

CITY PLAN COMMISSION**THURSDAY, JUNE 11, 2026****FILE NUMBER:** PLAT-26-000130**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** between 55th Street and 56th Street, east of Veterans Drive**DATE FILED:** March 11, 2026**ZONING:** R-5(A)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 0.500-acres**APPLICANT/OWNER:** Brigido Rodriguez

REQUEST: An application to replat a 0.500-acre (21,782-square foot) tract of land containing all of Lot 7 in City Block G/6855 to create two 0.250-acre (10,891-square foot) lots on property located between 55th Street and 56th Street, east of Veterans Drive.

SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

PROPERTY OWNER NOTIFICATION: On May 22, 2026, 23 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 line of 56th Street have lot areas ranging in size from 9,428 square feet to 21,500 square feet and are zoned R-5(A) Single Family District. (*refer to the existing area analysis map*)
- The properties to the south line of 56th Street have lot areas ranging in size from 6,505 square feet to 14,953 square feet and are zoned R-5(A) Single Family District. (*refer to the existing area analysis map*)

The request lies in an R-5(A) Single Family District which has a minimum lot area requirement of 5,000 square feet. The request is to create two 0.250-acre (10,891-square foot) lots.

Staff find that there is variation in lot pattern within the immediate vicinity of the request and the request complies with the requirements of Section 51A-8.503 and R-5(A) Single Family District; therefore, staff recommend 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 2.

Paving & Drainage Conditions:

12. "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval". (Note must be on the Plat). *Section 51A 8.611(e)*
13. 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)*

Right-of-Way Conditions:

14. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established center line of 56th Street. *Section 51A 8.602(c); 51A 8.604(c)*
15. On the final plat, dedicate 25 feet of right-of-way (via fee simple or street easement) from the established center line of 55th Street. *Section 51A 8.602(c); 51A 8.604(c)*

Subdivision Conditions:

16. On the final plat, provide a 3-foot barrier easement on 56th Street or 55th Street. Single family, duplex, or townhouse lots having frontage on two opposite sides are prohibited unless the commission finds that this design is essential to provide proper orientation of residential lots to thoroughfares.

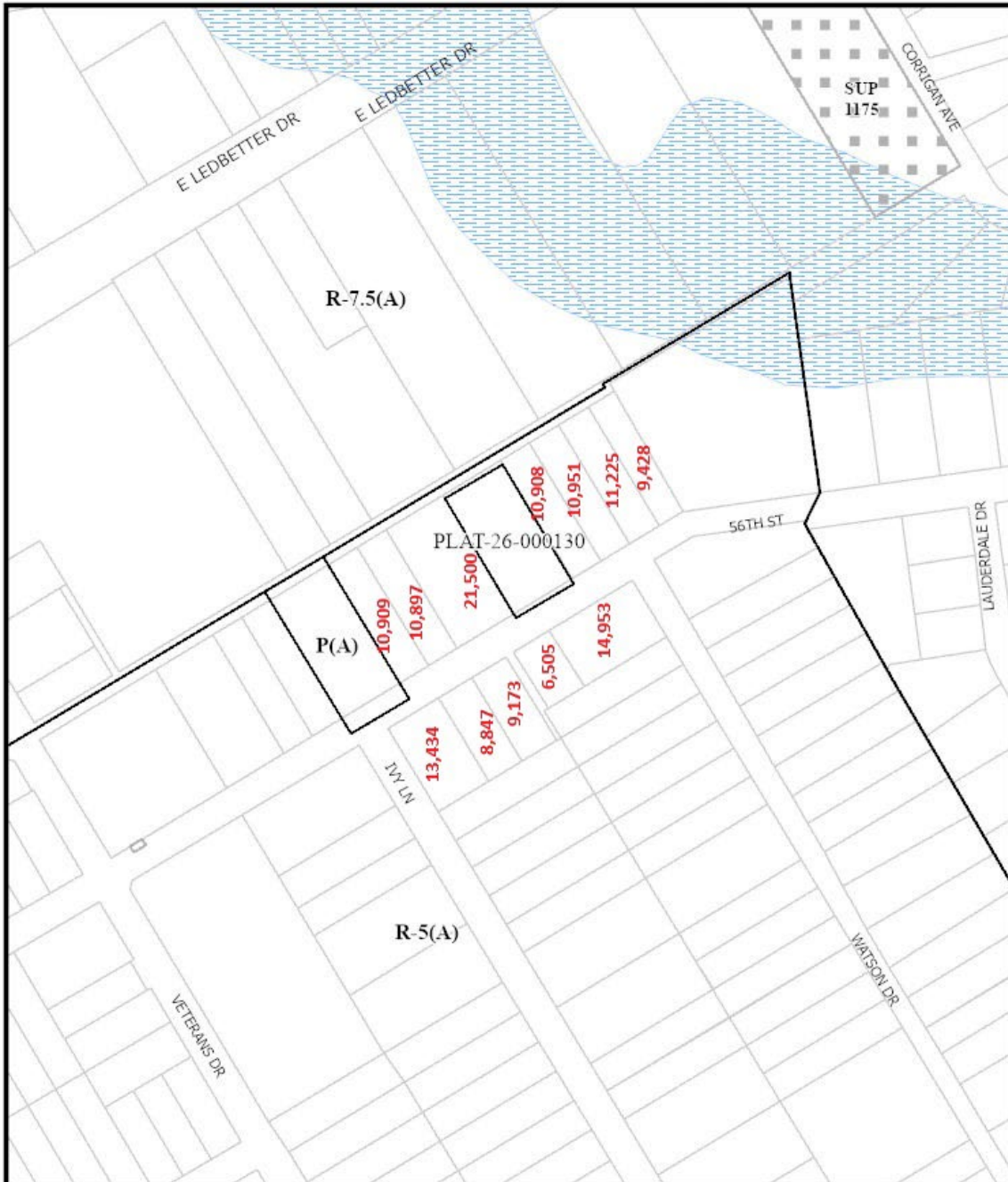
Survey (SPRG) Conditions:

17. Prior to final plat, submit a completed final plat checklist and all supporting documents.
18. Show recording information on all existing easements within 150 feet of property.
19. Show all additions or tracts of land within 150' of property with recording information.
20. Need new/different plat name.

Street Name/ GIS, Lot & Block Conditions:

21. On the final plat, label "Ivy Lane (FKA Franklin Drive)."
22. On the final plat, change "55th Street" to "55th Street (FKA 54th Street)."
23. On the final plat, identify the property as Lots 7A and 7B in City Block G/6855.

ALL AREAS ARE IN SQUARE FEET



1:2,400

EXISTING AREA ANALYSIS MAP

- Area Of Request
- Recent History

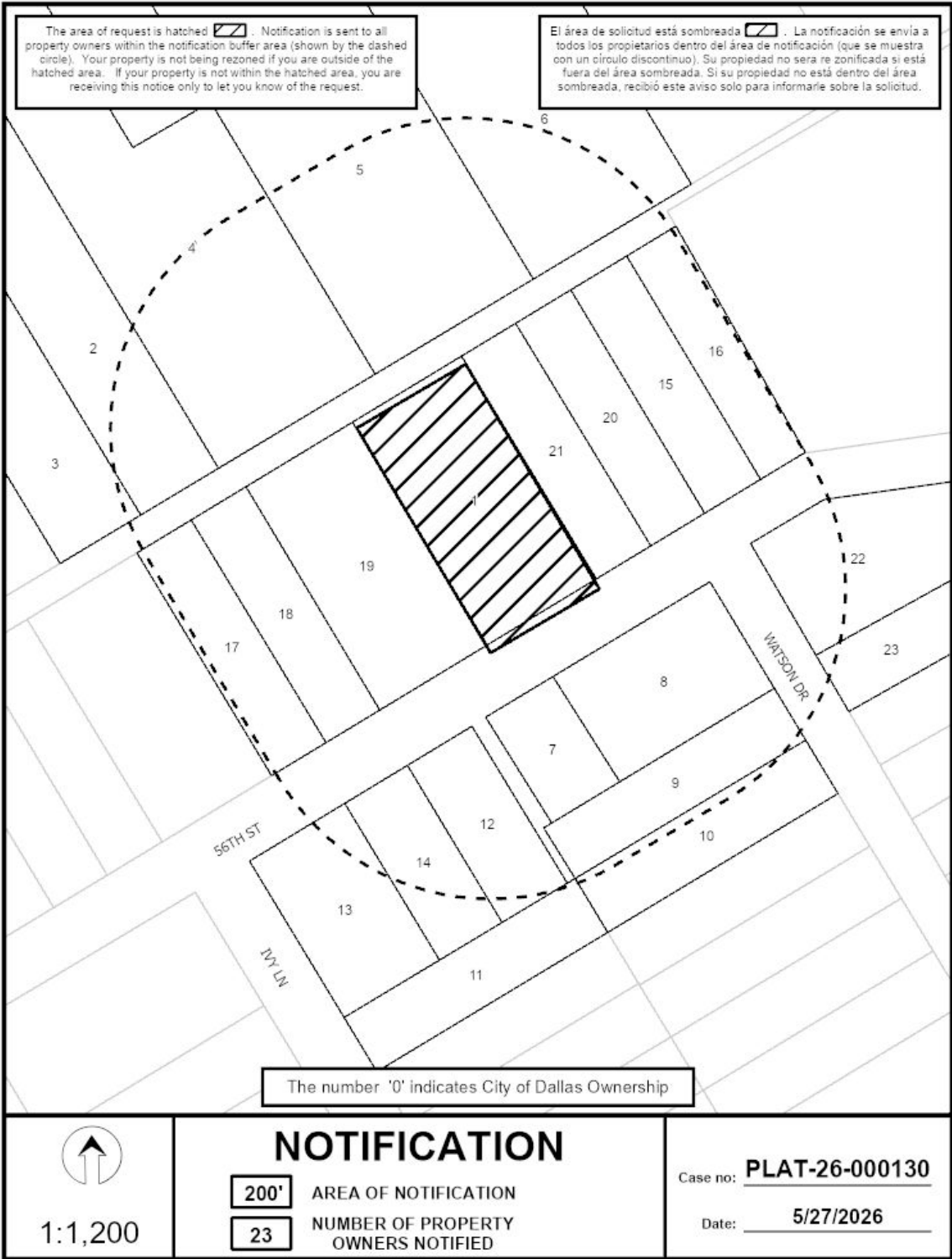
Case no: **PLAT-26-000130**

Date: **05/27/2026**





 1:2,400	<h3>AERIAL MAP</h3> <p><input type="checkbox"/> Area Of Request <input type="checkbox"/> Recent History</p>	Case no: PLAT-26-000130 Date: 05/27/2026
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Notification List of Property Owners

PLAT-26-000130

23 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2727 56TH	RODRIGUEZ BRIGIDO
2	2550 E LEDBETTER DR	ABRONE ELLA M
3	2546 E LEDBETTER DR	MONSIVAIS ALVARO & IRMA
4	2610 E LEDBETTER DR	CHURCH OF THE LIVING GOD
5	2634 E LEDBETTER DR	TERRAZAS JAVIER ALEJANDRO O
6	2600 E LEDBETTER DR	OSADEBEY EMMANUEL C
7	2720 56TH ST	DAVILA WILLIAM &
8	5007 WATSON DR	AGUILAR FRANSISCO
9	5011 WATSON DR	B SMART TRANSIT SERVICES
10	5015 WATSON DR	HERNANDEZ ABEL
11	5014 IVY LN	SOTELO MERCEDES LIFE EST
12	2718 56TH	MBIDAESSINDY CHARLOTTE
13	5006 IVY LN	WILLIAMS DENNIS & LINDA
14	2712 56TH	LOCKETT PATTIE M
15	2803 56TH	ARMENTA MIRIAM &
16	2807 56TH	MARTELL LUIS A &
17	2707 56TH	BURKLEY CHRISTOPHER M & MICHELLE
18	2711 56TH	VARGAS JUAN PABLO ESTRADA
19	2719 56TH	LEDESMA MARIA &
20	2735 56TH	NAJERA JOSE E
21	2731 56TH	ZANDOBAL ERICA CATALAN &
22	5002 WATSON DR	RODRIGUEZ JACQUELINE&
23	5010 WATSON DR	GAMEZ MICHELLE A &

