on property located on Kemrock Drive, north of Lyola Street. The request was approved on September 2, 2022 and recorded on May 22, 2024.
5. S189-043 was a request north of the present request to replat a 0.574-acre tract of land containing all of Lots 20 and 21 in City Block 21/6890 to create three lots ranging in size from 8,331-square feet to 8,335-square feet on property located on Kemrock Drive, southwest of Tracy Road. The request was approved on December 13, 2018 and recorded on August 5, 2020.
6. S178-142 was a request north of the present request to replat a 0.574-acre tract of land containing all of Lots 20 and 21 in City Block 23/6890 to create 4 lots on property located on Kemrock Drive at Tracy Road, southwest corner. The request was withdrawn before City Plan Commission hearing.

PROPERTY OWNER NOTIFICATION: On October 6, 2025, 22 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, south and west have lot areas ranging in size from 5,559 square feet to 19,584 square feet and are zoned R-5(A) Single Family District. (*Refer to the existing area analysis map*)

The request lies in R-5(A) Single Family District which has a minimum lot area requirement of 5,000 square feet. The request is to create two 0.143-acre (6,250-square foot) lot each.

The staff concludes that there is not an established lot pattern in the immediate area of the request, and the request complies with the requirements of Section 51A-8.503 and R-5(A) Single Family District; therefore, 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 two.

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. Place a note on the final plat stating “Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval” (Note must be on Plat) 51A 8.611(e)

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 Blunter Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*

Survey (SPRG) Conditions:

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

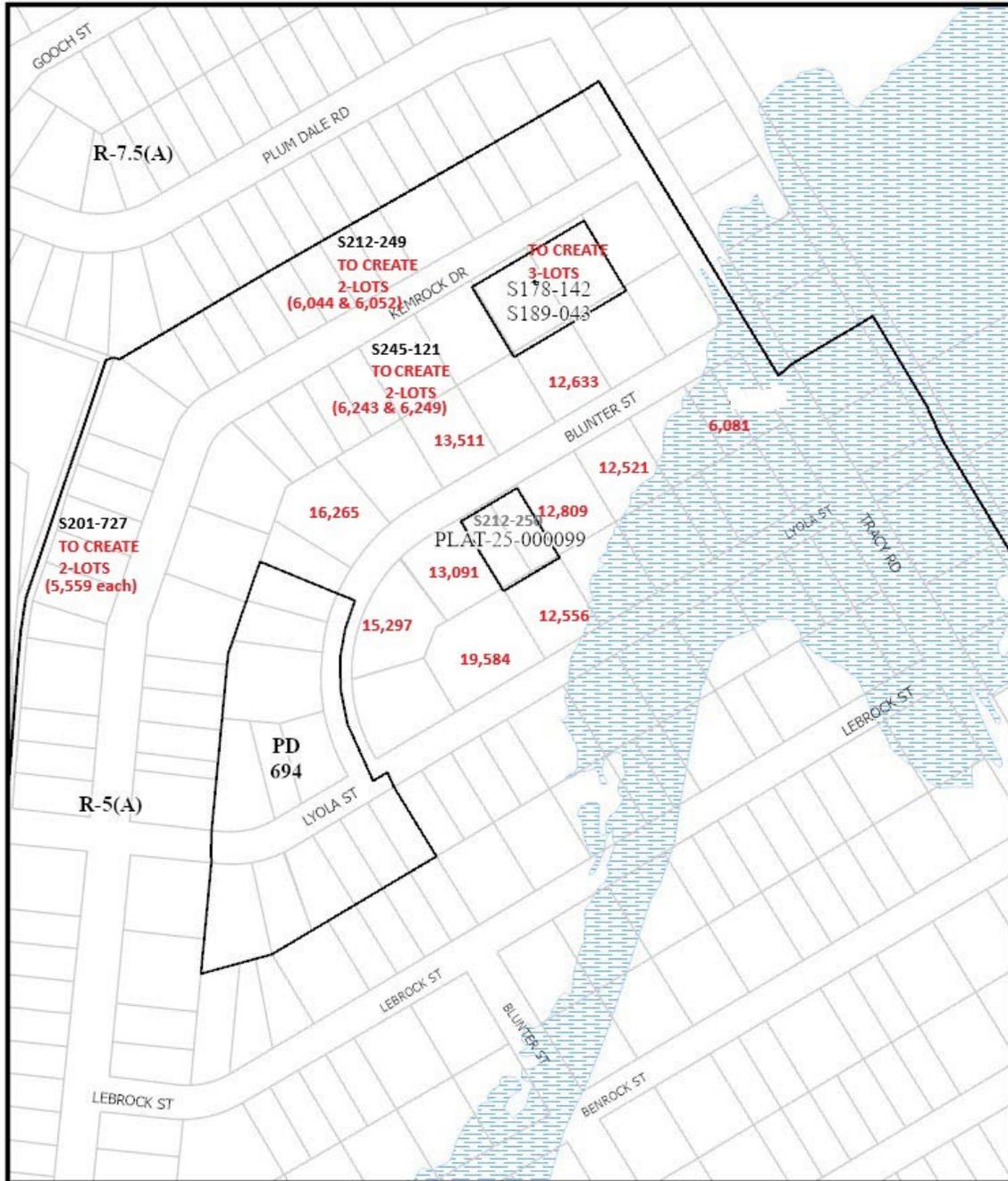
Dallas Water Utilities Conditions:

16. 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.
17. Water 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.

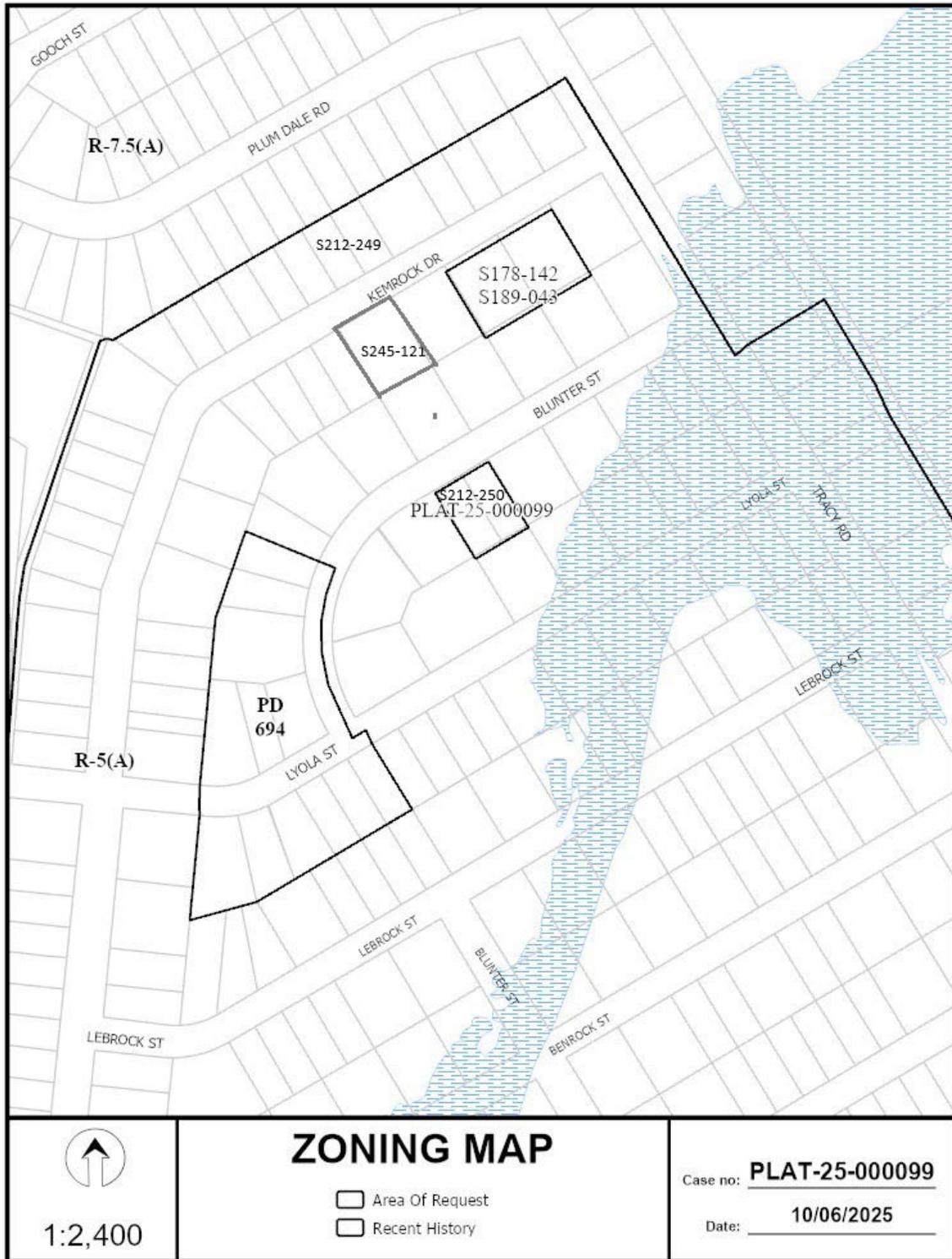
GIS, Lot & Block Conditions:

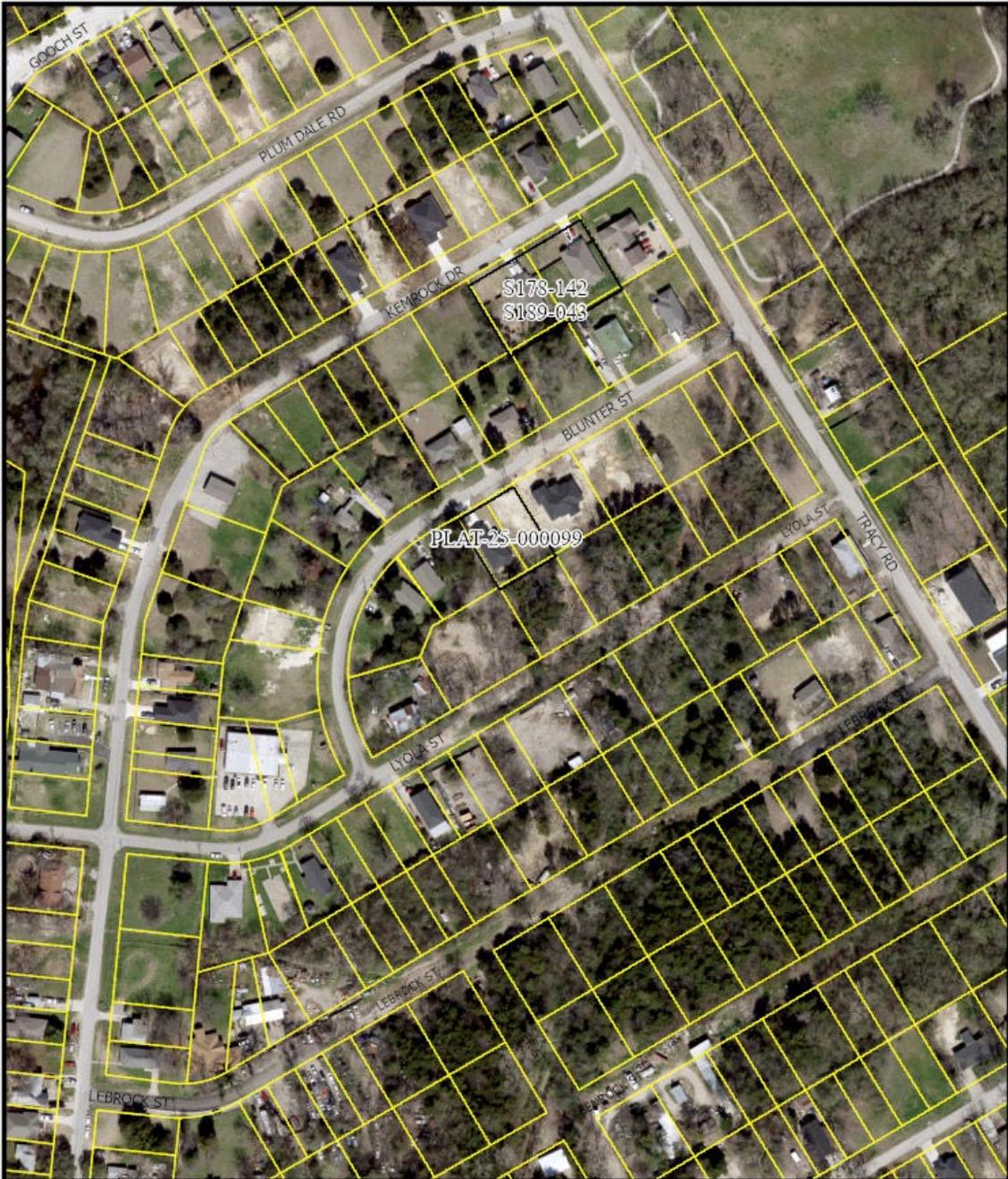
18. On the final plat, identify the property as Lots 10A & 10B in City Block 22/6890.

ALL AREAS ARE IN SQUARE FEET

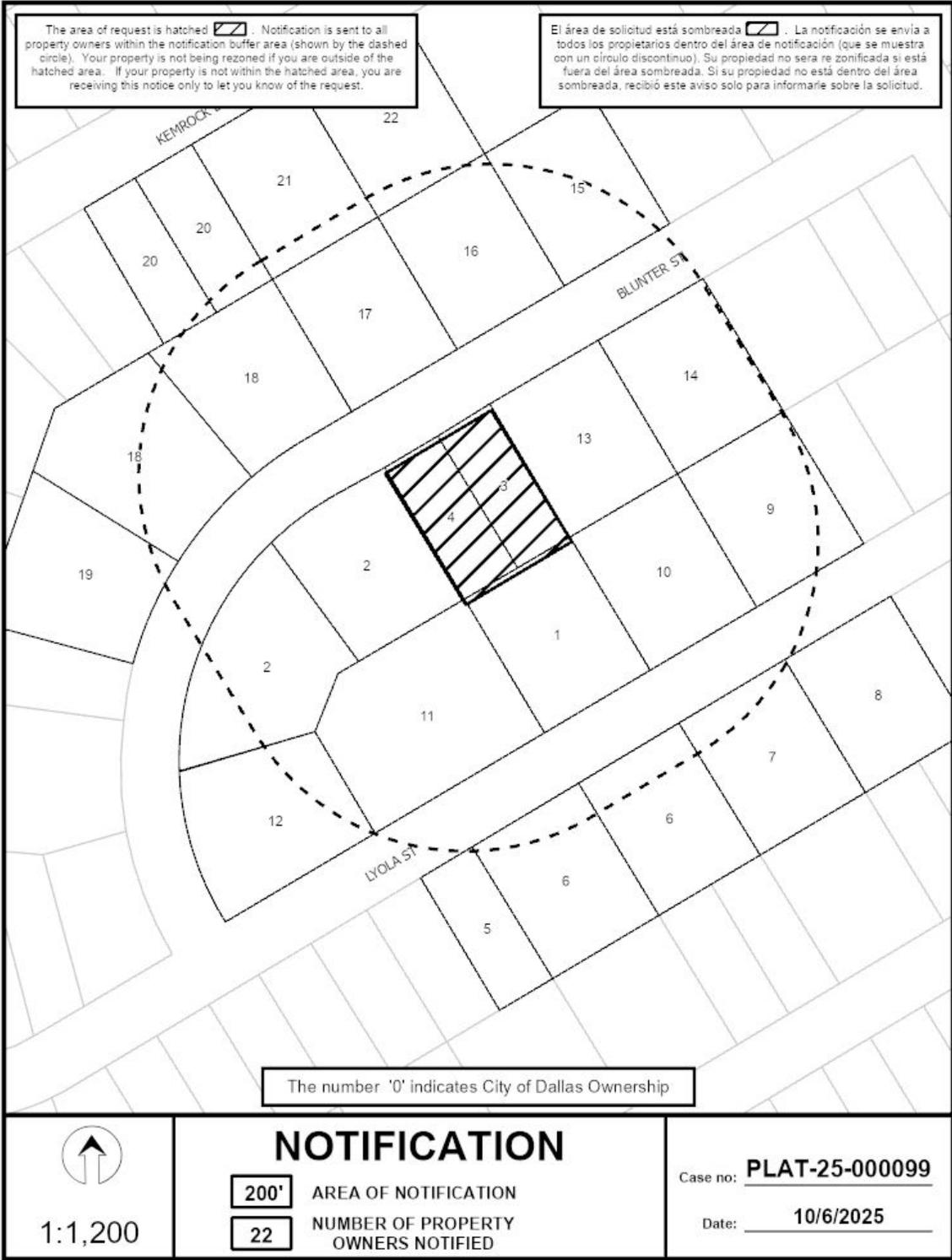


 1:2,400	<p>EXISTING AREA ANALYSIS MAP</p> <ul style="list-style-type: none"> <input type="checkbox"/> Area Of Request <input type="checkbox"/> Recent History 	Case no: PLAT-25-000099 Date: 10/06/2025
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 1:2,400	<h3 style="text-align: center;">AERIAL MAP</h3> <ul style="list-style-type: none"> <input type="checkbox"/> Area Of Request <input type="checkbox"/> Recent History 	Case no: PLAT-25-000099 Date: <u>10/06/2025</u>
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10/01/2025

Notification List of Property Owners

PLAT-25-000099

22 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2829 LYOLA ST	RENTERIA CARLOS
2	6122 BLUNTER ST	LINSYS LLC
3	6090 BLUNTER ST	Taxpayer at
4	6090 BLUNTER ST	PHIFER WILLONDA A
5	2814 LYOLA ST	FORD ALFORD
6	2822 LYOLA ST	FORD ALFORD J
7	2838 LYOLA ST	TIER 1 REAL ESTATE LLC
8	2846 LYOLA ST	PHILLIPS ROBERT
9	2845 LYOLA ST	WCP RETIREMENT PLAN
10	2837 LYOLA ST	CARREON ERNESTINA &
11	2821 LYOLA ST	CARREON MANUEL & ERNESTINA
12	6132 BLUNTER ST	RENTERIA CARLOS J
13	6076 BLUNTER ST	SANCHEZ JOSUE RUIZ
14	6062 BLUNTER ST	BENJAMIN RICHARD & FERRYDENE
15	6023 BLUNTER ST	SMITH WILBERT & REBECCA
16	6031 BLUNTER ST	HAYS JANA D &
17	6039 BLUNTER ST	MORADO INVESTMENR
18	6105 BLUNTER ST	HUTCHINSON VIRGINIA
19	6121 BLUNTER ST	HUTCHINSON BENNIE
20	6042 KEMROCK DR	HARRIS MAXINE S ET AL
21	6038 KEMROCK DR	WILLIAMS EARLEY T
22	6030 KEMROCK DR	HAYS JANA &

