

**CITY PLAN COMMISSION****THURSDAY, January 15, 2026****FILE NUMBER:** PLAT-25-000152**SENIOR PLANNER:** Hema Sharma**LOCATION:** Kingsfield Road at Bye Bye Lane, southwest corner**DATE FILED:** December 17, 2025**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 0.7829-acres**APPLICANT/OWNER:** Josefina Guzman, Fransisco Javier G

**REQUEST:** An application to create one 0.390-acre (17,007-square foot) lot and one 0.392-acre (17,095-square foot) lot from a 0.7829-acre tract of land in City Block 7866 on property located on Kingsfield Road at Bye Bye Lane, southwest corner.

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

**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 the present request have areas ranging in size from 6,667 square feet to 39,630 square feet and are zoned R-7.5(A) Single Family District. (*Refer to the existing area analysis map*)
- The properties to the south line of the present request have areas ranging in size from 17,263 square feet to 34,890 square feet and are zoned R-7.5(A) Single Family District. (*Refer to the existing area analysis map*)

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 lot area requirement of 7,500 square feet. The request is to create one 0.390-acre (17,007-square foot) lot and one 0.392-acre (17,095-square foot) lot from a 0.7829-acre tract of land.

Staff finds 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 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. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. *Section 51A-8.611(c)*.
14. "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)

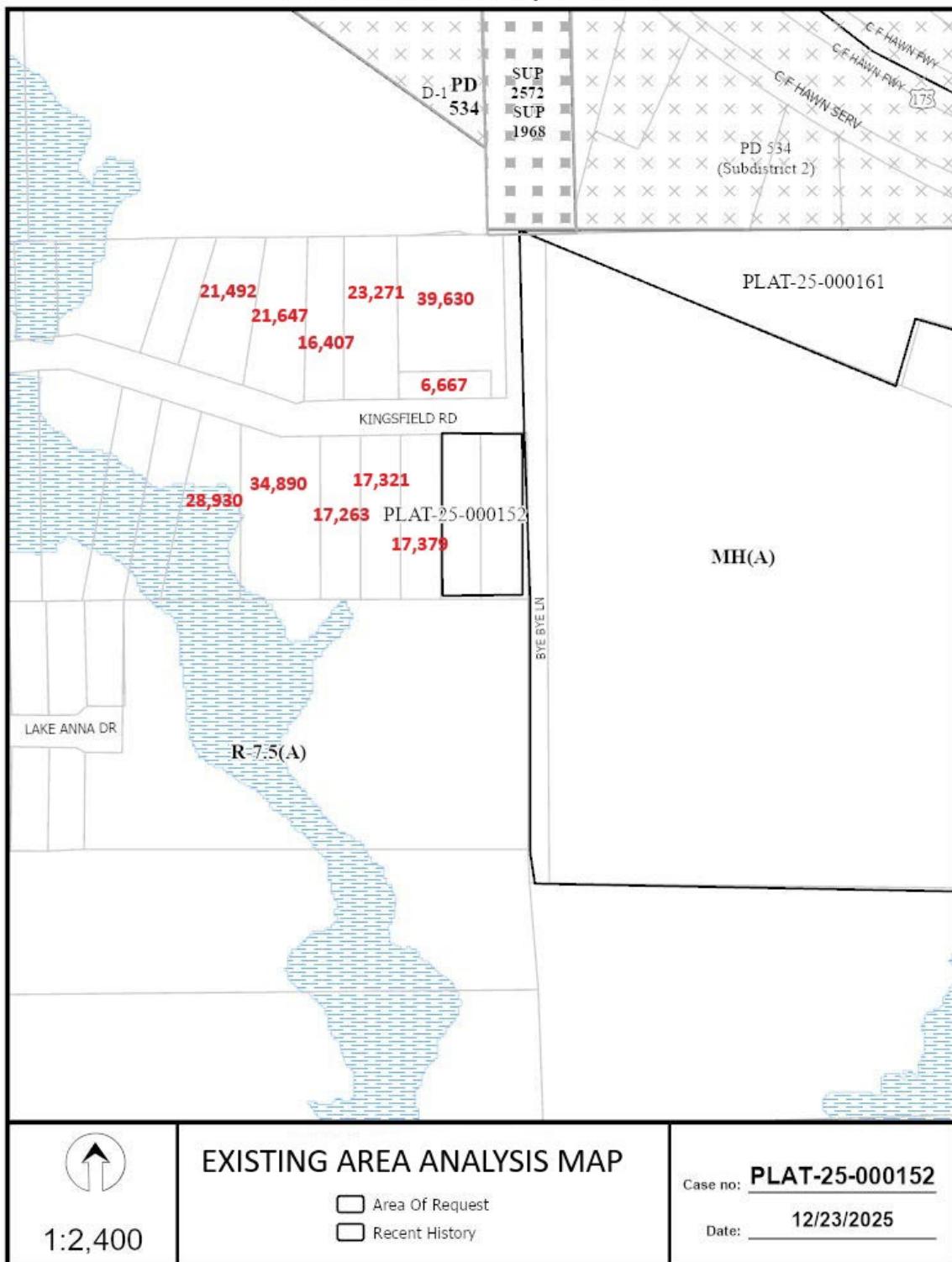
**Survey (SPRG) Conditions:**

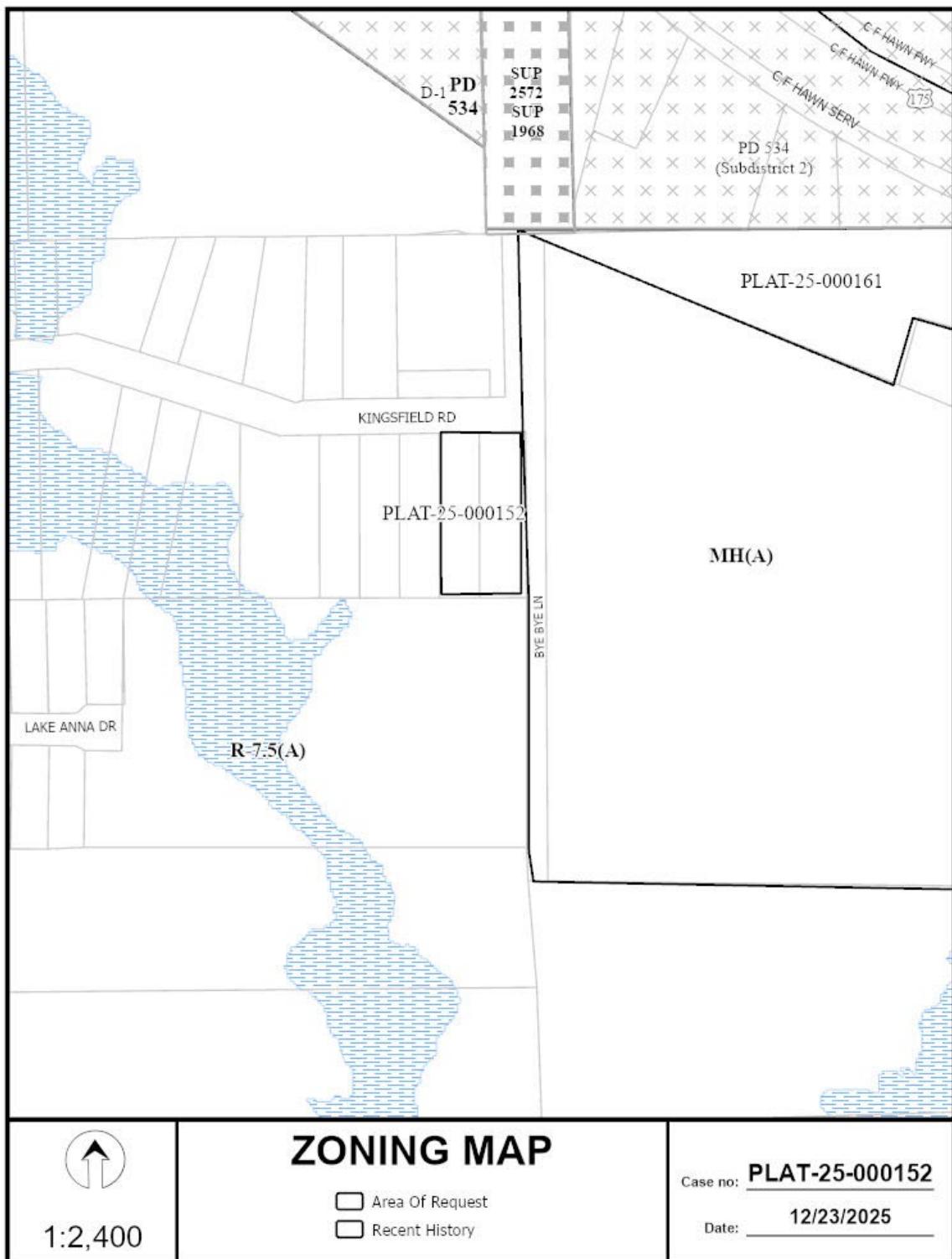
15. Prior to final plat, submit a completed final plat checklist and all supporting documents.
16. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
17. On the final plat, show distances/width across all adjoining right-of-way
18. On the final plat,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

**Street Light/ Arborist/ Street Name/ GIS, Lot & Block Conditions:**

20. Street lighting requirements waived due to the City of Dallas recently addressing the street lighting needs of this location.
21. Prior to final plat, a revised tree survey is required to clarify oak species. Oak must be labeled by full species - example Post Oak instead of Oak.
22. Prior to final Plat, a revised tree survey must be submitted and approved by the Arborist. Please label the tree survey with "Tree Survey" in the title.
23. On the final plat, change "Kingsfield Road" to "Kingsfield Road (FKA John Rowland Road)". Section 51A-8.403(a)(1)(A)(xii).
24. On the final plat, identify the property as Lots 41 & 42 in City Block 7866.

**ALL AREAS ARE IN SQUARE FEET**







 1:2,400	<b>AERIAL MAP</b> <input type="checkbox"/> Area Of Request <input type="checkbox"/> Recent History	Case no: <u>PLAT-25-000152</u> Date: <u>12/23/2025</u>
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