

CITY PLAN COMMISSION**THURSDAY, JULY 23, 2026****FILE NUMBER:** PLAT-26-000156**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Forest Lane and Stults Road, southwest corner**DATE FILED:** June 26, 2026**ZONING:** TH-2(A)**CITY COUNCIL DISTRICT:** 10**SIZE OF REQUEST:** 7.043-acres**APPLICANT/OWNER:** County of Dallas

REQUEST: An application to replat a 7.043-acre (306,789-square foot) tract of land containing all of Lot 1 in City Block 1/7500 and part of City Block 7500 to create 31 lots ranging in size from 3,150 square feet to 6,002 square feet and 3 common areas on property located on Forest Lane and Stults Road, southwest corner.

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

PROPERTY OWNER NOTIFICATION: On July 6, 2026, 80 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 request is located within the TH-2(A) Townhouse District, which has a minimum lot area requirement of 2,000 square feet for single family structures and 6,000 square feet for duplex structures. The request is to create 31 lots ranging in size from 3,150 square feet to 6,002 square feet and 3 common areas.

Staff finds that there is variation in the lot pattern within the adjacent area (refer to the Existing Area Analysis Map) and that the request complies with the requirements of Section 51A-8.503 and the TH-2(A) Townhouse 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 31 and 3 common areas.

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. 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). Section 51A 8.611(e)

Right-of-Way Conditions:

15. On the final plat, dedicate 60 feet of right-of-way (via fee simple) from the established center line of Forest Lane. Section 51A 8.602(c)
16. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via fee simple or street easement) at Forest Lane and Stults Road. Sections 51A 8.602(d)(1).

17. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at Streets A & B and Stults Road. Sections 51A 8.602(d)(1).
18. 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. 51A 8.602(d)(1), 51A 8.608(a)
19. 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

Flood Plain Conditions:

20. On the final plat, determine the 100-year water surface elevation across this addition.
21. On the final plat, dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
22. On the final plat, include additional paragraph in Owner's Certificate (pertaining to the floodplain). 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
23. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
24. On the final plat, show the natural channel set back from the crest of the natural channel. *Section 51A-8.611(d), Trinity Watershed Management.*
25. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. *Section 51A-8.617(d)(1), (2), (3), and (4)*
26. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

Dallas Water Utilities Conditions:

27. 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.
28. 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.
29. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. Notice: Minimum DWU

easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

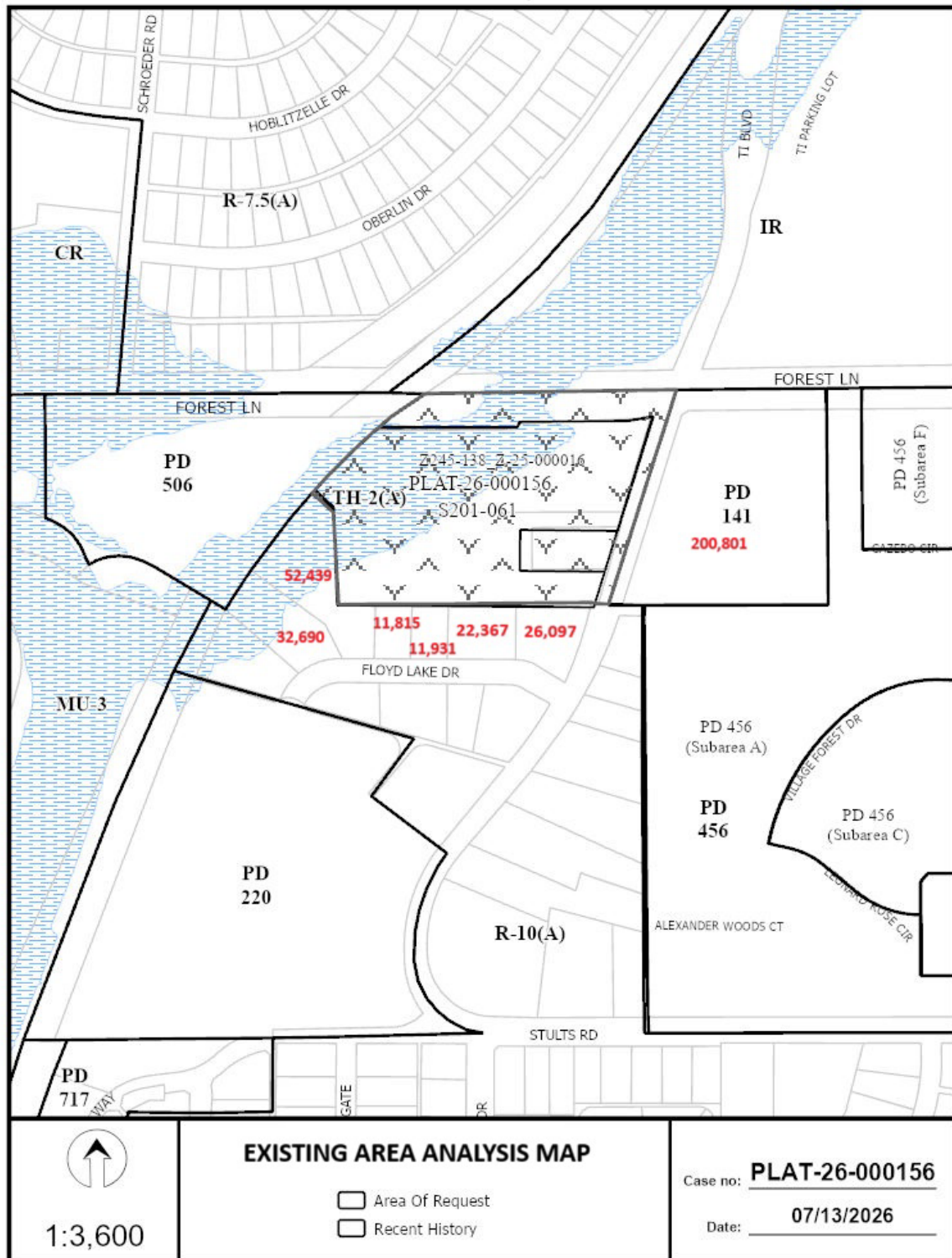
Survey (SPRG) Conditions:

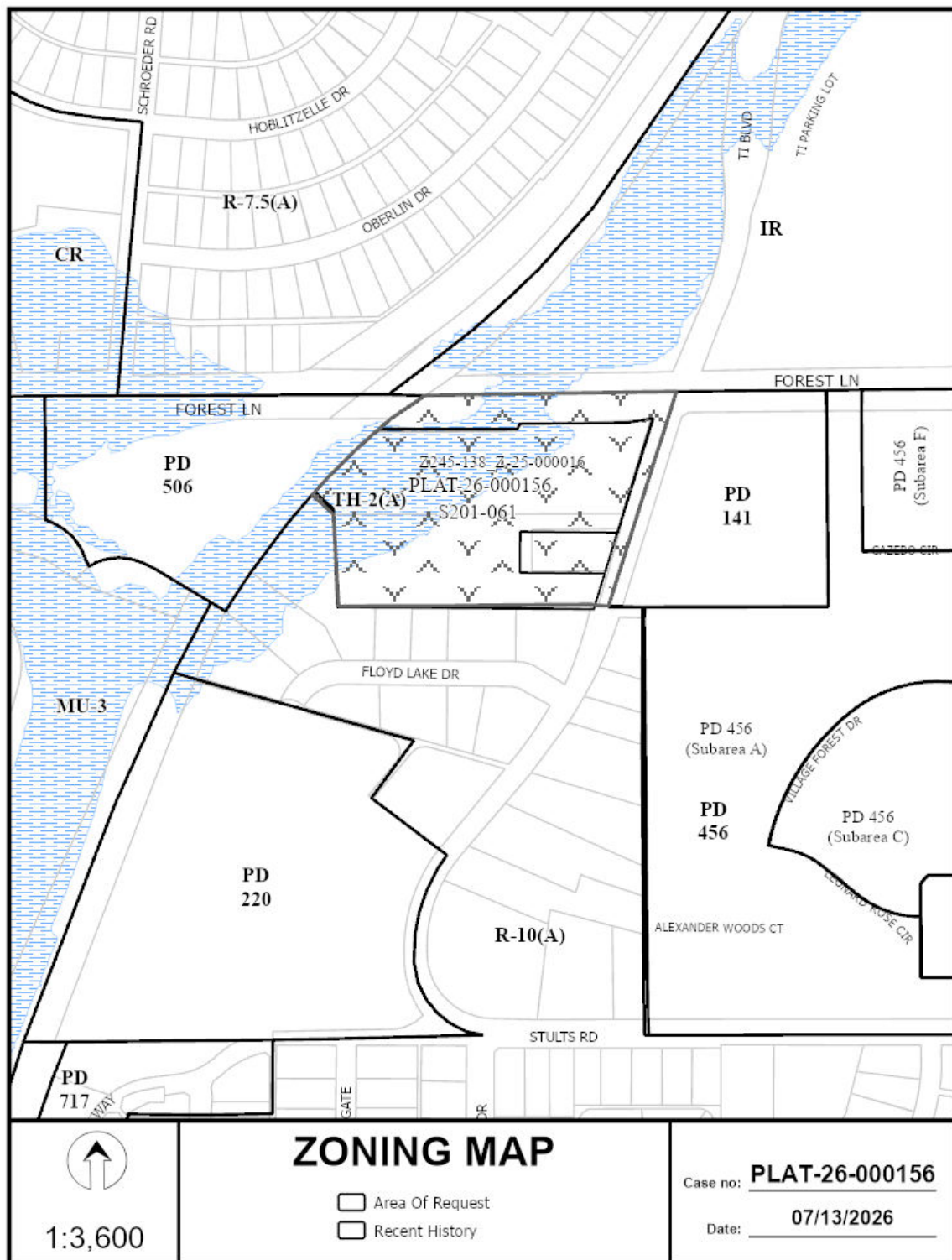
30. Prior to final plat, submit a completed final plat checklist and all supporting documents.
31. Show correct recording information for subject property.
32. Show how all adjoining right-of-way was created.
33. Show distances/width across all adjoining right-of-way
34. Show recording information on all existing easements within 150 feet of property.
35. Show all additions or tracts of land within 150' of property with recording information.

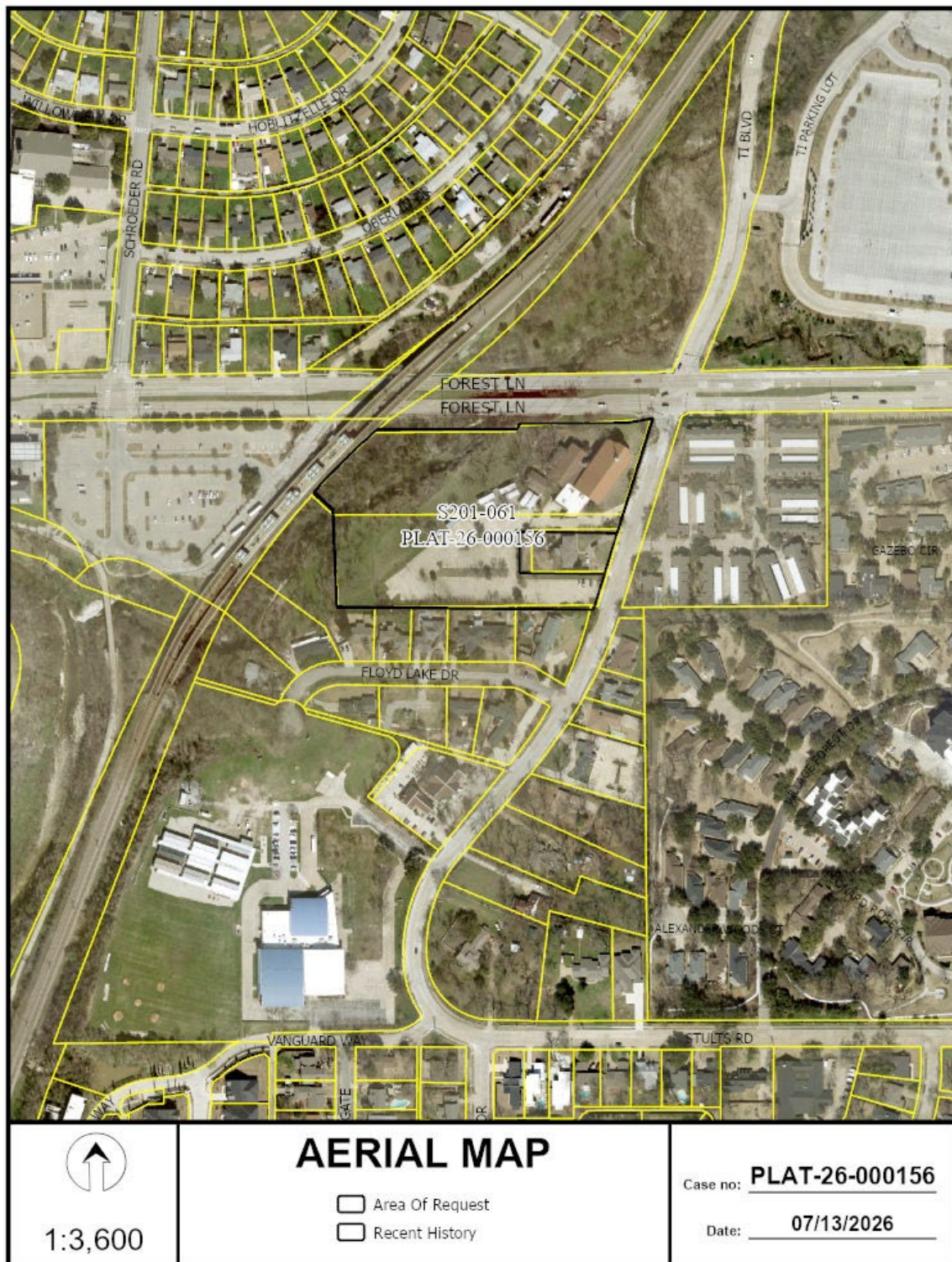
Arborist/ Street Name/ GIS, Lot & Block Conditions:

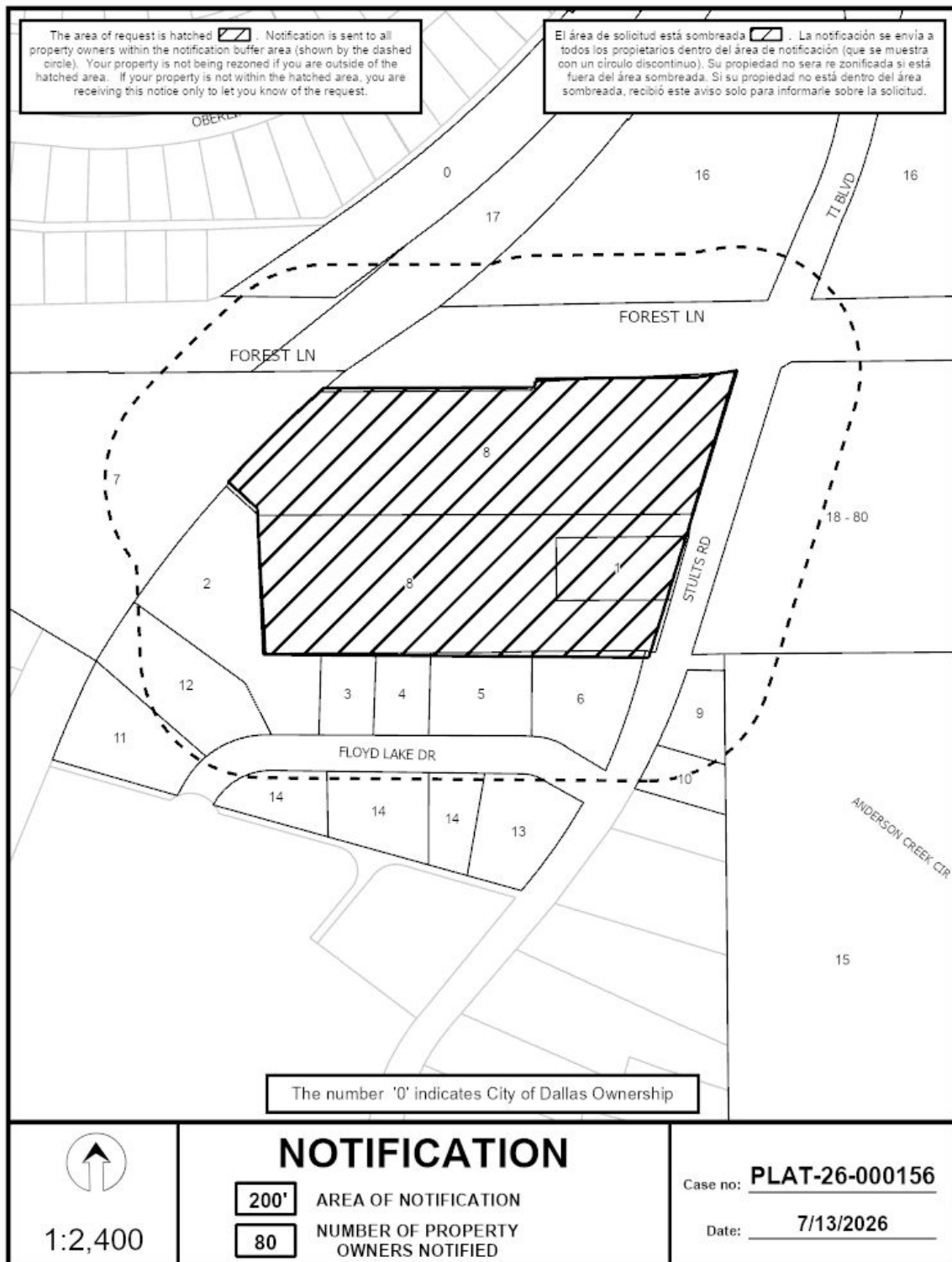
36. Provide a revised tree survey that includes the species.
37. On the final plat, change "Forest Lane" to "Forest Lane (FKA Garland-Grapevine Road)."
38. Contact Addressing Team with appropriate name for proposed right-of-way.
39. On the final plat, identify the property as Lots 1 through 24 and Common Areas A, B, and C in City Block 1/7500; Lots 1 through 7 in City Block 2/7500.

ALL AREAS ARE IN SQUARE FEET









Notification List of Property Owners

PLAT-26-000156

80 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8440 STULTS RD	COUNTY OF DALLAS TEXAS
2	8319 FLOYD LAKE DR	LERVISIT SUMRITTI
3	8325 FLOYD LAKE DR	MCDONALD MAUREEN R
4	8331 FLOYD LAKE DR	MEJIA LOSCAR T & LAURA A
5	8341 FLOYD LAKE DR	SEPANIK HOLDINGS INC
6	8353 FLOYD LAKE DR	MONTGOMERY FAMILY LIVING TRUST THE
7	8206 FOREST LN	DALLAS AREA RAPID TRANSIT
8	8350 FOREST LN	County of Dallas
9	8443 STULTS RD	KG FOODS LLC
10	8447 STULTS RD	BLS III REAL ESTATE LLC
11	8305 FLOYD LAKE DR	BAILEY KEAVEN DEAN
12	8311 FLOYD LAKE DR	DENNIS COREY CHISTOPHER &
13	8350 FLOYD LAKE DR	BUDDHIST CENTER OF DALLAS
14	8340 FLOYD LAKE DR	BUDDHIST CENTER OF DALLAS
15	8600 SKYLINE DR	PRESBYTERIAN VILLAGE NORTH
16	8507 FOREST LN	TEXAS INSTRUMENTS INC
17	401 S BUCKNER BLVD	DART
18	8404 FOREST LN	101 SERIES
19	8404 FOREST LN	CLEMENT YLONDA
20	8404 FOREST LN	RODRIGUEZ MARCUS
21	8404 FOREST LN	PARRA KARLA MARIA
22	8404 FOREST LN	ROSS DANIEL GENE & SUSAN KAY
23	8404 FOREST LN	SMITH DEBORAH E
24	8404 FOREST LN	ALULA HELEN
25	8404 FOREST LN	WISE BENJAMIN M & SAIRA
26	8404 FOREST LN	MYBURGH CARIEN

06/29/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	8404 FOREST LN	SPANN CLEOLETTA GEE
28	8404 FOREST LN	MONROY ALEXIS
29	8404 FOREST LN	ORTIZ ERYN
30	8404 FOREST LN	TREJO CARLOS E
31	8404 FOREST LN	VAUGHAN JORDAN
32	8404 FOREST LN	VO TOMMY & JENNIFER T
33	8404 FOREST LN	DAMODARAN ROSHAN
34	8404 FOREST LN	VO TOMMY & JENNIFER
35	8404 FOREST LN	SHARPE KEVIN C
36	8404 FOREST LN	ZUHOSHI LACEY
37	8404 FOREST LN	MONTES RUBEN
38	8404 FOREST LN	HARRIS KIMBERLY ANN
39	8404 FOREST LN	LING YANQING
40	8404 FOREST LN	GIPSON SAMUEL
41	8404 FOREST LN	NEW HOPE FOUNDATION
42	8404 FOREST LN	GEIGER KEITH
43	8404 FOREST LN	WERNICK ROSANN
44	8404 FOREST LN	CLEMENTS ALAN W & BARBARA
45	8404 FOREST LN	603 SERIES A SERIES OF VALENI LLC
46	8404 FOREST LN	MUSICH DAWN M &
47	8404 FOREST LN	ALAS CARLOS ENRIQUE MONTES &
48	8404 FOREST LN	PYSIAK FAMILY REVOCABLE LIVING TR
49	8404 FOREST LN	RAHMAN SHAMAILA
50	8404 FOREST LN	PELLIZZI AUGUST & KAREN
51	8404 FOREST LN	705 SERIES A SERIES OF VALENI LLC
52	8404 FOREST LN	WATKINS PATRICE A
53	8404 FOREST LN	COOMER L DON & PAMELA R
54	8404 FOREST LN	SOBREVILLA VICTOR &
55	8404 FOREST LN	CERDA MONA L
56	8404 FOREST LN	EDWARDS TAYLOR
57	8404 FOREST LN	BRABY MICHAEL LEE

06/29/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	8404 FOREST LN	NARCISO VINCENT JOSE EST OF
59	8404 FOREST LN	KORZHUKOV ALEXANDER & GALINA
60	8404 FOREST LN	BAKER JORDAN & NATE
61	8404 FOREST LN	DICKEY SANDRA LYNN
62	8404 FOREST LN	SOLOMON LIYA
63	8404 FOREST LN	TEXAS SAINTS LLC
64	8404 FOREST LN	1003 SERIES
65	8404 FOREST LN	BROOKS GLENDA
66	8404 FOREST LN	FOUGERE JAMEELAH
67	8404 FOREST LN	NARCISSE KENRIC
68	8404 FOREST LN	SETLIFF TARA LEA
69	8404 FOREST LN	MAZZINI CHRISTOPHER G
70	8404 FOREST LN	CHUENCHOMPOO SOMJAI
71	8404 FOREST LN	MAJORS OTIS L JR
72	8404 FOREST LN	STEELE JOHN A & PATRICK DIXON
73	8404 FOREST LN	KRUSE KENT H
74	8404 FOREST LN	DOMINGUEZ AMANDA MONIQUE
75	8404 FOREST LN	HARP DONNA
76	8404 FOREST LN	DUNCKER CARLOS
77	8404 FOREST LN	VILLARREAL BENITO &
78	8404 FOREST LN	MACAULAY KATHRYN MICHELE
79	8404 FOREST LN	COVER TAYLOR &
80	8404 FOREST LN	SMITH DORIS

