

**CITY PLAN COMMISSION****THURSDAY, MAY 22, 2025****FILE NUMBER:** S245-152**SENIOR PLANNER:** Hema Sharma**LOCATION:** Beckleycrest Avenue, north of Daniieldale Road**DATE FILED:** April 23, 2025**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 0.459-acres**APPLICANT/OWNER:** Roma Custom Homes LLC

**REQUEST:** An application to replat a 0.459-acre (19,984 square feet) tract of land containing all of Lot 49 in City Block E/7588 to create two 0.2295-acre (9,992-square foot) lots on property located on Beckleycrest Avenue, north of Daniieldale Road.

**SUBDIVISION HISTORY:**

1. S167-212 was a request southeast of the present request to replat a 0.442-acre tract of land containing all of Lot 8 in City Block D/7587; to create two 0.221-acre lots on property fronting on Beckley View Avenue and Winterset Avenue, north of Daniieldale Road. The request was approved on July 20, 2017 and was recorded on February 10, 2020.
2. S167-167 was a request south of the present request to replat a 0.4132-acre tract of land containing all of Lot 5 in City Block E/7588 to create one 9,900-square foot lot and one 8,100-square foot lot on property located on W. Daniel Dale Road, west of Beckley View Avenue. The request was approved on May 18, 2017, but has not been recorded.

**PROPERTY OWNER NOTIFICATION:** On May 7, 2025, 19 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.”

- The properties to the east line of Beckleycrest Avenue have widths ranging in size from 47 feet to 100 feet and areas ranging in size from 9,399 square feet to 21,838 square feet and are zoned an R-7.5(A) Single Family District. (*refer to the existing area analysis and aerial map*)
- The properties to the west line of Beckleycrest Avenue have widths ranging in size from 94 feet to 200 feet and areas ranging in size from 24,670 square feet to 52,925 square feet and are zoned an R-7.5(A) Single Family District. (*refer to the existing area analysis and aerial map*)

The request is to create two lots with lot widths of 50 feet each and lot areas of 0.2295 acre (9,992 square feet) each and are zoned an R-7.5(A) Single Family District.

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, 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 2.

**Paving & Drainage Conditions:**

12. 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)
13. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e. non-311T/DP). *Section 51A- 8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)*

**Right-of way Requirements Conditions:**

14. On the final plat, dedicate 7.5 feet of right-of-way (via fee simple) from the established center line of Alley. *Section 51A 8.602(c)*
15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Beckleycrest Avenue. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*

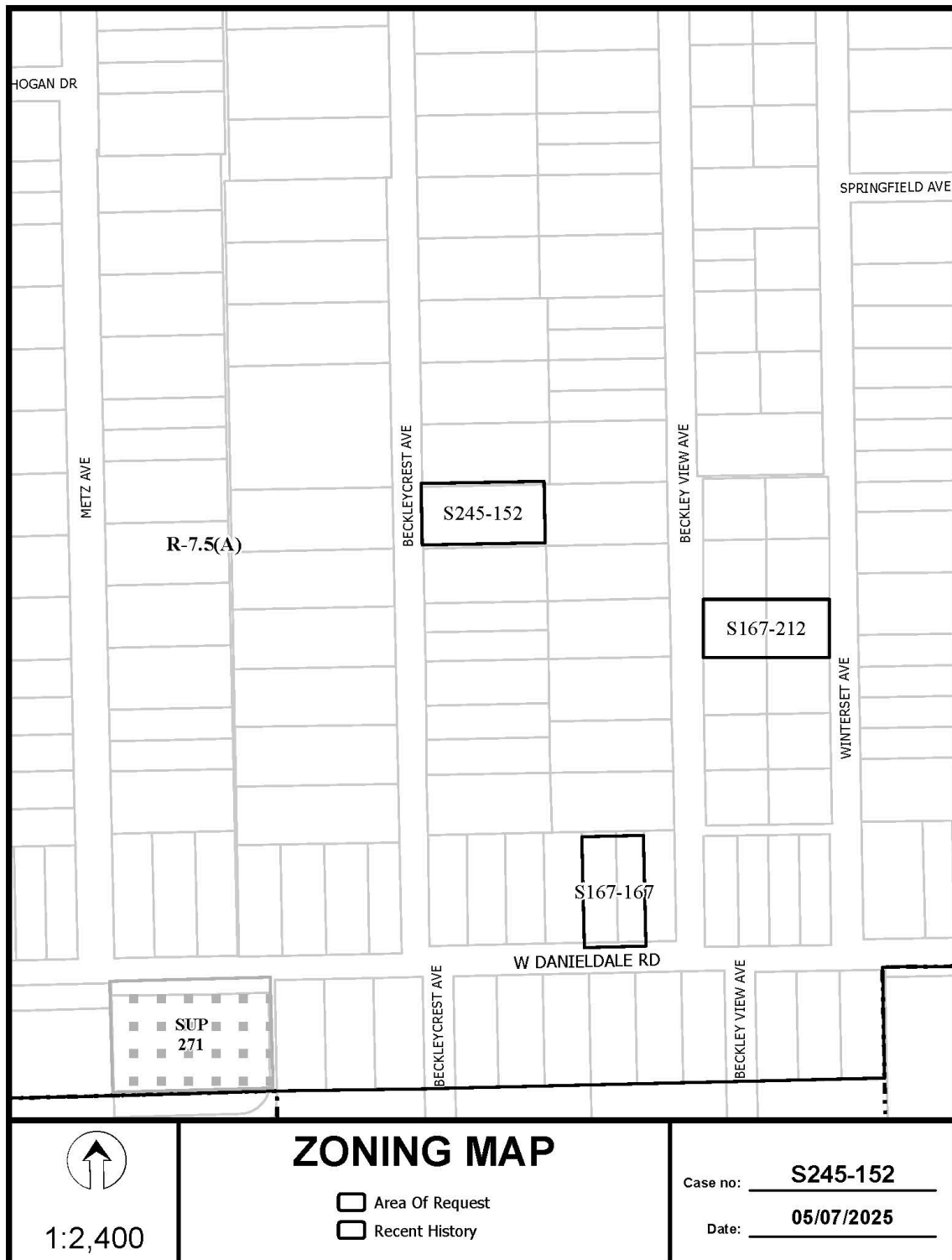
**Survey (SPRG) Conditions:**

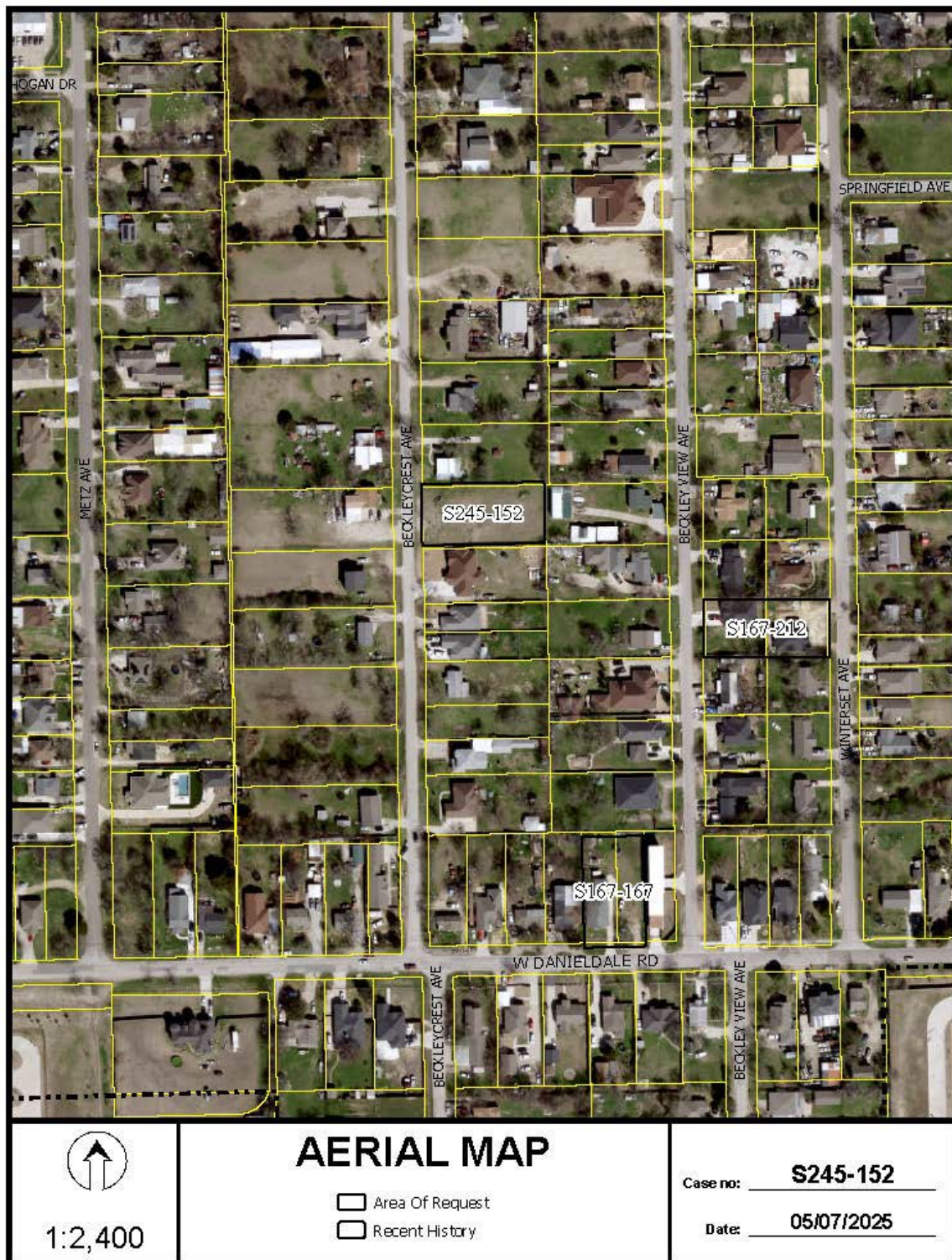
16. Prior to final plat, submit a completed final plat checklist and all supporting documents.

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

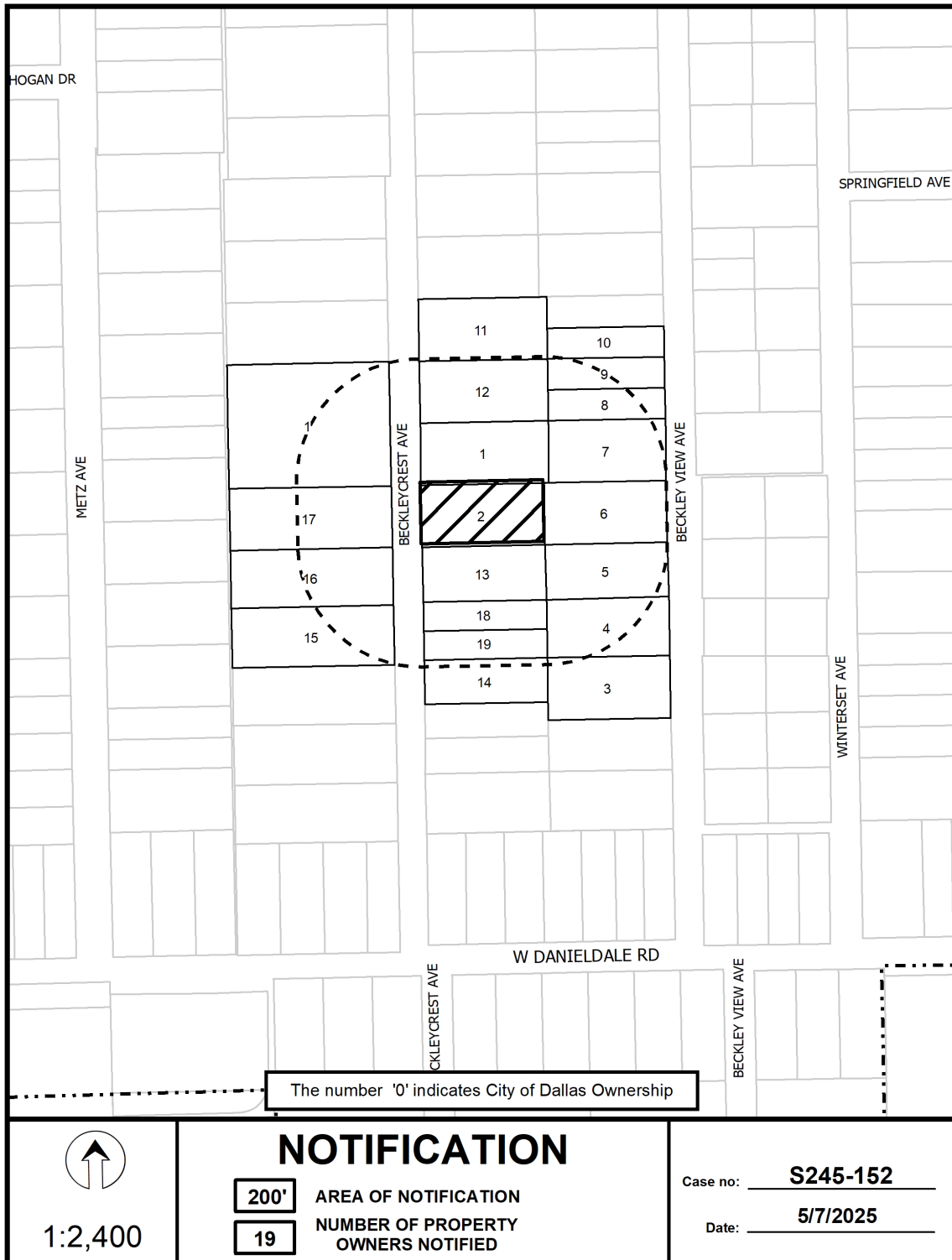
17. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
18. On the final plat, change "Beckley Crest Avenue (AKA Beckleycrest Avenue)" to "Beckleycrest Avenue (AKA Beckley Crest Avenue)". Section 51A-8.403(a)(1)(A)(xii).
19. On the final plat, identify the property as Lots 49A & 49B in City Block E/7588.











04/25/2025

## ***Notification List of Property Owners***

***S245-152***

### ***19 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	9312 BECKLEYCREST AVE	BRIMAGE JAMES D & EDITH L
2	9320 BECKLEYCREST AVE	LOPEZ TEODORO JAIMES
3	9337 BECKLEYVIEW AVE	RAMIREZ JORGE &
4	9329 BECKLEYVIEW AVE	VASQUEZ FREIDA
5	9319 BECKLEYVIEW AVE	RAMIREZ VERONICA
6	9309 BECKLEYVIEW AVE	SOLIS MANUEL DEJESUS
7	9303 BECKLEYVIEW AVE	MENDOZA MIGUEL
8	9247 BECKLEYVIEW AVE	RAMIREZ SOCORRO &
9	9243 BECKLEYVIEW AVE	MEDINA HECTOR EST OF
10	9239 BECKLEYVIEW AVE	OLORZA PEDRO
11	9230 BECKLEYCREST AVE	SALINAS JOSE R EST OF
12	9300 BECKLEYCREST AVE	BENITEZVERGARA MELITON
13	9328 BECKLEYCREST AVE	SESMAS ISRAEL FAJARDO &
14	9408 BECKLEYCREST AVE	CONEJO JORGE RAMIREZ
15	9403 BECKLEYCREST AVE	RAMIREZ CORNELIA
16	9319 BECKLEYCREST AVE	CAMPOS ESTEBAN R III &
17	9309 BECKLEYCREST AVE	RODRIQUEZ JESUS & JUANA V
18	9402 BECKLEYCREST AVE	OBREGON MARIA ELVA
19	9404 BECKLEYCREST AVE	ALVAREZ RUBEN



