

**RECORD NO.:** PLAT-25-000042 (S245-207)    **SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Haymarket Road, south of Sewell Circle**DATE FILED:** July 11, 2025**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 4.93-acres**APPLICANT/OWNER:** Francisco Galvan

**REQUEST:** An application to create one 1.01-acre lot and one 3.92-acre lot from a 4.93-acre lot from a tract of land in City Block 8766 on property located on Haymarket Road, south of Sewell Circle.

**SUBDIVISION HISTORY:**

1. S190-083 was a request southwest of the present request to create one 1.110-acre lot and one 0.413-acre lot from a 1.850-acre tract of land in City Block 8763 on property located on Lyndon B. Johnson Freeway / Interstate Highway No. 20 at Haymarket Road, northwest corner. The request was approved on February 20, 2020, and has not been recorded.
2. S178-281 was a request north of the present request to create 24 single family residential lots and one common area with lots ranging in size from 6,000 square feet to 14,272-square feet from a 6.939-acre tract of land in City Block 8765 as a Community Unit Development on property located at the terminus of Sewell Road, east of Haymarket Road. The request was approved on September 6, 2018, and was recorded on May 13, 2021.
3. S178-127 was a request north of the present request to create 14 lots ranging in size from 8,125 square feet to 12,003 square feet from a 3.461-acre tract of land located on Haymarket Road at Sewell Circle, south of Rylie Road. The request was approved on March 22, 2018, and was recorded on May 7, 2021.
4. S167-067 was a request south of the present request to create one 3.000-acre lot and one 95.714-acre lot from a tract of land in City Block 8790 on property located on Haymarket Road, south of Hazelcrest Drive. The request was approved on January 19, 2017, and was withdrawn on September 21, 2023.

**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 lot is 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 1.01-acre lot and one 3.92-acre lot.

Staff concludes that there is not an established lot pattern in the adjacent areas (refer to the existing area analysis map and aerial map), 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 submitting 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. 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. TXDOT approval may be required for any driveway modifications or new access.

**Survey (SPRG) Conditions:**

16. Submit a completed Final Plat Checklist and All Supporting Documentation.
17. Show how all adjoining right-of-way was created.
18. Show distances/width across all adjoining right-of-way.
19. Show recording information on all existing easements within 150' of property.
20. Show all additions or tracts of land within 150' of property with recording information.

**Dallas Water Utilities Conditions:**

21. 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.
22. Water 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.
23. Wastewater main improvements is required by Private Development Contract. Submit water/wastewater Engineering Plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
24. 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 Coordinator/ GIS, Lot & Block Conditions:**

25. Submit a full set of Street Lighting plans prepared per City Standards to daniel.silva1@dallas.gov. Street Lighting requirements are determined during the initial phase of review. Additional street lighting installations may be required to meet the photometric requirements of the 2019 Street Design Manual, Section 6. Photometric analysis may be required to support the submitted street lighting plan.
26. On the final plat, change “Haymarket Road” to “Haymarket Road (FKA Hull Road)”.
27. On the final plat, change “Interstate Highway 20” to “Lyndon B. Johnson Freeway/ Interstate Highway No. 20”.
28. On the final plat, identify the property as Lots 1 and 2 in City Block A/8766.

**ALL AREAS ARE IN SQUARE FEET**







