

CITY PLAN COMMISSION**THURSDAY, March 26, 2026****FILE NUMBER:** PLAT-26-000080**SENIOR PLANNER:** Hema Sharma**LOCATION:** Garden Grove Road, north of Ravenview Road**DATE FILED:** March 2, 2026**ZONING:** R-10(A)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 2.001-acres**APPLICANT/OWNER:** Salvador Saenz

REQUEST: An application to create one lot from 2.001-acre (87,142-square feet) tract of land in City Block 8830 on property located on Garden Grove Road, north of Ravenview Road.

SUBDIVISION HISTORY:

1. S245-025 was a request north of the present request to create one 2.0-acre (87,185.31-square foot) lot from a tract of land in City Block 8830 on property located on Garden Grove Drive, north of Ravenview Road. The request was approved on November 21, 2024, but has not been recorded.
2. S245-008 was a request northwest of the present request to create one 3.632-acre lot from a tract of land in City Block 8828 on property located on Garden Grove Drive, north of Ravenview Road. The request was approved on November 7, 2024, but has not been recorded.
3. S234-166 was a request south of the present request to create two 1.045-acre lot from 2.090-acre tract of land in City Block 8830 on property located on Garden Grove Drive, north of Ravenview Road. The request was approved on August 22, 2024, but has not been recorded.
4. S234-057 was a request north of the present request to create one 2.003-acre (87,263 square foot) lot from a tract of land in City Block 8830 on property located on Garden Grove Drive, northwest of Ravenview Road. The request was approved on March 7, 2024, but has not been recorded.
5. S223-187 was a request north of the present request to create one 2.00-acre lot from a tract of land in City Block 8830 on property located on Garden Grove Drive, northwest of Ravenview Road. The request was approved on July 6, 2023, and was recorded on March 8, 2024.
6. S223-089 was a request was a present request to create one 2.000-acre lot from a tract of land in City Block 9/8830 on property located on Garden Grove Drive, north of Ravenview Road. The request was approved on March 23, 2023, but was withdrawn on March 2, 2026.
7. S212-266 was a request north of the present request to create one 87,122-square foot lot from a tract of land in City Block A/7187 on property located on Garden Grove Drive, south of Rylie Crest Drive. The request was approved on August 4, 2022, but has not been recorded

8. S212-028 was a request northwest of the present request to create one 1.0-acre lot from a tract of land in City Block 8828 on property located on Garden Grove Drive, north of Ravenview Road. The request was approved on December 2, 2021, 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 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 is to create one 2.001-acre (87,142-square feet) lot and is zoned R-10(A) Single Family District which has a minimum lot area requirement of 10,000 square feet.

Staff concludes that the lot pattern is compatible with the immediate area of the request (*Refer to the existing area analysis*), 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 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. "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)

Traffic Conditions:

15. Plans must comply with sidewalk design standards: sidewalks must comply with a minimum five-foot width plus five-foot buffer.
16. Plans must comply with City's street lighting standards. See illumination standards in Street Design Manual.

Survey (SPRG) Conditions:

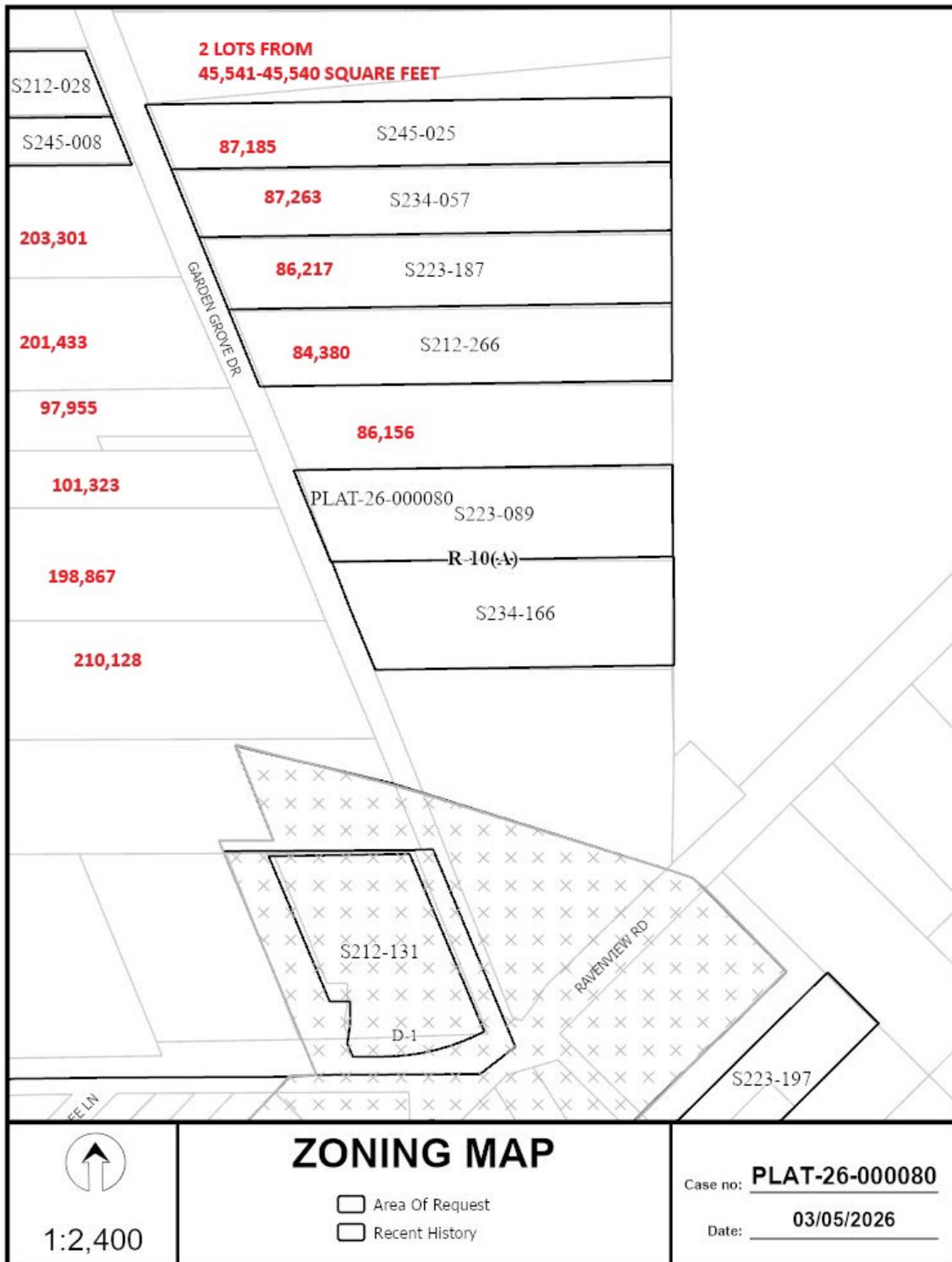
17. Prior to final plat, submit a completed final plat checklist and all supporting documents.
18. On the final plat, show the correct recording information for the subject property.
19. Clarify the ownership.

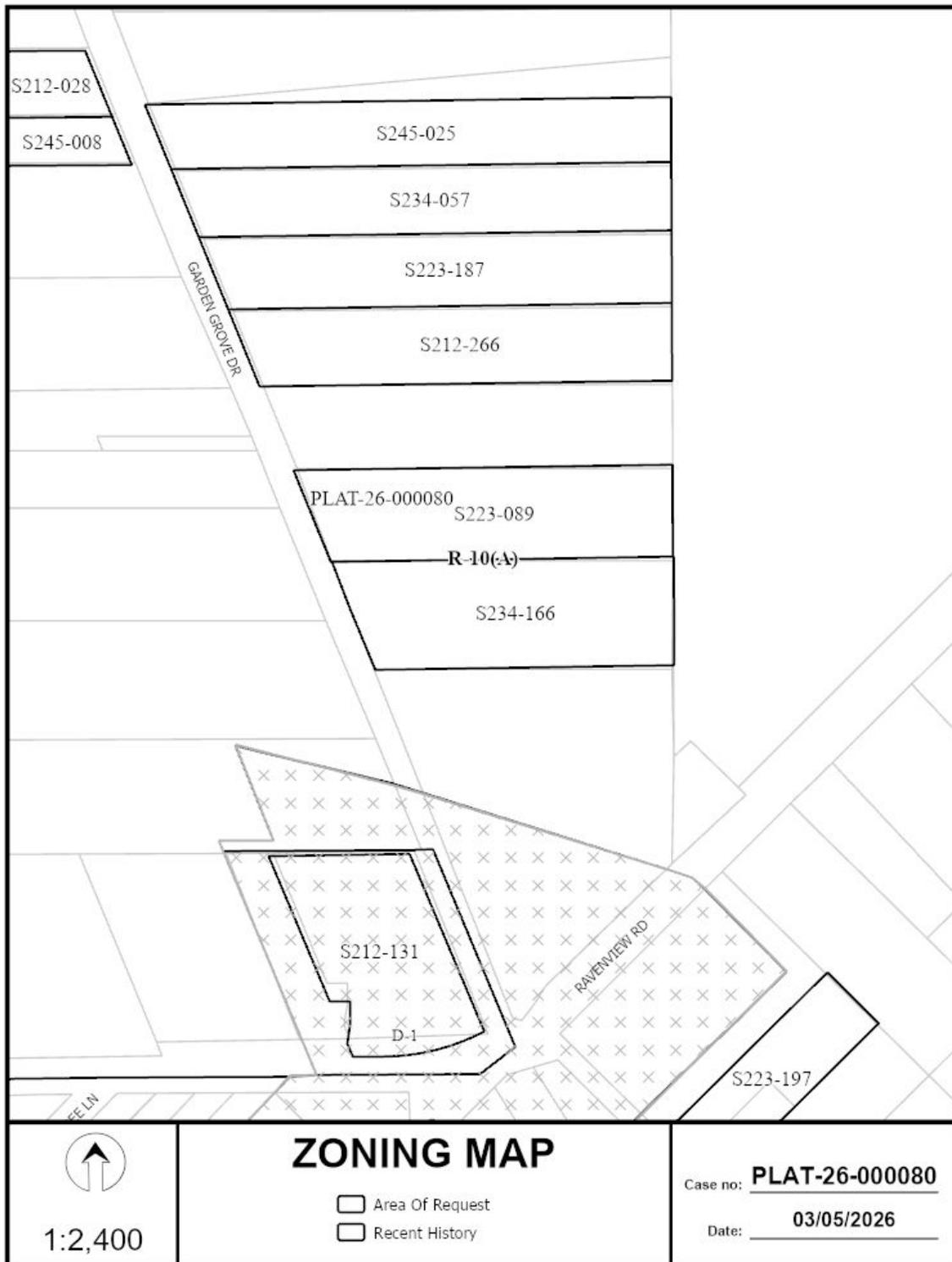
Dallas Water Utilities Conditions:

20. 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.
21. 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.

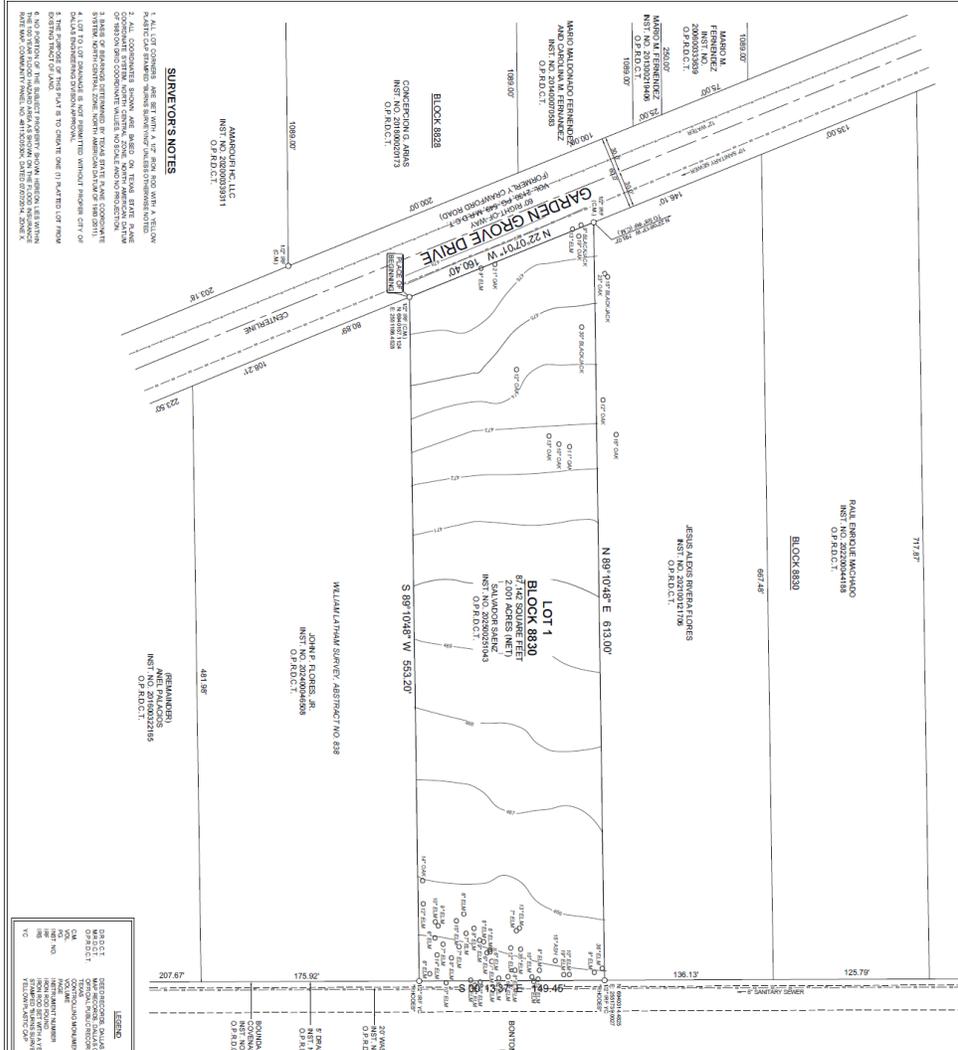
Street Name/ GIS, Lot & Block Conditions:

22. On the final plat, change “Garden Grove Drive (Formerly Crawford Road)” to “Garden Grove Drive (AKA Garden Grove Road FKA Crawford Road)”. Section 51A-8.403(a)(1)(A)(xii).
23. On the final plat, identify the property as Lot 1 in City Block 10/8830.









LEGEND

- BOUNDARY LINE
- EXISTING LOT
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING UTILITY
- EXISTING CURB
- EXISTING DRIVEWAY
- EXISTING DRIVE
- EXISTING SIDEWALK
- EXISTING FENCE
- EXISTING WALL
- EXISTING CONCRETE
- EXISTING ASPHALT
- EXISTING GRAVEL
- EXISTING SAND
- EXISTING GRASS
- EXISTING TREES
- EXISTING SHRUBS
- EXISTING ROCKS
- EXISTING DEBRIS
- EXISTING OTHER

PROPERTY ADDRESS: 1227 GAREN GROVE DRIVE, DALLAS, TX 75230
ADDRESS: 30 ARTHUR AVENUE, ADDICKS, TX 75238
PHONE: 972-389-0223

BURNS SURVEYING
PROFESSIONAL LAND SURVEYING
 1227 GAREN GROVE DRIVE, DALLAS, TX 75230
 1227 GAREN GROVE DRIVE, DALLAS, TX 75230

PLAT NOTES

- ALL LOT CORNERS ARE TO BE MARKED WITH IRON PIPES OR IRON RODS.
- ALL CORNERS SHOWN ARE BASED ON THE SURVEY DATA AND FIELD MEASUREMENTS.
- ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
- ALL BEARINGS ARE IN DEGREES, MINUTES AND SECONDS.
- ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR DRIVEWAY.
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OWNER'S DECLARATION

I, the undersigned, being the owner of the above described property, do hereby certify that the above plat is a true and correct representation of the same, and that the same is in accordance with the laws of the State of Texas and the rules and regulations of the State Board of Survey.

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