

ACITY PLAN COMMISSION**THURSDAY, JUNE 26, 2025****FILE NUMBER:** PLAT-25-000019 (S245-185)**SENIOR PLANNER:** Hema Sharma**LOCATION:** Weaver Street, northwest of Edd Road**DATE FILED:** May 29, 2025**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 4.7878-acres**APPLICANT/OWNER:** Rosa C Conzalez & Fabiola Hernandez-Briones

REQUEST: An application 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.

SUBDIVISION HISTORY:

1. PLAT-25-000024 (S245-188) is a request south of the present request 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. 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 the north of the request have areas ranging from 27,311 square feet to 1,603,451 square feet and are zoned R-10(A) Single Family District. *(Please refer to the existing area analysis)*
- The properties to east, south, and west of the request have areas ranging in size from 12,708 square feet to 117,063 square feet and are zoned R-7.5(A) Single Family District. *(Please refer to the existing area analysis)*
- PLAT-25-000024 (S245-188) is a request south of present request to create 4 lots ranging in areas from 0.7713-acre (33,597-square foot) to 0.8046-acre (35,047-square foot) 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 one 3.6621-acre lot and one 1.1657-acre lot 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 2.

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)
15. Existing drainage conveyance within the property is required to be sized in compliance with Section 51A-8.611(a)(1) of the City of Dallas Code.

Right-of way Requirements Conditions:

16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Weaver Street. *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, 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. Deed of Trust are not accepted for platting purposes.

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. Wastewater main improvements is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
24. 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.
25. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

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

26. On the final plat, change "Weaver Street" to "Weaver Street (AKA Weaver Road)". Section 51A-8.403(a)(1)(A)(xii).
27. On the final plat, change "Foothill Dr" to "Foothill Road". Section 51A-8.403(a)(1)(A)(xii).
28. Tree survey must label trees by species. Oak is a genus. Tree survey should be revised to include species for example Post oak, Red oak, etc.
29. On the final plat, identify the property as Lots 1 & 2 in City Block C/8788.

ALL AREAS ARE IN SQUARE FEET







