

CITY PLAN COMMISSION**THURSDAY, JULY 23, 2026****FILE NUMBER:** PLAT-26-000160**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Red Bird Lane, west of Westmoreland Road**DATE FILED:** June 24, 2026**ZONING:** IR**CITY COUNCIL DISTRICT:** 3**SIZE OF REQUEST:** 7.463-acres**APPLICANT/OWNER:** Oncor Electric Delivery Company, LLC

REQUEST: An application to replat a 7.463-acre tract of land containing all of Lots 6, 7, 9 through 15 in City Block H/6044 to create one lot on property located on Red Bird Lane, west of Westmoreland Road.

SUBDIVISION HISTORY:

1. Plat-26-000027 was a request at the same location as the present request to replat an 8.498-acre tract of land containing all of Lots 1, 6, 7, 9 through 15 in City Block H/6044 to create one lot on property located on Red Bird Lane, west of Westmoreland Road. The request was approved on March 5, 2026, and has been withdrawn.
2. S245-137 was a request northwest of the present request to replat a 7.321-acre tract of land containing all of Lots 1 through 4, and Lots 11 through 14 in City Block F/6044 to create one lot on property between Finch Avenue and Love Bird Lane, east of Blue Bird Avenue. The request was approved on April 24, 2025, but has not been recorded.
3. S234-136 was a request north of the present request to replat a 3.40-acre tract of land containing all of Lots 17 through 20 in City Block F/6044 to create one lot on property located on Lovebird Lane at Westmoreland Road, northwest corner. The request was approved on July 11, 2024, but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the IR Industrial/Research 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 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. 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)

Right-of-way Conditions:

15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established center line of Love Bird Lane. Section 51A 8.611(e); 51A 8.602(c); 51A 8.604(c)
16. Red Bird Lane is on the City of Dallas Thoroughfare Plan and classified as Minor Arterial with M-6-D(A) dimensions which requires 100 feet of right-of-way (or 50 feet from the established centerline.)

17. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at Love Bird Lane and Bob White Avenue. Section 51A 8.602(d)(1).
18. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances, within the area of the corner clip. 51A 8.602(d)(1), 51A 8.608(a)

Transportation Conditions:

19. Must coordinate with Transportation Development Services for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development per Sections 51A-8.606, 51A-8.608.
20. Plans must comply with sidewalk design standards: sidewalks must comply with a minimum five-foot width plus five-foot buffer.
21. Plans must comply with City's street lighting standards. See illumination standards in Street Design Manual.

Survey (SPRG) Conditions:

22. Prior to final plat, submit a completed final plat checklist and all supporting documents.
23. Show how all adjoining right-of-way was created.
24. Show recording information on all existing easements within 150' of property.

Dallas Water Utilities Conditions:

25. 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.
26. Wastewater main improvement is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

GIS, Lot & Block Conditions:

27. On the final plat, identify the property as Lot 6A in City Block B/6510.





