

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 5, 2025****RECORD NO.:** PLAT-26-000017**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Fairport Road, east of Lawton Drive**DATE FILED:** January 9, 2026**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 4.741-acres**APPLICANT/OWNER:** Esmeralda Alexandra Mendoza

REQUEST: An application to create one 4.741-acre lot from a tract of land in City Block 7965 on property located on Fairport Road, east of Lawton Drive.

SUBDIVISION HISTORY:

1. S245-059 was a request northwest of the present request to create one 10.475-acre lot from a tract of land in City Block 7971 and to abandon 7.5-foot alley on property located on Fairport Road at Longbranch Lane, northeast corner. The request was approved on January 23, 2025, but has not been recorded.
2. S223-255 was a request east of the present request to create one 0.547-acre (23,828.58-square foot) lot from a tract of land in City Block 7965 on property located on Murdock Road, north of Pond Street. The request was approved on October 19, 2023, but has not been recorded.
3. S223-229 was a request east of the present request to create one 0.176-acre (7,678.50 square foot) lot and one 0.200-acre (8,798.77-square foot) lot from a 0.376-acre tract of land in City Block 7861 on property located on Murdock Road, south of Fairport Road. The request was approved on September 7, 2023, and recorded on August 26, 2024.

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 lot is 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 request lies in a R-7.5(A) Single Family District which has a minimum area requirement of 7,500 square feet. The request is to create one 4.741-acre lot.

Staff find that there is a variation in lot pattern within the immediate vicinity of the request (*Refer to the existing area analysis map and aerial map*). The request complies with the zoning requirement of the R-7.5(A) Single Family District and is in compliance with Section 51A-8.503; therefore, staff recommends approval 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 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. *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. Dedicate 28 feet of right-of-way (via fee simple or street easement) from established center line of Cantura Drive. Section 51A 8.611(e); 51A 8.602(c); 51A 8.604(c)

Subdivision Conditions:

16. Plans must comply with the Traffic Barrier requirements. Barrier easements must have a minimum width of three feet. Section 51A-8.618

Survey (SPRG) Conditions:

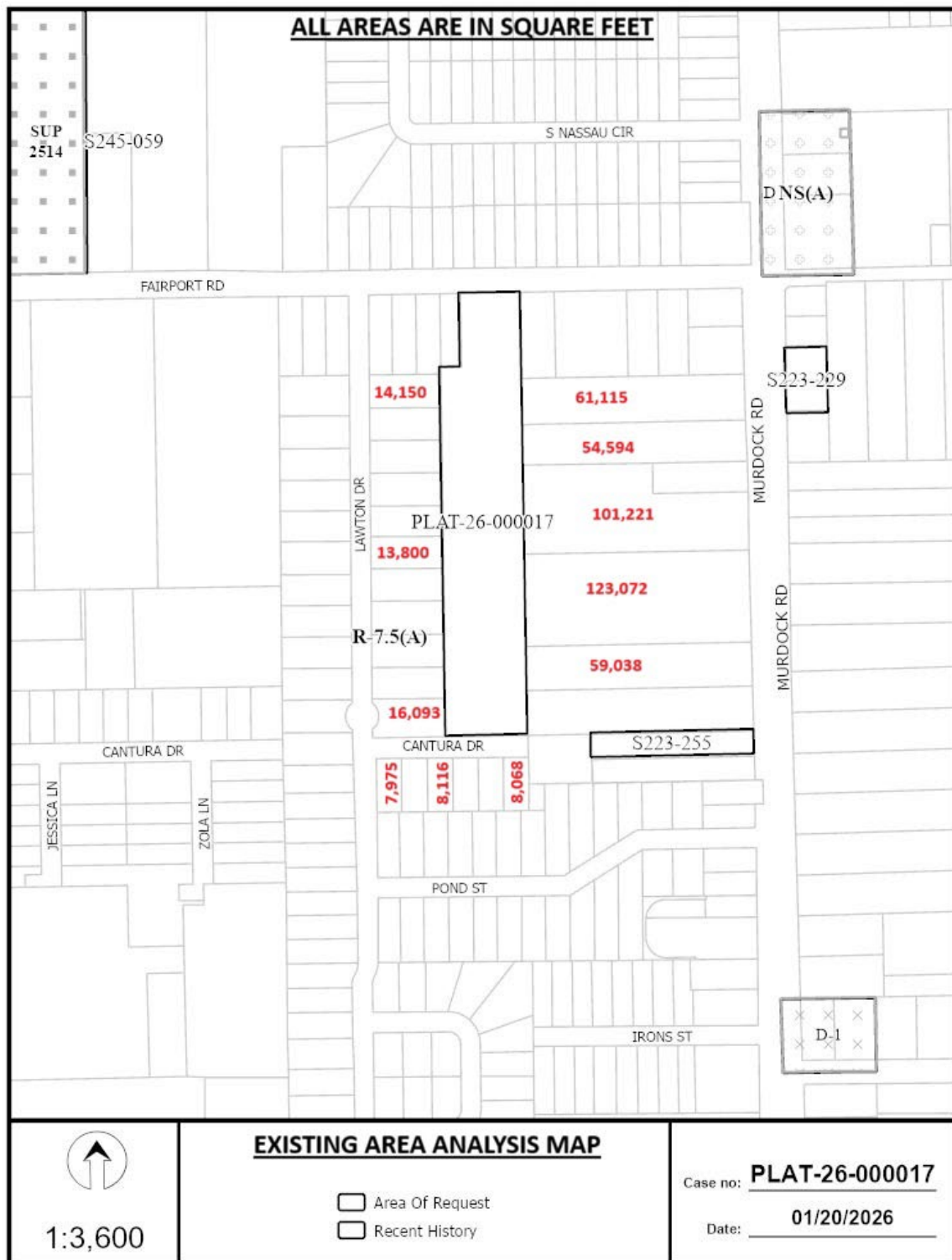
17. Submit a completed Final Plat Checklist and All Supporting Documentation.

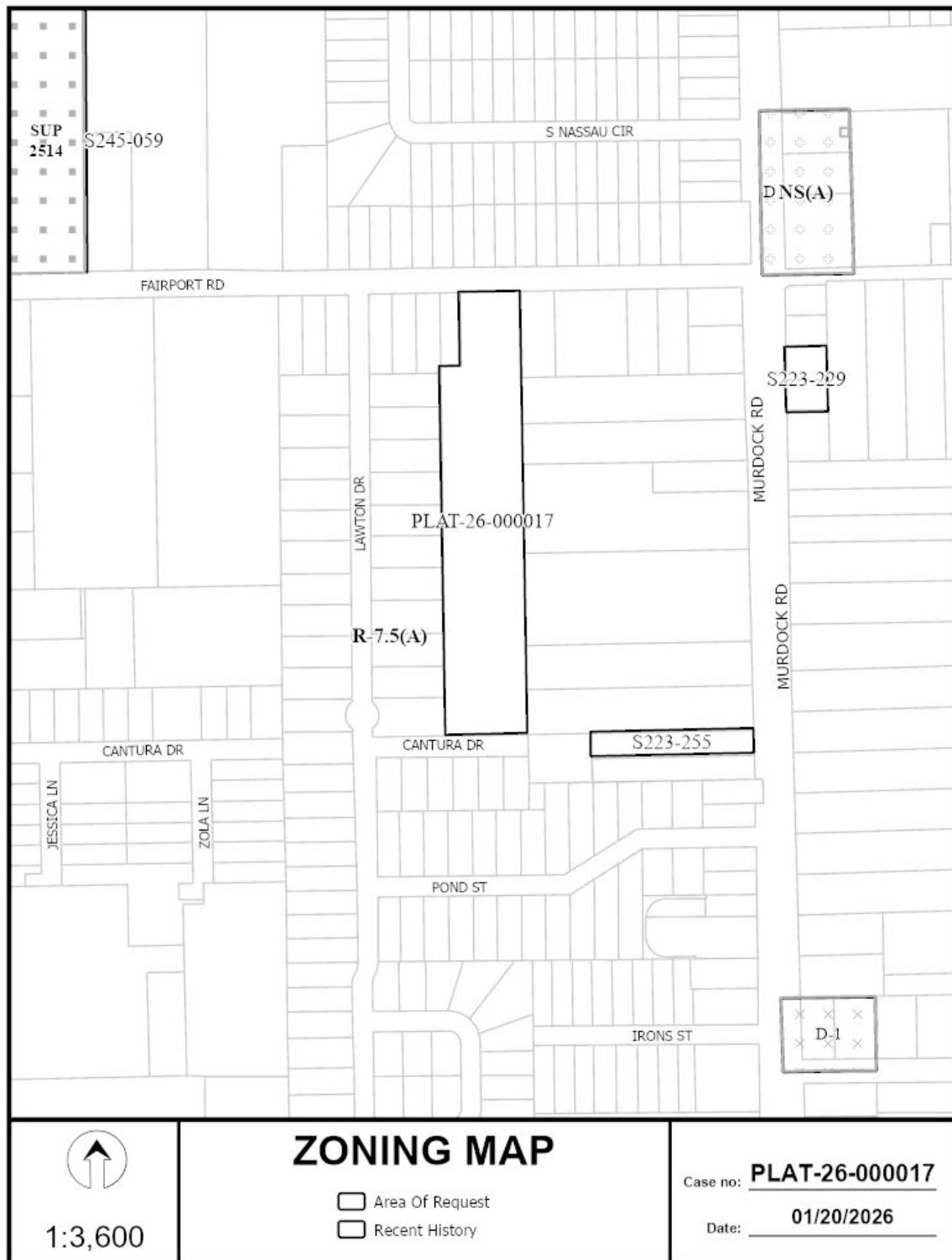
Dallas Water Utilities Conditions:

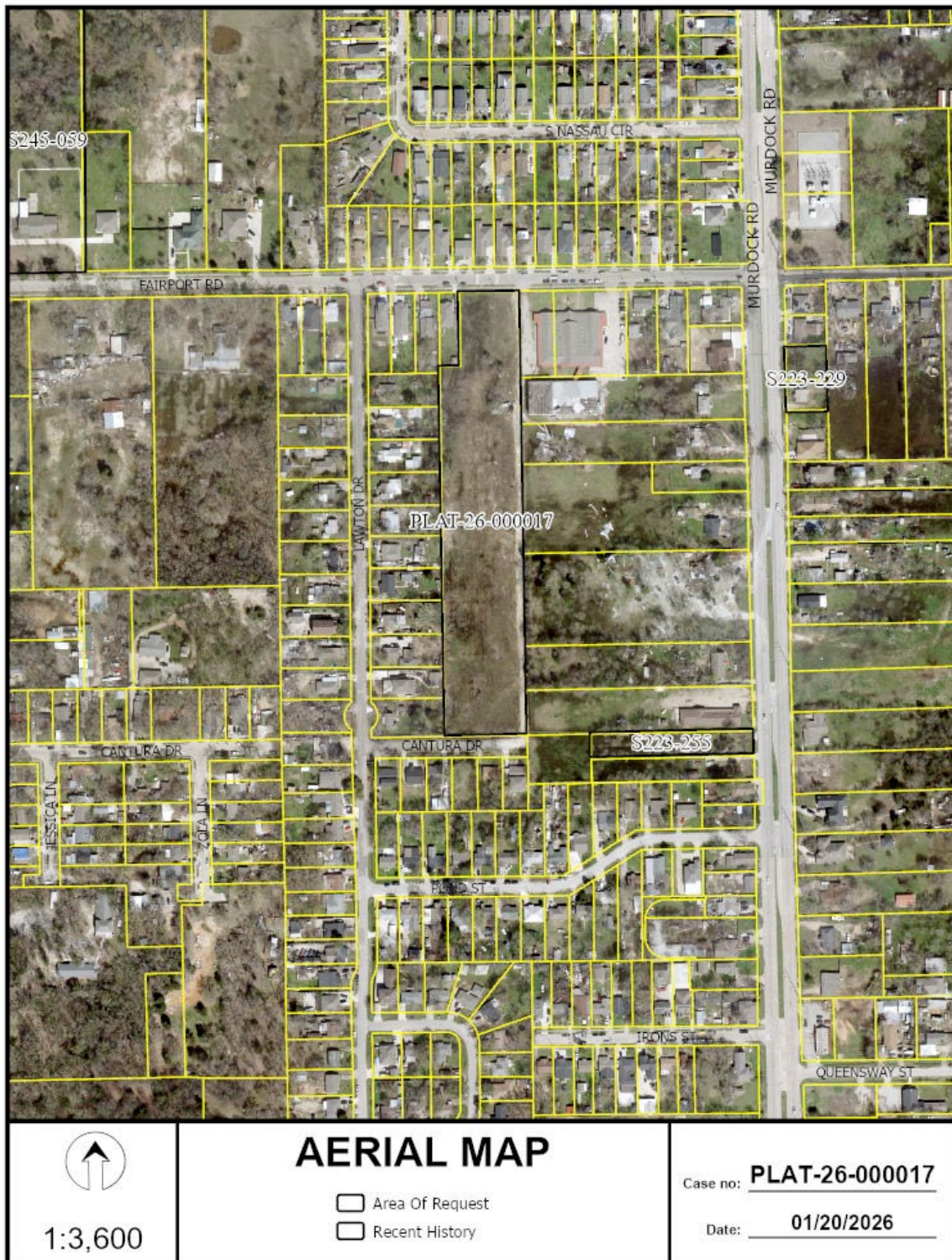
18. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
19. 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.
20. 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 Light/ GIS, Lot & Block Conditions:

21. Additional design information needed to complete review. Provide a brief description of the proposed project and a copy of the site plan to daniel.silva@dallas.gov to determine street lighting requirements.
22. On the final plat, identify the property as Lot 1 in City Block B/7965.







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