

CITY PLAN COMMISSION**THURSDAY, APRIL 24, 2025****FILE NUMBER:** S245-137**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** between Finch Avenue and Love Bird Lane, east of Blue Bird Avenue**DATE FILED:** March 27, 2025**ZONING:** IR**CITY COUNCIL DISTRICT:** 3**SIZE OF REQUEST:** 7.321-acres**APPLICANT/OWNER:** 4029 Love Bird Ln, LLC

REQUEST: An application to replat a 7.321-acre tract of land containing all of Lots 1 through 4, and Lots 11 through 14 in City Block F/6044 to create one lot on property between Finch Avenue and Love Bird Lane, east of Blue Bird Avenue.

SUBDIVISION HISTORY:

1. S234-136 was a request east of the present request to replat a 3.40-acre tract of land containing all of Lots 17 through 20 in City Block F/6044 to create one lot on property located on Lovebird Lane at Westmoreland Road, northwest corner. The request was approved on July 11, 2024, but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the IR Industrial/Research 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. 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)

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 Finch Avenue. *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 Blue Bird Avenue. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
17. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Love Bird Lane. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
18. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Finch Avenue and Blue Bird Avenue. Section 51A 8.602(d)(1)
19. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Love Bird Avenue and Blue Bird Avenue. Section 51A 8.602(d)(1)

20. 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. *Section 51A 8.602(d)(1), 51A 8.608(a)*
21. Construct full width of the Love Bird Lane, Blue Bird Avenue, and Finch Avenue thoroughfare requirements within the boundaries of the proposed plat per the City of Dallas standard. *51A 8.604(b)(1)*

Survey (SPRG) Conditions:

22. Prior to final plat, submit a completed final plat checklist and all supporting documents.
23. On the final plat, show recording information on all existing easements within 150 feet of the property.
24. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.

Dallas Water Utilities Conditions:

25. 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.
26. Water and Wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
27. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).

Streetlight/ Real Estate/ GIS, Lot & Block Conditions:

28. Prior to final plat, compliance with City's Street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
29. Remove fence encroachments on Finch Avenue and Blue Bird Avenue. Prior to the final plat, provide written confirmation and pictures to Real Estate division once fence encroachment has been removed.
30. On the final plat, change "Westmoreland Road" to "Westmoreland Road (AKA Westmoreland Avenue FKA Paradise Avenue AKA Paradise Lane)".
31. On the final plat, identify the property as Lot 1A in City Block F/6044.





STATE OF TEXAS
COUNTY OF TARRANT

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Journal of Health Politics, Policy and Law

Country	Year	Value
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China	2001	1.00
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NOTES RECEIVED BY AUTHOR FROM 1/1/89 TO 31/3/89

PRELIMINARY PLANT
BLUE ADDITION

CONTACT INFORMATION
 1000 LINDEN BLVD., SUITE 111
 131 SOUTHPORT ROAD
 WILSON, MASSACHUSETTS 01974
 PH: (781) 222-7287
 CONTACT: LINDA DODD

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 STANLEY CONSULTING SERVICES, INC.
 8000 KENNEDY FREEWAY, SUITE 200
 PLANO, TEXAS 75074
 PH: (214) 432-1488
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