

CITY PLAN COMMISSION**THURSDAY, MARCH 20, 2025****FILE NUMBER:** S245-111**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Ledbetter Drive, at the terminus of Dan Morton Drive**DATE FILED:** February 19, 2025**ZONING:** IR, R-7.5(A)**CITY COUNCIL DISTRICT:** 3**SIZE OF REQUEST:** 20.033-acres**APPLICANT/OWNER:** BCG W. Ledbetter Texas, LLC

REQUEST: An application to replat a 20.033-acre tract of land containing all of Lots 8 through 11 in City Block 8033 to create one lot on property located on Ledbetter Drive, at the terminus of Dan Morton Drive.

SUBDIVISION HISTORY:

1. S223-200 was a request northeast of the present request to create one 25.54-acre lot from a tract of land in City Block 8032 on property located on Ledbetter Drive, east of Dan Morton Drive. The request was approved on July 20, 2023, but has not been recorded.
2. S212-161 was a request northeast of the present request to create one 8.681-acre lot and one 24.96-acre lot from a 33.64-acre tract of land in City Block 8032 on property located on West Ledbetter Drive, west of Duncanville Road. The request was approved on April 21, 2022, and was withdrawn on May 16, 2022.

PROPERTY OWNER NOTIFICATION: On March 3, 2025, 45 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 request lies in dual zoning district, TH-3(A) Townhouse District and IR Industrial/ Research District. TH-3(A) Townhouse District has a minimum lot area requirement of 2,000 square feet for single family structures and 6,000 square feet for duplex structures and IR Industrial/ Research District has no minimum lot area requirement.

The request is to create one 20.033-acre lot.

Staff finds that there is a variation in lot pattern in the adjacent areas (*Refer to the existing area analysis map*); and the request is in compliance with Section 51A-8.503 and also with the requirements of the TH-3(A) Townhouse District and IR Industrial/Research District; therefore, staff recommends approval 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 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 53.5 feet of right-of-way (via fee simple) from the established center line of Ledbetter Drive. *Section 51A 8.602(c)*

Survey (SPRG) Conditions:

16. Prior to final plat, submit a completed final plat checklist and all supporting documents.
17. On the final plat, show recording information on all existing easements within 150 feet of the property.

Dallas Water Utilities Conditions:

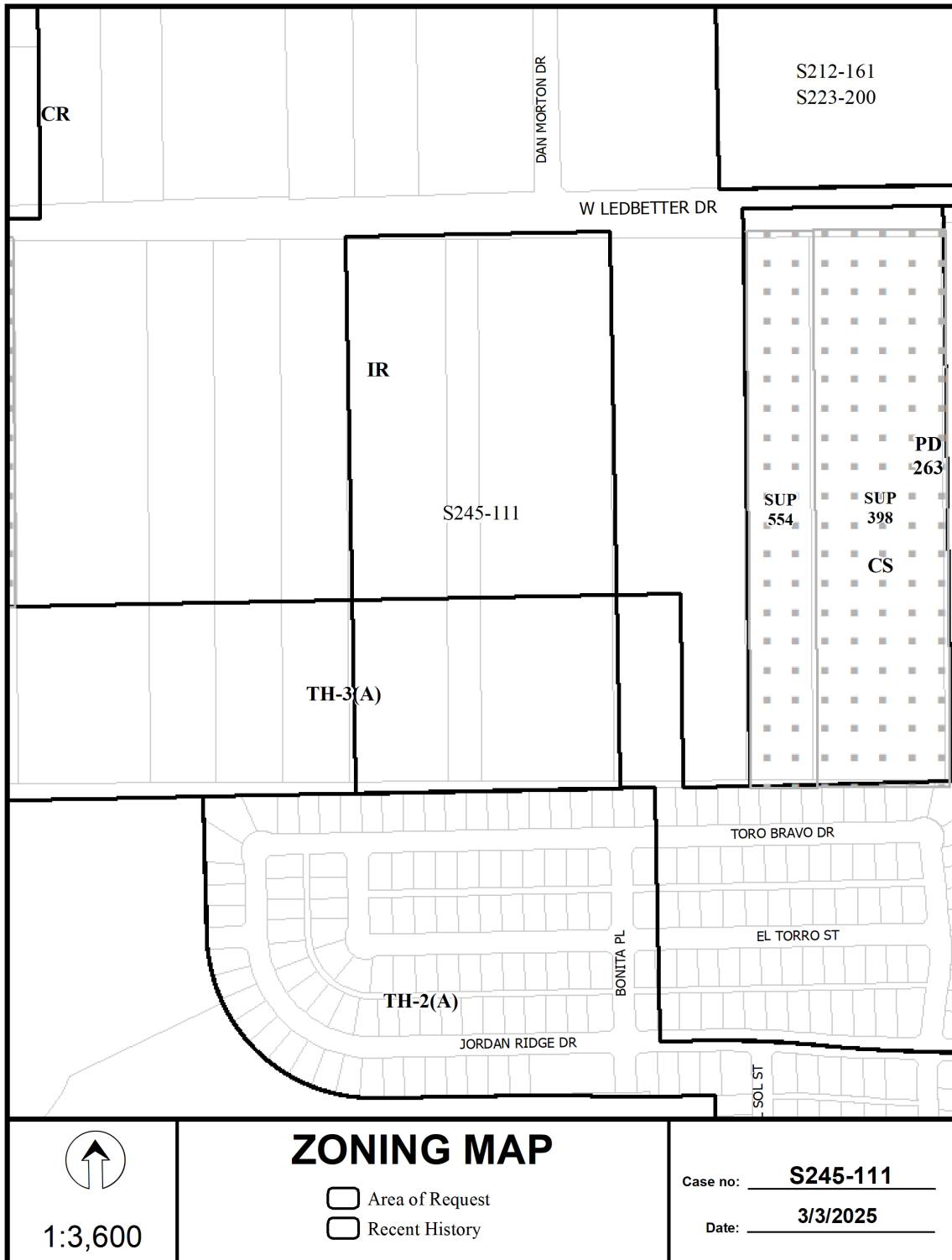
18. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
19. 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.
20. 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.

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

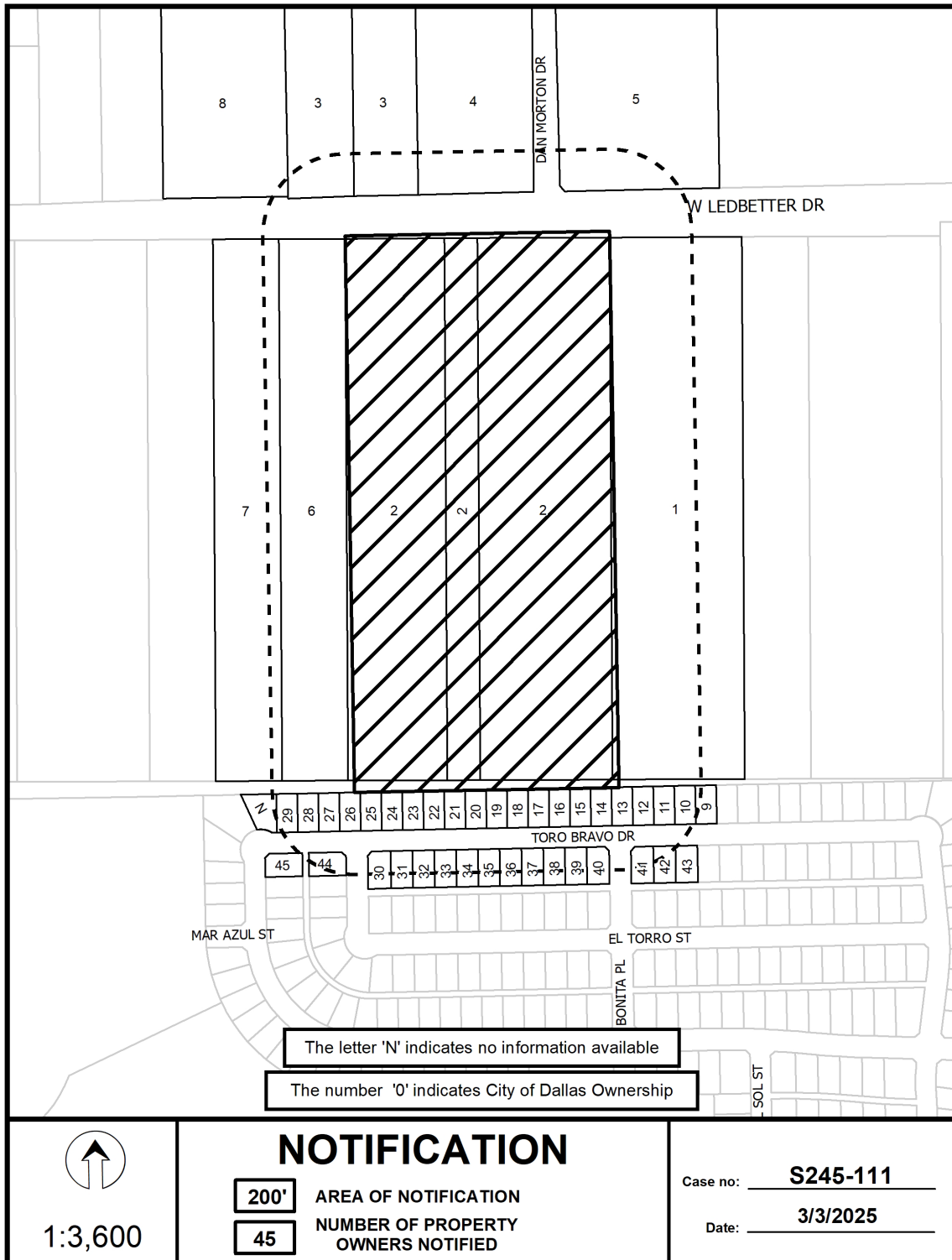
21. Prior to final plat, compliance with City’s Street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
22. On the final plat, add “El Torro Street” and “Bonita Place”.
23. On the final plat, identify the property as Lot 8A in City Block 8033.

ALL AREAS ARE IN SQUARE FEET









02/28/2025

City Plan Commission Date: 03/20/2025

24(g)

S245-111

Notification List of Property Owners

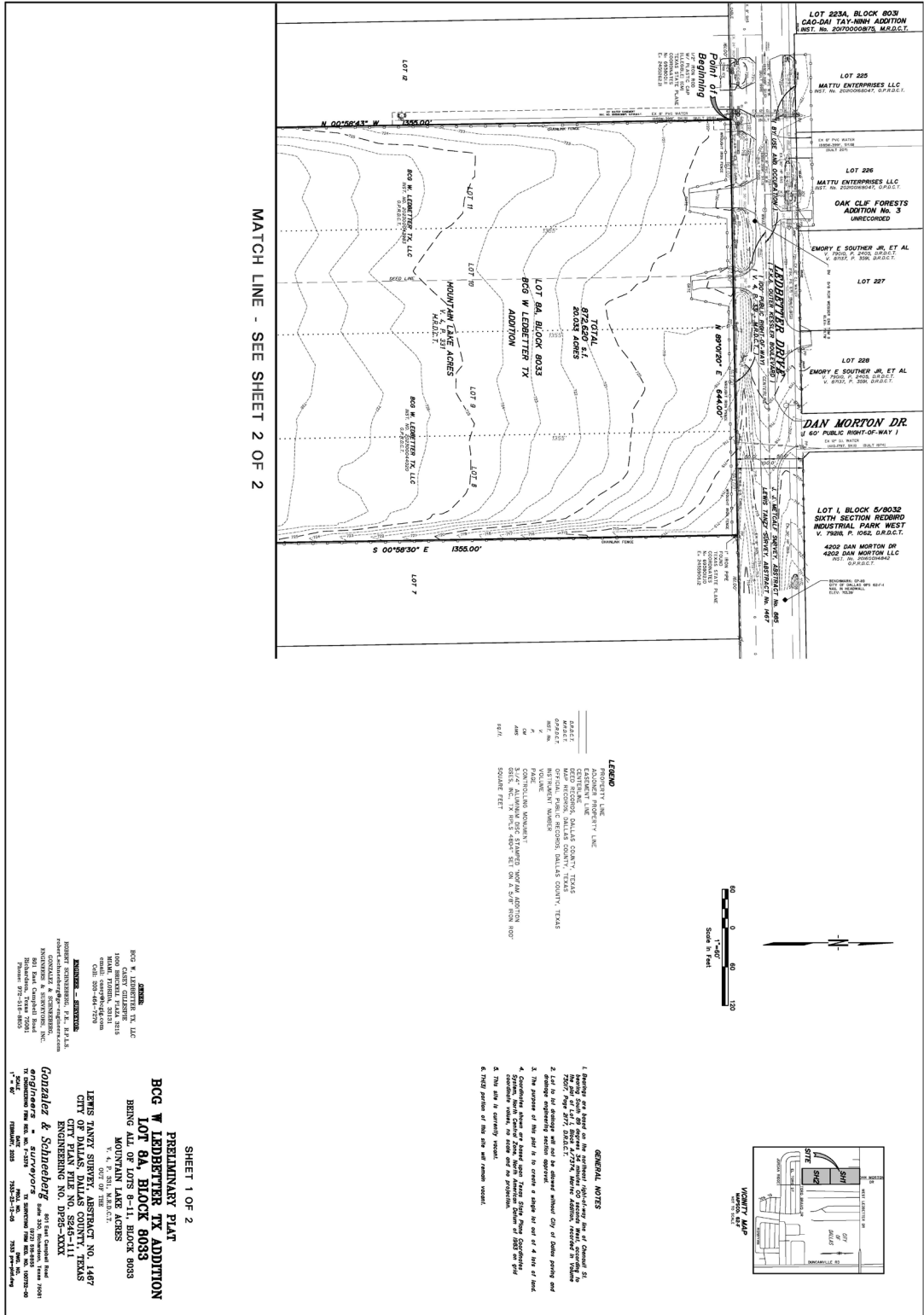
S245-111

45 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5326 W LEDBETTER DR	TARANGO DANIEL & RAUL
2	5412 W LEDBETTER DR	BCG W LEDBETTER TX LLC
3	5625 W LEDBETTER DR	MATTU ENTERPRISES LLC
4	5409 W LEDBETTER DR	SOUTHER EMORY E JR ET AL
5	4202 DAN MORTON DR	4202 DAN MORTON LLC
6	5524 W LEDBETTER DR	RLD VENTURES LLC
7	5536 W LEDBETTER DR	LEDBETTER IOS LLC &
8	5535 W LEDBETTER DR	CAO-DAI TAY-NINH TEMPLES
9	5245 TORO BRAVO DR	REYES MARIA LETICIA
10	5249 TORO BRAVO DR	ESCOBAR JOSE
11	5253 TORO BRAVO DR	VALLADARES MARTA
12	5257 TORO BRAVO DR	VELA FERNANDO &
13	5261 TORO BRAVO DR	LIMON ANASTACIO C
14	5307 TORO BRAVO DR	SAYKOSY BOUNTHEO
15	5311 TORO BRAVO DR	FLORES JAVIER A CISNEROS
16	5315 TORO BRAVO DR	CHACON AURA CECILIA
17	5319 TORO BRAVO DR	MENDOZA YESSICA
18	5323 TORO BRAVO DR	DELGADO JESSIE &
19	5327 TORO BRAVO DR	MEJORADA SAMUEL
20	5331 TORO BRAVO DR	SOTO HECTOR &
21	5335 TORO BRAVO DR	CHACON ANGEL USBALDO
22	5339 TORO BRAVO DR	QUINTANILLA KARINA L &
23	5343 TORO BRAVO DR	MARIN RICHARD F
24	5347 TORO BRAVO DR	TRUONG JUSTIN &
25	5351 TORO BRAVO DR	HERNANDEZ JESUS &
26	5355 TORO BRAVO DR	TORRES ABRAHAM JARAMILLO &

02/28/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5359 TORO BRAVO DR	GAYTAN WALTER B &
28	5363 TORO BRAVO DR	REYES ENCARNACION
29	5367 TORO BRAVO DR	ALEMAN JUANA FRANCISCA
30	5346 TORO BRAVO DR	MOLINA VALENTIN
31	5342 TORO BRAVO DR	RECINOS SAUL &
32	5338 TORO BRAVO DR	BARREE SHARLYN K
33	5334 TORO BRAVO DR	PORTILLO RUBEN ANTONIO
34	5330 TORO BRAVO DR	CRUZ JOSE L &
35	5326 TORO BRAVO DR	ASTURIAS NOE ANTONIO
36	5322 TORO BRAVO DR	ARIAS MARIO
37	5318 TORO BRAVO DR	MATA RAMON
38	5314 TORO BRAVO DR	ZUNIGA REBECA
39	5310 TORO BRAVO DR	HUERTA ALICIA
40	5306 TORO BRAVO DR	RODRIGUEZ ERIK I
41	5252 TORO BRAVO DR	GUERRA JOSE W
42	5248 TORO BRAVO DR	SERVELLON REYNALDO A &
43	5244 TORO BRAVO DR	PEREZ VICTOR
44	5374 EL TORRO ST	MONTELONGO ELBA LILLIANA
45	5424 JORDAN RIDGE DR	DELAHOYA CARLOS H



MATCH LINE - SEE SHEET 2 OF 2

LOT 223A, BLOCK 803/
CAO-DAI TAY-NH ADDITION
RST. No. 2016000878, M.D.C.T.

LOT 225
MATTU ENTERPRISES LLC
RST. No. 2005000875, P.D.C.T.

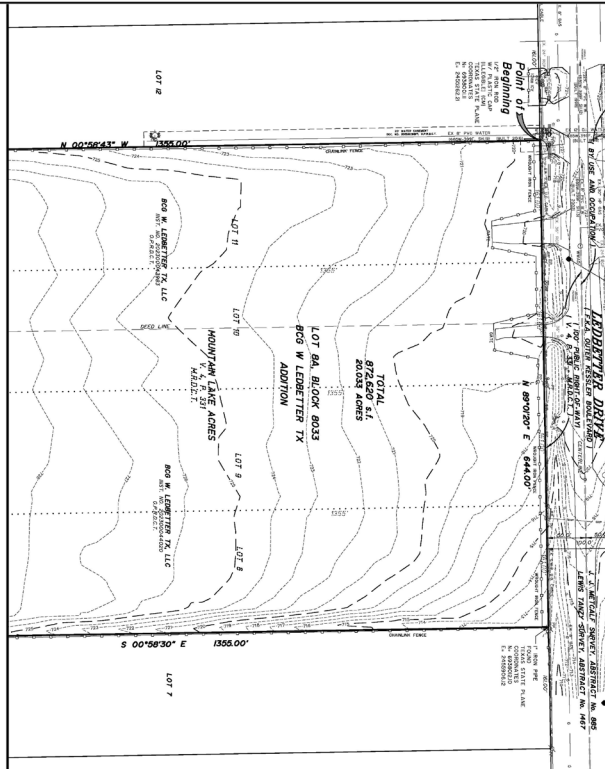
LOT 226
MATTU ENTERPRISES LLC
RST. No. 2005000875, P.D.C.T.
OAK CLIF FORESTS
ADDITION No. 3
UNRECORDED

EMORY E SOUTHER JR. ET AL
TRIG & TRIG SUBD CT
RST. No. 2003000875, P.D.C.T.

LOT 228
EMORY E SOUTHER JR. ET AL
V. TRIG, P. 2003 SUBD CT

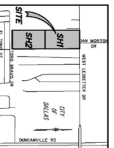
DAN MORTON DR /
1.60' PUBLIC RIGHT-OF-WAY

LOT 1, BLOCK 5/8032
SIXTH SECTION RESUBD
INDUSTRIAL PARK WEST
V. TRIG, P. 2002 SUBD CT.
4202 DAN MORTON DR
4202 DAN MORTON LLC
RST. No. 2002000875, P.D.C.T.



LEGEND
ADJOINING PROPERTY LINE
CENTRELINE LINE
PROPERTY LINE
SUBDIVISION BOUNDARY
EXISTING PROPERTY LINE
EXISTING UTILITY LINE
EXISTING EASEMENT
EXISTING RIGHT-OF-WAY
EXISTING LOT LINE
EXISTING ALLEY LINE
EXISTING DRAINAGE
EXISTING FENCE
EXISTING SANDPIT
EXISTING SWAMP

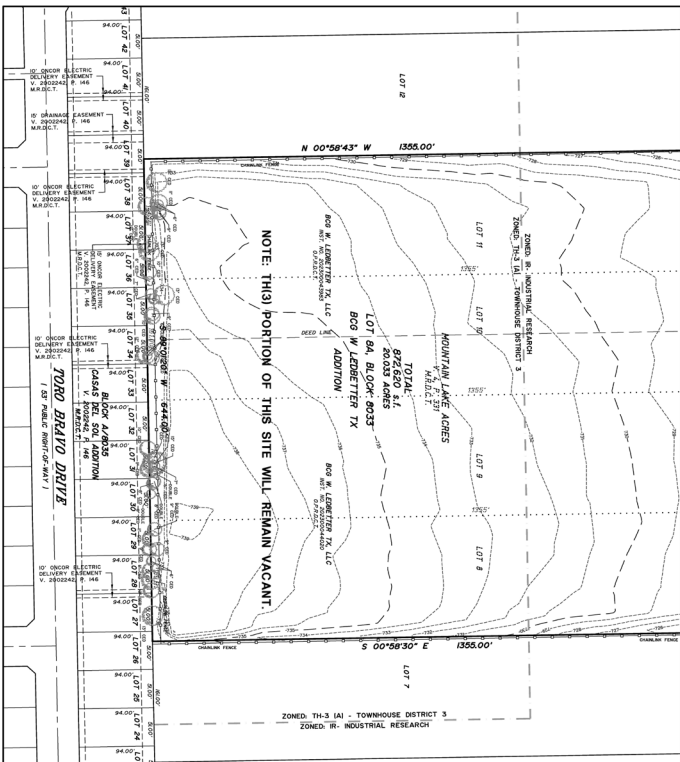
GENERAL NOTES
1. All utility lines shown on this plan are based on records on file in the public records office of Tarrant County, Texas, and are shown for information only. The utility company should be consulted for exact locations, depths and other data.
2. All utility lines shown on this plan are shown as they exist on the date of the survey.
3. The location of this plan is as shown on the plat of the Lebetter Trk Addition, Block 803, Sixth Section Resubd Industrial Park West V. Trig, P. 2002 Subd Ct., recorded in the public records office of Tarrant County, Texas, on 01/19/2005.
4. Contour lines are shown on this plan for information only. They are based on data furnished by the owner and are not a guarantee of elevation.
5. This site is currently vacant.
6. The location of this site and various notes.



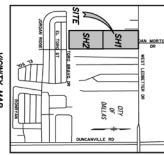
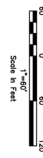
SHEET 1 OF 2
PRELIMINARY PLAT
BCG W LEBETTER TRK ADDITION
LOT 8A, BLOCK 8033
BRING ALL OF LOTS 8-11, BLOCK 8033
MOUNTAIN LAKE ACRES
1/4, 1/4, 1/4, 1/4 OF THE 1/4

LEWIS NAVY SURVEY, ABSTRACT NO. 1467
CITY OF DALLAS, TARRANT COUNTY, TEXAS
OFFICIAL FILE NO. 2023-XXXX
ENGINEERING NO. DP25-XXXX

Gonzalez & Schaeberitz
301 East Campbell Road
Ft. Worth, Texas 76103
Phone: (817) 511-8800
Fax: (817) 511-8801
www.gsa-engineers.com



MATCH LINE - SEE SHEET 1 OF 2



OWNER'S DECLARATION

I, the undersigned, do hereby certify that I am the owner of the above described property and that I have read and understand the contents of the plat hereon attached and the same are correct and true to the best of my knowledge and belief. I hereby authorize the recording of the plat hereon attached and the same to be a part of the public records of this county and the same to be a part of the public records of this state. I hereby certify that I am the owner of the above described property and that I have read and understand the contents of the plat hereon attached and the same are correct and true to the best of my knowledge and belief. I hereby authorize the recording of the plat hereon attached and the same to be a part of the public records of this county and the same to be a part of the public records of this state. I hereby certify that I am the owner of the above described property and that I have read and understand the contents of the plat hereon attached and the same are correct and true to the best of my knowledge and belief. I hereby authorize the recording of the plat hereon attached and the same to be a part of the public records of this county and the same to be a part of the public records of this state.

SURVEYOR'S STATEMENT

I, the undersigned, do hereby certify that I am the owner of the above described property and that I have read and understand the contents of the plat hereon attached and the same are correct and true to the best of my knowledge and belief. I hereby authorize the recording of the plat hereon attached and the same to be a part of the public records of this county and the same to be a part of the public records of this state. I hereby certify that I am the owner of the above described property and that I have read and understand the contents of the plat hereon attached and the same are correct and true to the best of my knowledge and belief. I hereby authorize the recording of the plat hereon attached and the same to be a part of the public records of this county and the same to be a part of the public records of this state.

STATE OF TEXAS
 COUNTY OF DALLAS
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PRELIMINARY PLAT
BCG W LEDBETTER TX ADDITION
 LOT 8A, BLOCK 8033
 MOUNTAIN LAKES
 LEWIS TANZY SURVEY, ABSTRACT NO. 1467
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CONRAD & SCHNEIDER
 ENGINEERING NO. D282-XXXX
 801 East Campbell Road
 Richardson, TX 75081

PLACE COUNTY RECORDING LABEL HERE

1. This is a plat of a subdivision of land in accordance with the provisions of Article 16, Section 51, of the Constitution of the State of Texas, and the same was duly approved on the _____ day of _____, 2025.

2. This is a plat of a subdivision of land in accordance with the provisions of Article 16, Section 51, of the Constitution of the State of Texas, and the same was duly approved on the _____ day of _____, 2025.

3. This is a plat of a subdivision of land in accordance with the provisions of Article 16, Section 51, of the Constitution of the State of Texas, and the same was duly approved on the _____ day of _____, 2025.

4. This is a plat of a subdivision of land in accordance with the provisions of Article 16, Section 51, of the Constitution of the State of Texas, and the same was duly approved on the _____ day of _____, 2025.

5. This is a plat of a subdivision of land in accordance with the provisions of Article 16, Section 51, of the Constitution of the State of Texas, and the same was duly approved on the _____ day of _____, 2025.