

CITY PLAN COMMISSION**THURSDAY, MARCH 5, 2026****FILE NUMBER:** PLAT-26-000021**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Leroy Road, north of Bruton Road**DATE FILED:** February 4, 2026**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 5**SIZE OF REQUEST:** 0.273-acres**APPLICANT/OWNER:** Javier Arvizu Castro and Mirna Rubio Rivera

REQUEST: An application to create one 11,890-square foot (0.273-acre) lot from a tract of land in City Block 6724 on property located on Leroy Road, north of Bruton Road.

SUBDIVISION HISTORY:

1. S223-216 was a request south of the present request to create one 0.282-acre lot from a tract of land in City Block 6724 on property located on Leroy Road, south of Bruton Road. The request was approved on August 17, 2023, but has not been recorded.
2. S223-083 was a request east of the present request to create four 11,038-square foot lots from a 1.014-acre tract of land in City Block 6725 on property located on Leroy Road, north of Limestone Drive. The request was approved on March 23, 2023, 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.”

- This request lies in an R-7.5(A) Single Family District. The lot is being created from a tract of land that has never been platted before; therefore, it does not qualify for a residential replat and can be approved on the consent agenda.
- The properties to the north, east, and south of the request have lot areas ranging in size from 11,194 square feet to 44,252 square feet and are zoned R-7.5(A) Single Family District. (*refer to the existing area analysis map*)

The request lies in an 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 11,890-square foot (0.273-acre) lot.

Staff find that there is not an established lot pattern within the immediate vicinity 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 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 Requirements Conditions:

14. On the final plat, dedicate 25 feet of right-of-way (via fee simple or street easement) from the established centerline of Leory Road. *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 and Wastewater 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.

Street Light/ Street Name/ GIS, Lot & Block Conditions:

18. Prior to final plat, 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.
19. On the final plat, "Chelmsford" to "Chelmsford Drive". Section 51A-8.403(a)(1)(A)(xii).
20. Provide documentation for "FKA Carver Road"
21. On the final plat, identify the property as Lot 8 in City Block 1/6724.

ALL AREAS ARE IN SQUARE FEET







 1:2,400	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area Of Request <input type="checkbox"/> Recent History 	Case no: PLAT-26-000021 Date: 02/20/2026
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