

CITY PLAN COMMISSION**THURSDAY, November 20, 2025****FILE NUMBER:** PLAT-25-000125**SENIOR PLANNER:** Hema Sharma**LOCATION:** Lovedale Avenue, east of Harry Hines Boulevard**DATE FILED:** October 23, 2025**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 0.384-acres**APPLICANT/OWNER:** Olerio Interest, LLC

REQUEST: An application to replat a 0.384-acre tract of land containing all of Lots 18 and 19 in City Block C/2366 to create one lot on property located on Lovedale Avenue, east of Harry Hines Boulevard.

SUBDIVISION HISTORY:

1. S234-193 was a request south of the present request to create one 0.535-acre lot from a tract of land in City Block 2366 on property located on Empire Central, northeast of Harry Hines Boulevard. The request was approved on October 10, 2024 but has not been recorded.
2. S223-236 was a request south of the present request to create one 0.421-acre lot from a tract of land in City Block 2366 on property located on Shea Road, northeast of Harry Hines Boulevard. The request was approved on September 21, 2023, but has not been recorded.
3. S223-075 was a request northeast of the present request to replat a 0.5682-acre tract of land containing all of Lots 5, 6, and 7 in City Block D/2356 to create one lot on property located on Mail Avenue, north of Rural Avenue. The request was approved on October 6, 2022, and was recorded on July 31, 2025.
4. S212-338 was a request southeast of the present request to replat a 1.851-acre tract of land containing all of Lots 5 through 9 in City Block 6/8570 and a tract of land in City Block A/5760 to create one lot on property located on Empire Central, southwest of Forest Park Road. The request was approved on October 6, 2022, but has not been recorded.
5. S212-227 was a request southeast of the present request to create one 0.9134-acre lot from a tract of land in City Block 2366 on property located on Empire Central, at the terminus of Forest Park Road. The request was approved on June 16, 2022, but has not been recorded.

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 MF-2(A) Multi Family District which has a minimum lot area requirement of 1,000 square feet for single family structures and 6,000 square feet for duplex structures. Minimum lot area for multifamily structures depends on number of bedrooms. The proposed lot area is 0.384-acre (16,725 square feet).

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 MF-2(A) Multifamily 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 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 7.5 feet of right-of-way (via fee simple) from the established center line of the Alley. *Section 51A 8.602(c)*
16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Lovedale Avenue. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*

Survey (SPRG) Conditions:

17. Prior to final plat, submit a completed final plat checklist and all supporting documents.
18. On the final plat, add/show Lien Holders Subordination Agreement.
19. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
20. On the final plat, show distances/width across all adjoining right-of-way
21. On the final plat, show recording information on all existing easements within 150 feet of the property.
22. On the final plat, chose a new or different plat name.
23. Clarify easement along southeast line.

Dallas Water Utilities Conditions:

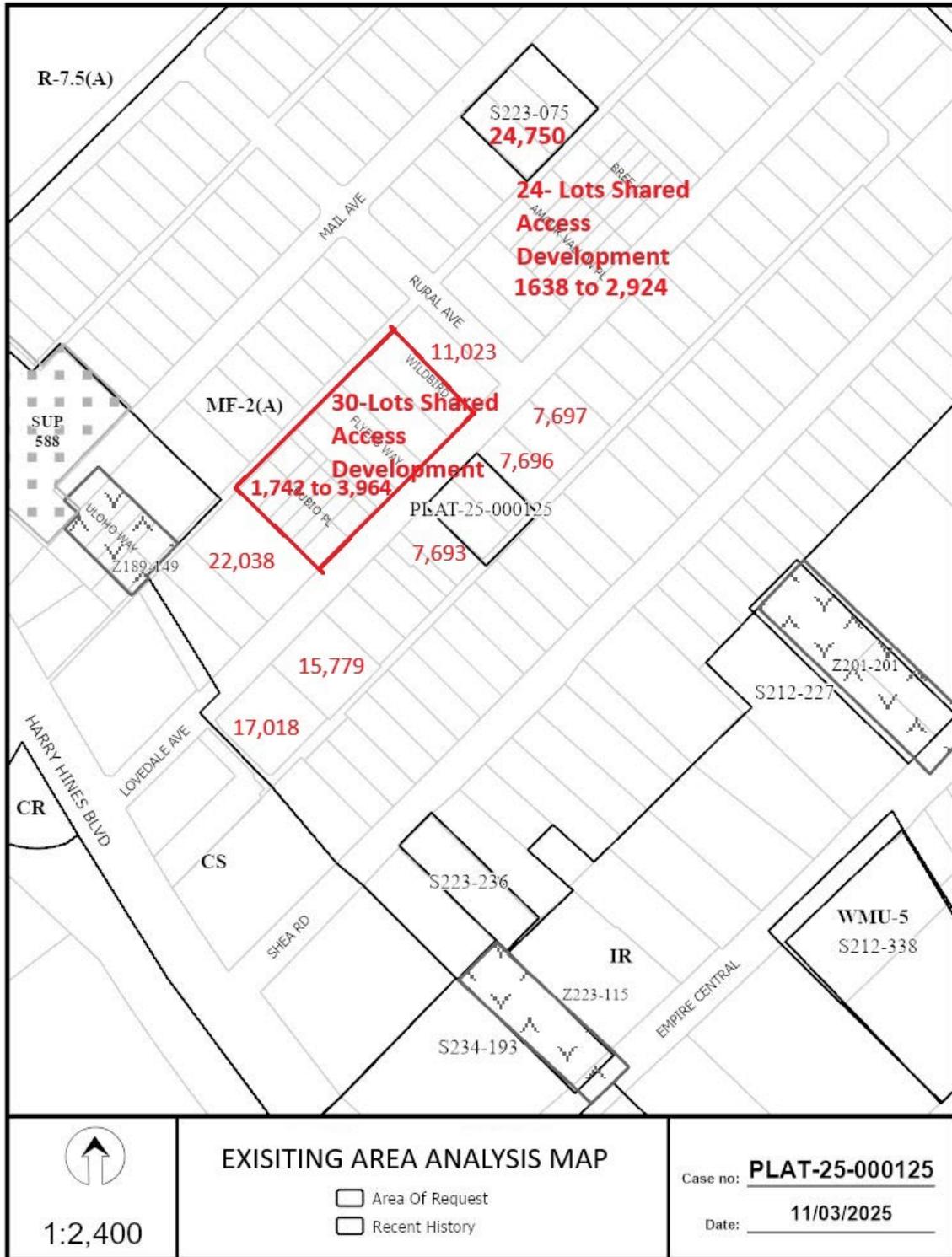
24. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering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

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

25. Prior to final plat, additional design information needed to complete review. Provide a brief description of the proposed project and a copy of the site plan to daniel.silva1@dallas.gov to determine street lighting requirements.

26. On the final plat, add "Rubio Place" to plat drawing.
27. On the final plat, add "Rural Avenue" to plat drawing.
28. On the final plat, identify the property as Lot 18A in City Block C/2366.

ALL AREAS ARE IN SQUARE FEET







1:2,400

AERIAL MAP

- Area Of Request
- Recent History

Case no: PLAT-25-000125

Date: 11/03/2025

