

CITY PLAN COMMISSION

THURSDAY, MARCH 5, 2026

FILE NUMBER: PLAT-26-000027

SENIOR PLANNER: Sharmila Shrestha

LOCATION: Red Bird Lane, west of Westmoreland Road

DATE FILED: February 4, 2026

ZONING: IR

CITY COUNCIL DISTRICT: 3

SIZE OF REQUEST: 8.498-acres

APPLICANT/OWNER: Oncor Electric Delivery Company, LLC

REQUEST: An application 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.

SUBDIVISION HISTORY:

1. 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.
2. 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 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. "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:

15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Bob White Avenue. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Love Bird Lane. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
17. Red Bird Lane is on the City of Dallas Thoroughfare Plan and classified as Principal Arterial with M-6-D(A) dimensions which require 100 feet of ROW (or 50 feet from established centerline.)
18. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via fee simple or street easement) at the intersection of Red Bird Lane & Westmoreland

Road. Section 51A 8.602(d)(1). 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. *Section 51A 8.602(d)(1), 51A 8.608(a)*

19. On the final plat, dedicate a minimum 15-foot by 15-foot corner clip (via fee simple or street easement) at the intersection of Love Bird Lane & Westmoreland Road. Section 51A 8.602(d)(1). 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. *Section 51A 8.602(d)(1), 51A 8.608(a)*
20. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Love Bird Lane & Bob White Avenue. Section 51A 8.602(d)(1). 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. *Section 51A 8.602(d)(1), 51A 8.608(a)*
21. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development (Contact Srinivasa Veeramallu with Traffic Signals). *51A-8.606, 51A-8.608*
22. Must coordinate with Transportation Development Services for ROW dedication for planned intersection improvements that are deemed necessary for improving pedestrian accessibility and safety related to site development per 51A-8.606, 51A-8.608.
23. The owner must improve the street to that standard along the length of the proposed plat with approved all weather paving material to a width of 20 feet. SEC. 51A-8.604.
24. Plans must comply with City's street lighting standards. See illumination standards in Street Design Manual.
25. Plans must comply with sidewalk design standards: sidewalks must comply with a minimum five-foot width plus five-foot buffer.
26. Provide 20 feet all-weather paving material for Bob White Ave and Love Bird Lane along the proposed plat per the City of Dallas standard. 51A 8.604(b)(2)

Survey (SPRG) Conditions:

27. Prior to final plat, submit a completed final plat checklist and all supporting documents.
28. On the final plat, show distances/width across all adjoining right-of-way
29. On the final plat, show recording information on all existing easements within 150 feet of the property.
30. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

Dallas Water Utilities Conditions:

31. 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.
32. Water and Wastewater main improvements is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

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

33. Prior to final plat, submit a full set of Street Lighting plans prepared per City Standards to daniel.silva1@dallas.gov. Street Lighting requirements are determined during the initial phase of review. Additional street lighting installations may be required to meet the photometric requirements of the 2019 Street Design Manual, Section 6. Photometric analysis will be required to support the submitted street lighting plan.
34. On the final plat, change "Westmoreland Road (FKA Paradise Avenue)" to "Westmoreland Road (AKA Westmoreland Avenue FKA Paradise Avenue)". Section 51A-8.403(a)(1)(A)(xii).
35. On the final plat, identify the property as Lot 1 in City Block B/6510.





 1:3,600	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area Of Request <input type="checkbox"/> Recent History 	Case no: PLAT-26-000027 Date: 02/23/2026
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