

CITY PLAN COMMISSION**THURSDAY, November 20, 2025****FILE NUMBER:** PLAT-25-000113**SENIOR PLANNER:** Hema Sharma**LOCATION:** between Cade Road and Mulberry Street, east of Tufts Road**DATE FILED:** October 22, 2025**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 0.45-acres**APPLICANT/OWNER:** Daniel Gaitan

REQUEST: An application to create one 0.45-acre (19,602-square foot) lot from a tract of land in City Block 8755 on property located between Cade Road and Mulberry Street, east of Tufts Road.

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

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 northeast line of Mulberry Street have areas ranging in size from 4,400 square feet to 42,931 square feet and are zoned as R-7.5(A) Single Family District. (*refer to the existing area analysis and aerial map*)
- The properties to the southwest line of Mulberry Street have areas ranging in size from 107,234 square feet to 184,838 square feet and are zoned as R-7.5(A) Single Family District. (*refer to the existing area analysis and aerial map*)

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 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 0.45-acre (19,602-square foot) lot.

The 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 one.

Paving & Drainage Conditions:

12. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e., non-311T/DP).51A-8.102 (c); 8.601(b)(4), (5), (6),(7),(8),(9)Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(c).
13. 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:

14. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Cade Road. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Mulberry Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c)*
16. Plans must comply with sidewalk design standards: sidewalks must comply with a minimum five-foot width plus five-foot buffer.
17. Plans must comply with City's Street lighting standards. See illumination standards in Street Design Manual.

Survey (SPRG) Conditions:

18. Prior to final plat, submit a completed final plat checklist and all supporting documents.

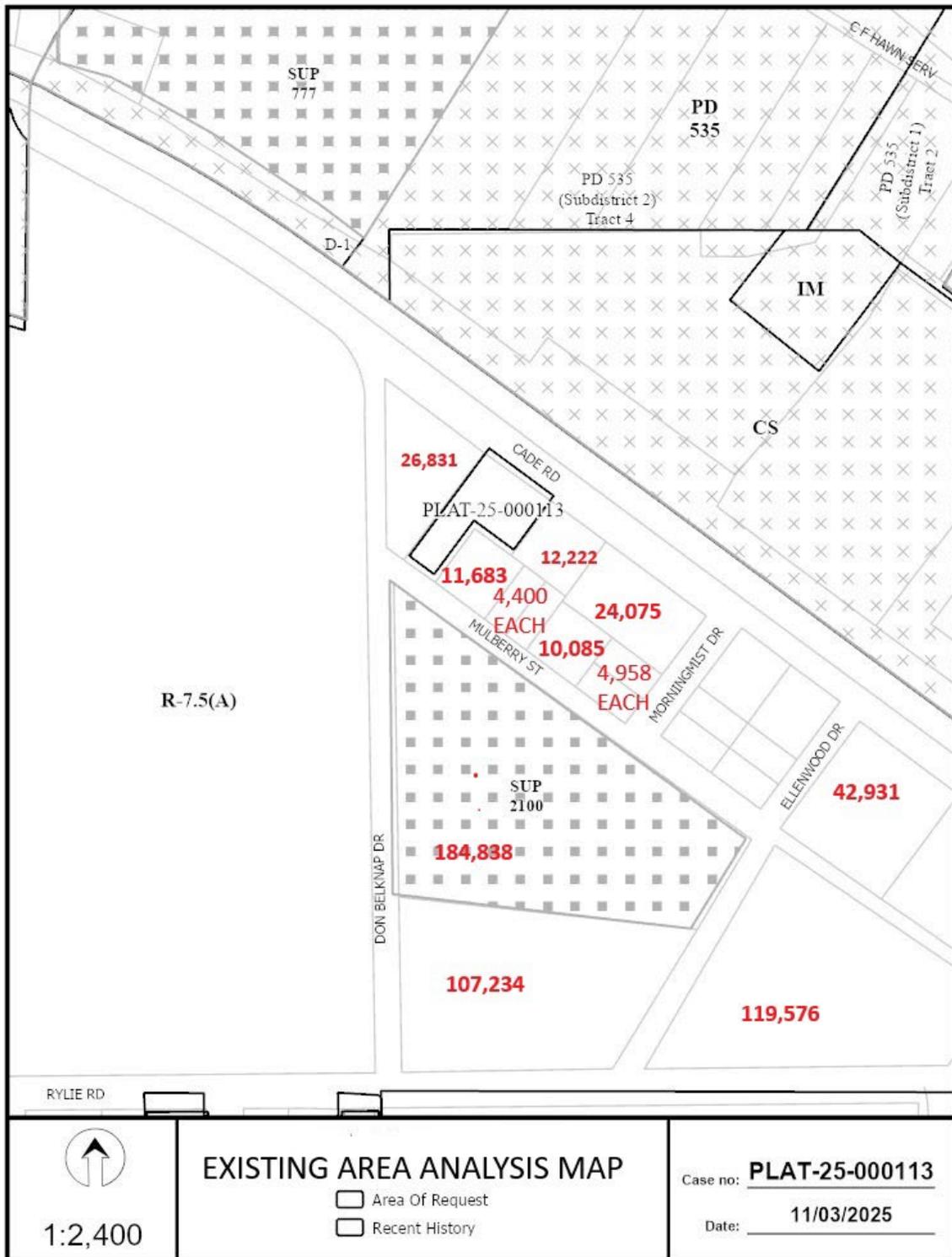
Dallas Water Utilities Conditions:

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.

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

20. Prior to the final plat, tree survey must be provided and approved by the Arborist prior to Arborist approval of the plat.
21. On the final plat, change "Cade Road" to "Cade Road (FKA Railroad Avenue)". Section 51A-8.403(a)(1)(A)(xii).
22. On the final plat, correct block number to "6/8775".
23. On the final plat, identify the property as Lot 1 in City Block 6/8775.

All AREAS ARE IN SQUARE FEET






 1:2,400

ZONING MAP

Area Of Request
 Recent History

Case no: **PLAT-25-000113**
 Date: **11/03/2025**



 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area Of Request <input type="checkbox"/> Recent History 	Case no: PLAT-25-000113 Date: <u>11/03/2025</u>
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