

LOCATION: Lantern Lane, north of Ranchero Lane**DATE FILED:** October 9, 2025**ZONING:** R-10(A)**CITY COUNCIL DISTRICT:** 3**SIZE OF REQUEST:** 0.628-acres**APPLICANT/OWNER:** Jose S. Alvarez, Antonnette Rose Sharp Alvarez**REQUEST:** An application to create one 0.628-acre lot from a tract of land in City Block 8645 on property located on Lantern Lane, north of Ranchero Lane.**SUBDIVISION HISTORY:**

1. S212-038 was a request south of the present request to replat a 0.8065-acre tract of land containing all of Lots 3 and 4 in City Block 54/3035 to create one lot on property located on Lancaster Avenue at Sabin Street, southeast corner. The request was approved on December 16, 2021, but has not been recorded.

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 lots are being created from a tract of land; therefore, it does not qualify for a residential replat and can be approved on the consent agenda.

- The properties to the east line of Lantern Lane have areas ranging in size from 19,917 square feet to 38,029 square feet and are zoned as R-10(A) Single Family District. (*refer to the existing area analysis and aerial map*)
- The properties to the west line of Lantern Lane have lot areas ranging in size from 9,169 square feet to 56,483 square feet and are zoned as R-10(A) Single Family District. (*refer to the existing area analysis and aerial map*)

The request lies in R-10(A) Single Family District which has a minimum lot area requirement of 10,000 square feet. The request is to create one 0.628-acre (27,345-square foot) lot.

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-10(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 submitting 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 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)
15. Existing drainage conveyance within the property is required to be sized in compliance with Section 51A-8.611(a)(1) of the City of Dallas Code.

Right-of way Requirements Conditions:

16. On the final plat, dedicate 25 feet of right-of-way (via Fee Simple or Street Easement) from established center line of Lantern Lane. Section 51A 8.602(c); 51A 8.604(c).

Survey (SPRG) Conditions:

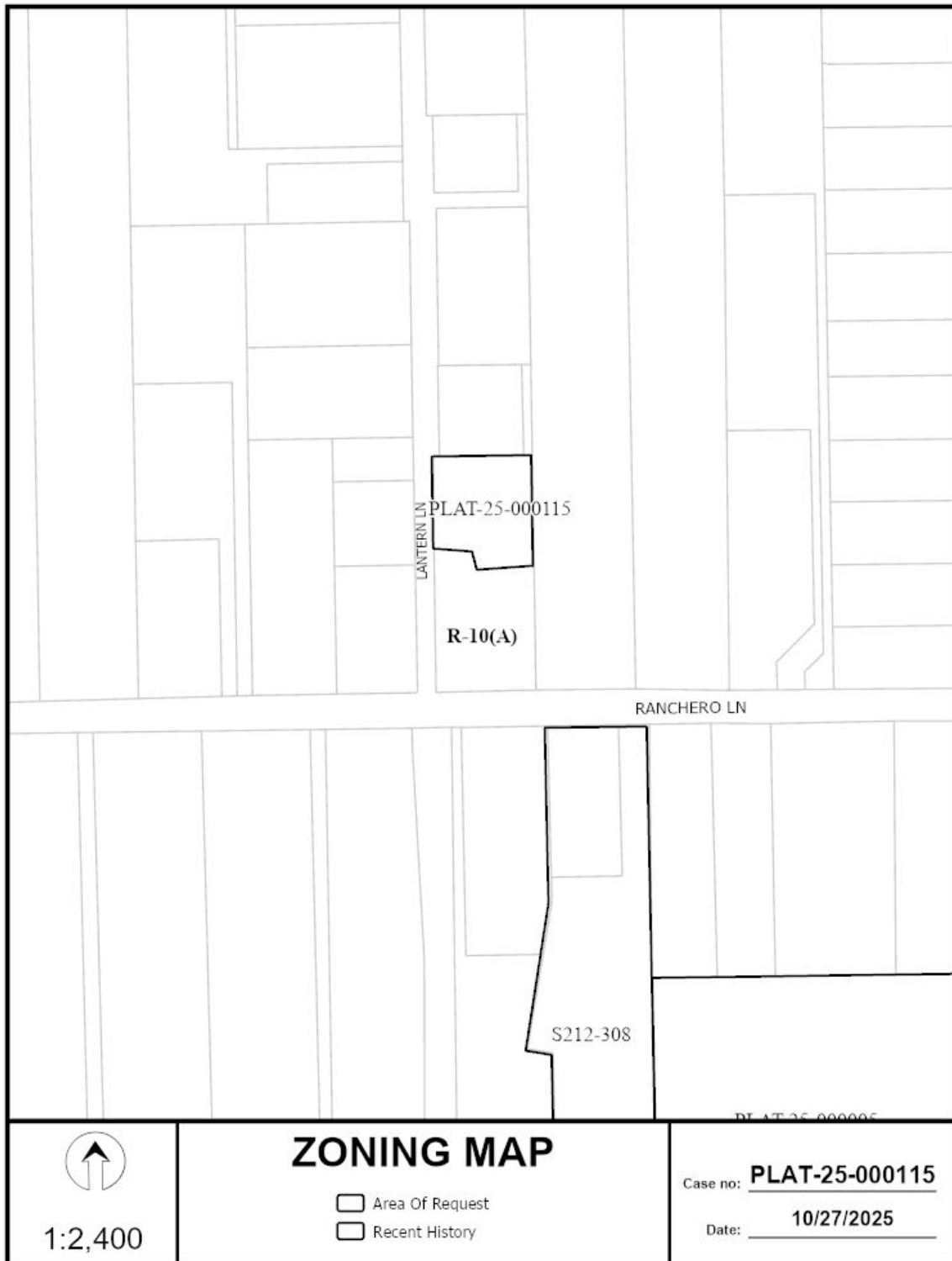
17. Submit a completed Final Plat Checklist and All Supporting Documentation.

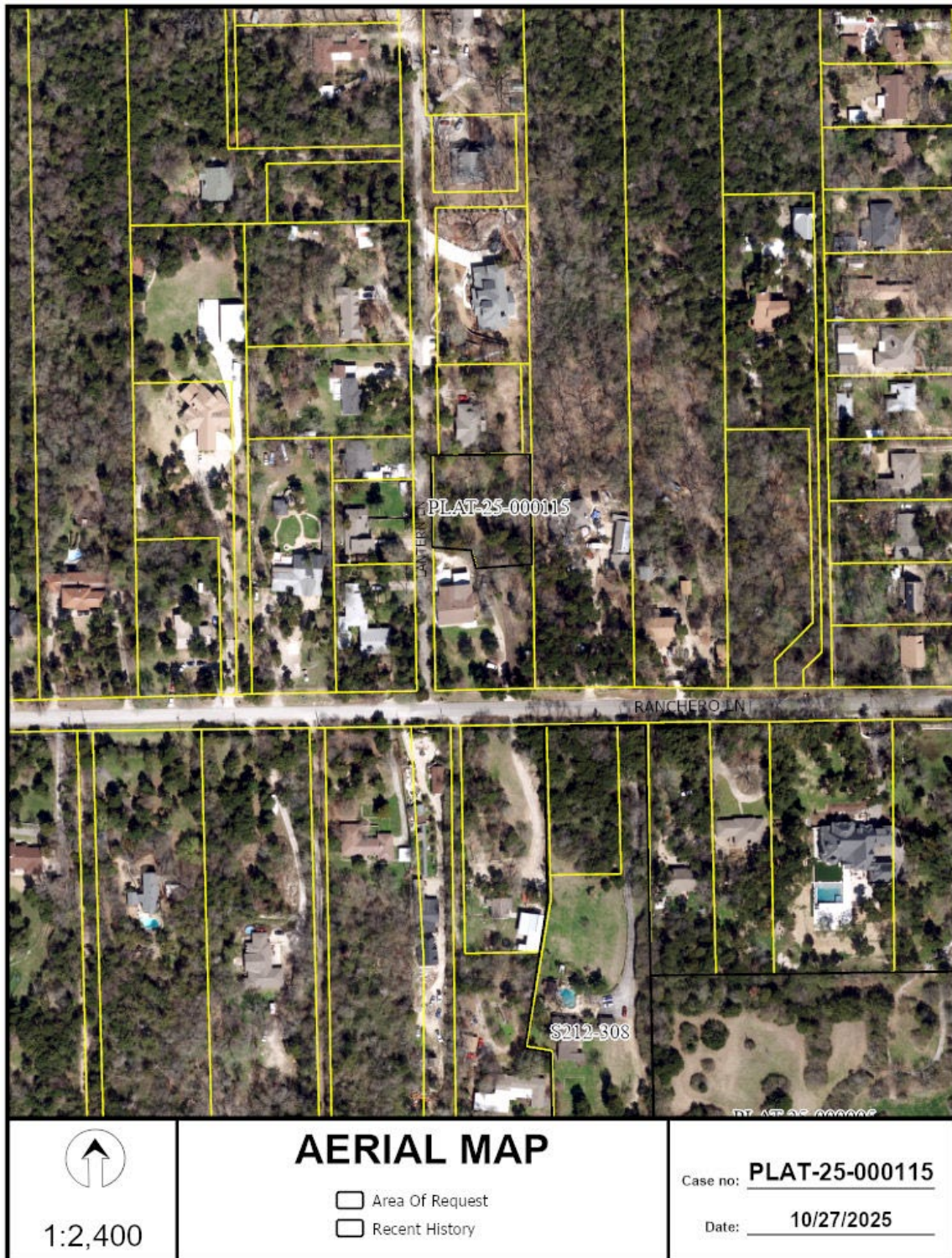
Dallas Water Utilities Conditions:

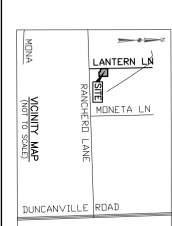
18. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

GIS, Lot & Block Conditions:

19. On the final plat, identify the property as Lot 1 in City Block C/8645.







COMMON NAME	OWNER NAME
LOT 1, BLOCK 8645	ANTONETTE ROSE SHARP ALVAREZ
LOT 2, BLOCK 8645	ANTONETTE ROSE SHARP ALVAREZ
LOT 3, BLOCK 8645	ANTONETTE ROSE SHARP ALVAREZ

OWNERS ACKNOWLEDGMENT:

State of Texas

County of Dallas

On this day personally appeared **JOSE S. ALVAREZ**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the _____ day of _____, 2025.

Notary Public

OWNERS ACKNOWLEDGMENT:

State of Texas

County of Dallas

On this day personally appeared **ANTONETTE ROSE SHARP ALVAREZ**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the _____ day of _____, 2025.

Notary Public

OWNERS ACKNOWLEDGMENT:

State of Texas

County of Dallas

On this day personally appeared **ANTONETTE ROSE SHARP ALVAREZ**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the _____ day of _____, 2025.

Notary Public

OWNERS ACKNOWLEDGMENT:

State of Texas

County of Dallas

On this day personally appeared **ANTONETTE ROSE SHARP ALVAREZ**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the _____ day of _____, 2025.

Notary Public

OWNERS ACKNOWLEDGMENT:

State of Texas

County of Dallas

On this day personally appeared **ANTONETTE ROSE SHARP ALVAREZ**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the _____ day of _____, 2025.

Notary Public

NOTES:

1. The being of history and description for this survey is contained in the plat of the City of Dallas, Texas, recorded in Volume 92086, Page 10, of the City Plan Commission of the City of Dallas, Texas, dated and recorded on the _____ day of _____, 2025.

2. The being of history and description for this survey is contained in the plat of the City of Dallas, Texas, recorded in Volume 92086, Page 10, of the City Plan Commission of the City of Dallas, Texas, dated and recorded on the _____ day of _____, 2025.

3. The being of history and description for this survey is contained in the plat of the City of Dallas, Texas, recorded in Volume 92086, Page 10, of the City Plan Commission of the City of Dallas, Texas, dated and recorded on the _____ day of _____, 2025.

PREPARED BY:

KEITH SHARP COMPANY

H.B. KEITH, Surveyor, L.S. KEITH, Surveyor

10000 DALLAS ROAD, SUITE 100, DALLAS, TEXAS 75243

PHONE: (972) 441-0841, TOLL FREE: 1-800-999-0000

E-MAIL: keith@keithsharp.com

JOSE S. ALVAREZ

ANTONETTE ROSE SHARP ALVAREZ

DALLAS, TEXAS 75243

DATED: SEPTEMBER 24, 2025

RECORDED IN INSTRUMENT NO. _____

OWNERS DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT **JOSE S. ALVAREZ** AND **ANTONETTE ROSE SHARP ALVAREZ**, a married couple, do hereby dedicate to the City of Dallas, Texas, the following property, to-wit: **LOT 1, BLOCK 8645, A PART OF A PART OF LOT 40, BLOCK 8645, OAK CLIFF FOREST ADDITION, UNRECORDED ADDITION (AN UNRECORDED ADDITION) IN THE LEWIS TANZY SURVEY, ABSTRACT NO. 1467 CITY OF DALLAS, DALLAS COUNTY, TEXAS**.

OWNERS DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT **JOSE S. ALVAREZ** AND **ANTONETTE ROSE SHARP ALVAREZ**, a married couple, do hereby dedicate to the City of Dallas, Texas, the following property, to-wit: **LOT 2, BLOCK 8645, A PART OF A PART OF LOT 40, BLOCK 8645, OAK CLIFF FOREST ADDITION, UNRECORDED ADDITION (AN UNRECORDED ADDITION) IN THE LEWIS TANZY SURVEY, ABSTRACT NO. 1467 CITY OF DALLAS, DALLAS COUNTY, TEXAS**.

OWNERS DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT **JOSE S. ALVAREZ** AND **ANTONETTE ROSE SHARP ALVAREZ**, a married couple, do hereby dedicate to the City of Dallas, Texas, the following property, to-wit: **LOT 3, BLOCK 8645, A PART OF A PART OF LOT 40, BLOCK 8645, OAK CLIFF FOREST ADDITION, UNRECORDED ADDITION (AN UNRECORDED ADDITION) IN THE LEWIS TANZY SURVEY, ABSTRACT NO. 1467 CITY OF DALLAS, DALLAS COUNTY, TEXAS**.

OWNERS DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT **JOSE S. ALVAREZ** AND **ANTONETTE ROSE SHARP ALVAREZ**, a married couple, do hereby dedicate to the City of Dallas, Texas, the following property, to-wit: **LOT 4, BLOCK 8645, A PART OF A PART OF LOT 40, BLOCK 8645, OAK CLIFF FOREST ADDITION, UNRECORDED ADDITION (AN UNRECORDED ADDITION) IN THE LEWIS TANZY SURVEY, ABSTRACT NO. 1467 CITY OF DALLAS, DALLAS COUNTY, TEXAS**.

PRELIMINARY PLAT

OAK CLIFF FOREST ADDITION

LOT 1, BLOCK 8645

A PART OF A PART OF LOT 40, BLOCK 8645

OAK CLIFF FOREST ADDITION

(AN UNRECORDED ADDITION)

IN THE LEWIS TANZY SURVEY, ABSTRACT NO. 1467

CITY OF DALLAS, DALLAS COUNTY, TEXAS

27.345 SQ. FT. OR 0.628 ACRES

DATE: SEPTEMBER 24, 2025

RECORDED IN INSTRUMENT NO. _____

PRELIMINARY PLAT

OAK CLIFF FOREST ADDITION

LOT 2, BLOCK 8645

A PART OF A PART OF LOT 40, BLOCK 8645

OAK CLIFF FOREST ADDITION

(AN UNRECORDED ADDITION)

IN THE LEWIS TANZY SURVEY, ABSTRACT NO. 1467

CITY OF DALLAS, DALLAS COUNTY, TEXAS

27.345 SQ. FT. OR 0.628 ACRES

DATE: SEPTEMBER 24, 2025

RECORDED IN INSTRUMENT NO. _____

PRELIMINARY PLAT

OAK CLIFF FOREST ADDITION

LOT 3, BLOCK 8645

A PART OF A PART OF LOT 40, BLOCK 8645

OAK CLIFF FOREST ADDITION

(AN UNRECORDED ADDITION)

IN THE LEWIS TANZY SURVEY, ABSTRACT NO. 1467

CITY OF DALLAS, DALLAS COUNTY, TEXAS

27.345 SQ. FT. OR 0.628 ACRES

DATE: SEPTEMBER 24, 2025

RECORDED IN INSTRUMENT NO. _____

PRELIMINARY PLAT

OAK CLIFF FOREST ADDITION

LOT 4, BLOCK 8645

A PART OF A PART OF LOT 40, BLOCK 8645

OAK CLIFF FOREST ADDITION

(AN UNRECORDED ADDITION)

IN THE LEWIS TANZY SURVEY, ABSTRACT NO. 1467

CITY OF DALLAS, DALLAS COUNTY, TEXAS

27.345 SQ. FT. OR 0.628 ACRES

DATE: SEPTEMBER 24, 2025

RECORDED IN INSTRUMENT NO. _____

PRELIMINARY PLAT

OAK CLIFF FOREST ADDITION

LOT 5, BLOCK 8645

A PART OF A PART OF LOT 40, BLOCK 8645

OAK CLIFF FOREST ADDITION

(AN UNRECORDED ADDITION)

IN THE LEWIS TANZY SURVEY, ABSTRACT NO. 1467

CITY OF DALLAS, DALLAS COUNTY, TEXAS

27.345 SQ. FT. OR 0.628 ACRES

DATE: SEPTEMBER 24, 2025

RECORDED IN INSTRUMENT NO. _____

PRELIMINARY PLAT

OAK CLIFF FOREST ADDITION

LOT 6, BLOCK 8645

A PART OF A PART OF LOT 40, BLOCK 8645

OAK CLIFF FOREST ADDITION

(AN UNRECORDED ADDITION)

IN THE LEWIS TANZY SURVEY, ABSTRACT NO. 1467

CITY OF DALLAS, DALLAS COUNTY, TEXAS

27.345 SQ. FT. OR 0.628 ACRES

DATE: SEPTEMBER 24, 2025

RECORDED IN INSTRUMENT NO. _____

PRELIMINARY PLAT

OAK CLIFF FOREST ADDITION

LOT 7, BLOCK 8645

A PART OF A PART OF LOT 40, BLOCK 8645

OAK CLIFF FOREST ADDITION

(AN UNRECORDED ADDITION)

IN THE LEWIS TANZY SURVEY, ABSTRACT NO. 1467

CITY OF DALLAS, DALLAS COUNTY, TEXAS

27.345 SQ. FT. OR 0.628 ACRES

DATE: SEPTEMBER 24, 2025

RECORDED IN INSTRUMENT NO. _____