

CITY PLAN COMMISSION**THURSDAY, MAY 16, 2024****FILE NUMBER:** S234-105**SENIOR PLANNER:** Hema Sharma**LOCATION:** Red Bird Lane, east of Kiwanis Road**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20226.pdf>**DATE FILED:** April 18, 2024**ZONING:** PD 226**CITY COUNCIL DISTRICT:** 3**SIZE OF REQUEST:** 0.566-acres**APPLICANT/OWNER:** Aubrey Pearson and Carmelita Pearson

REQUEST: An application to replat a 0.566-acre tract of land containing part of Lots 3 and 4 in City Block 1/8711 to create one lot on property located on Red Bird Lane, east of Kiwanis Road.

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

PROPERTY OWNER NOTIFICATION: On April 30, 2024, 8 notices were sent to property owners within 200 feet of the proposed plat.

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, east and west of the request have lot widths ranging in size from 80 feet to 211 feet and lot areas ranging in size from 15,717 square feet to 43,143 square feet and are zoned PD 226. *(Please refer to the existing area analysis)*

Staff finds that there is a variation in the lot pattern in the immediate vicinity of the request. The request complies with the requirements of PD 226 and with the requirements of Section 51A-8.503; 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/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" 51A 8.611(e)

Right-of way Requirements Conditions:

15. Existing drainage conveyance within the property is required to be sized in compliance with Section 51A-8.611(a)(1) of the City of Dallas Code.

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.

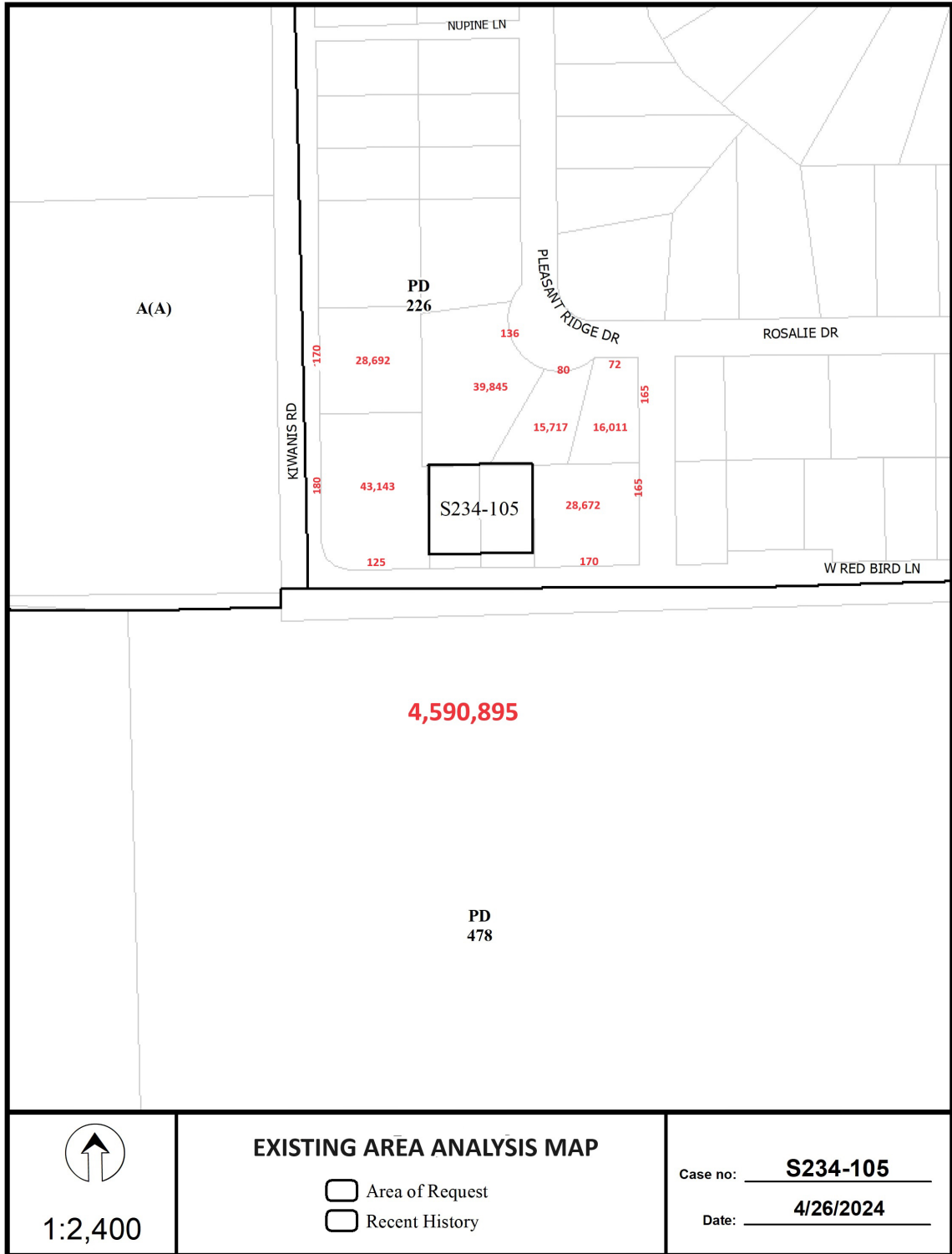
Dallas Water Utilities Conditions:

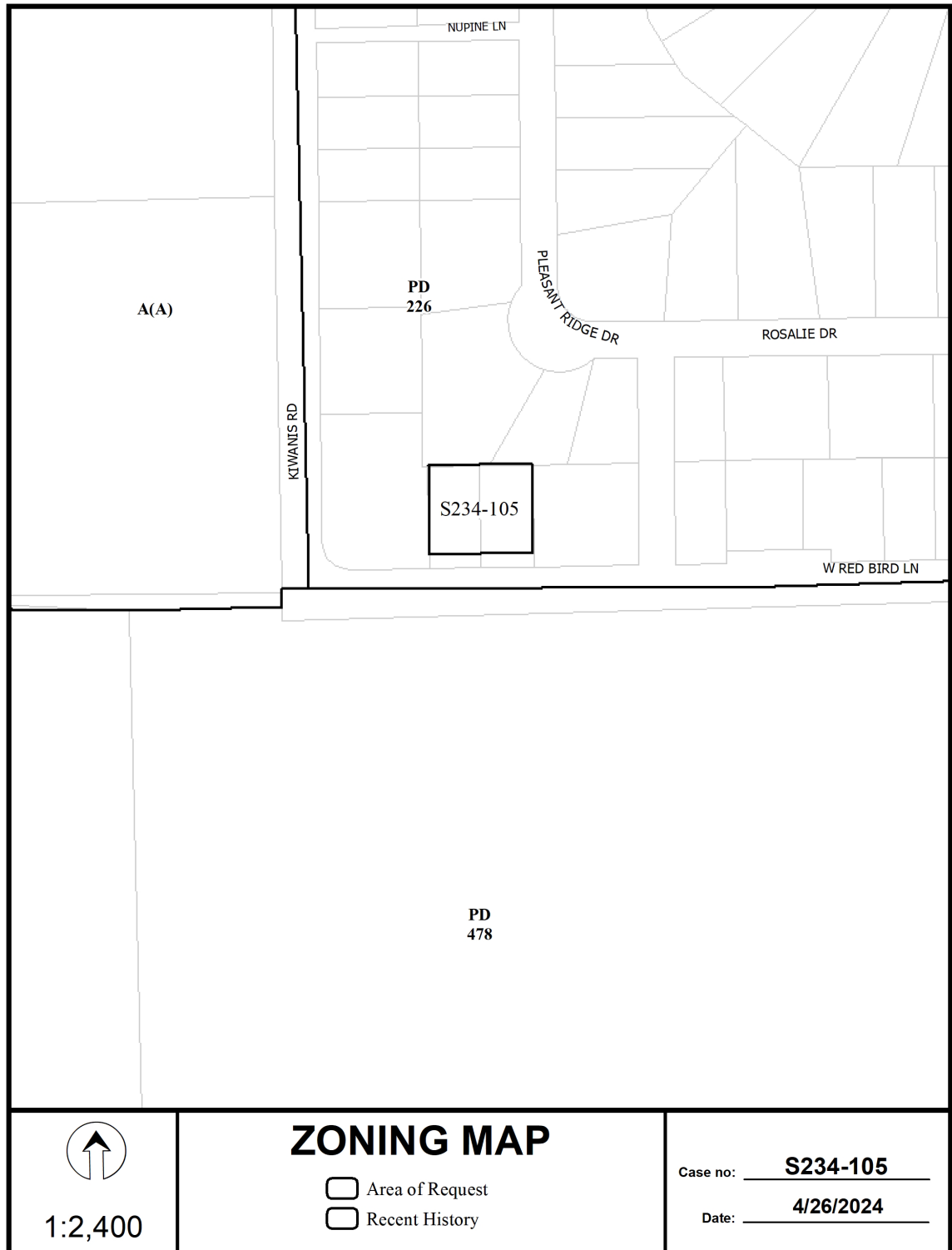
19. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
20. Additional design information is required for assessment. Site plan must be submitted showing proposed development, 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. 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.
22. No wastewater nearby. Customer would need to look at obtaining a septic tank from TCEQ and provide a covenant agreement.

Street Name / GIS, Lot & Block Conditions:

23. On the final plat, change “W. Red Bird Lane” to “Red Bird Lane”.
24. On the final plat, identify the property as Lot 3A in City Block 1/8711.

ALL AREAS ARE IN SQUARE FEET





1:2,400

ZONING MAP

- Area of Request
- Recent History

Case no: S234-105

Date: 4/26/2024



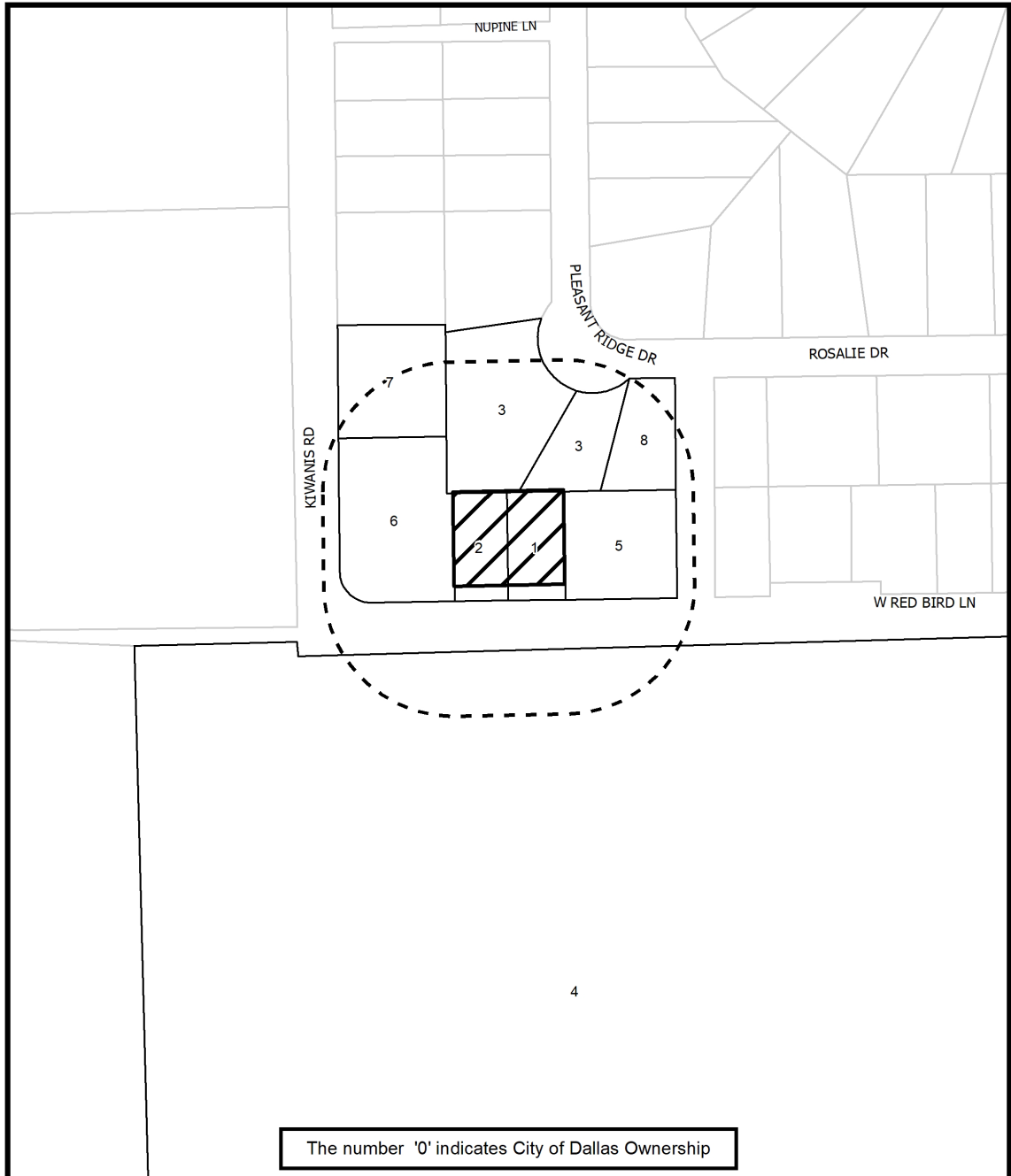
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AERIAL MAP

- Area of Request
- Recent History

Case no: S234-105

Date: 4/26/2024



 1:2,400	NOTIFICATION	Case no: S234-105			
	<table border="1"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">8</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	8	NUMBER OF PROPERTY OWNERS NOTIFIED
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8	NUMBER OF PROPERTY OWNERS NOTIFIED				

04/22/2024

Notification List of Property Owners

S234-105

8 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3 RED BIRD LN	PEARSON AUBREY & CARMELITA
2	4 RED BIRD LN	CADENA JUAN & ELSA M
3	6442 ROSALIE DR	MILLER JAMES R &
4	6400 W RED BIRD LN	CAMP WISDOM INC
5	6505 W RED BIRD LN	GAMEL NORMAN J JR
6	6523 W RED BIRD LN	BAKER JOHN T SR &
7	5710 KIWANIS RD	VILCHIS LUZ M SOLACHE &
8	6438 ROSALIE DR	HAYNES NANCY RUTH &

