

**CITY PLAN COMMISSION****THURSDAY, APRIL 9, 2026****FILE NUMBER:** PLAT-26-000028**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Pear Street at Colonial Avenue, north corner**DATE FILED:** March 11, 2026**ZONING:** PD 595 R-5(A)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20595.pdf>**CITY COUNCIL DISTRICT:** 7**SIZE OF REQUEST:** 0.306-acres**APPLICANT/OWNER:** Tayde Carranza

**REQUEST:** An application to replat a 0.306-acre tract of land containing part of Lots 1, 2, and 3 in City Block D/1605 to create two 0.153-acre (6,660-square foot) lots on property located on Pear Street at Colonial Avenue, north corner.

**SUBDIVISION HISTORY:**

1. S201-677 was a request north of the present request to replat 0.5903-acre tract of land containing part of Lot 2 and all of Lots 3 and 4 in City Block F/1606 to create one lot on property located on Pine Street at Colonial Avenue, north corner. The request was approved on June 17, 2021, but has not been recorded.

**PROPERTY OWNER NOTIFICATION:** On March 23, 2026, 31 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, east, and south, and west of the request have lot areas ranging in size from 4,194 square feet to 8,700 square feet and are zoned PD 595 (R-5(A)). *(refer to the existing area analysis map)*

The request lies in PD 595 (R-5(A)) which has a minimum lot area requirement of 5,000 square feet. The request is to create two 0.153-acre (6,660-square foot) lots.

Staff find that the proposed lots are compatible with the lot pattern established within the immediate vicinity of the request (refer to the existing analysis map and aerial map). The request complies with the zoning requirement of the PD 595 (R-5(A)) 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 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 2.

### **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).51A-8.102 (c); 8.601(b)(4), (5), (6),(7),(8),(9).
13. "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:**

14. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Pear Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
15. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Pear Street & Colonial Avenue. Section 51A 8.602(d)(1)

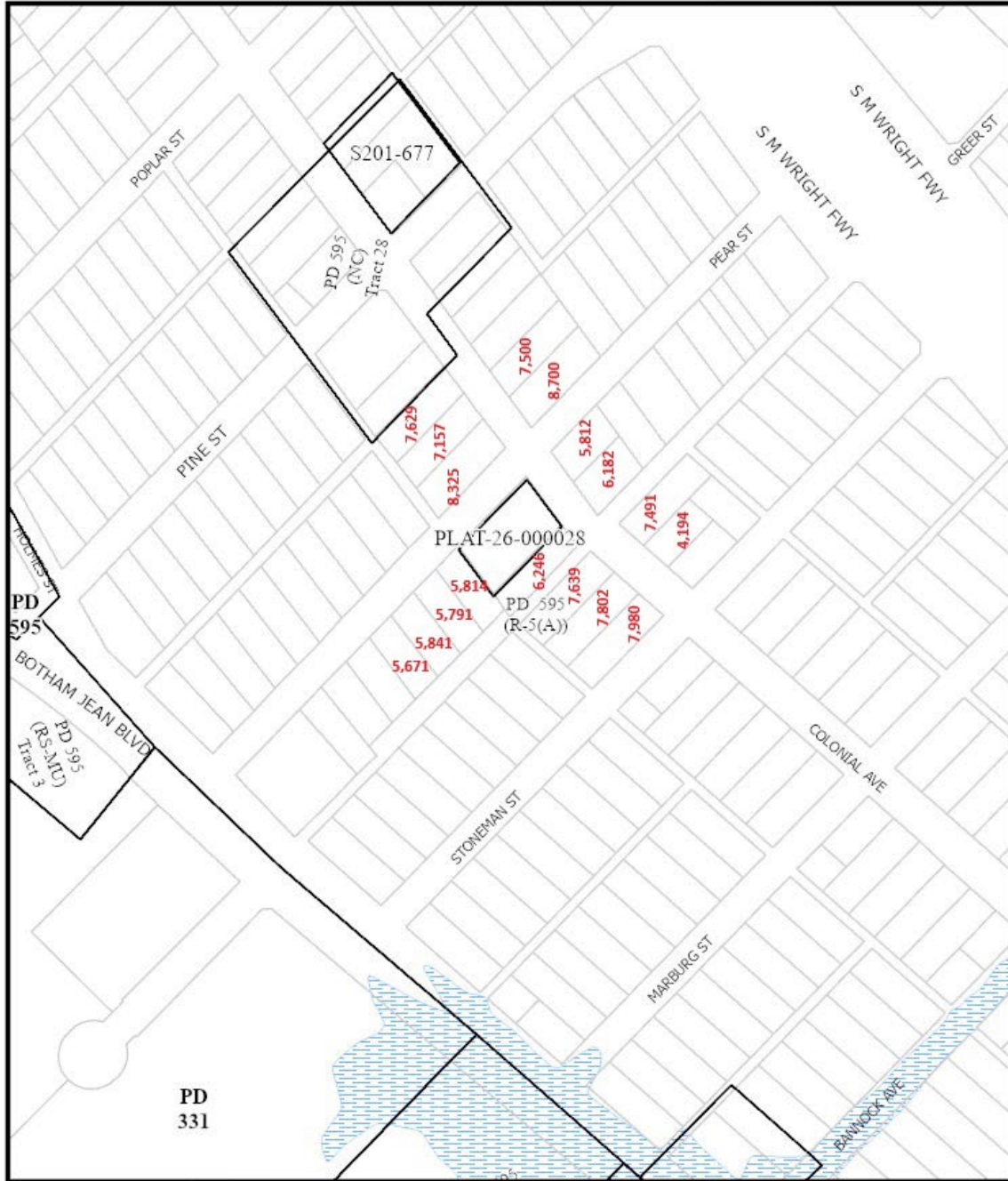
**Survey (SPRG) Conditions:**

16. Prior to final plat, submit a completed final plat checklist and all supporting documents.
17. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
18. On the final plat, show distances/width across all adjoining right-of-way
19. On the final plat, show recording information on all existing easements within 150 feet of the property.
20. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
21. On the final plat, chose a new or different plat name.

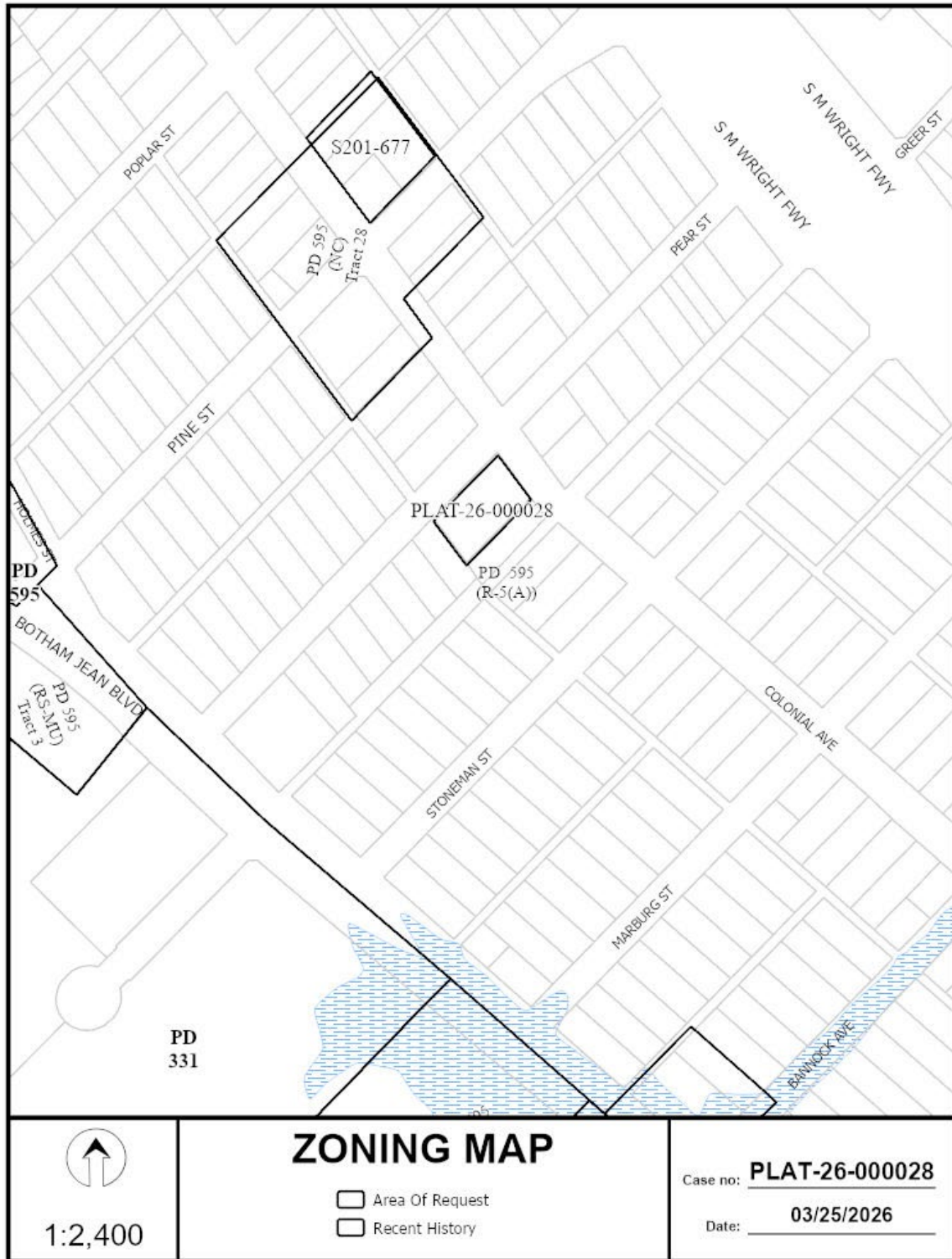
**GIS, Lot & Block Conditions:**

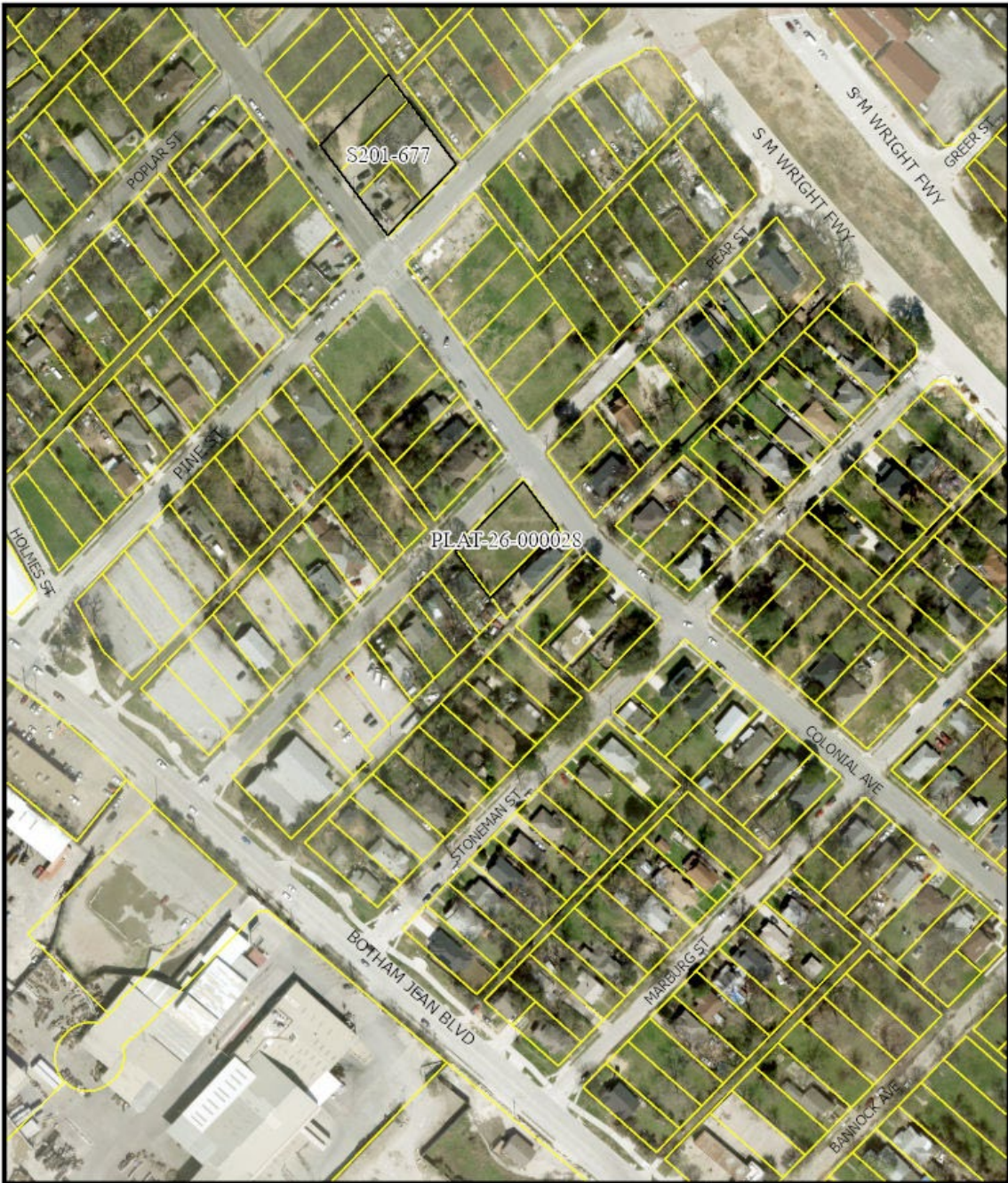
22. On the final plat, identify the property as Lots 1A (NE lot) & 2A in City Block D/1605.

ALL AREAS ARE IN SQUARE FEET

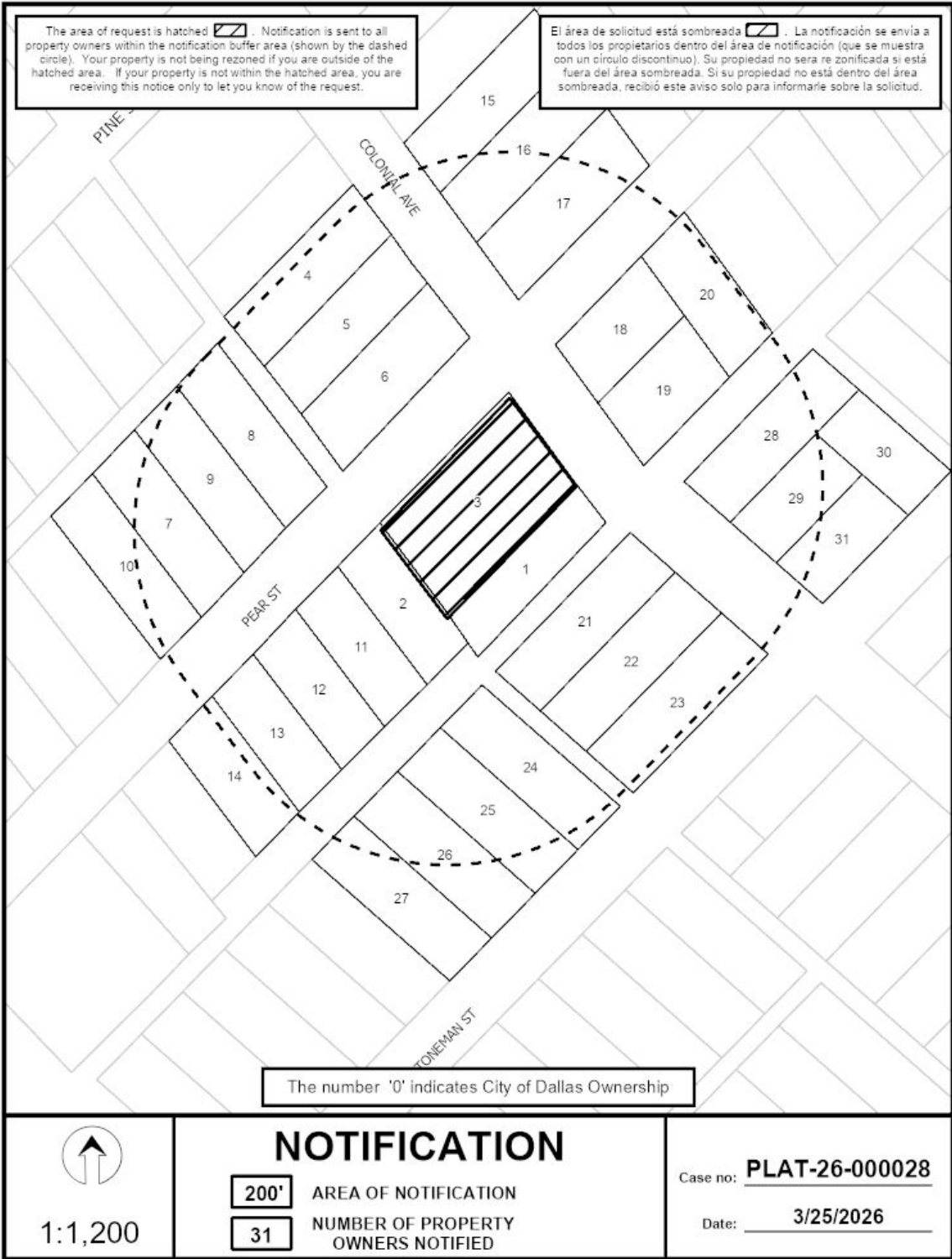


 1:2,400	<p><b>EXISTING AREA ANALYSIS MAP</b></p> <p><input type="checkbox"/> Area Of Request</p> <p><input type="checkbox"/> Recent History</p>	<p>Case no: <b>PLAT-26-000028</b></p> <p>Date: <b>03/25/2026</b></p>
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 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none"> <li><input type="checkbox"/> Area Of Request</li> <li><input type="checkbox"/> Recent History</li> </ul>	Case no: <b>PLAT-26-000028</b> Date: <b>03/25/2026</b>
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## *Notification List of Property Owners*

### *PLAT-26-000028*

#### *31 Property Owners Notified*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4309 COLONIAL AVE	ERVIN ASHLEY
2	1638 PEAR ST	ROSALES ENRIQUE L
3	4301 COLONIAL AVE	CARRANZA TAYDE
4	4219 COLONIAL AVE	BFO LLC
5	4221 COLONIAL AVE	EVANS MELVIN
6	4223 COLONIAL AVE	PAYNE ISIAH
7	1631 PEAR ST	ROQUE HERIBERTO & MARIA FRAIRE
8	1637 PEAR ST	DALLAS HOUSING ACQUISITION & DEV CORP
9	1633 PEAR ST	NONALDS PLACE LLC
10	1627 PEAR ST	RHYNES ERNESTINE &
11	1634 PEAR ST	GUARDADO SANDRA LUZ &
12	1630 PEAR ST	JONES CHERYL &
13	1626 PEAR ST	HILL SILVIA
14	1622 PEAR ST	SAINT PAUL BAPTIST CHURCH
15	4214 COLONIAL AVE	Taxpayer at
16	4220 COLONIAL AVE	LAGOW DEVELOPMENT PROJECT LLC
17	4224 COLONIAL AVE	NORTH POINT HOMES LLC
18	4302 COLONIAL AVE	DALLAS HOUSING ACQUISITION & DEV CORP
19	4306 COLONIAL AVE	SOUTH DALLAS RENTALS
20	1710 PEAR ST	GRPD INVESTMENTS LLC
21	4315 COLONIAL AVE	GARCIA JOCELYN ALEXIS &
22	4317 COLONIAL AVE	RANGEL ADRIAN & CORAL BARCENAS
23	4323 COLONIAL AVE	DESOTO REAL ESTATE
24	1637 STONEMAN ST	DAVIS STEVE
25	1635 STONEMAN ST	TOVAR PANFILO &
26	1633 STONEMAN ST	PINEDA PATRICIA SILVERIO &

03/20/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1623 STONEMAN ST	HENDERSON KAULYN
28	4314 COLONIAL AVE	PERKINS JONATHAN
29	4318 COLONIAL AVE	COBB WAYNE
30	1711 STONEMAN ST	VILLANUEVA ISIDRIO LOPEZ
31	4322 COLONIAL AVE	Taxpayer at

