

CITY PLAN COMMISSION**THURSDAY, MAY 22, 2025****FILE NUMBER:** S245-169**SENIOR PLANNER:** Hema Sharma**LOCATION:** between Marsh Lane and Betty Jane Lane, north of Walnut Hill Lane**DATE FILED:** April 25, 2025**ZONING:** PD 1130**PD LINK:** Link not Available**CITY COUNCIL DISTRICT:** 13**SIZE OF REQUEST:** 1.9883-acres**APPLICANT/OWNER:** MM 10056 Marsh, LLC

REQUEST: An application to replat a 1.9883-acre (86,612-square foot) tract of land containing all of Lot 3A in City Block A/6226 and part of City Block 6226 to create a 31-lot shared access development ranging in size from 0.0424 acre (1,847 square feet) to 0.0628 acre (2,736 square feet) and 6 common areas on property located between Marsh Lane and Betty Jane Lane, north of Walnut Hill Lane.

SUBDIVISION HISTORY:

1. S189-157 was a request southeast of the present request to replat a 0.464-acre tract of land containing all of Lots 15 and 16 in City Block 9/6178 to realign the existing lot lines and create one 10,000 square-foot lot and one 10,205 square-foot lot on property located on Walnut Hill Lane at Mixon Drive, southeast corner. The request was withdrawn on March 25, 2019, before City Plan Commission hearing.
2. S156-281 was a request northeast of the present request to replat a 1.6178-acre tract of land containing all of Lot 2A in City Block 6225 to create one 16,392-square foot (0.3763-ac.) lot, one 16,613-square foot (0.3814-ac.) lot, and one 37,465-square foot (0.8601-acre) lot on property located at 10062 Betty Jane Lane between Walnut Hill Lane and Merrell Road. The request was denied on October 6, 2016.

PROPERTY OWNER NOTIFICATION: On May 7, 2025, 12 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 property to the north of the present request has area of 292,785 square feet and is zoned an R-16(A) Single Family District. *(Please refer to the existing area analysis and aerial map)*

- The properties to the east of the present request have areas ranging in size from 9,203 square feet to 9,771 square feet and are zoned PD 584. *(Please refer to the existing area analysis and aerial map)*
- The properties to the south and west of the present request have areas ranging in size from 26,865 square feet to 253,208 square feet and are zoned CR Community Retail District. *(Please refer to the existing area analysis and aerial map)*

The request is zoned PD 1130 which was adopted by City Council on March 26, 2025. The minimum lot area requirement is 1,800 square feet. The maximum number of dwelling units allowed per PD 1130 is 31. The request is to create a 31-lot shared access development ranging in size from 0.0424 acre (1,847 square feet) to 0.0628 acre (2,736 square feet).

Staff finds that there is no established lot pattern within the immediate vicinity of the request and the request is in compliance with Section 51A-8.503 and also with the requirements of PD 1130; therefore, staff recommends approval 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 31 and 6-common area.

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)

Shared Access Conditions:

15. Provide additional shared access area easement, up to 26 feet, for compliance to Dallas Fire Code when building height is 30 feet or greater.
16. A water and wastewater easement at least 12 feet wide to be used exclusively for public water and wastewater below grade must be provided within the Shared Access Area Easement & labeled on the plat. Section 51A-4.411(d)(2) and Sections 49-60(d), 49-61(c)(5)(B), and Development Design Procedure and Policy Manual Section 6.2
17. No building permit may be issued to authorize work in the Shared Access Area Development until the final plat and the Shared Access Area Agreement have been recorded in the real property records of Dallas County, and the recording information has been placed on the face of the plat, and all other requirements of the Shared Access Area development have been met. Section 51A-4.411(c)(3)
18. Prior to submittal of the final plat the Shared Access Area Development must meet all of the requirements of Section 51A-4.411. Section 51A-4.411(c)
19. The recording information of the “Shared Access Area Agreement” must be placed on the final plat prior to being submitted to the City Plan Commission Chairman for signature. The Shared Access Area Agreement shall include a metes and bounds description of the shared access area as part of an attachment to the document. Section 51A-4.411(e)
20. A shared access development is treated as one lot for the purpose of setbacks and lot coverage.

21. Regardless of the minimum front yard setback of the applicable zoning district, the minimum front yard setback must be at least 20 feet from the right-of-way line of a street or alley if the parking space for the lot(s) is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley. Section 51A-4.411(f)(2)
22. Include the words "Shared Access Development" in the title block of the final plat. Platting Guidelines
23. Place a note on the final plat stating: "No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public or City Council approved Private Street." Section 51A-4.411(d)(3), and 51A-4.411(d)(10)
24. If a guard house is provided, it must be at least 30 feet from the shared access point. Section 51A-4.411(d)(8)
25. The Shared Access Area Easement must be terminated a minimum of 3 feet from the adjacent property or right-of-way. Section 51A-8.618(b)
26. Provide guest parking at a rate of 0.25 spaces per dwelling unit and with adequate maneuverability per the Shared Access Development requirements.

Right-of way Requirements Conditions:

27. On the final plat, dedicate 50 feet of right-of-way (via fee simple) from the established center line of Marsh Lane. *Section 51A 8.602(c)*
28. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Betty Lane. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*

Transportation Condition:

29. Subject to revisions to design proposed permanent dead end no more than 600 feet from Marsh Ln. The length of a permanent dead-end street must not exceed 600 feet, measured along the centerline from the Cross Street right-of-way to the center of the cul-de-sac, as shown on Figure 3.6. Exception: the permanent dead-end street may be extended due to topography or property shape requirements; must comply with the fire code along with obtaining City Chief Planning Officer and Director written approval.

Survey (SPRG) Conditions:

30. Prior to final plat, submit a completed final plat checklist and all supporting documents.
31. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
32. On the final plat, show distances/width across all adjoining right-of-way
33. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

34. On the final plat, show or list the prior plat on the map, in the legal description, and/or title block. Platting Guidelines.
35. On the final plat, show existing 40-foot building line, volume 621, page 1826, Deed Records, Dallas County, Texas.
36. On the final plat, show volume 621, page 1826, Deed Records, Dallas County, Texas.

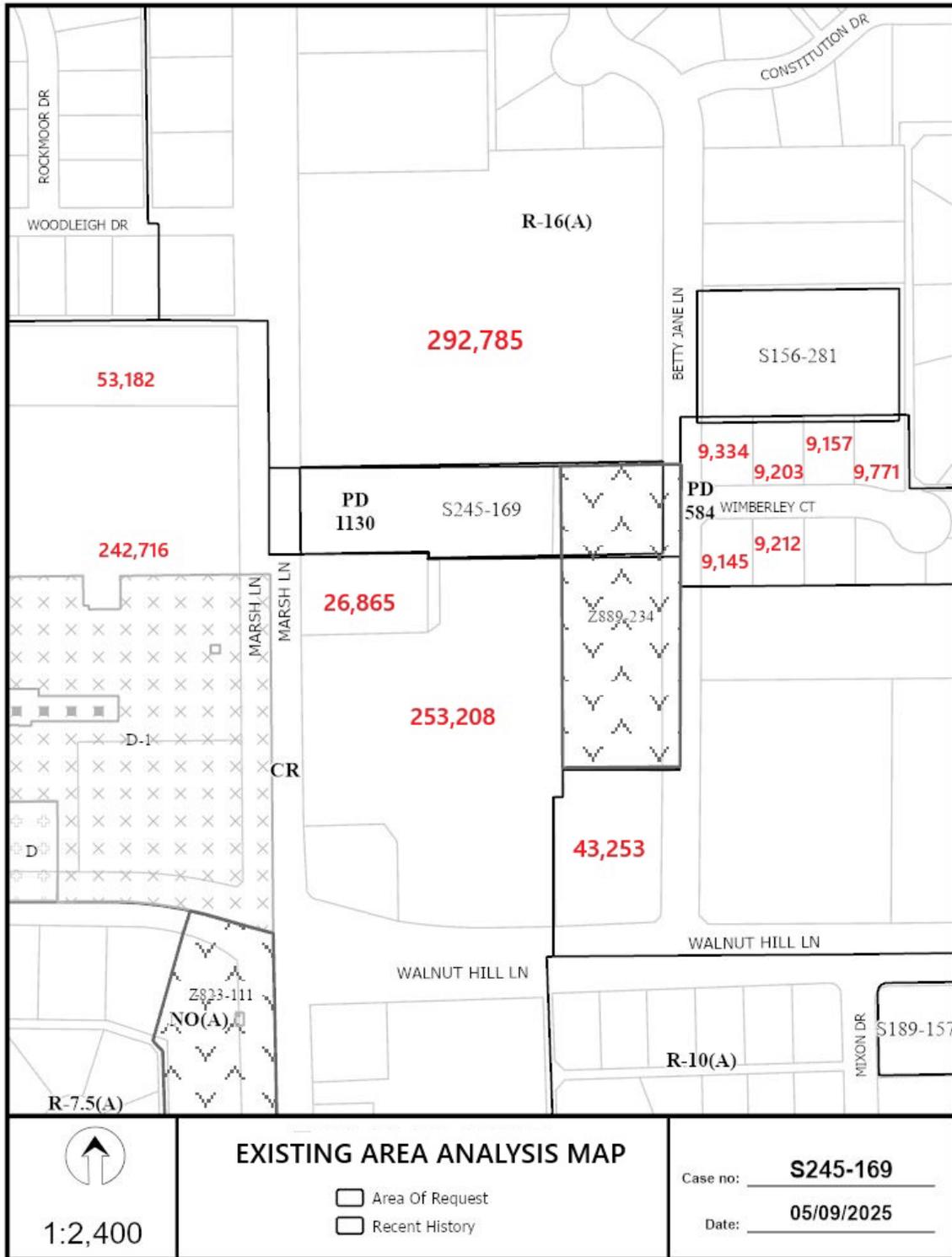
Dallas Water Utilities Conditions:

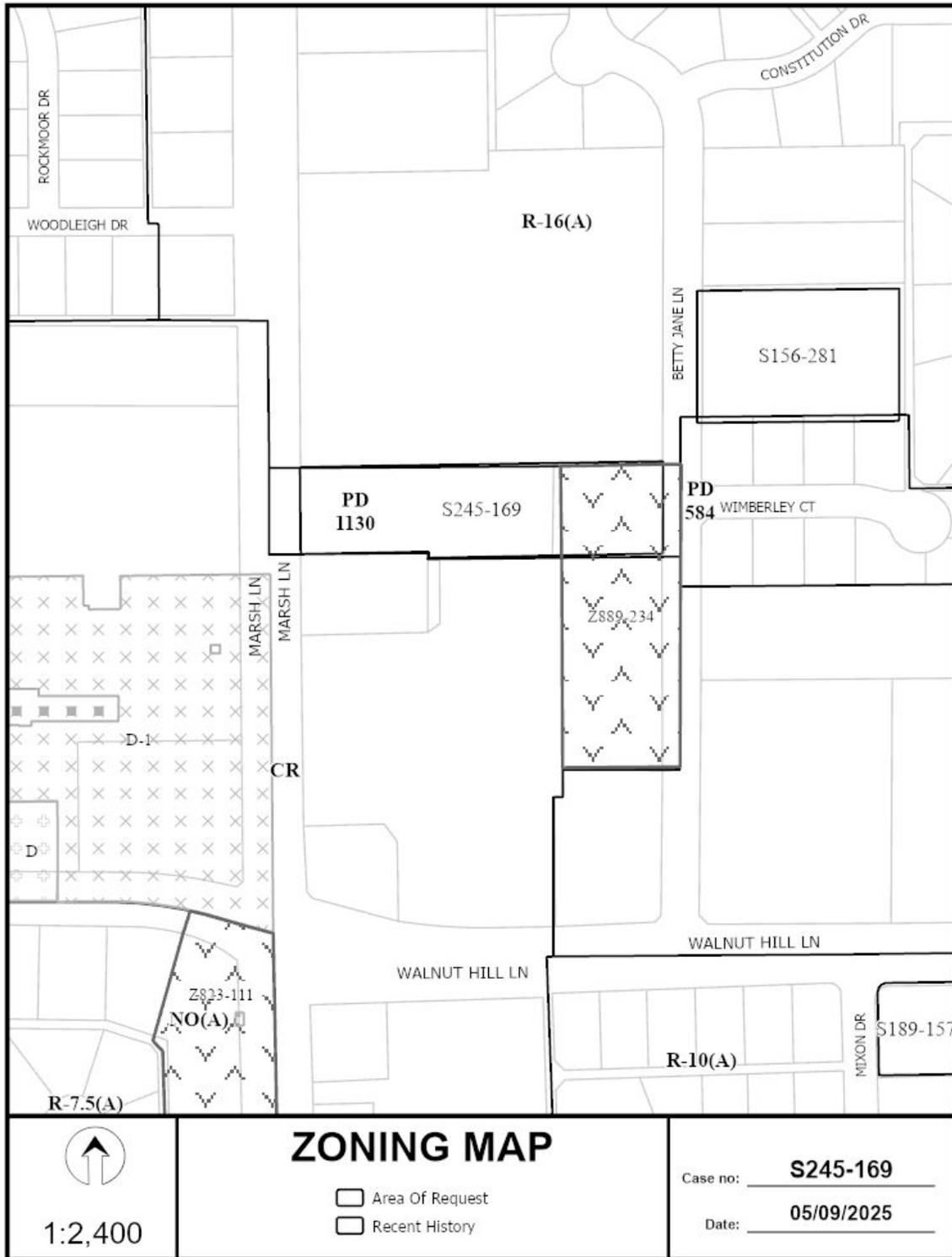
37. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
38. Additional design information is required for assessment. Site plan must be submitted showing proposed development, 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.
39. 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.
40. Must comply with DWU design standard for all Water Wastewater construction in Shared Access Development.

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

41. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
42. On the final plat, add "Wimberley Court" to plat drawing.
43. On the final plat, identify the property as Lots 1 through 31 and common areas A through F in City Block B/6226.

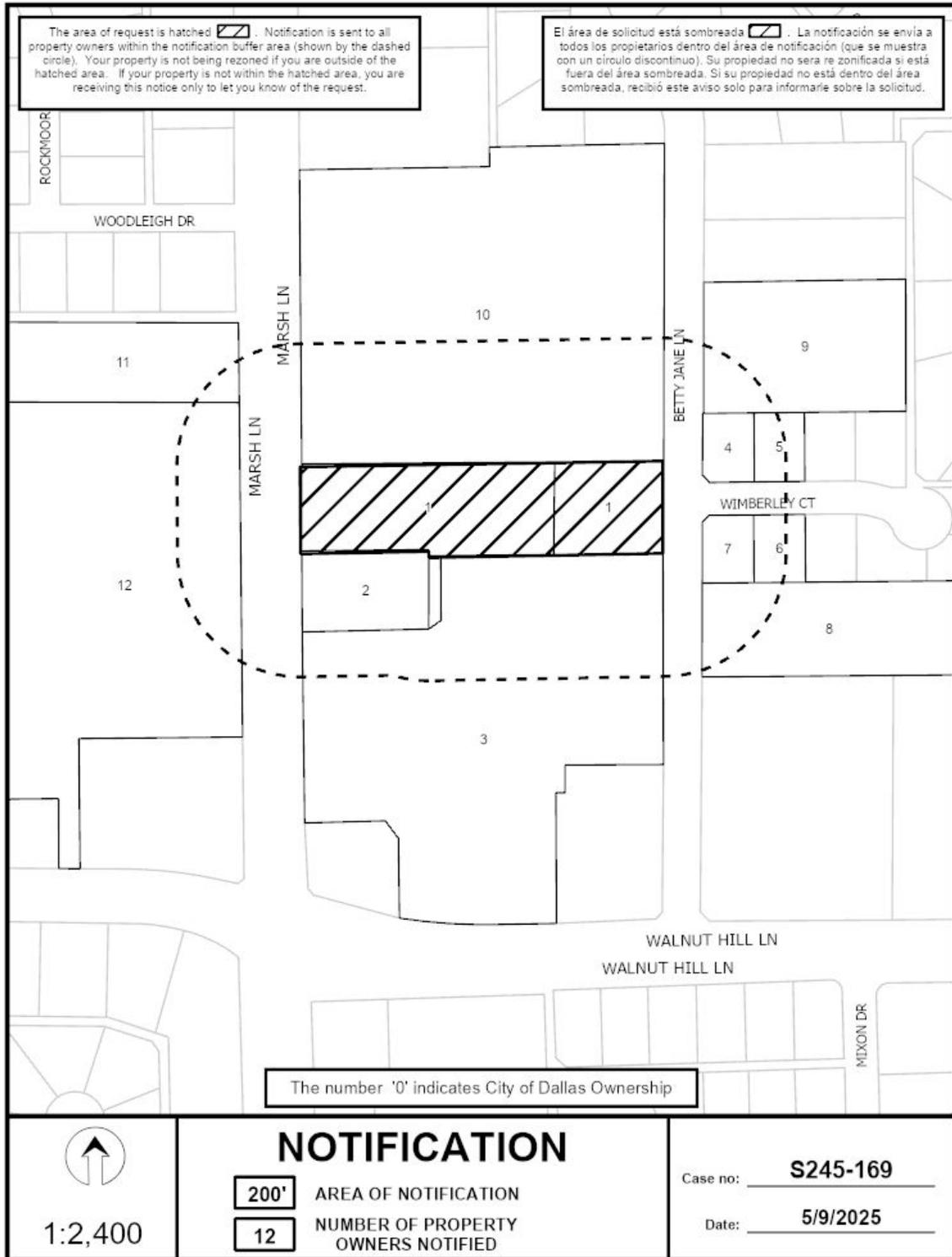
ALL AREAS ARE IN SQUARE FEET







 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area Of Request <input type="checkbox"/> Recent History 	Case no: S245-169 Date: 05/09/2025
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05/07/2025

Notification List of Property Owners

S245-169

12 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10056 MARSH LN	LORD PUFFMORT LLC
2	10046 MARSH LN	HOPKINS WALNUT HILL PLAZA LTD
3	10020 MARSH LN	HOPKINS WALNUT HILL PLAZA LTD
4	21 WIMBERLEY CT	SEOK DONG J
5	23 WIMBERLEY CT	WILKERSON MATTHEW & KRISTINA
6	22 WIMBERLEY CT	PITTMAN PATRICIA LYNN
7	20 WIMBERLEY CT	VIDALES JORGE A GUERRERO &
8	10010 BETTY JANE LN	PRIMERA IGLESIA BAUTISTA
9	10062 BETTY JANE LN	CAUDILL DOUGLAS W
10	10066 MARSH LN	LOVERS LANE UNITED METHODIST CHURCH
11	10107 MARSH LN	BOWIE ROBERT TR &
12	10051 MARSH LN	HOPKINS MARSH LANE PLAZA LP

