

CITY PLAN COMMISSION

THURSDAY, October 23, 2025

FILE NUMBER: PLAT-25-000104 (S245-249)

SENIOR PLANNER: Hema Sharma

LOCATION: Ann Arbor Avenue, west of Cranfill Drive.

DATE FILED: September 24, 2025

ZONING: R-7.5(A)

CITY COUNCIL DISTRICT: 4

SIZE OF REQUEST: 1.447-acres

APPLICANT/OWNER: Jamie Bejar Alcaraz

REQUEST: An application to replat a 1.447-acre (63,017-square foot) tract of land containing part of City Block 31/8617 to create one 0.353-acre (15,376-square foot) lot and one 1.094-acre (47,641-square foot) lot on property located on Ann Arbor Avenue, west of Cranfill Drive.

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

PROPERTY OWNER NOTIFICATION: On October 6, 2025, 21 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, south and west have areas ranging in size from 13,046 square feet to 60,317 square feet and are zoned R-7.5(A) Single Family District. (*Refer to the existing area analysis map*)
- The properties to the west have areas ranging in size from 6,721 square feet to 14,954 square feet and are zoned R-5(A) Single Family District. (*Refer to the existing area analysis map*)

The request lies in 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 0.353-acre (15,376-square foot) lot and one 1.094-acre (47,641-square foot) lot.

The staff concludes that there is not an established lot pattern in the immediate area of the request, and the request complies with the requirements of Section 51A-8.503 and R-7.5(A) Single Family District; therefore, 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 two.

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. Place a note on the final plat stating “Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval” (Note must be on Plat) 51A 8.611(e)

Right-of way Requirements Conditions:

15. On the final plat, dedicate 26.5 feet of right-of-way (via fee simple or street easement) from the established centerline of Ann Arbor Avenue. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*

Survey (SPRG) Conditions:

16. Prior to final plat, submit a completed final plat checklist and all supporting documents.
17. On the final plat, show recording information on all existing easements within 150 feet of the property.
18. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
19. On the final plat, Show/List prior plat on map, in legal, and/or title block.

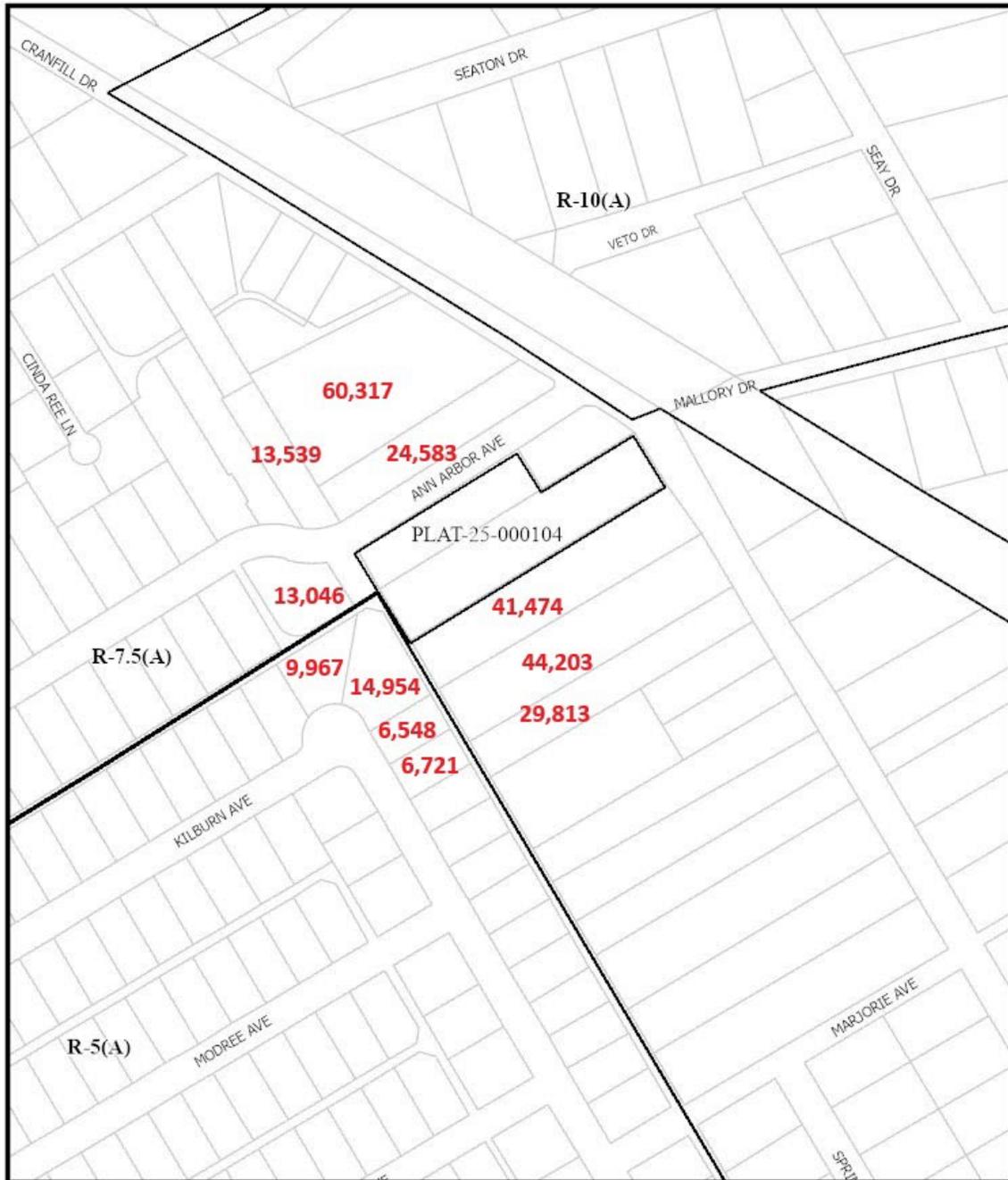
Dallas Water Utilities Conditions:

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.
21. Water 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.

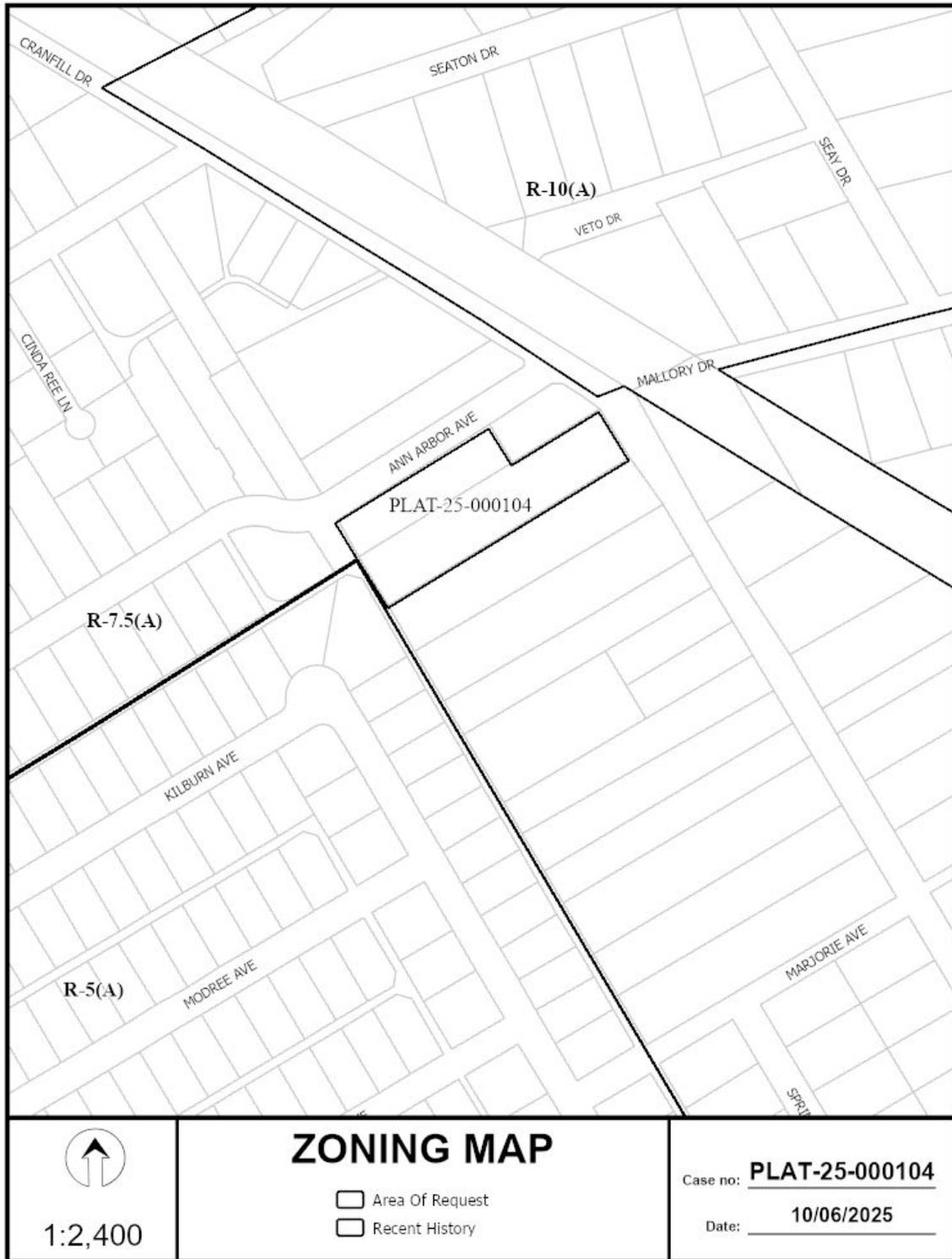
Real Estate/ GIS, Lot & Block Conditions:

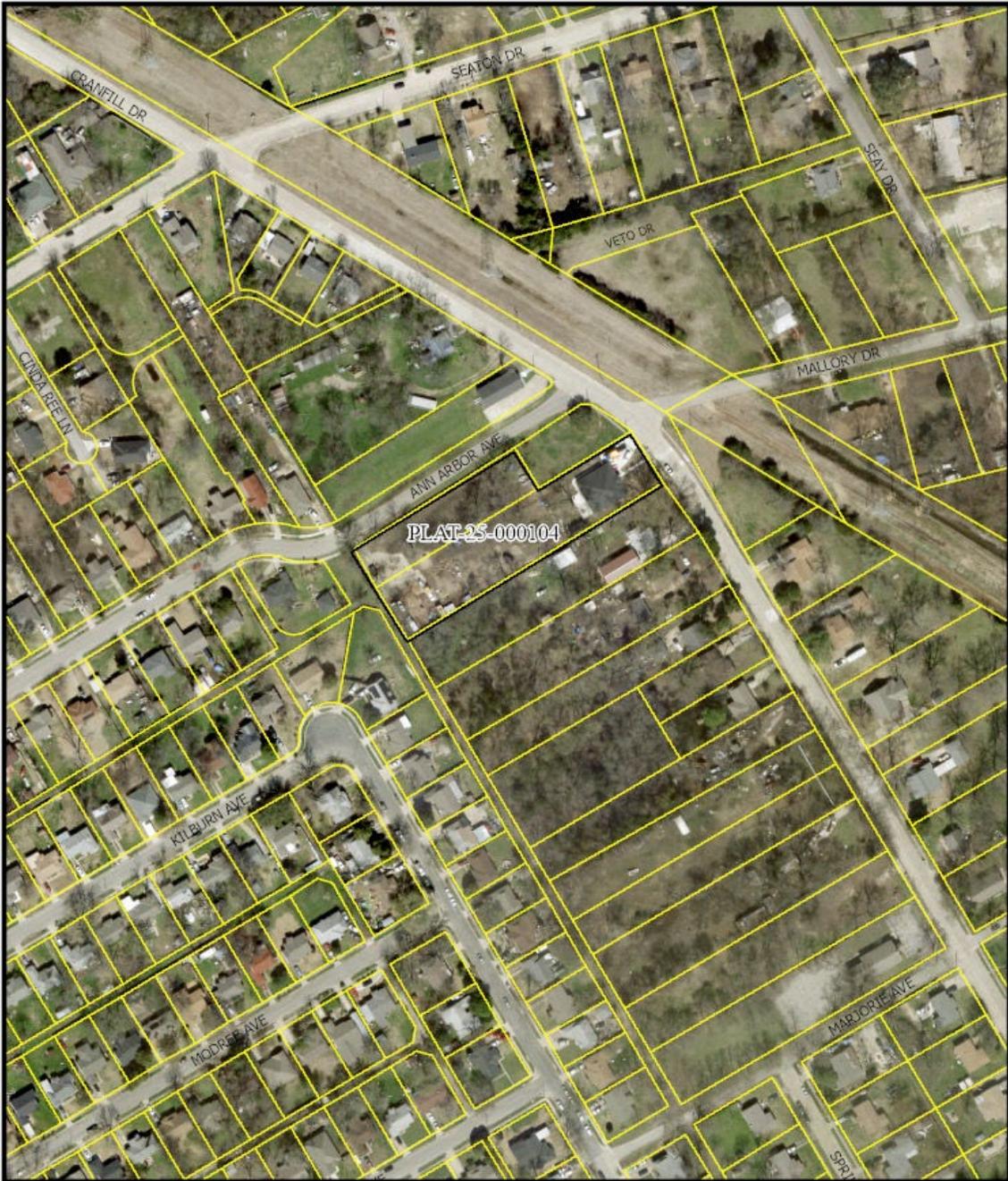
22. Prior to the final plat, please remove fence encroachment along Ann Arbor Drive and provide written documentation and pictures to Real Estate.
23. On the final plat, identify the property as Lots 1 & 2 in City Block 31/8617.

ALL AREAS ARE IN SQUARE FEET

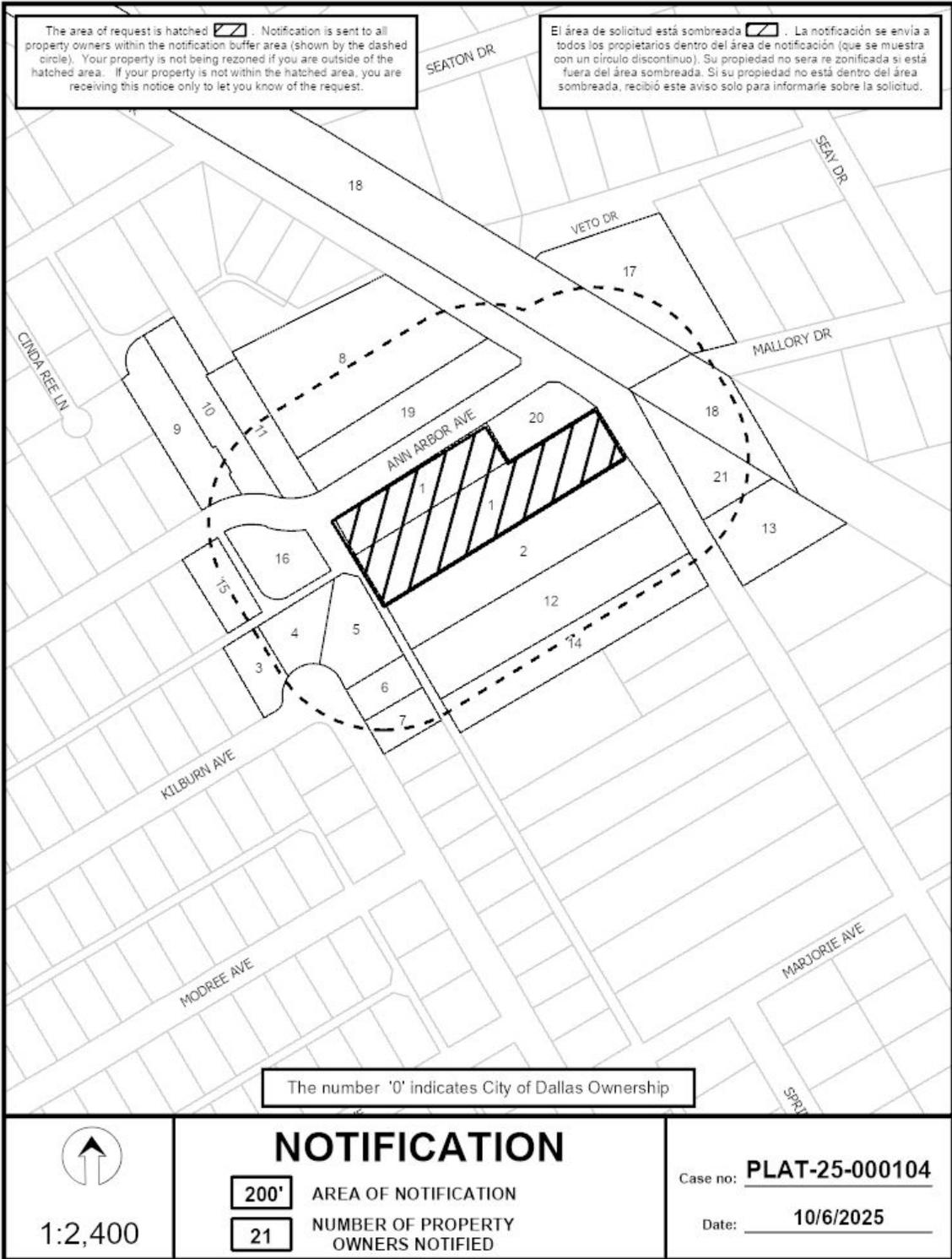


 1:2,400	<p>EXISTING AREA ANALYSIS MAP</p> <p><input type="checkbox"/> Area Of Request <input type="checkbox"/> Recent History</p>	<p>Case no: PLAT-25-000104</p> <p>Date: 10/06/2025</p>
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 1:2,400	<h3 style="text-align: center;">AERIAL MAP</h3> <ul style="list-style-type: none"> <input type="checkbox"/> Area Of Request <input type="checkbox"/> Recent History 	Case no: PLAT-25-000104 Date: <u>10/06/2025</u>
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10/01/2025

Notification List of Property Owners

PLAT-25-000104

21 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4419 CRANFILL DR	ALCARAZ JAIME BEJAR
2	4507 CRANFILL DR	CONTRERAS FIDEL ELICEO HERNANDEZ &
3	3139 KILBURN AVE	BARGE MARSHALL LEE JR
4	4602 HAAS DR	BURKINS BRENDA T &
5	4606 HAAS DR	HERNANDEZ VALENTIN PEREZ
6	4612 HAAS DR	DIAZ RAMIRO MANCILLA
7	4616 HAAS DR	CADENA JUANA OLVERA
8	4411 CRANFILL DR	SMITH GLORIA
9	2951 E ANN ARBOR AVE	JONES GLADYS EUGENE
10	2955 E ANN ARBOR AVE	CARTER SANDREL
11	2959 E ANN ARBOR AVE	LOPEZ EULODIO MARQUEZ &
12	4511 CRANFILL DR	SALINAS EUSEBIO & JOSEFINA
13	4510 CRANFILL DR	MCINTYRE LORENZO
14	4515 CRANFILL DR	SMITH CHARLES LADELL EST OF
15	2946 E ANN ARBOR AVE	ORTIZ ABIGAIL
16	2950 E ANN ARBOR AVE	BUCKLEY OSCAR
17	3003 MALLORY DR	MENDEZ LEOPOLDO DELGADO
18	3000 MALLORY DR	ONCOR ELECRTCIC DELIVERY COMPANY
19	4415 CRANFILL DR	JESUS PENTECOSTAL HOUSE
20	4419 CRANFILL DR	ETCETERA REAL ESTATE
21	4506 CRANFILL DR	DESOTO REAL ESTATE RESOURCE

