

LOCATION: Acme Street, east of Altaire Street**DATE FILED:** March 12, 2025**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 3**SIZE OF REQUEST:** 0.4592-acres**APPLICANT/OWNER:** Nidia Almanza, Sepulveda Development LLC

REQUEST: An application to replat a 0.4592-acre tract of land containing all of Lot 4 in City Block H/6627 to create two 0.2996-acre (10,000 square feet) lots and to dedicate an alley on property located on Acme Street, east of Altaire Street.

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

PROPERTY OWNER NOTIFICATION: On March 21, 2025, 15 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 north line of Acme Street have lot areas ranging in size from 12,512 square feet to 20,000 square feet and lot widths ranging in size from 65 feet to 100 feet and are zoned R-7.5(A) Single Family District. (*refer to the existing area analysis and aerial map*)
- The properties to the south line of Acme Street have lot areas ranging in size from 11,500 square feet to 20,000 square feet and lot widths ranging in size from 60 feet to 100 feet and are zoned R-7.5(A) Single Family District. (*refer to the existing area analysis and aerial map*)

The request lies in an R-7.5(A) Single Family District which has a minimum lot area requirement of 7,500 square feet. The request is to create two 0.2996-acre (10,000 square feet) lot and lot width is 50 feet each.

Staff finds that there is a variation in lot pattern within the immediate vicinity of the request (*Refer to the existing area analysis map and aerial map*). The request complies with the zoning requirement of the R-7.5(A) Single Family District and is in compliance with Section 51A-8.503; 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 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 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Acme Street. *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.
16. On the final plat, chose a new or different plat name.
17. Prior to final plat, clarify 5 feet easement adjacent to east property line, Volume 5596, page 248, Deed Records, Dallas County, Texas.

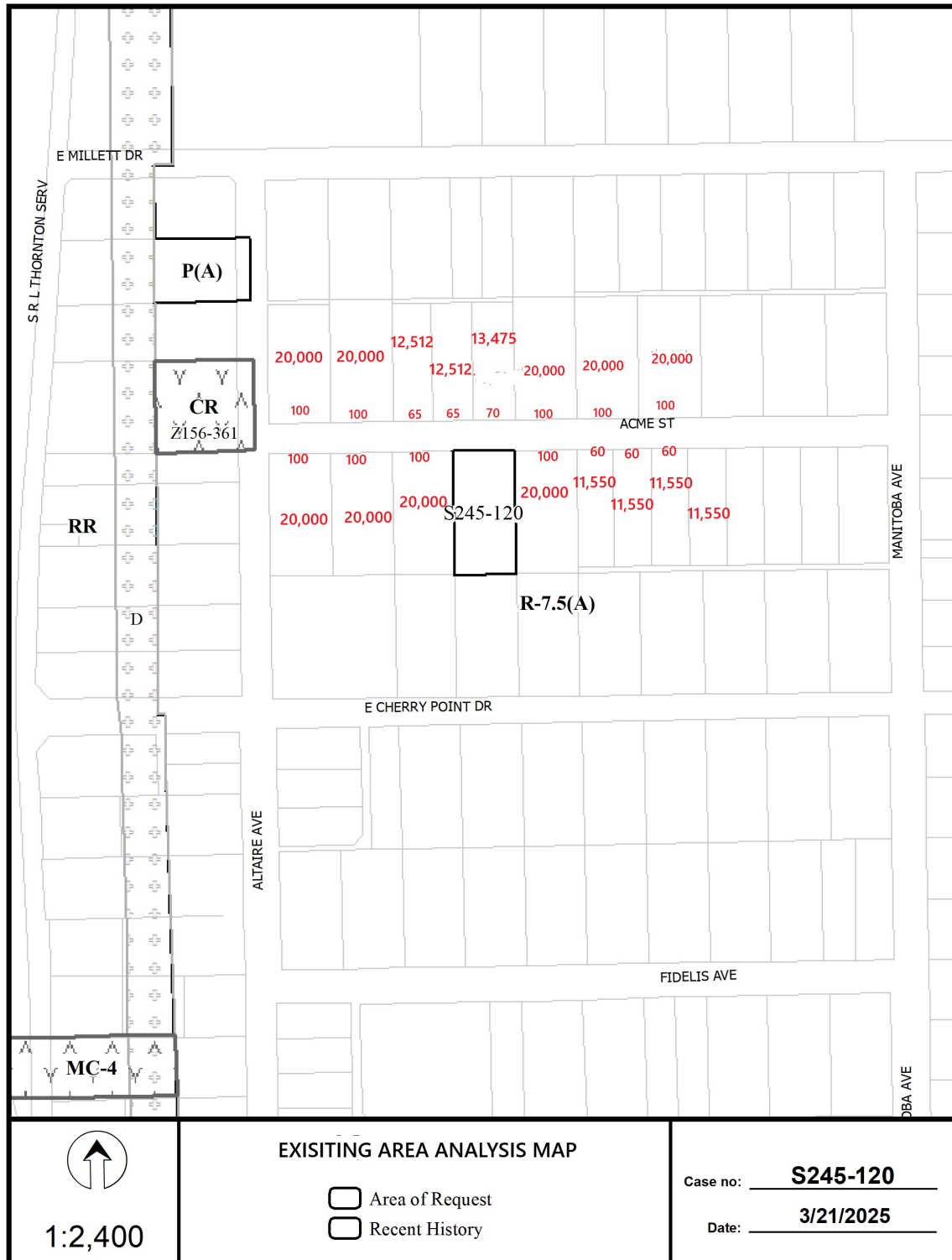
Dallas Water Utilities Conditions:

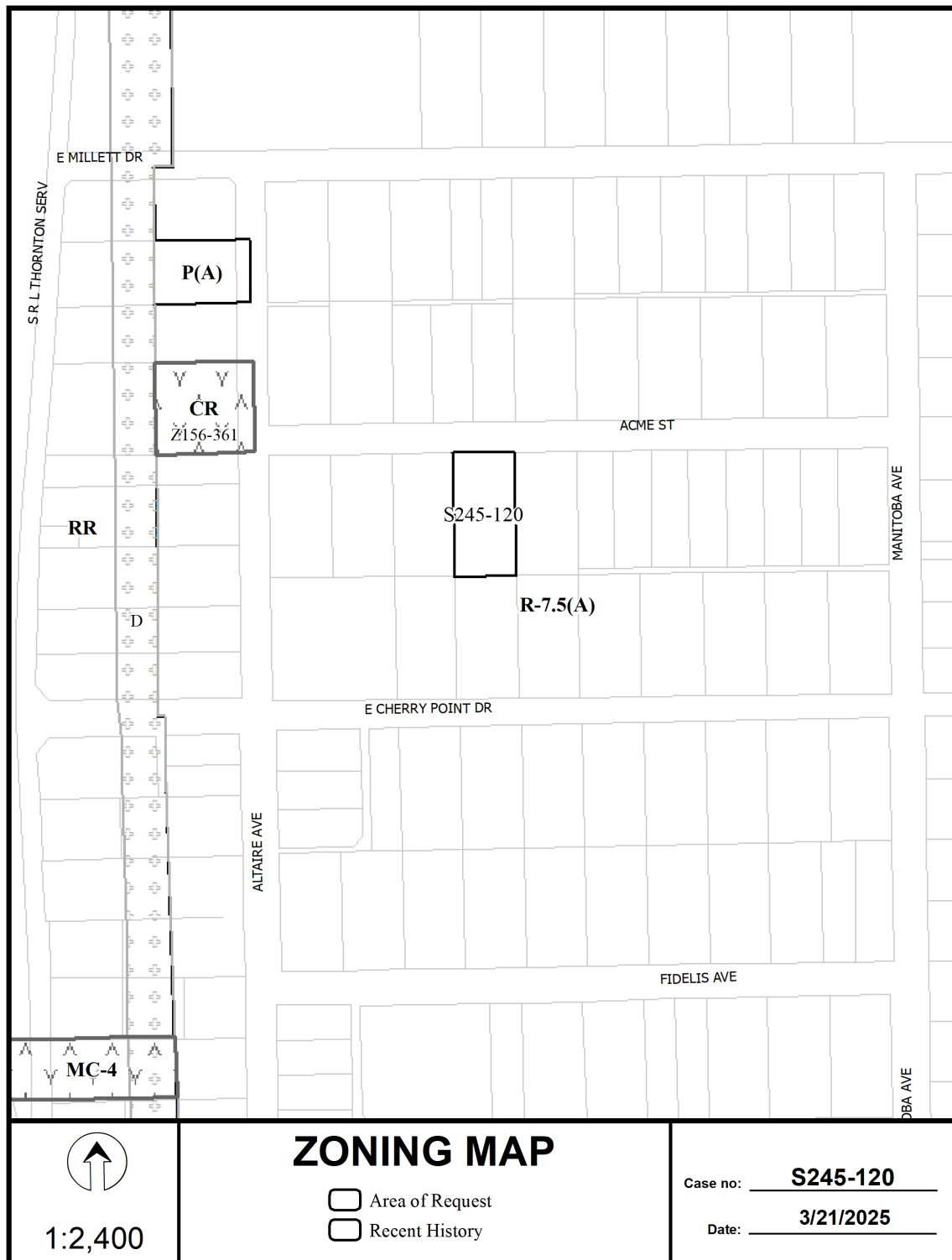
18. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering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

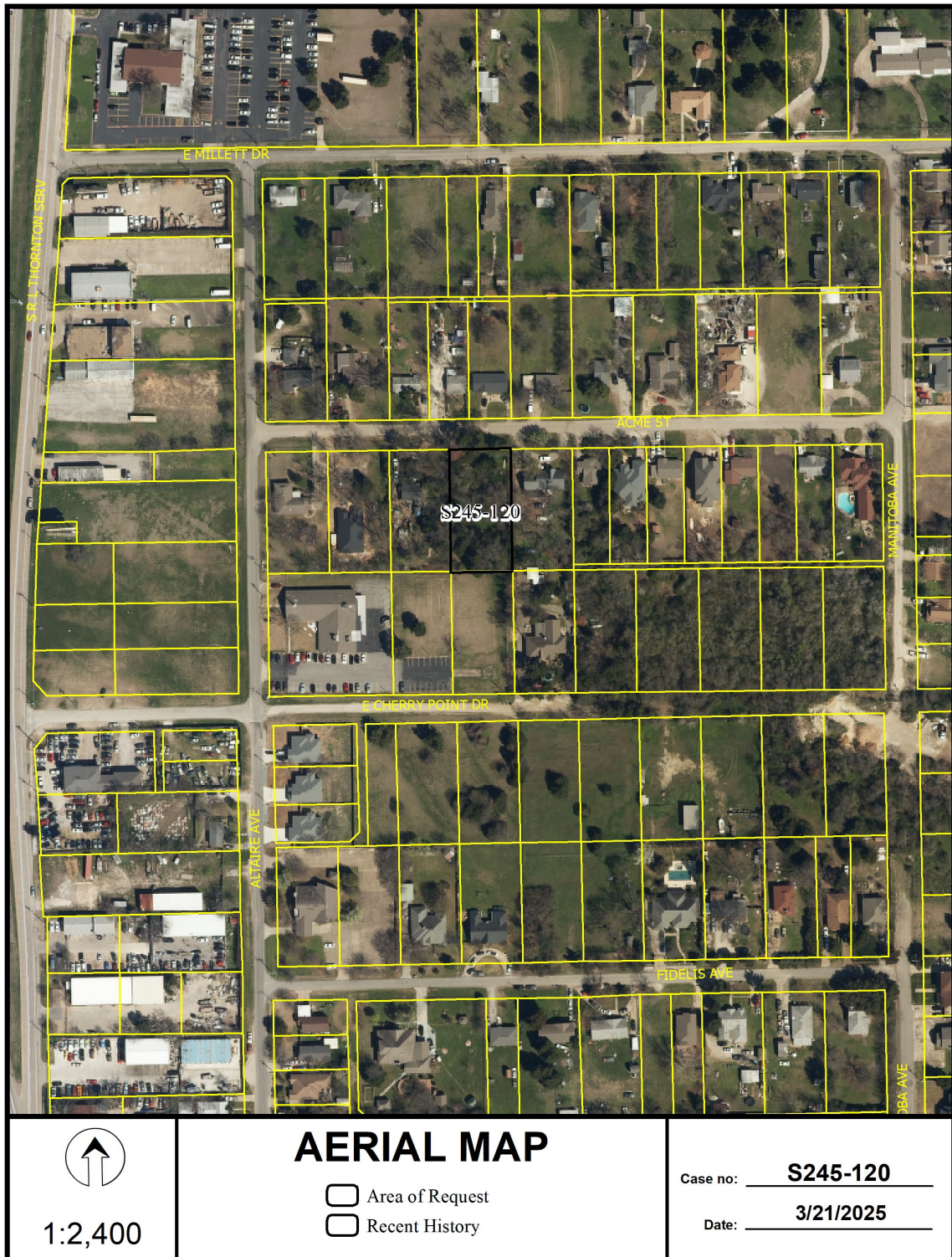
Street Light/ Street Name/ GIS, Lot & Block Conditions:

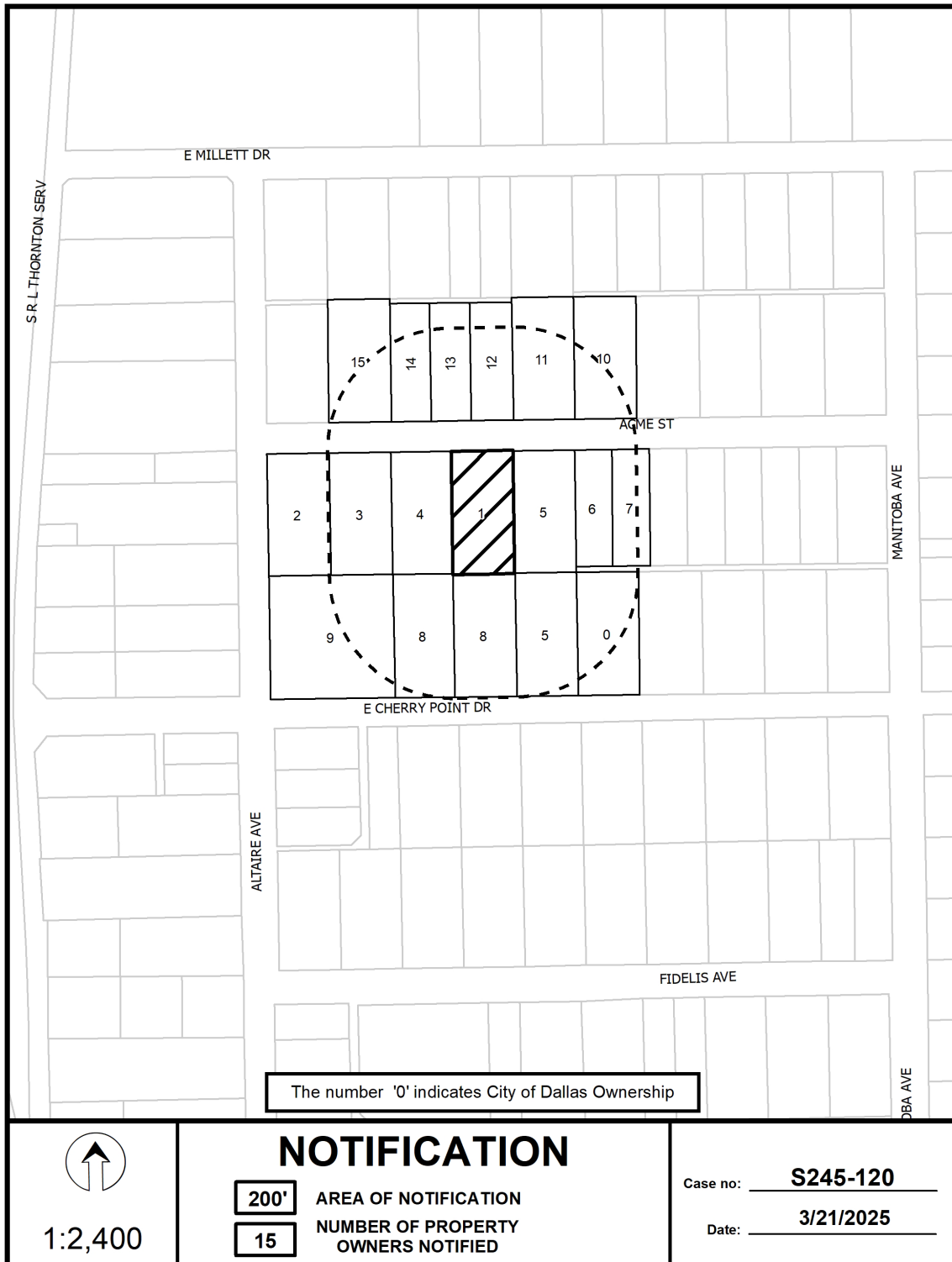
20. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
21. On the final plat, change "Altaire Street" to "Altaire Street (FKA Ramsey Street)". Section 51A-8.403(a)(1)(A)(xii).
22. On the final plat, change "Acme Street" to "Acme Street (FKA Anton street)". Section 51A-8.403(a)(1)(A)(xii).
23. On the final plat, identify the property as Lots 4A, & 4B in City Block H/6627.

ALL AREAS ARE IN SQUARE FEET









Notification List of Property Owners

S245-120

15 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	226 ACME ST	TOVAR MARIO
2	206 ACME ST	ZUNIGA ALEJANDRO
3	214 ACME ST	TOVAR ANA LUZ
4	222 ACME ST	BECKLEY EQUITY GROUP INC
5	238 ACME ST	ALANIS ROSAURA
6	304 ACME ST	WILLIAMS LINDA
7	306 ACME ST	VELASQUEZ TOBIAS
8	231 E CHERRY POINT DR	TRUE VINE OF HOLINESS MISSIONARY
9	6728 ALTAIRE AVE	TRUE VINE OF HOLINESS
10	303 ACME ST	ORTEGA JESUS ARMANDO
11	239 ACME ST	PINON MAGDALENO S
12	225 ACME ST	PINON JOHN M & LATONYA S
13	223 ACME ST	SAUREZ JOSE
14	219 ACME ST	VEGA LORENZO FLORES
15	215 ACME ST	BENITEZ NOE FLORES

ANDRES GARCIA DEVELOPMENT LLC IS THE OWNER OF ALL THAT CERTAIN LOT, PART OF PARCEL OF LAND LIES IN THE 2400044 PARCEL NUMBER 120, HAVING THE BEST PART OF LOT 4, BLOCKS 1 AND 2, THE SECOND ESTATES PART OF THE DEED TO THE CITY OF DALLAS RECORDED IN INSTRUMENT NUMBER 20140026401 OF THE RECORDS DALLAS COUNTY, TEXAS, ALSO BEING THAT TRACT OF LAND CONVERTED TO SEQUOIA DEVELOPMENT LLC BY GENERAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 20140026401 OF THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible][illegible]

WHEREAS SOUTHERLAND DEVELOPMENTS LLC IS THE OWNER OF LOT 4, BEING A CERTAIN LOT, TRACT OR PARCEL OF LAND Lying IN THE EDELEIGH ADDITION TO SECTION 36, TOWNSHIP 38N, RANGE 10E, DEER CREEK SURVEY, ABSTRACT NO. 79-03, BEING THE EAST HALF OF LOT 4, BLOCK 1, OF VARIOUS BEACON HILLS SUBDIVISIONS, AND MORE SPECIFICALLY CITY OF DALLAS RECORDED INSTRUMENT NUMBER 2012-0206401 OF THE RECORDS, DALLAS COUNTY, TEXAS; ALSO BEING THAT TRACT OF LAND CONVEYED TO SEPIULCHA DEVELOPMENT LLC BY GENERAL WARRANTY DEED, PUBLIC RECORD INSTRUMENT NUMBER 2012-0206401 OF THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

SUPPLEMENTAL STATEMENT

I, _____, State Engineer, do hereby certify that the foregoing is a true and correct copy of the original as filed in my office.

Dated this _____ day of _____, 19____.

Perforations; this document shall not be used for filing purposes unless it has been stamped by the State Engineer's Office. (State Engineer's Seal)

Sent By Registered Professional Land Surveyor No. 0628

Now, REPALVEA DEVELOPMENT LLC does hereby state: "I, the undersigned, am the owner of the property at **REPALVEA OF LOT 4 BLOCK H#6627, COUNTRY ESTATES ADOPTION** in the City of **BOLTON, MISSISSIPPI**, and do hereby declare, in the simple, to the public, free and public utility, garbage and rubbish collection for the purposes indicated. The utility and fire line easements shall be reserved thereon. These easements shall therefore be hereby reserved for the public, free and public utility, garbage and rubbish collection purposes, and of public and private utilities for each particular use. The undersigned, one of public and private utilities for each particular use."

[illegible]

Additional statement space is also provided for installation and modification of equipment, and for the description of the services to be provided. The City of Dallas will determine the location of the equipment and the location of the services to be provided. The City of Dallas will determine the location of the equipment and the location of the services to be provided.

This bid is prepared subject to all existing ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand, this _____ day of _____, 2024.

BY: _____

OWNER OF SEQUOIA DEVELOPMENT LLC

CITY OF DALLAS
COUNTY OF DALLAS

UNEN under my hand and seal of office this _____ day of _____, 2024.

Nature Public for and in the State of Texas

My Commission expires: _____

from Rod/Pop Found

Tree

Control Point

Contributing Monument

Point of Commencing

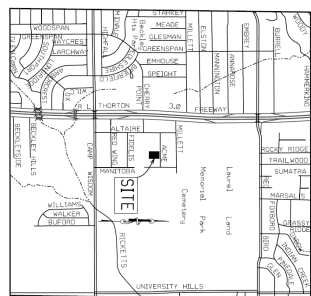
Point of Beginning

Deed of Wey

Deed Records, Dallas County, Texas

Official Public Records, Dallas County,

_____	Centrifuge
_____	Boundary line
_____	Upl. line
_____	Crucifix, Fence
_____	Asphalt
_____	Volume, Prog
_____	Instrument
_____	SQ. FT.
_____	INST.
_____	VOL. PG.



SELECTION
1203 SCARBOROUGH RD
ALLEN TX 75002
paper@scsnpd.com

OWNER
CHRYSLER FINANCIAL CORP
912 W 12TH ST # 101
DALLAS, TEXAS 75208
PH: 214-336-3333

Address: _____
 Secondary: _____
 REPLAY OF LOT 4
 BLOCK H/6627
 BECKLEY ESTATES ADDITION
 LOT 4A & LOT 4B, 28.00 AC. PT.,
 28.00 AC. PT., 28.00 AC. PT.,
 ZENITH HIGLEY TRACT,
 BECKLEY ESTATES
 CITY OF HANCOCK, TENNESSEE
 CITY PLAT FILE NO. 00-000-000
 DEAN RYAN DATED 11/25/24 SCALE: 1" = 40' SHEET 1 OF 1