

CITY PLAN COMMISSION**THURSDAY, JULY 23, 2026****FILE NUMBER:** PLAT-26-000162**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Dowdy Ferry Road at Fireside Drive, northeast corner**DATE FILED:** June 25, 2026**ZONING:** CH**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 2.0-acres**APPLICANT/OWNER:** Juan Carlos Zuniga

REQUEST: An application to replat a 2.0-acre tract of land containing part of City Block 7862 to create one 0.310-acre lot and one 1.691-acre lot on property located on Dowdy Ferry Road at Fireside Drive, northeast corner.

SUBDIVISION HISTORY:

1. S223-240 was a request at the same location as the present request to create one 2.00-acre lot from a tract of land in City Block 7862 on property located on Dowdy Ferry Road, north of Fireside Drive. The request was approved on September 21, 2023, and has been withdrawn.
2. S201-599 was a request north of the present request to create a 3.862-acre lot from a tract of land in City Block 7862 on property located on Dowdy Ferry Road, north of Fireside Drive. The request was scheduled on March 25, 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 request is located within the CH Cluster Housing District, which has a minimum lot size requirement of 2,000 square feet per dwelling unit and a maximum dwelling unit density of 18 dwelling units per net acre. The request is to create one 0.310-acre lot and one 1.691-acre lot.

Staff finds that there is variation in the lot pattern within the immediate vicinity of the request (refer to the Existing Area Analysis Map and Aerial Map), and that the request complies with Section 51A-8.503 and the requirements of the CH Cluster Housing 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 submitting 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. "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 Conditions:

15. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at Fireside Drive. Section 51A 8.602(d)(1).
16. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at Dowdy Ferry Road. Section 51A 8.602(d)(1).
17. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances, within the area of the corner clip. 51A 8.602(d)(1), 51A 8.608(a).
18. Construct one-half of the FIRESIDE DR thoroughfare requirements along the entire length of the proposed plat per the City of Dallas standard. 51A 8.604(b)(3).

Survey (SPRG) Conditions:

19. Prior to final plat, submit a completed final plat checklist and all supporting documents.
20. Show distances/width across all adjoining right-of-way
21. Show recording information on all existing easements within 150' of property.

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. Water and 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 Name Coordinator/ GIS, Lot & Block Conditions:

24. On the final plat, change “Fireside Drive (FKA County Road No. 182)” to “Fireside Drive (FKA County Road No. 182 Local Road).”
25. On the final plat, identify the property as Lots 1 (west lot) and 2 in City Block F/7862.

ALL AREAS ARE IN SQUARE FEET







