

CITY PLAN COMMISSION**THURSDAY, October 23, 2025****FILE NUMBER:** PLAT-25-000108 (S245-251)**SENIOR PLANNER:** Hema Sharma**LOCATION:** Holcomb Road, south of Cardella Avenue**DATE FILED:** September 25, 2025**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 5**SIZE OF REQUEST:** 0.7922-acres**APPLICANT/OWNER:** Victor Palomino, Jose De Jesus Palomino

REQUEST: An application to create one 0.4629-acre lot and one 0.3293-acre lot from a 0.7922-acre tract of land in City Block 5/6355 on property located on Holcomb Road, south of Cardella Avenue.

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 properties to the east line of Holcomb Road have areas ranging in size from 8,120 square feet to 24,302 square feet and are zoned as R-7.5(A) Single Family District. (*refer to the existing area analysis and aerial map*)
- The properties to the west line of Holcomb Road have areas ranging in size from 11,799 square feet to 59,922 square feet and are zoned as R-7.5(A) Single Family District. (*refer to the existing area analysis and aerial map*)

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 request lies in R-7.5(A) Single Family District which has a minimum lot area requirement of 7,500 square feet. The request is to create one 0.4629-acre (20,165 square-foot) lot and one 0.3293-acre (14,344 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-7.5(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 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" (Note must be on Plat) 51A 8.611(e)

Survey (SPRG) Conditions:

15. Prior to final plat, submit a completed final plat checklist and all supporting documents.
16. On the final plat, show the correct recording information for the subject property.
17. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
18. On the final plat, show distances/width across all adjoining right-of-way
19. On the final plat, show recording information on all existing easements within 150 feet of the property.

Dallas Water Utilities Conditions:

20. 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.

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

21. 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.
22. Prior to final plat, a tree survey is required for any tree on the site 8" or larger in diameter. The tree survey must be received and approved by the Arborist prior to plat approval.
23. On the final plat, change "Files Street" to "Files Street (FKA Alma Street)". Section 51A-8.403(a)(1)(A)(xii).
24. On the final plat, change "Holcomb Road" to "Holcomb Road (FKA Horton Road)". Section 51A-8.403(a)(1)(A)(xii).
25. On the final plat, identify the property as Lots 28A & 29A in City Block 5/6335.

ALL AREAS ARE IN SQUARE FEET







