

**CITY PLAN COMMISSION**

**THURSDAY, MARCH 20, 2025**

**FILE NUMBER:** S245-114

**SENIOR PLANNER:** Sharmila Shrestha

**LOCATION:** Ann Arbor Avenue, west of Biglow Avenue

**DATE FILED:** February 20, 2025

**ZONING:** R-7.5(A)

**CITY COUNCIL DISTRICT:** 4

**SIZE OF REQUEST:** 0.24-acres

**APPLICANT/OWNER:** Javier Pedroza Beltran and Maria Isabel Pedroza

**REQUEST:** An application to replat a 0.24-acre (10,381-square foot) tract of land containing part of Lot 9 in City Block 1/4340 to create one lot on property located on Ann Arbor Avenue, west of Biglow Avenue.

**SUBDIVISION HISTORY:**

1. S223-232 was a request located on same location as the present request to replat a 0.46-acre tract of land containing part of lot 9 in City Block 1/4340 to create one 0.22-acre (9,531 square foot) lot and one 0.24-acre (10,381 square foot) lot on property located on Ann Arbor Avenue, west of Biglow Avenue. The request was approved on September 7, 2023, and was withdrawn on February 26, 2025.

**PROPERTY OWNER NOTIFICATION:** On March 3, 2025, 20 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 request lies in an R-7.5(A) Single Family District which has a minimum lot area requirement of 7,500 square feet. The request is to create one 0.24-acre (10,381-square foot).

Staff finds that there is a variation in lot pattern in the adjacent areas (Refer to the existing area analysis map) and the request complies with the requirements of Section 51A-8.503 and R-7.5(A) Single Family 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/marketing/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 30 feet of right-of-way (via fee simple) from the established center line of Ann Arbor Avenue. *Section 51A 8.602(c)*

**Transportation Conditions:**

16. Per Section 51A-8.604, follow the City of Dallas Street Design Manual for sidewalk design. Ann Arbor is a Residential Street as defined in the Dallas Complete Streets Design Manual (Resolution No. 16-0173). Per the Street Design Manual, this street typology requires the sidewalk to be buffered from travel lanes and to have a preferred minimum of 4 feet for the clear sidewalk zone and 5 feet for the landscaping zone, for a combined pedestrian zone width of 9 feet. If adequate width for the pedestrian zone is not provided in the right-of-way outside of the pavement width required for that thoroughfare, a pedestrian easement should be dedicated.

**Survey (SPRG) Conditions:**

17. Prior to final plat, submit a completed final plat checklist and all supporting documents.
18. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
19. On the final plat, show recording information on all existing easements within 150 feet of the property.

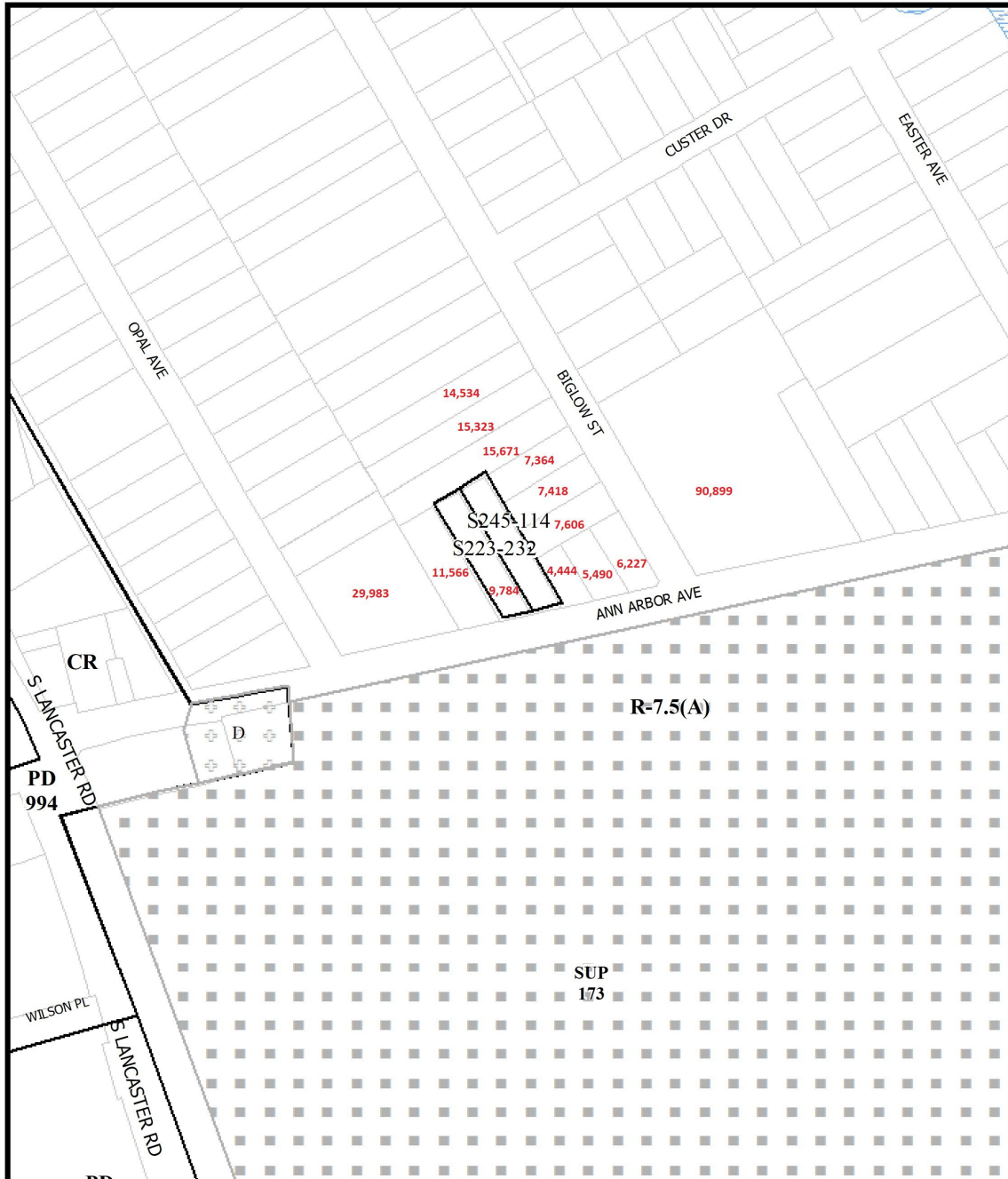
**Dallas Water Utilities Conditions:**


20. 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.

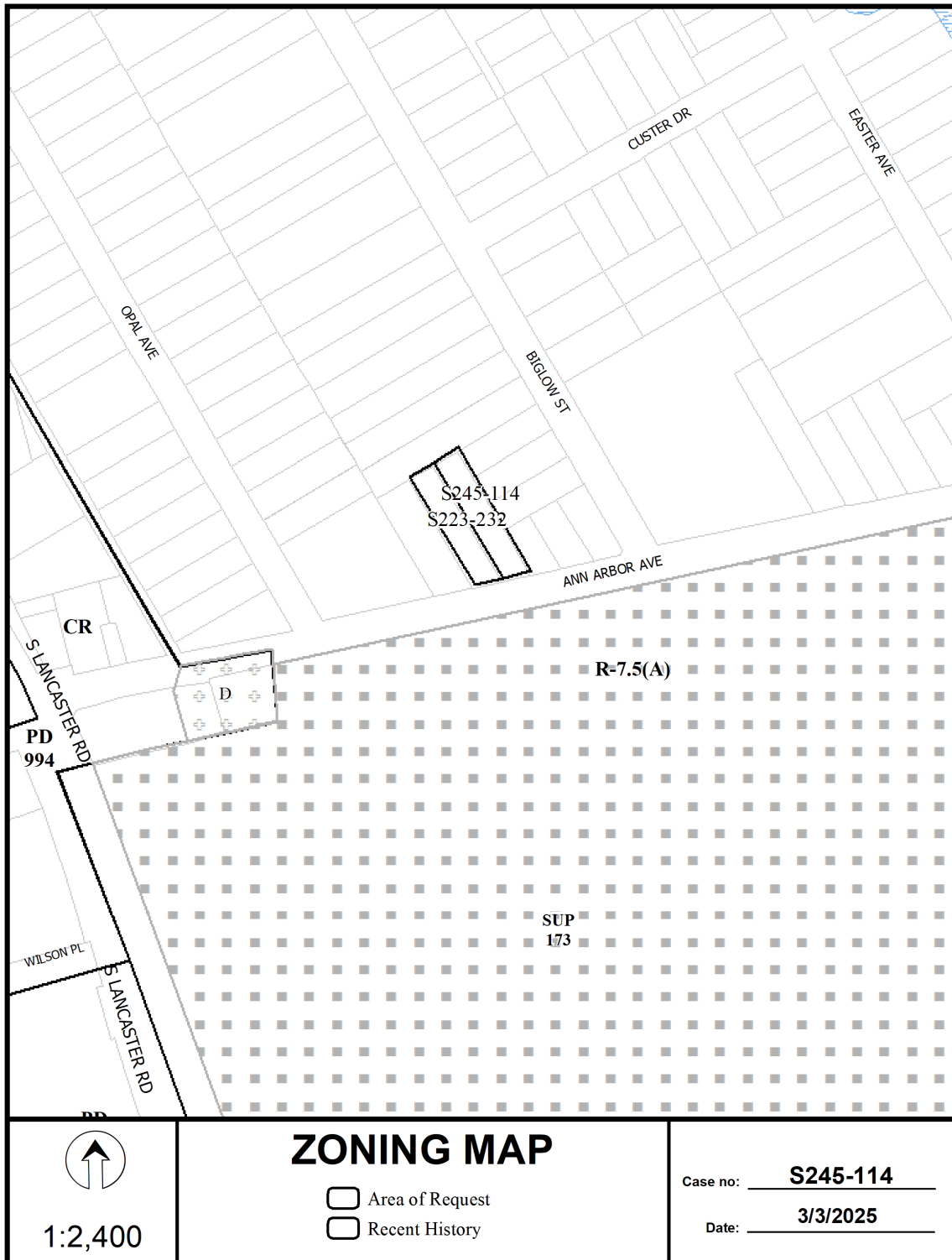
**Streetlight/ Street Name/ GIS, Lot & Block Conditions:**

21. Prior to final plat, compliance with City's Street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
22. On the final plat, change "East Ann Arbor Avenue (FKA Dartmouth)" to "Ann Arbor Avenue (FKA Dartmouth Avenue)".
23. On the final plat, change "Biglow Avenue (FKA Castle)" to "Biglow Street (FKA Castle Street)".
24. On the final plat, identify the property as Lot 9A in City Block 1/4340.

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>S245-114</b></p> <p>Date: <b>3/3/2025</b></p>
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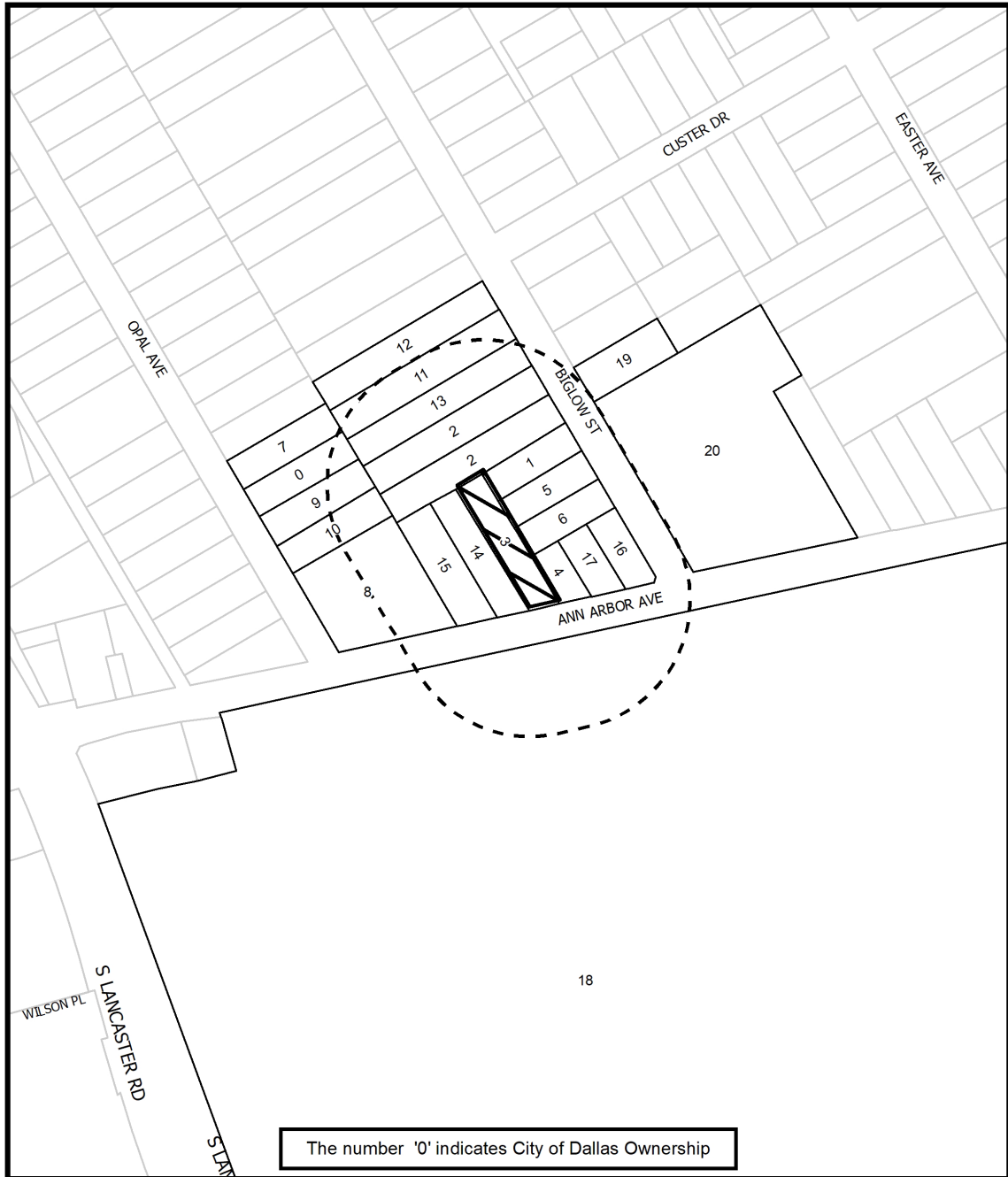
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## AERIAL MAP

- Area of Request
- Recent History

Case no: S245-114

Date: 3/3/2025



The number '0' indicates City of Dallas Ownership

 1:2,400	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="1" style="width: 100%;"> <tr> <td style="width: 15%; text-align: center;"><b>200'</b></td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;"><b>20</b></td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	<b>200'</b>	AREA OF NOTIFICATION	<b>20</b>	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <b>S245-114</b> Date: <b>3/3/2025</b>
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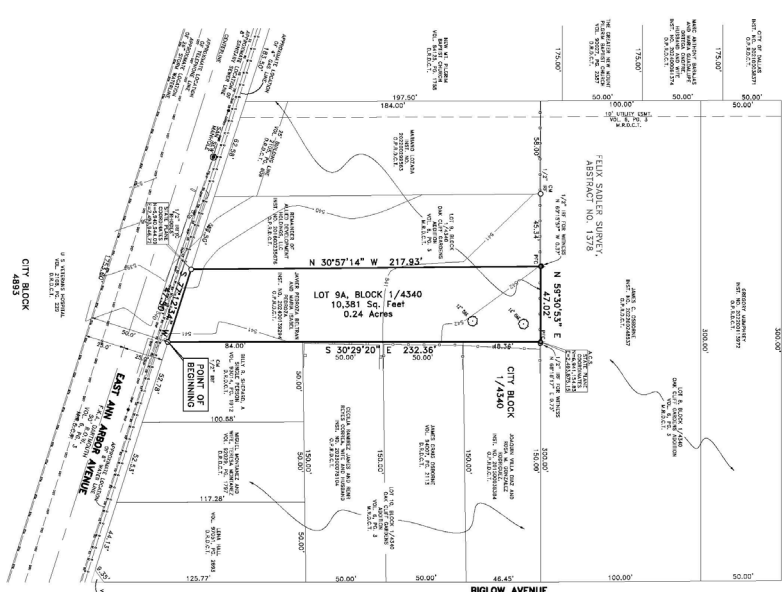
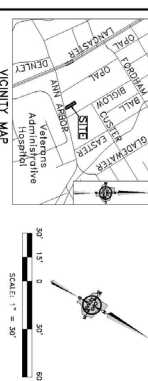
## *Notification List of Property Owners*

### *S245-114*

#### *20 Property Owners Notified*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1 RODRIGUEZ	4223 BIGLOW ST	DIAZ JOAQUIN VILLA & ROSA M GONZALEZ
2	4219 BIGLOW ST	OSBORNE JAMES C
3	1965 E ANN ARBOR AVE	GASPAR PASTOR &
4	1967 E ANN ARBOR AVE	SHEPARD BILLY R
5	4227 BIGLOW ST	OSBORNE JAMES CRAIG
6	4231 BIGLOW ST	JAIMES CECILIA RAMIREZ &
7	4230 OPAL AVE	VILLANUEVA LETICIA
8	1943 E ANN ARBOR AVE	NEW MT PILGRIM BAPTIST
9	4242 OPAL AVE	BARAJAS MARC ANTHONY &
10	4246 OPAL AVE	TRUSTEES OF GREATER NEW
11	4207 BIGLOW ST	HAWKINS CHANDRA
12	4203 BIGLOW ST	CARDONA JESSICA J &
13	4211 BIGLOW ST	MUMPHREY GREGORY
14	1959 E ANN ARBOR AVE	ALLIED DEVELOPMENT HOLDINGS LLC
15	1955 E ANN ARBOR AVE	DALLAS AREA HABITAT FOR HUMANITY
16	1975 E ANN ARBOR AVE	HALL LENA C EST OF
17	1971 E ANN ARBOR AVE	MONTANEZ MIGUEL & TERESA
18	4500 S LANCASTER RD	U S VETERANS HOSPITAL
19	4216 BIGLOW ST	BREEDLOVE KATHERINE
20	2007 E ANN ARBOR AVE	SOUTHWESTERN BELL





- GENERAL NOTES**
- 1) REMAINS SHOWN ARE BASED ON THE STATE PLAT COMMISSION SYSTEM, NORTH TEXAS
  - 2) THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT OUT OF THE APPROXIMATE LOT FOR
  - 3) LOT TO BE DEDICATED TO THE CITY OF DALLAS
  - 4) THE CITY OF DALLAS WILL NOT BE ATTEMPTING TO REVERSE THE CITY OF DALLAS
  - 5) RECORDING DEPARTMENT APPROVAL
  - 6) THE CITY OF DALLAS MAY NOT CERTAIN ADDRESS NEW PROPERTY LINE
  - 7) COMMERCIAL SHOWN HEREON ARE TEXAS STATE PLAT COMMISSION SYSTEM, NORTH TEXAS
  - 8) THE PLAT IS SUBJECT TO A PAVING AND/OR STORM DRAINAGE COMPLETION AGREEMENT.
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**OWNER'S STATEMENT**

This plat is being recorded for the purpose of creating one lot out of the approximately 10.561-acre parcel shown on the plat. The parcel is bounded on the north by East 9th Avenue, on the east by Biograph Avenue, on the south by East 4th Avenue, and on the west by the line of the City of Dallas. The parcel is shown on the plat as Lot 9A, Block 1/4340, and is 10,561 square feet in area. The parcel is being dedicated to the City of Dallas for use as a public park.

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