

CITY PLAN COMMISSION**THURSDAY, AUGUST 6, 2026****FILE NUMBER:** PLAT-26-000181**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Beckley Avenue, south of Crestwood Drive**DATE FILED:** July 10, 2026**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 4**SIZE OF REQUEST:** 0.644-acres**APPLICANT/OWNER:** John Dickson and Tiwu Akwa

REQUEST: An application to create one 0.644-acre lot from a tract of land in City Block 3767 on property located on Beckley Avenue, south of Crestwood Drive.

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

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 lot is being created from a tract of land; therefore, it does not qualify as a residential replat and may be approved on the consent agenda.
- The request is located within the R-7.5(A) Single Family District, which has a minimum lot area requirement of 7,5000 square feet. The request is to create one 0.644-acre (28,056-square foot) lot.

Staff finds that there is variation in lot pattern within the immediate vicinity of the request (refer to the Existing Area Analysis Map). The request complies with the requirements of Section 51A-8.503 and R-7.5(A) Single Family District. Therefore, staff recommend 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 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)

Right-of-way Conditions:

14. On the final plat, dedicate 30 feet of right-of-way (via fee simple) from the established center line of Beckley Avenue. Section 51A 8.602(c)

Survey (SPRG) Conditions:

15. Prior to final plat, submit a completed final plat checklist and all supporting documents.
16. Show correct recording information for subject property.
17. Need Lien Holder's Subordination Agreement.
18. Show how all adjoining right-of-way was created.
19. Clarify the ownership information shown on the plat. The information does not appear to match the recorded vesting deed. Revise the Owner's Certificate to reflect the ownership shown in the recorded deed or provide documentation supporting the ownership information shown on the plat.

GIS, Lot & Block Conditions:

20. On the final plat, identify the property as Lot 3 in City Block E/3767.

ALL AREAS ARE IN SQUARE FEET







