

CITY PLAN COMMISSION**THURSDAY, JUNE 26, 2025****FILE NUMBER:** PLAT-25-000024 (S245-188)**SENIOR PLANNER:** Hema Sharma**LOCATION:** Edd Road, northeast of Foothill Road**DATE FILED:** June 2, 2025**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 3.2068-acres**APPLICANT/OWNER:** Ivan Hernandez and Alejandro

REQUEST: An application to create 4 lots ranging in size from 0.7713-acre (33,597-square foot) lot to 0.8046-acre (35,047-square foot) lot from a 3.2068-acre tract of land in City Block 8788 on property located on Edd Road, northeast of Foothill Road.

SUBDIVISION HISTORY:

1. PLAT-25-000019 (S245-185) is a request north of the present request to create one 1.1657-acre (50,779-square foot) lot and one 3.6621-acre (159,521-square foot) lot from 4.7878-acre a tract of land in City Block 8788 on property located on Weaver Street, northwest of Edd Road. The request is scheduled for City Plan Commission hearing on June 26, 2025.

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 east, south, and west of the request have areas ranging in size from 12,708 square feet to 654,990 square feet and are zoned R-7.5(A) Single Family District. *(Please refer to the existing area analysis)*
- PLAT-25-000019 (S245-185) is a request north of present request to create one 1.1657-acre (50,779-square foot) lot and one 3.6621-acre (159,521-square foot) lot and is scheduled for City Plan Commission hearing on July 26, 2025. The request is zoned R-7.5(A) Single Family District. *(Please refer to the existing area analysis)*

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 present request is to create four lots with lot areas ranging in size from 0.7713-acre (33,597-square foot) to 0.8046-acre (35,047-square foot) 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 4.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marketing/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 30 feet of right-of-way (via fee simple) from the established center line of Edd Road. *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 the correct recording information for the subject property.
18. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
19. On the final plat, show distances/width across all adjoining right-of-way
20. On the final plat, show recording information on all existing easements within 150 feet of the property.
21. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

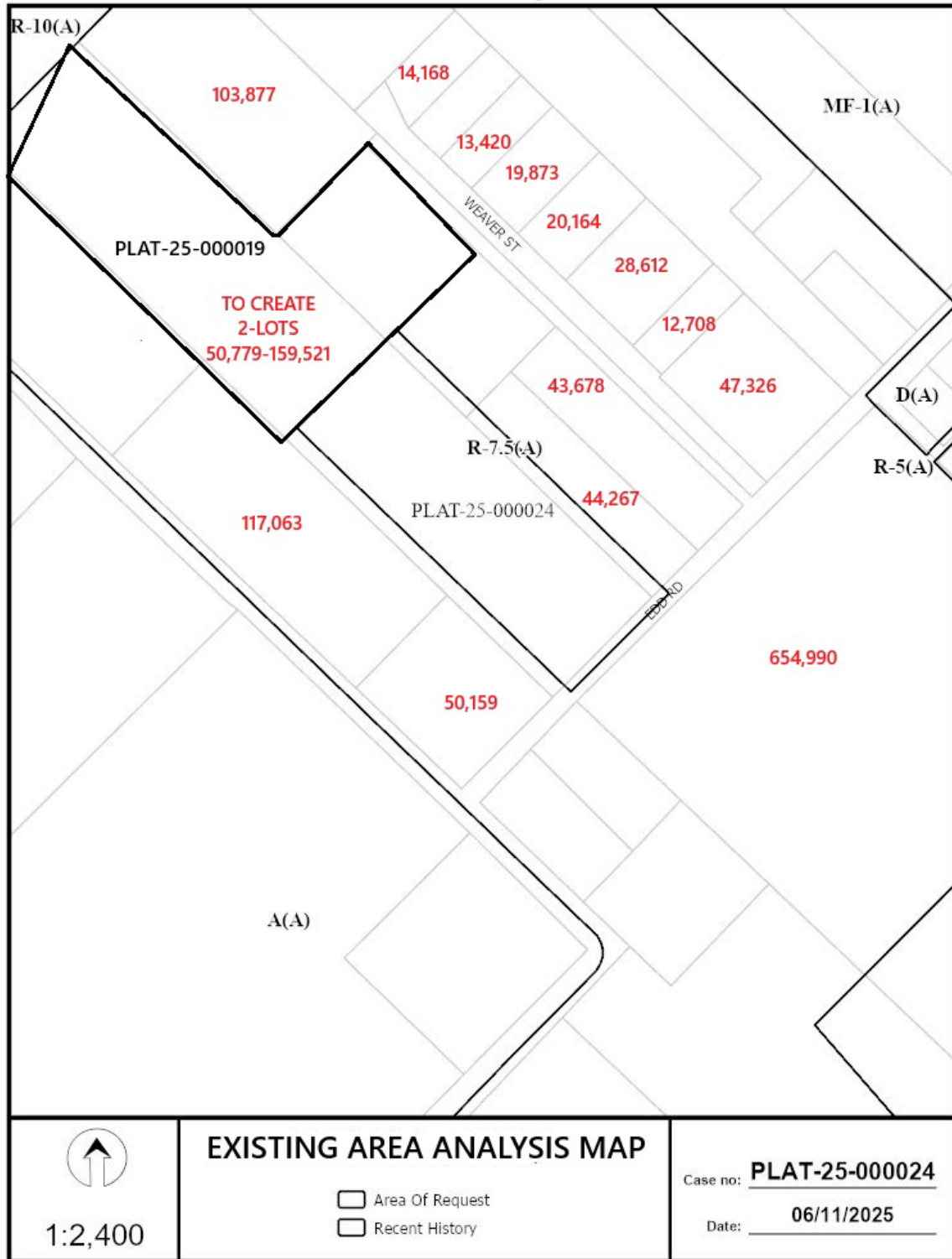
Dallas Water Utilities Conditions:

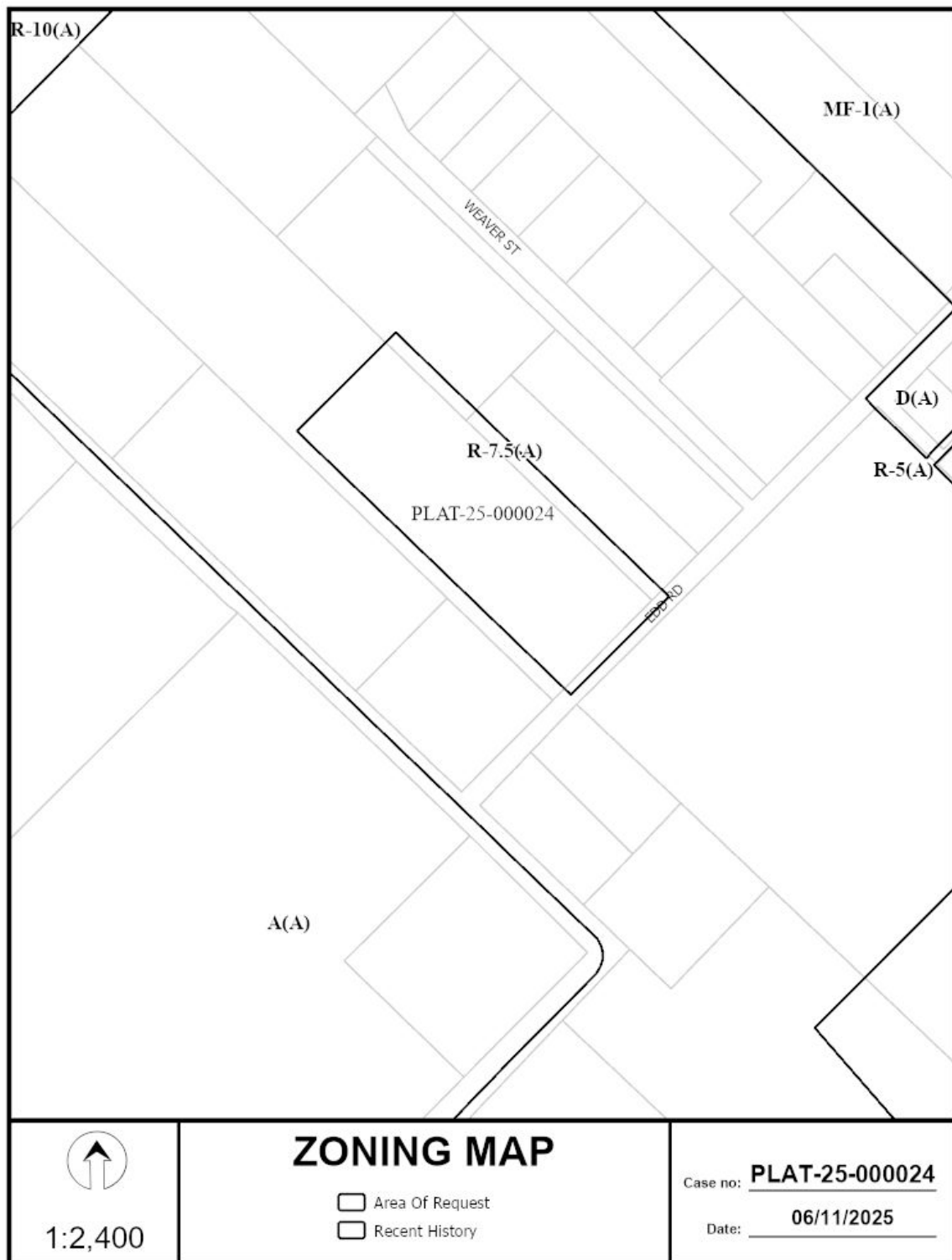
22. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
23. 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.

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

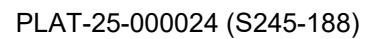
24. Prior to final plat, submit a street light plan, sheet C13.01, showing that the two adjacent street lights are to be converted to 100W LED. Photometric analysis is not required. Include the following note, "contractor to coordinate with Oncor for proposed changes to existing street lighting infrastructure. Oncor to perform all required work".
25. On the final plat, change "Foothill Drive" to "Foothill Road". Section 51A-8.403(a)(1)(A)(xii).
26. On the final plat, identify the property as Lots 1 through 4 in City Block D/8788.

ALL AREAS ARE IN SQUARE FEET









STATE OF TEXAS:
COUNTY OF DALLAS:

WHEREAS IWA HERNANDEZ AND ALEJANDRO HERNANDEZ ARE THE CO-OWNERS OF A TRACT OF LAND SITUATED IN THE CITY OF DALLAS, DALLAS COUNTY TEXAS, BEING PART OF THE ROBERT KLEBER SURVEY, ACSTRACT NO. 716, AND BEING A PORTION OF DALLAS CITY BLOCK NUMBER 8788 AND ALSO, BEING THAT TRACT OF LAND CONVERTED TO IWA HERNANDEZ AND ALEJANDRO HERNANDEZ BY DEED DATED AND RECORDED IN INSTRUMENT NUMBER 201707 81649 OF THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THENCE N45° 02'48"E, WITH THE CENTRLINE OF EDD ROAD A DISTANCE OF 245.38 FEET TO THE POINT OF BEGINNING, FROM WHICH AN "X" CUT FOR REFERENCE BEARS N46° 05'17"W, A DISTANCE OF 18.75 FEET, SAID REFERENCE POINT BEING THE SOUTHEASTERLY CORNER OF A TRACT OF LAND CONVEYED TO JESUS ROMERO ACCORDING TO INSTRUMENT NUMBER 201600010370 OF SAID OFFICIAL PUBLIC RECORDS;

[illegible]

THE SOUTHERLY LINE OF THE HERD ROAD CENTRAL, SAME BEING THE INTERSECTION OF SA50520.48W, WITH SAID ROAD CENTRAL, SAME BEING THE INTERSECTION OF SA50520.48W, WITH THE COMMON LINE OF SAID ROAD CENTRAL AND THE COMMON LINE OF SAID HERD ROAD CENTRAL, A DISTANCE OF 225.95 FEET TO THE POINT OF BEGINNING, CONTAINING 139.687 ACRES, 139.687 ACRES OF SAID LAND BEING THE SAME AS THE COMMON LINE OF SAID HERD ROAD CENTRAL AND THE COMMON LINE OF SAID ROAD CENTRAL, A DISTANCE OF 181.481 FEET TO A POINT ALONG THE AFORESAID CENTRAL OF SAID HERD ROAD AND FROM WHICH A 1/2 INCH IRON ROD POINT FOR REFERENCE BEARS N4557.25W, A DISTANCE OF 19.88 FEET;

SURVEYOR'S STATEMENT

[illegible]

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this _____ day of _____, 2015, appeared _____, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____, 2015.

NOTARY PUBLIC in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

[illegible]

STATE OF TEXAS
COUNTY OF DALLAS.

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration and under authority therein expressed.

Given under my hand and seal of office this _____ day of _____, 2025.

My Commission expires: _____

GENERAL NOTES

1. Purpose of the plot is to create four lots.

3. Lot-to-lot drainage is not permitted without Engineering Section approval.

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RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tommy Sheld, Chairperson of Rent Rollin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plan was duly filed for approval with the City Plan Commission of the City of Dallas on the _____ day of _____, A.D. 20 _____ and same was duly approved on the _____ day of _____, A.D. 20 _____ by said Commission.

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

PRELIMINARY PLAT
CONFIRM 1 ADDITION
LOTS 1 - 4, BLOCK 8788
3.2869 ACRES / 134,687 SQ. FT.,
ROBERT KLEBERG SURVEY, ABSTRACT NO. 716
CITY OF DALLAS, DALLAS COUNTY, TEXAS
DATE: 06/18/25 SCALE: 1" = 40' SHEET 2 OF 2

