

CITY PLAN COMMISSION**FILE NUMBER:** PLAT-25-000146**THURSDAY, January 15, 2026****SENIOR PLANNER:** Hema Sharma**LOCATION:** Deloach Avenue, west of Edgemere Road**DATE FILED:** December 17, 2025**ZONING:** R-10(A)**CITY COUNCIL DISTRICT:** 13**SIZE OF REQUEST:** 1.414-acres**APPLICANT/OWNER:** Bridgeway Properties, LLC

REQUEST: An application to replat a 1.414-acre tract of land containing all of Lot 69A and a tract of land in City Block 5469 to create two 0.707-acre lot on property located on Deloach Avenue, west of Edgemere Road.

SUBDIVISION HISTORY:

1. S201-527 was a request east of the present request to create one 1.15-acre (50,037-square foot) lot from a tract of land in City Block 5469 on property located on Deloache Avenue at Edgemere Road, northwest corner. The request was denied on December 3, 2020.
2. S212-082 was a request west of the present request to create a 0.459-acre lot from a tract of land in City Block 5469 on property located on DeLoach Avenue, west of Edgemere Road. The request was approved on February 17, 2022, and was recorded on March 7, 2025.

PROPERTY OWNER NOTIFICATION: On December 29, 2025, 22 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 Deloache Avenue have areas ranging in size from 24,309 square feet to 36,374 square feet and are zoned R-10(A) Single Family District (*Refer to the existing area analysis map*).
- The properties to the south line of Deloache Avenue have areas ranging in size from 19,597 square feet to 39,988 square feet and are zoned R-10(A) Single Family District (*Refer to the existing area analysis map*).

The request lies in an R-10(A) Single Family District which has a minimum lot area requirement of 10,000 square feet. The request is to create two 0.707-acre (30,804-square foot) lots.

Staff concludes that the request is compatible with the adjacent areas of the request and the request complies with the requirements of Section 51A-8.503 and R-10(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. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marking/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. "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" (Note must be on the Plat). 51A 8.611(e)

Right-of way Requirements Conditions:

15. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development (Contact Srinivasa Veeramallu with Traffic Signals). 51A-8.606, 51A-8.608

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.
18. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

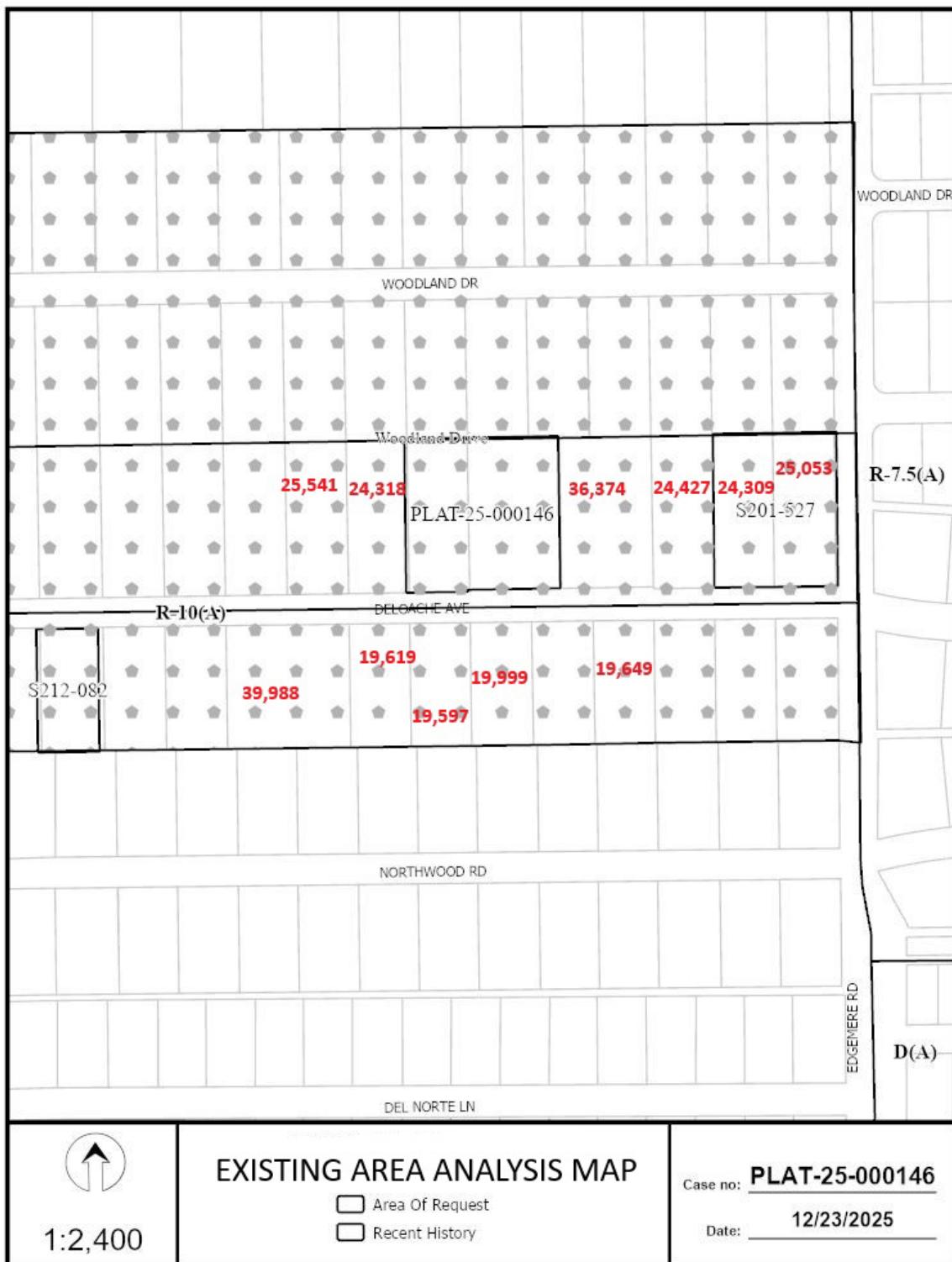
Dallas Water Utilities Conditions:

19. 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.
20. 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.

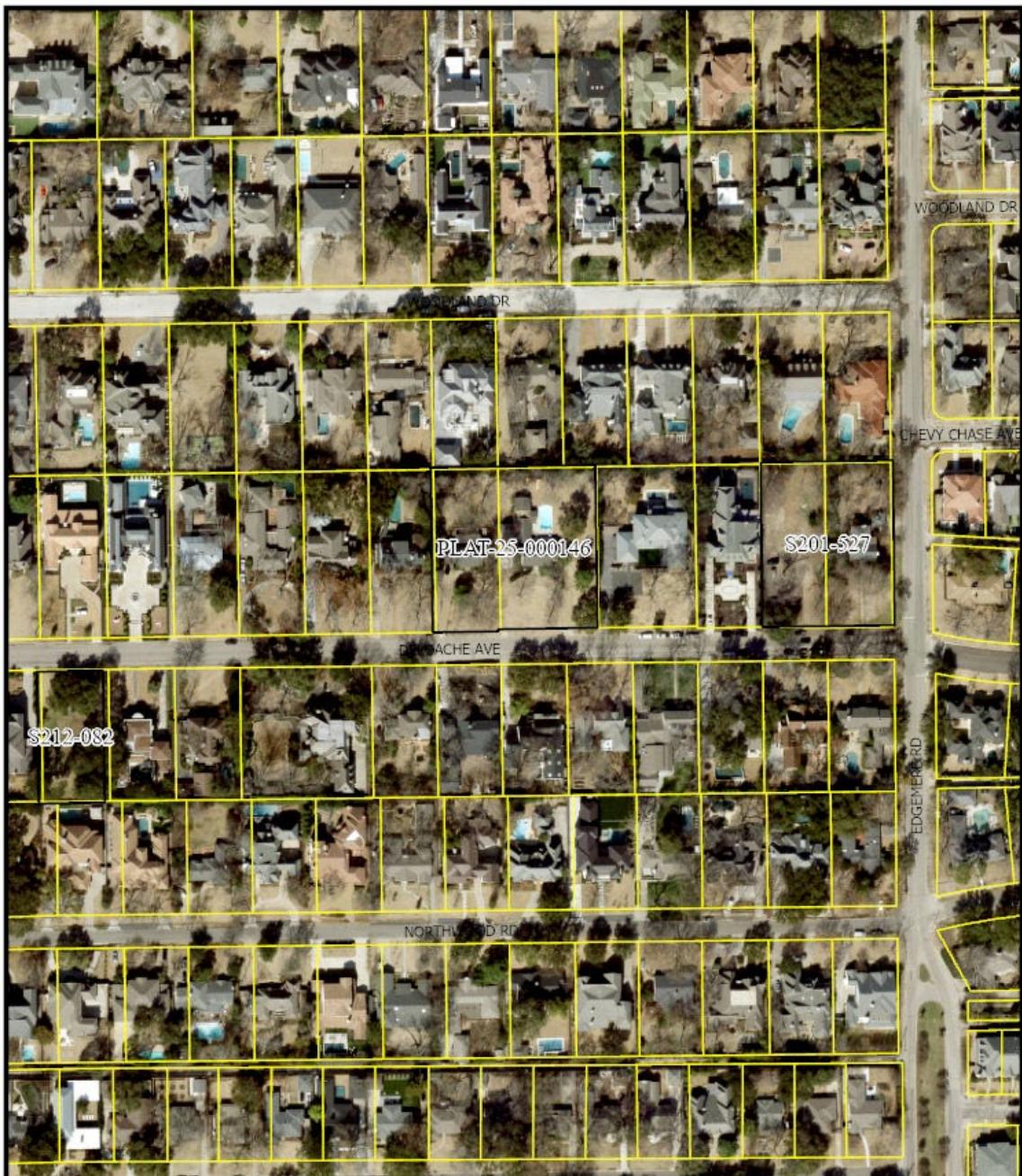
Arborist/ Street Name/ GIS, Lot & Block Conditions:

21. Prior to final plat, please provide a more detailed tree survey. (location, diameter, and species).
22. On the final plat, change "Deloach Avenue" to "Deloache Avenue (FKA De Loache Avenue)". Section 51A-8.403(a)(1)(A)(xii).
23. On the final plat, identify the property as Lots 68A & 68B in City Block 5469.

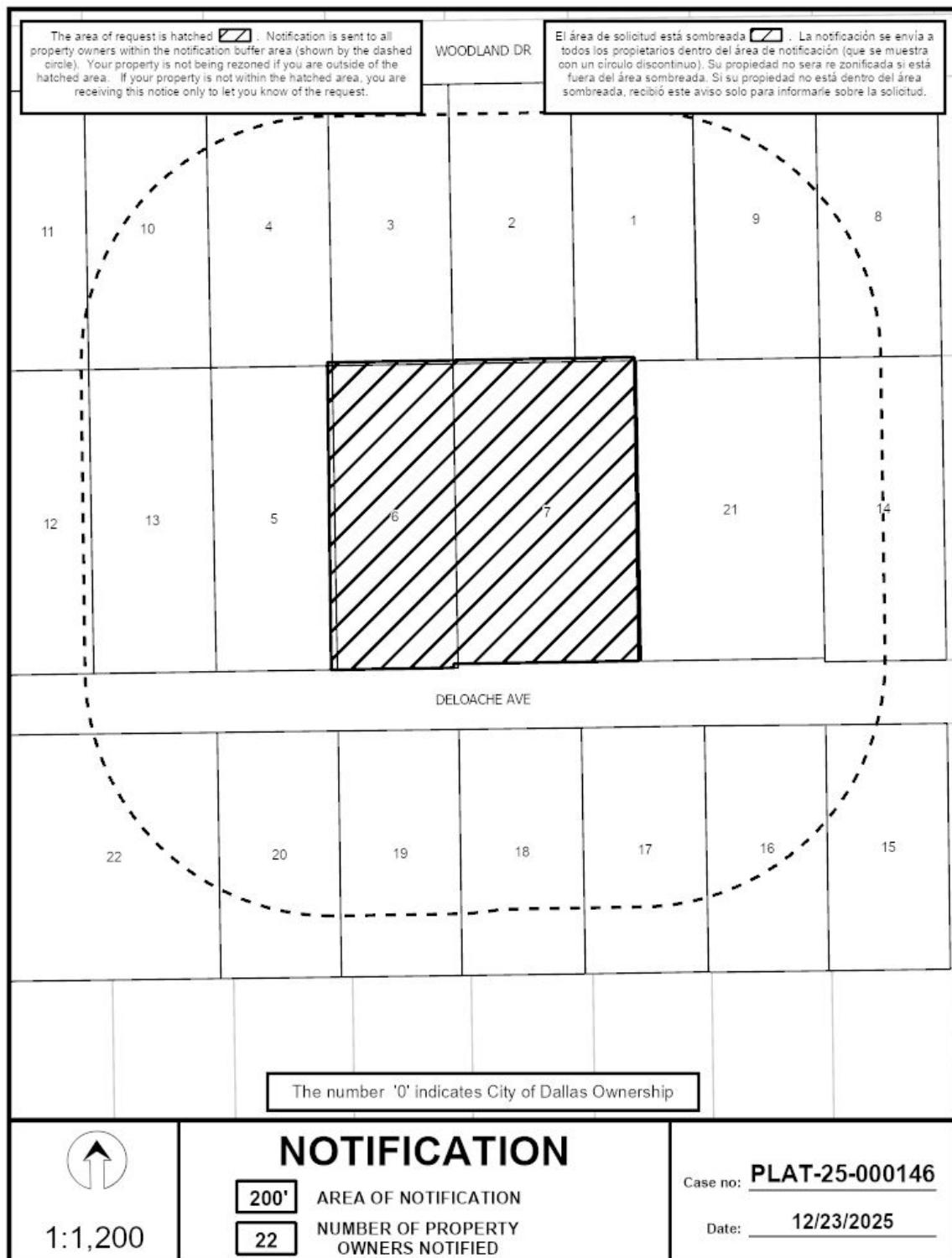
ALL AREAS ARE IN SQUARE FEET







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|  1:2,400 | AERIAL MAP <input type="checkbox"/> Area Of Request <input type="checkbox"/> Recent History | Case no: <u>PLAT-25-000146</u> Date: <u>12/23/2025</u> |
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Notification List of Property Owners

PLAT-25-000146

22 Property Owners Notified

| Label # | Address | Owner |
|----------------|-------------------|--------------------------------|
| 1 | 6314 WOODLAND DR | MCDOUGAL THOMAS M & |
| 2 | 6306 WOODLAND DR | CAMPBELL THOMAS & JEANNE |
| 3 | 6254 WOODLAND DR | KOKO LANI TRUST |
| 4 | 6246 WOODLAND DR | GANARAJ ARCHANA & RAVI M NAIDU |
| 5 | 6247 DELOACHE AVE | ROGERS MACK L |
| 6 | 6255 DELOACHE AVE | MOUSSA GEORGR & ERIKA |
| 7 | 6307 DELOACHE AVE | MOUSSA GEORGE S |
| 8 | 6330 WOODLAND DR | MORRIS ROBERT KISTLER & |
| 9 | 6322 WOODLAND DR | BECK JESSE S & KATHLEEN M |
| 10 | 6238 WOODLAND DR | Taxpayer at |
| 11 | 6230 WOODLAND DR | ELLIOTT CLAYTON CLEE JR |
| 12 | 6231 DELOACHE AVE | ROSEN EMMA M & |
| 13 | 6239 DELOACHE AVE | THOELE LIVING TRUST |
| 14 | 6331 DELOACHE AVE | SHAVER CHARLES & SHARON |
| 15 | 6330 DELOACHE AVE | FOURNIER DAVID CARTER JR & |
| 16 | 6322 DELOACHE AVE | SCOVELL JOHN F |
| 17 | 6314 DELOACHE AVE | BLAKE GREGORY S & LIZZY M |
| 18 | 6306 DELOACHE AVE | CALLEWART CHERYL & CRAIG |
| 19 | 6254 DELOACHE AVE | SCOVELL STEPHEN KING & |
| 20 | 6246 DELOACHE AVE | VORHIES LINDA S |
| 21 | 6323 DELOACHE AVE | 2022 HURLEY STEPHEN C LIVING |
| 22 | 6230 DELOACHE AVE | GAYDEN CYNTHIA N |

