

CITY PLAN COMMISSION

THURSDAY, MAY 7, 2026

FILE NUMBER: PLAT-26-000106

SENIOR PLANNER: Sharmila Shrestha

LOCATION: Pleasant Drive, south of Elam Road

DATE FILED: April 10, 2026

ZONING: R-7.5(A)

CITY COUNCIL DISTRICT: 5

SIZE OF REQUEST: 0.438-acres

APPLICANT/OWNER: Jaime Espinosa-Rociia

REQUEST: An application to replat a 0.438-acre (19,099-square foot) tract of land containing part of Lots 6 and 7 in City Block C/6353 to create one lot on property located on Pleasant Drive, south of Elam Road.

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

PROPERTY OWNER NOTIFICATION: On April 20, 2026, 14 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, east, and south, and west of the request have lot areas ranging in size from 13,194 square feet to 37,470 square feet and are zoned R-7.5(A). (*refer to the existing area analysis map*)

The request lies in R-7.5(A) which has a minimum lot area requirement of 7,500 square feet. The request is to create one 0.438-acre (19,099-square foot) lot.

Staff find that there is not an established lot pattern within the immediate vicinity of the request and the request complies with the requirements of Section 51A-8.503 and R-7.5(A) Single Family 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. "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)
13. 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).

Right-of way Requirements Conditions:

14. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Kipling Drive. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
15. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Kipling Drive & Pleasant Drive. Section 51A 8.602(d)(1)
16. Provide turn around per City of Dallas Standards at the end of Kipling Drive 51A 8.506(b).

Survey (SPRG) Conditions:

17. Prior to final plat, submit a completed final plat checklist and all supporting documents.

18. On the final plat, chose a new or different plat name.
19. Include 20' reserved for street purposes in boundary.

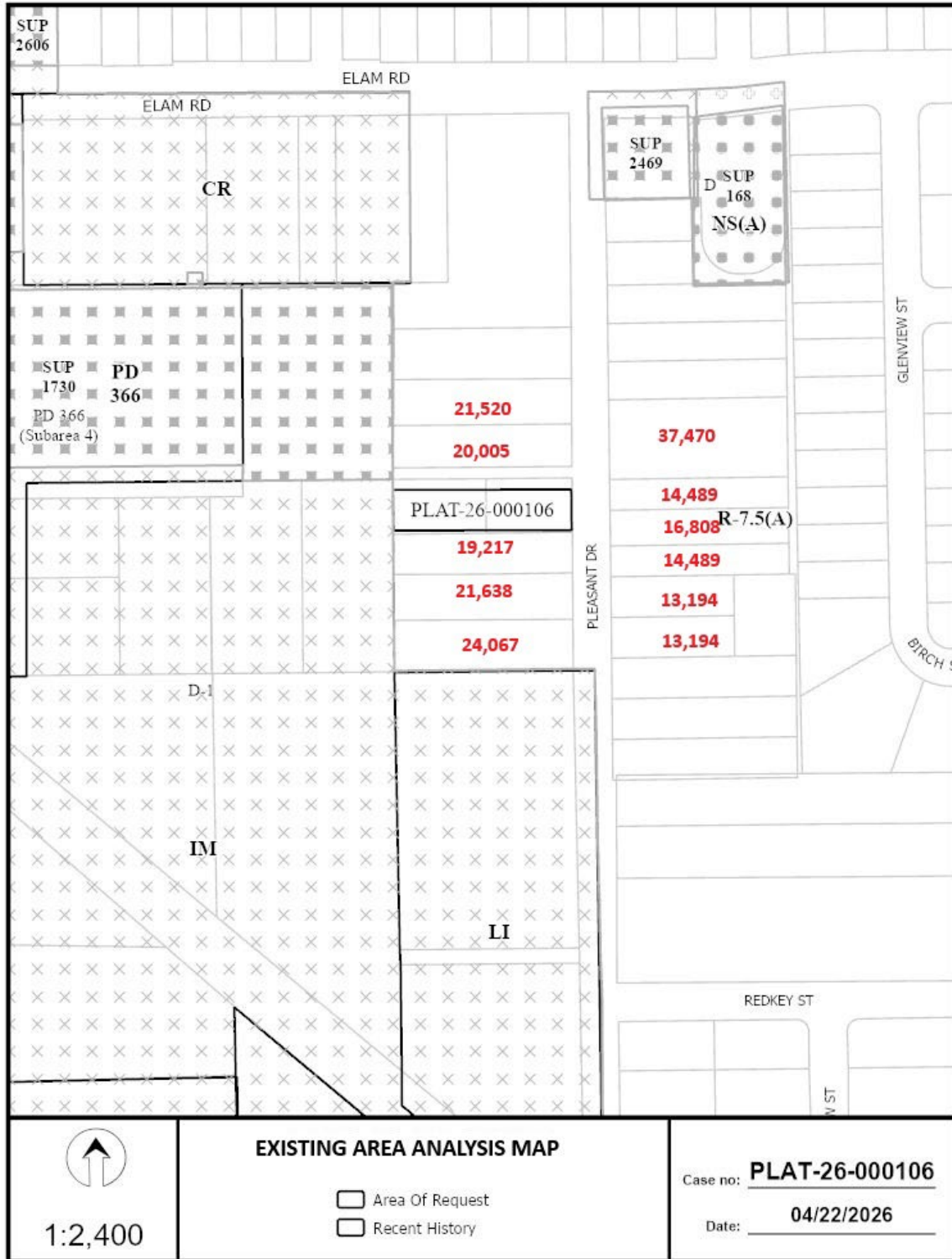
Dallas Water Utilities Conditions:

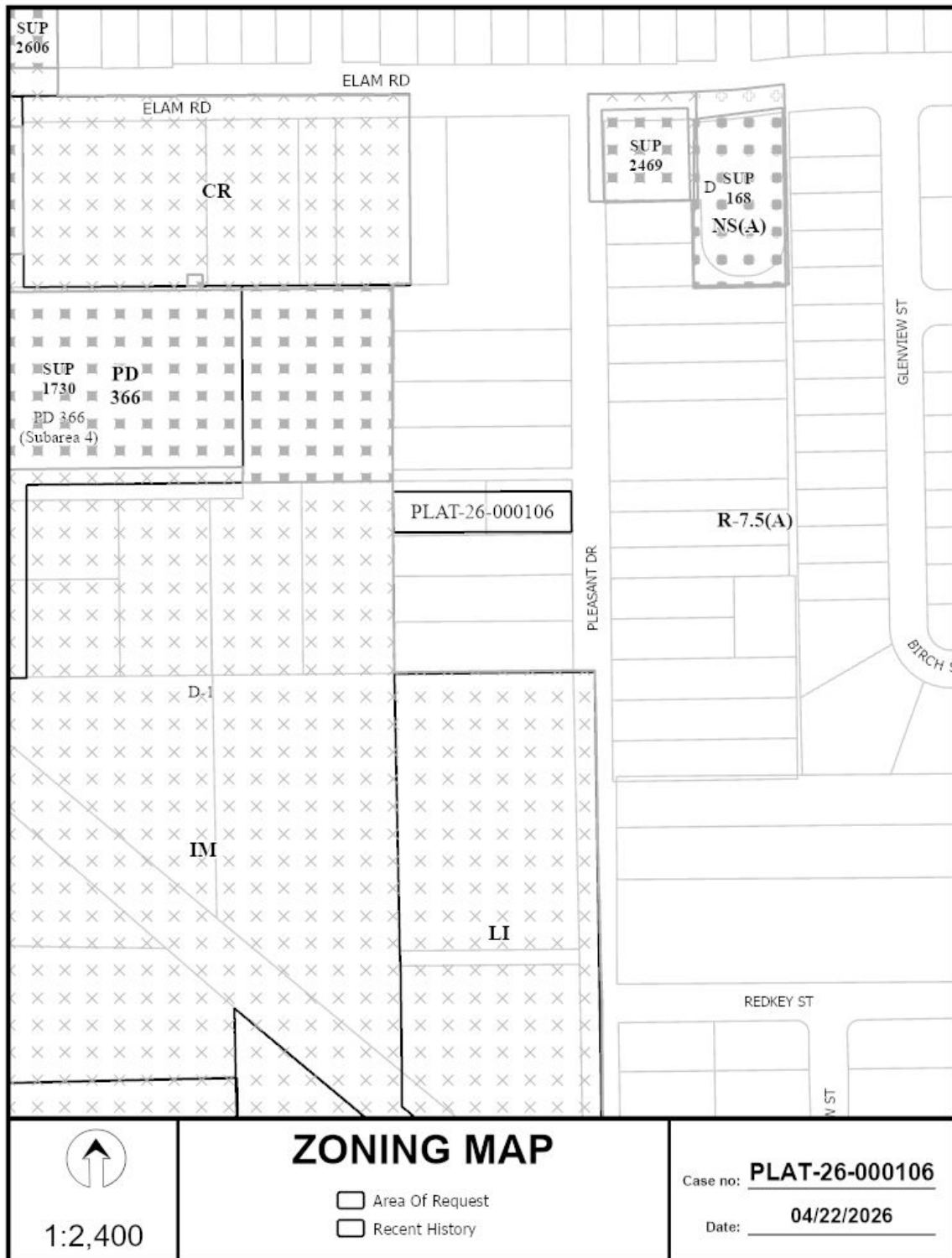
20. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
21. Water and Wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

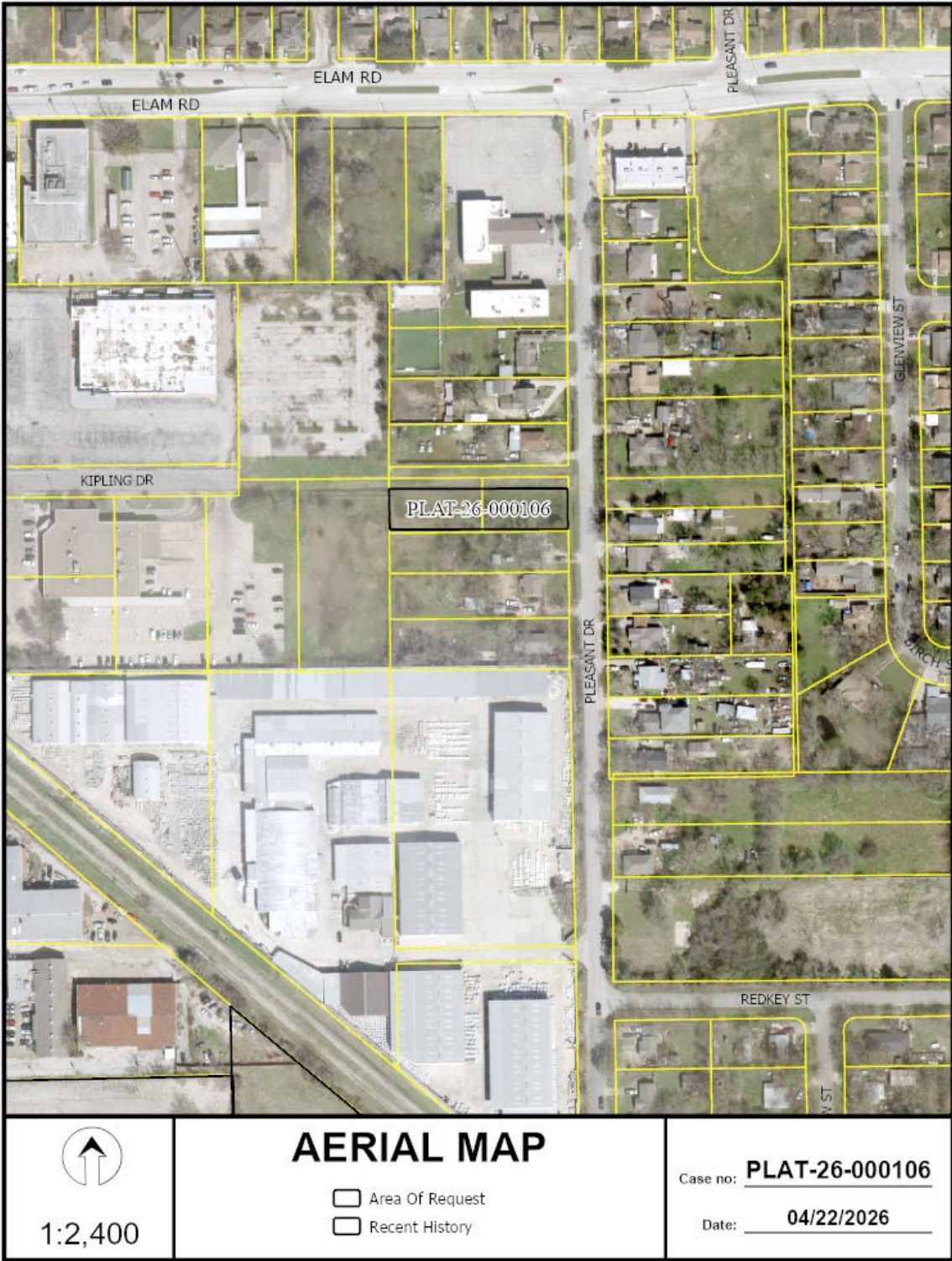
Street Name/ GIS, Lot & Block Conditions:


22. On the final plat, change “Pleasant Drive” to “Pleasant Drive (FKA Dowdy Ferry Drive)”. Section 51A-8.403(a)(1)(A)(xii).
23. On the final plat, identify the property as Lot 6D in City Block C/6353.


ALL AREAS ARE IN SQUARE FEET

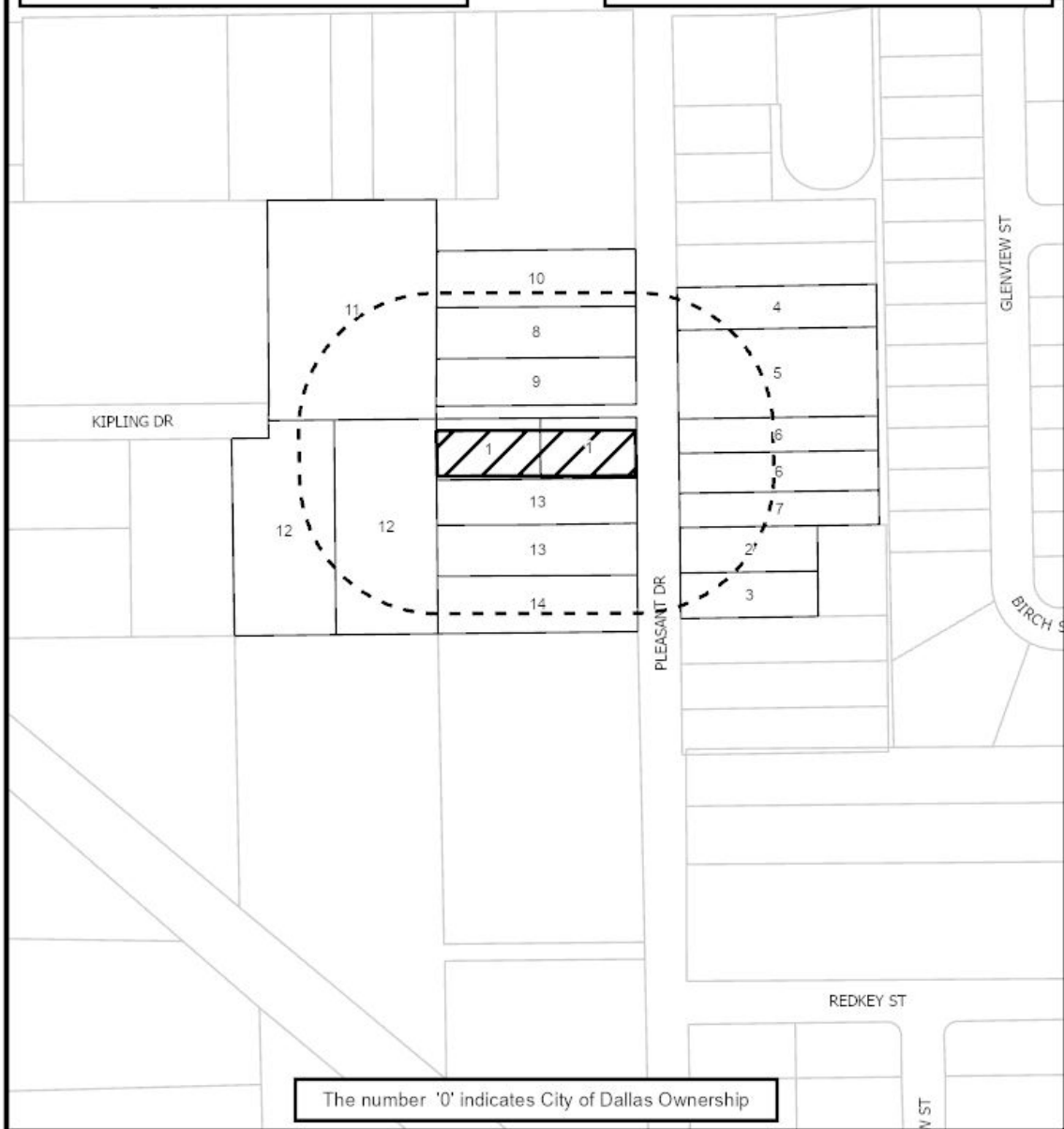






The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.

El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será rezonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.



The number '0' indicates City of Dallas Ownership

 1:2,400	NOTIFICATION	Case no: PLAT-26-000106			
	<table border="0"> <tr> <td style="border: 1px solid black; padding: 2px;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="border: 1px solid black; padding: 2px;">14</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	14	NUMBER OF PROPERTY OWNERS NOTIFIED
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14	NUMBER OF PROPERTY OWNERS NOTIFIED				

04/13/2026

Notification List of Property Owners

PLAT-26-000106

14 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	363 PLEASANT DR	ESPINOSA ROCIA JAIME
2	350 PLEASANT DR	LERMA BRIGIDO &
3	342 PLEASANT DR	PANIAGUA MARTIN &
4	410 PLEASANT DR	Taxpayer at
5	406 PLEASANT DR	CARRERA JOSE JAVIER CONDE
6	362 PLEASANT DR	ESTRADA ARMANDO
7	354 PLEASANT DR	MORALES CATRINO
8	411 PLEASANT DR	BELTRAN MARTIN &
9	405 PLEASANT DR	AGUILAR PRISCILLA M
10	415 PLEASANT DR	CASTANEDA JOSE
11	8106 KIPLING DR	MILLIGAN ROBERT K
12	350 S BUCKNER BLVD	U S POSTAL SERVICE
13	351 PLEASANT DR	BUSSELL FAMILY LIVING TRUST
14	343 PLEASANT DR	BUSSELL JAMES P

