

**CITY PLAN COMMISSION****THURSDAY, August 21, 2025****FILE NUMBER:** PLAT-25-000053 (S245-216)**SENIOR PLANNER:** Hema Sharma**LOCATION:** Plum Dale Road, south of Gooch Street**DATE FILED:** July 25, 2025**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 0.286-acres**APPLICANT/OWNER:** Albert Perez, Maria E. Padron, Cruz M. Padron

**REQUEST:** An application to replat a 0.286-acre (12,441-square foot) tract of land containing all of Lots 2 and 3 in City Block 4/6889 to create one lot on property located on Plum Dale Road, south of Gooch Street.

**SUBDIVISION HISTORY:**

1. S178-142 was a request southeast of the present request to replat a 0.574-acre tract of land containing all of Lots 20 and 21 in City Block 23/6890 to create 4 lots on property located on Kemrock Drive at Tracy Road, southwest corner. The request was withdrawn on March 5, 2021.

**PROPERTY OWNER NOTIFICATION:** On August 6, 2024, 20 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 Plum Dale Road have areas ranging in size from 5,084 square feet to 17,258 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 south line of Plum Dale Road have lot areas ranging in size from 7,382 square feet to 10,028 square feet and are zoned as R-7.5(A) Single Family District. *(refer to the existing area analysis and aerial map)*

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 0.286-acre (12,441-square foot) lot out of two platted lots and are zoned R-7.5(A) Single Family District.

Staff concludes that there is not an established lot pattern in the immediate area of the request, combining the two lots will meet the zoning (minimum lot area) requirement of the district. Overall, the request complies with the requirements of Section 51A-8.503 and R-7.5(A) Single Family District; therefore, 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). *Section 51A- 8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)*
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" (Note must be in plat) 51A 8.611(e)

**Survey (SPRG) Conditions:**

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

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

15. On the final plat, change "Raleigh Avenue" to "Gooch Street (FKA Raleigh Street)". Section 51A-8.403(a)(1)(A)(xii).
16. On the final plat, identify the property as Lot 2A in City Block 4/6889.

**EXISTING AREA ANALYSIS MAP**

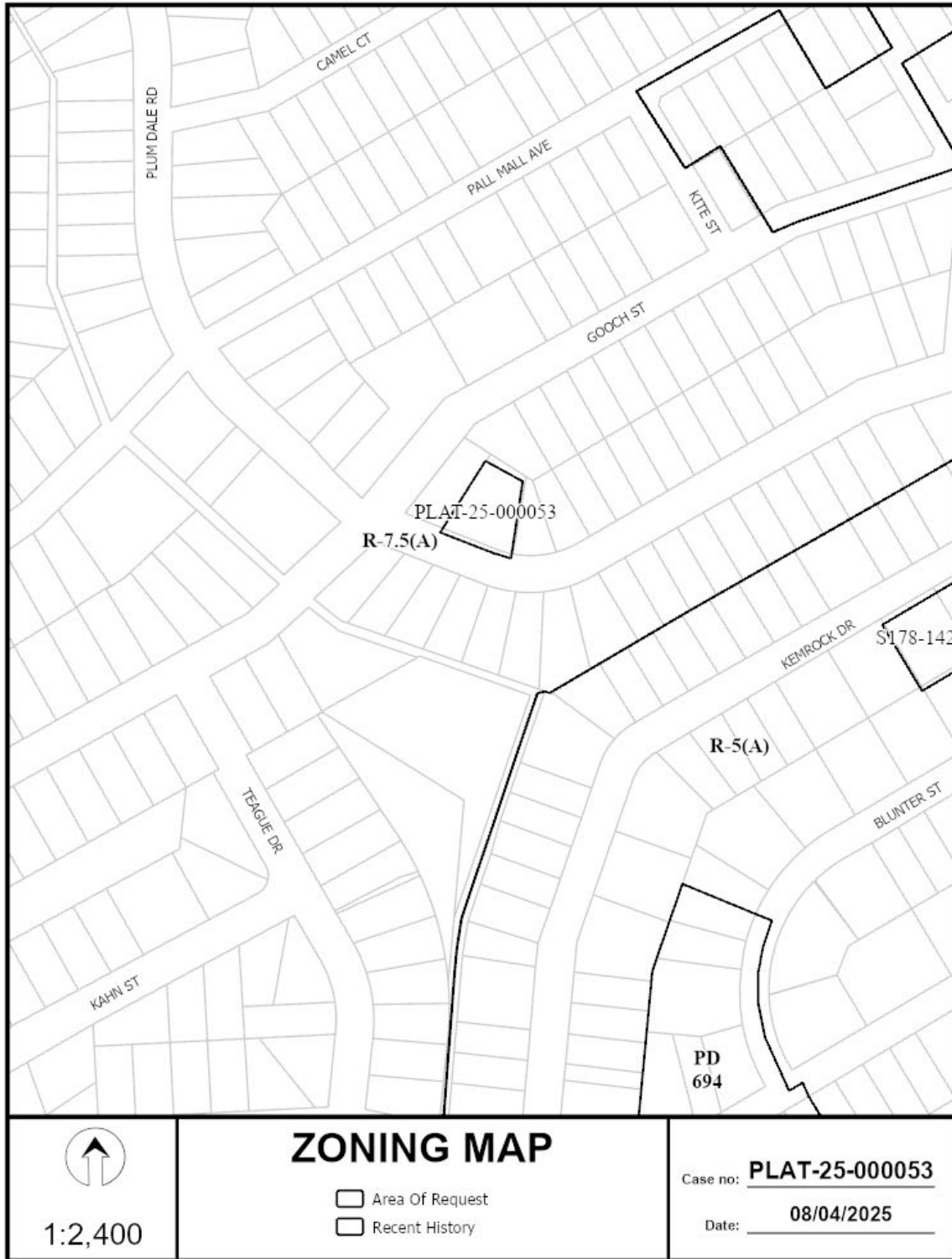
Case no: **PLAT-25-000053**

Date: **08/04/2025**

1:2,400

Area Of Request

Recent History









08/06/2025

## ***Notification List of Property Owners***

***PLAT-25-000053***

***20 Property Owners Notified***

| <b><i>Label #</i></b> | <b><i>Address</i></b> | <b><i>Owner</i></b>          |
|-----------------------|-----------------------|------------------------------|
| 1                     | 6008 PLUM DALE RD     | PADRON MARIA E & CRUZ M      |
| 2                     | 5921 PLUM DALE RD     | Taxpayer at                  |
| 3                     | 6003 PLUM DALE RD     | LICERIOLOPEZ EDGAR ERNEST &  |
| 4                     | 6007 PLUM DALE RD     | LOPEZ EDGAR ERNEST LICERIO & |
| 5                     | 6011 PLUM DALE RD     | JACKSON EVERETT              |
| 6                     | 6027 PLUM DALE RD     | SAUCEDO KEVIN                |
| 7                     | 6031 PLUM DALE RD     | FAYSON CHRISTOPHER M &       |
| 8                     | 6039 PLUM DALE RD     | POJU HOMES LLC               |
| 9                     | 6002 PLUM DALE RD     | HANCUL VENTURES LLC          |
| 10                    | 6034 PLUM DALE RD     | VELA MARIA TERESA            |
| 11                    | 6038 PLUM DALE RD     | HIPOLITO GAMALIEL            |
| 12                    | 2634 GOOCH ST         | MCLAURIN DIANE               |
| 13                    | 2630 GOOCH ST         | MELISSA ARGENTE & ANTONIO    |
| 14                    | 2626 GOOCH ST         | HERNANDEZ HECTOR &           |
| 15                    | 2622 GOOCH ST         | MAYARDA MARIA                |
| 16                    | 2618 GOOCH ST         | JOHNSON ZELLA M              |
| 17                    | 5918 PLUM DALE RD     | MARQUEZ BRIAN &              |
| 18                    | 2623 GOOCH ST         | PASTERNAK VERONICA &         |
| 19                    | 11 KEMROCK DR         | WESTERN UNITED REALTY CO     |
| 20                    | 2613 GOOCH ST         | HOLY GOD BIBLE WAY           |



