

CITY PLAN COMMISSION**THURSDAY, NOVEMBER 6, 2025****RECORD NO.:** Plat-25-000105**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Lake June Road, west of St. Augustine Road**DATE FILED:** October 8, 2025**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 5**SIZE OF REQUEST:** 15.613-acres**APPLICANT/OWNER:** SACP-RC

REQUEST: An application to replat a 15.613-acre tract of land containing all of Lots 1 through 15 in City Block 1/6664, all of Lots 2 through 10 in City Block 2/6664, abandoned portion of Angelus Road and Ladonia Drive, to create one lot on property located on Lake June Road, west of St. Augustine Road.

SUBDIVISION HISTORY:

1. S234-147 was a request northeast of the present request to create one 3.236-acre lot from a tract of land in City Block 6715 on property located on Lake June Road, east of St. Augustine Drive. The request was approved on July 25, 2024, but has not been recorded.
2. S212-251 was a request south of the present request to replat a 0.41-acre tract of land containing part of City Block 29/6662 to create two 8,998-square foot lots on property located on Paramount Avenue, west of Broadview Street. The request was approved on July 21, 2022, but has not been recorded.

PROPERTY OWNER NOTIFICATION: On October 13, 2025, 32 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.”

It is a policy of the city that institutional uses generally require greater land area than traditional residential or non-residential lots and generally serve, and are compatible with the neighborhood; therefore, staff concludes that the request is in compliance with Section 51A-8.503 and with the requirements of 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 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)

Right-of way Requirements Conditions:

15. On the final plat, dedicate 50 feet of right-of-way (via fee simple) from the established center line of Lake June Road. Section 51A 8.602(c)
16. On the final plat, dedicate 30 feet of right-of-way (via fee simple) from the established center line of St Augustine Road. Section 51A 8.602(c)
17. Dedicate 15 feet by 15 feet alley sight easement at Lake June Road and Alley 51A 8.602(e)

Flood Plain Conditions:

18. Determine the 100-year water surface elevation across this addition.
19. Dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. 51A 8.611(d); DWU FLOODPLAIN MANAGEMENT; Drainage Design Manual Addendum V
20. Include additional paragraph in Owners Certificate (pertaining to the floodplain). 51A 8.611(d); DWU FLOODPLAIN MANAGEMENT; Drainage Design Manual Addendum V
21. Specify minimum fill and minimum finished floor elevations if Fill Permit exists.
22. Show natural channel set back from the crest of the natural channel.
23. Set floodway monument markers and provide documentation.
24. Provide information regarding Fill Permit or Floodplain Alteration Permit if applied for.

Survey (SPRG) Conditions:

25. Submit a completed Final Plat Checklist and All Supporting Documentation.
26. Show how all adjoining right-of-way was created.
27. Show distances/width across all adjoining right-of-way.
28. List utility easements as retained within street abandonments when stated in ordinance or follow the City of Dallas standard affidavit requirements.
29. Show all additions or tracts of land within 150' of property with recording information.

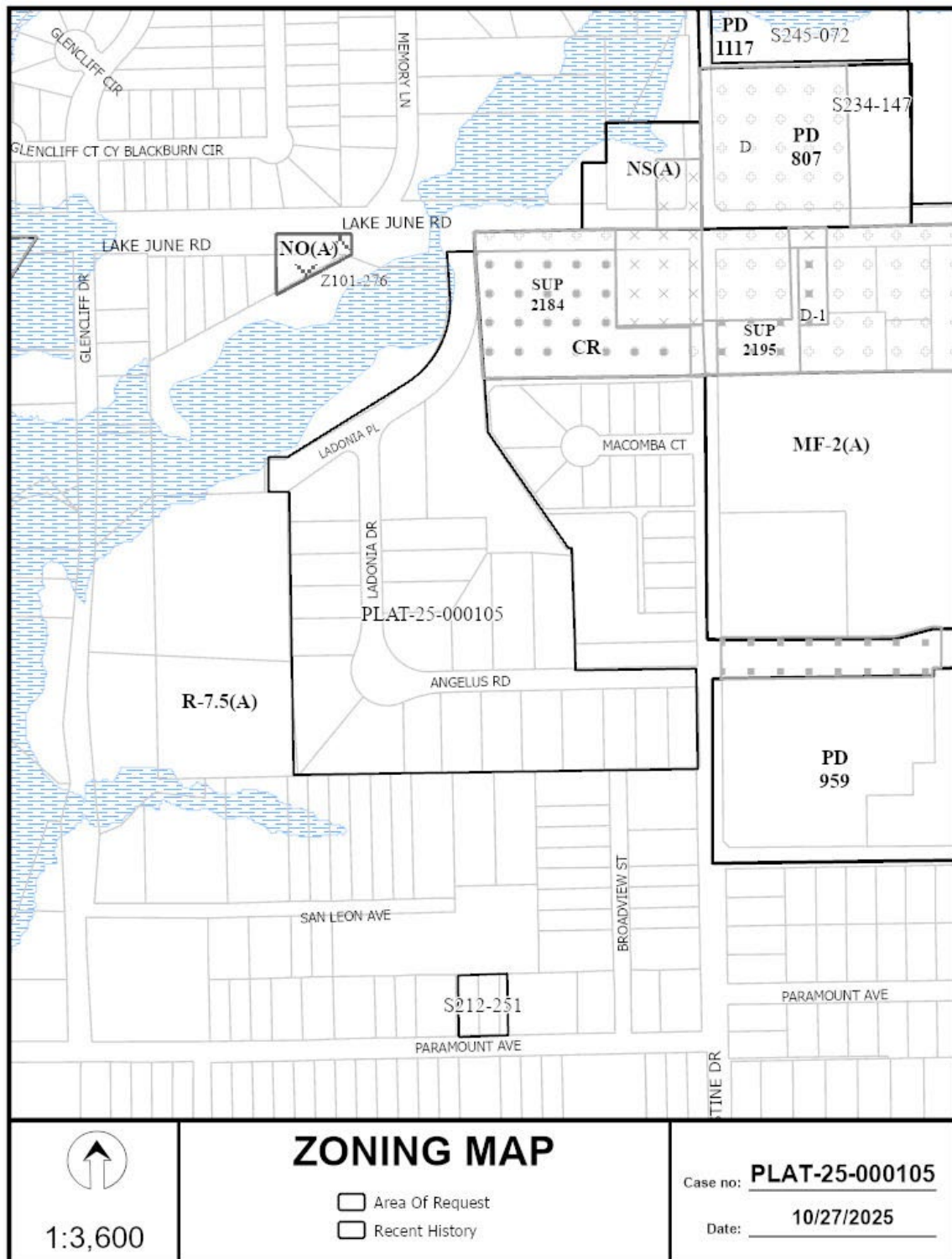
Dallas Water Utilities Conditions:

30. 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.

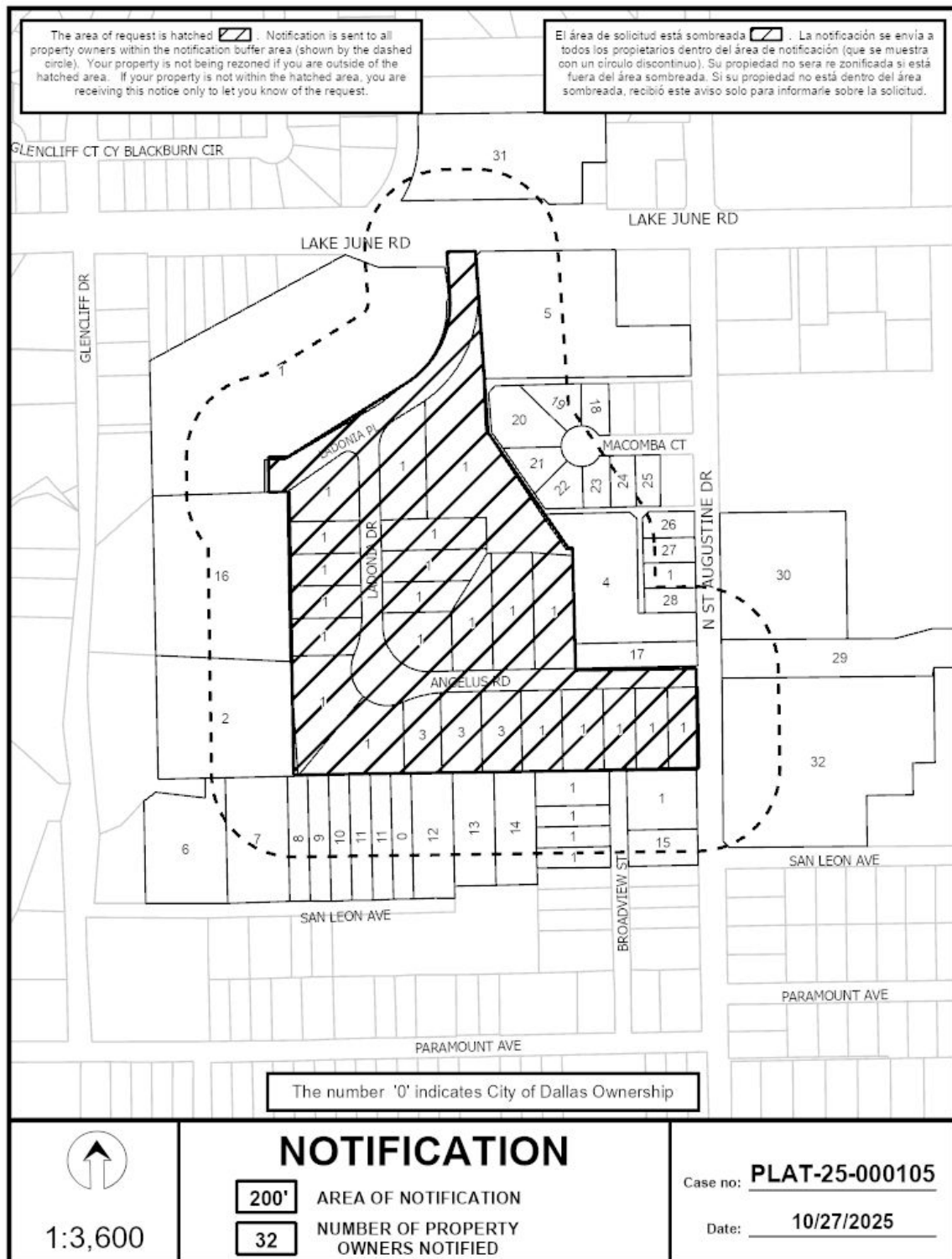
31. Water and wastewater main improvements is required by Private Development Contract. Submit water/wastewater Engineering Plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
32. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

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

33. Additional design information needed to complete review. Provide a brief description of the proposed project and a copy of the site plan to daniel.silva1@dallas.gov to determine street lighting requirements.
34. Contact Real Estate to process the Ladonia Drive and Angelus Road abandonments. Show the abandonments on the plat as follows: Abandonment authorized by Ordinance No._____, recorded as Inst. Nos. (Cert. ORD. No. _____, QCD No._____). Utility easements retained.
35. On the final plat, change, "Ladonia Drive" to "Ladonia Drive (FKA Santa Monica Parkway FKA Memory Lane)".
36. On the final plat, change "St. Augustine Drive" to "St. Augustine Drive (FKA Hazelnut Road)".
37. On the final plat, add "Ladonia Place".
38. On the final plat, change "Boradview Street" to "Broadview Street".
39. On the final plat, identify the property as Lot 1A in City Block 1/6664.







10/17/2025

Notification List of Property Owners

PLAT-25-000105

32 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1035 BROADVIEW ST	SACP RC
2	1107 LADONIA DR	Taxpayer at
3	9430 ANGELUS RD	CORREA MARIA
4	1111 ST AUGUSTINE RD	MAYA ANTONIO &
5	9500 LAKE JUNE RD	EXTRA SPACE PROPERTIES TWO LLC
6	9219 SAN LEON AVE	COLE CHARLES & REGINA
7	9311 SAN LEON AVE	Taxpayer at
8	9319 SAN LEON AVE	MENCHACA GILBERTO
9	9323 SAN LEON AVE	MENCHACA GILBERTO &
10	9327 SAN LEON AVE	MENCHACA GILBERTO &
11	9331 SAN LEON AVE	BARRIENTOS LORI
12	9407 SAN LEON AVE	JAMS LAH LLC
13	9419 SAN LEON AVE	ROBLES REFUJIO
14	9421 SAN LEON AVE	GARCIA RAYMONDO M ET AL
15	1035 N ST AUGUSTINE RD	CARRENO MARIA RAMIREZ
16	1104 LADONIA PL	MIRANDA JOSE & MARIA
17	9525 ANGELUS RD	MAYA ANTONIO
18	9511 MACOMBA CR DR	COWLING JOSEPH F
19	9507 MACOMBA CR DR	PINEDA ELBA &
20	9503 MACOMBA CR DR	Taxpayer at
21	9504 MACOMBA CR DR	LEIJA ISMAEL & SYLVIA
22	9508 MACOMBA CR DR	ESPINOZA FLAVIO S &
23	9512 MACOMBA CR DR	FIGUEROA MANUEL &
24	9516 MACOMBA CR DR	BUENDIA ARMANDO BRAVO
25	9520 MACOMBA CR DR	ALLSUP MARIA S
26	1131 N ST AUGUSTINE RD	VARGAS ARTURO & MARTHA RIVERA &

10/17/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1125 N ST AUGUSTINE RD	AVILA NORA ELIZABETH
28	1115 N ST AUGUSTINE RD	MAYA ANTONIO &
29	1108 N ST AUGUSTINE RD	ONCOR ELECRTIC DELIVERY COMPANY
30	1120 N ST AUGUSTINE RD	VENTURA ESAU
31	1310 MEMORY LN	WINN KENNETH B
32	9701 SAN LEON AVE	SACP-RC

