

**CITY PLAN COMMISSION**

**THURSDAY, MARCH 5, 2026**

**FILE NUMBER:** PLAT-26-000059

**SENIOR PLANNER:** Sharmila Shrestha

**LOCATION:** Cheery Valley Boulevard at Marigold Drive, southwest corner

**DATE FILED:** February 6, 2026

**ZONING:** CS

**CITY COUNCIL DISTRICT:** 8

**SIZE OF REQUEST:** 1.039-acres

**APPLICANT/OWNER:** Ramiro Gaona, Eliud Zavala, Ramiro Zavala Jr.

**REQUEST:** An application to replat a 1.039-acre tract of land containing part of Lot 11 in City Block 7618 to create one lot on property located on Cheery Valley Boulevard at Marigold Drive, southwest corner.

**SUBDIVISION HISTORY:**

1. Plat-25-000135 was a request west of the present request to replat a 4.3125-acre tract of land containing part of Lots 3 and 12 in City Block 7618 to create one lot on property located on Lancaster Road and Cherry Valley Road, northeast corner. The request was approved on February 19, 2025, but has not been recorded.
2. S212-005 was a request north of the present request to replat a 2.0-acre tract of land containing all of Lot 17 in City Block 7618 to create one 0.408-acre lot and one 1.592-acre lot on property located on Marigold Drive, north of Cherry Valley Boulevard. The request was approved on November 4, 2021, but has not been recorded.
3. S201-566 was a request south of the present request to replat a 1.681-acre tract of land containing the remainder of Lot 5 in City Block 7618 to create one lot on property located on Lancaster Road, north of Cedar Dale Road. The request was approved on February 18, 2021, but has not been recorded.

**STAFF RECOMMENDATION:** The request complies with the requirements of the CS Commercial Service 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)

**Right-of way Requirements Conditions:**

15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Marigold Drive. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Cherry Valley Boulevard. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*

17. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Marigold Drive & Cherry Valley Boulevard. Section 51A 8.602(d)(1)

**Survey (SPRG) Conditions:**

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

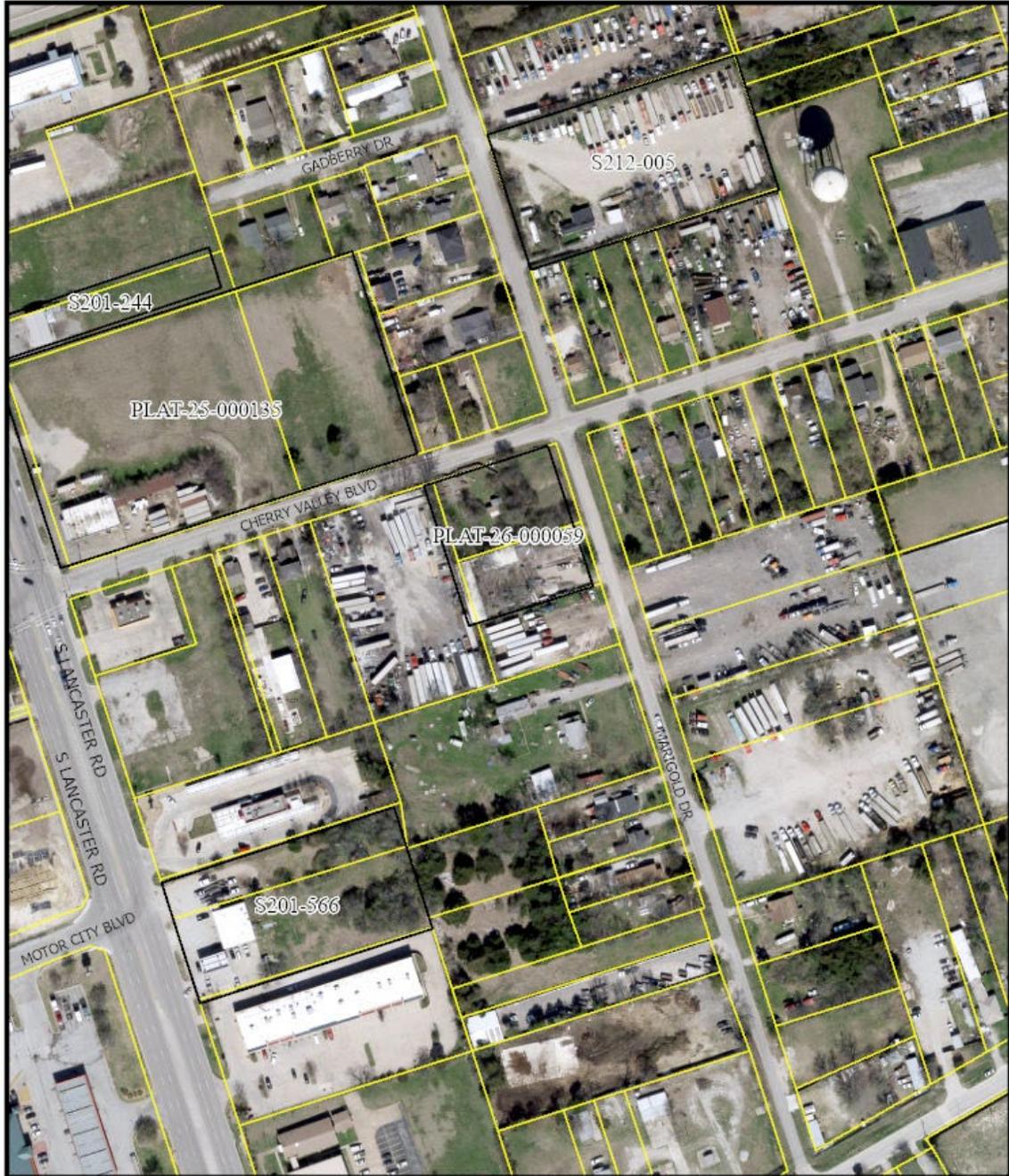
**Dallas Water Utilities Conditions:**

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.
20. Wastewater 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 Light/ GIS, Lot & Block Conditions:**

21. 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](mailto:daniel.silva1@dallas.gov) to determine street lighting requirements.
22. On the final plat, identify the property as Lot 11A in City Block 7618.





1:2,400

## AERIAL MAP

- Area Of Request
- Recent History

Case no: **PLAT-26-000059**

Date: **02/20/2026**

