

CITY PLAN COMMISSION**THURSDAY, JULY 23, 2026****FILE NUMBER:** PLAT-26-000166**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Bruton Road, east of Masters Drive**DATE FILED:** June 26, 2026**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 7**SIZE OF REQUEST:** 5.851-acres**APPLICANT/OWNER:** Marco A. Rico and Sarita Rico

REQUEST: An application to replat a 5.851-acre (254,864-square foot) tract of land containing all of Lot 1 in City Block B/6773 and a tract of land in City Block 6773 to create one 43,560-acre lot, one 43,568-acre lot, and one 158,729-acre lot on property located on Bruton Road, east of Masters Drive.

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

PROPERTY OWNER NOTIFICATION: On July 6, 2026, 60 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 immediate vicinity of the request have lot areas ranging from 9,004 square feet to 212,966 square feet and are zoned R-7.5(A) Single Family District. (*refer to the existing area analysis map*)

The request is located within the 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 43,560-acre lot, one 43,568-acre lot, and one 158,729-acre lot.

Staff find that there is variation in 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 recommend 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 3.

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 50 feet of right-of-way (via fee simple) from the established center line of Bruton Road. Section 51A 8.602(c)

Dallas Water Utilities Conditions:

16. 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.
17. Water and wastewater main improvement are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

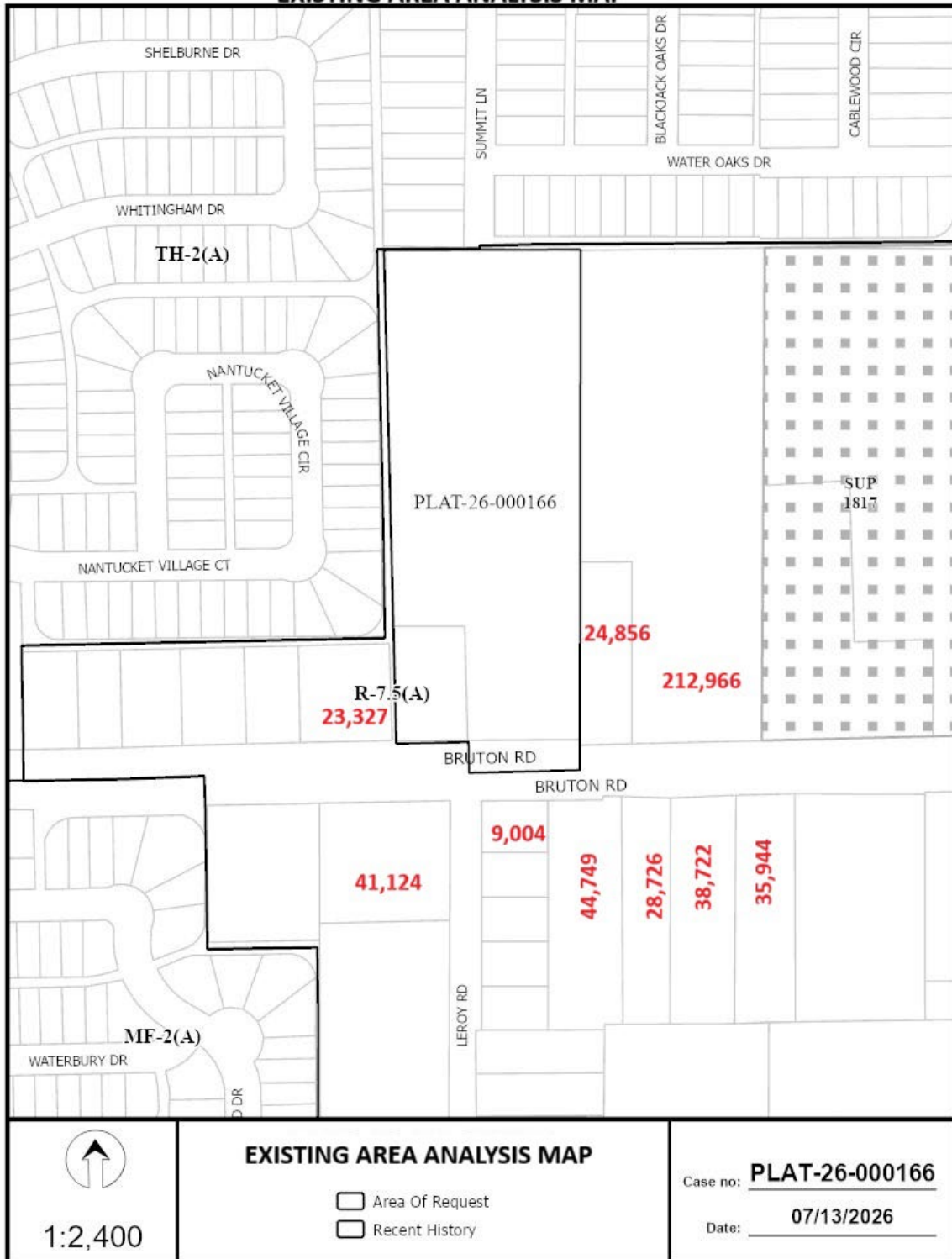
Survey (SPRG) Conditions:

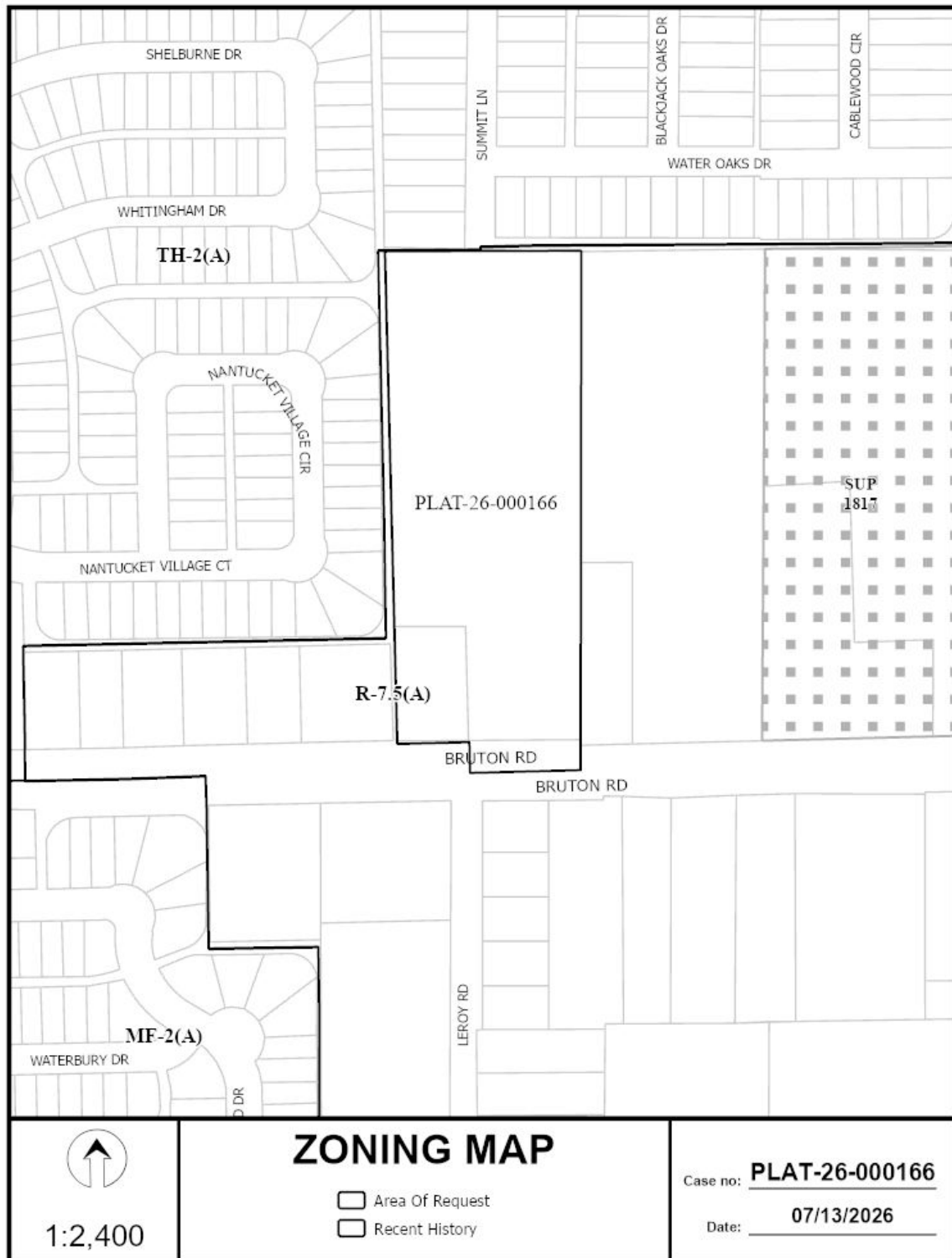
18. Prior to final plat, submit a completed final plat checklist and all supporting documents.
19. Need Lien Holder's Subordination Agreement.
20. Show how all adjoining right-of-way was created.
21. Show distances/width across all adjoining right-of-way.
22. Show recording information on all existing easements within 150 feet of property.
23. Show all additions or tracts of land within 150' of property with recording information.
24. Need new/different plat name.

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

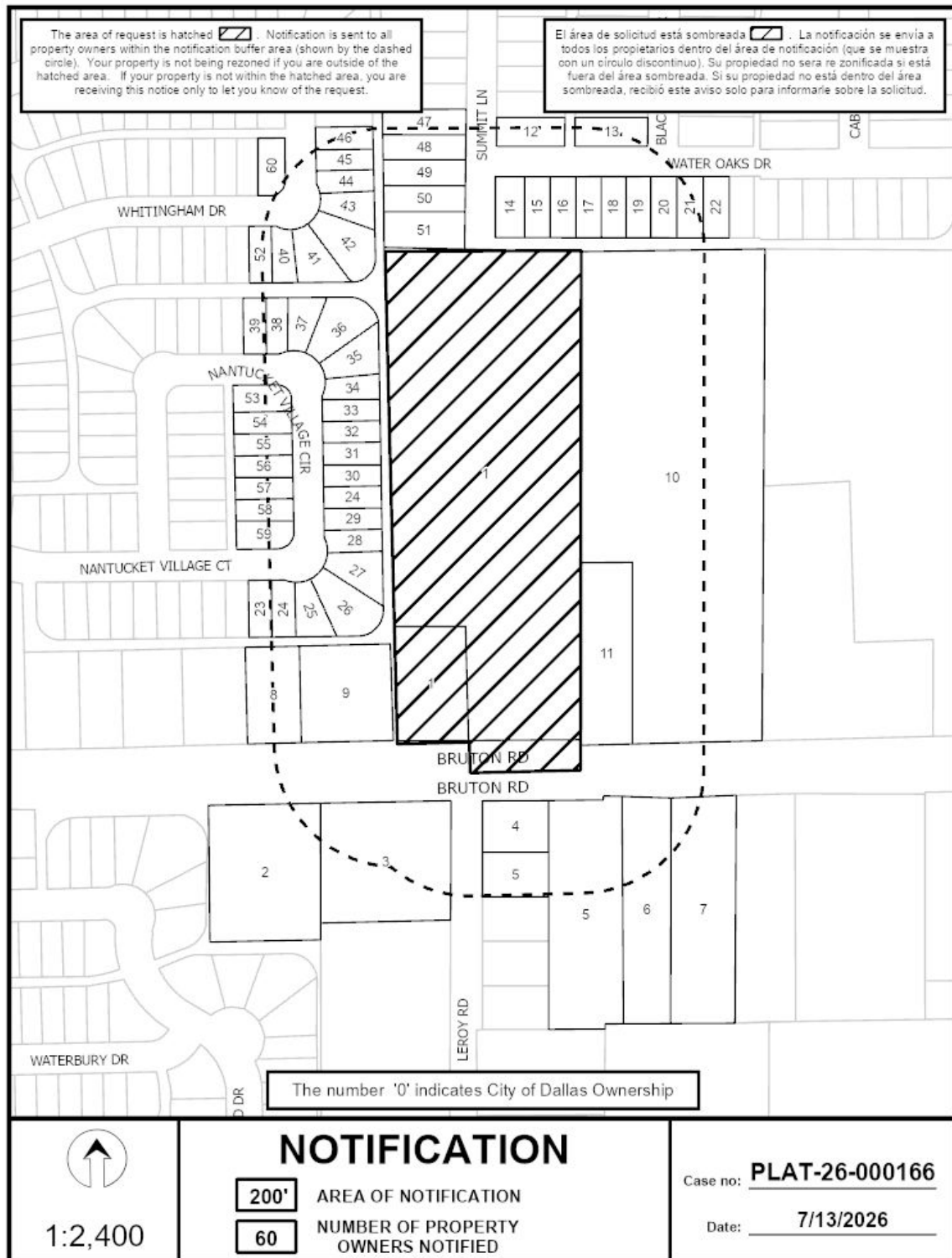
25. Plans must comply with sidewalk design standards: sidewalks must comply with a minimum five-foot width plus five-foot buffer.
26. Plans must comply with City's street lighting standards. See illumination standards in Street Design Manual.
27. On the final plat, add "Whitingham Drive".
28. On the final plat, identify the property as Lots 1 and 2 in City Block B/6773.

EXISTING AREA ANALYSIS MAP









Notification List of Property Owners

PLAT-26-000166

60 Property Owners Notified

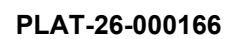
<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10601 BRUTON RD	RICO MARCO A & SARITA
2	10504 BRUTON RD	FAITHWAY FELLOWSHIP
3	10516 BRUTON RD	GALLEGOS COSME &
4	2048 LEROY RD	TURNER THERESA A
5	2042 LEROY RD	CASTILLO RAFAEL NINO
6	10618 BRUTON RD	Taxpayer at
7	10622 BRUTON RD	NUNEZ CESAR
8	10429 BRUTON RD	DEBO ALEXANDER O JR &
9	10509 BRUTON RD	Taxpayer at
10	10631 BRUTON RD	ROBERTSON MARY ELLEN
11	10625 BRUTON RD	HOLMES JOHNNY & ALICE G
12	2304 SUMMIT LN	ROMANO KYLIE C &
13	10575 BLACKJACK OAKS DR	MEDRANO YOLANDA
14	10704 WATER OAKS DR	MUNIZ MARIA GUADALUPE
15	10708 WATER OAKS DR	WILLIAMS LEE GRADY
16	10712 WATER OAKS DR	MUNOZ GUILLERMO MUNOZ &
17	10716 WATER OAKS DR	MENDOZA PABLO JR
18	10720 WATER OAKS DR	ALFARO CYNTHIA JUDITH
19	10724 WATER OAKS DR	PATTON CHESTER R & DOLLY
20	10728 WATER OAKS DR	SHAW CAROLYN
21	10732 WATER OAKS DR	JONES BYRON L
22	10736 WATER OAKS DR	NEIMETZ RANDOLPH S
23	10340 NANTUCKET VILLAGE	LEGUIZAMONAJERA VICTORIA
24	10344 NANTUCKET VILLAGE	DALLAS HOUSING AUTHORITY
25	10348 NANTUCKET VILLAGE	FERREIRA J NATIVIDAD M
26	10352 NANTUCKET VILLAGE	ORTIZ ALEXIS STEVE SANCHEZ

06/30/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2299 NANTUCKET VILLAGE CIR	MARMOLEJO JOSE L
28	2295 NANTUCKET VILLAGE CIR	CRON JAUNITA M
29	2291 NANTUCKET VILLAGE CIR	ST TRINITY INVESTMENTS LLC
30	2283 NANTUCKET VILLAGE CIR	Taxpayer at
31	2279 NANTUCKET VILLAGE CIR	GARCIA NICHOLAS &
32	2275 NANTUCKET VILLAGE CIR	NGUYEN KHANH THY
33	2271 NANTUCKET VILLAGE CIR	CHAMPAGNE DAVID & ESTHER
34	2267 NANTUCKET VILLAGE CIR	AGUILAR AUGUSTINE JR &
35	2263 NANTUCKET VILLAGE CIR	MARROQUIN NICOLAS &
36	2259 NANTUCKET VILLAGE CIR	VASQUEZ JUAN &
37	2255 NANTUCKET VILLAGE CIR	JUAREZ GABRIEL
38	2251 NANTUCKET VILLAGE CIR	GARCIA CARLOS
39	2247 NANTUCKET VILLAGE CIR	MENDEZ ORBELIN &
40	10340 WHITINGHAM DR	CASTILLO WALFRE RUBEN &
41	10344 WHITINGHAM DR	ELIAS ARQUIMEDES & TERESA
42	10348 WHITINGHAM DR	HERNANDEZ MACRINO &
43	10352 WHITINGHAM DR	MENDEZ ORBELIN
44	10356 WHITINGHAM DR	STRODER SHANISE
45	10360 WHITINGHAM DR	GIBBS VIELKA M
46	10364 WHITINGHAM DR	RAMIREZ RAPHAEL & SAGRARIO
47	2307 SUMMIT LN	BECERRA JUAN C
48	2303 SUMMIT LN	Taxpayer at
49	2267 SUMMIT LN	LASHLEY SHIRLEY A
50	2263 SUMMIT LN	UY TORN & OUK SOKHAK
51	2259 SUMMIT LN	SANDOVAL JOHNNY M
52	10336 WHITINGHAM DR	RIOS MARTIN
53	2270 NANTUCKET VILLAGE CIR	AGUILAR JOHNNY
54	2274 NANTUCKET VILLAGE CIR	TALAVERA MANUEL
55	2278 NANTUCKET VILLAGE CIR	Taxpayer at
56	2282 NANTUCKET VILLAGE CIR	MOJY AZAM & SHOAB
57	2286 NANTUCKET VILLAGE CIR	HIBERNIAN CAPITAL LLC

06/30/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2290 NANTUCKET VILLAGE CIR	ROMERO JORGE LUIS &
59	2294 NANTUCKET VILLAGE CIR	SMITH SHEAMANE
60	10347 WHITINGHAM DR	RODRIGUEZ MARIA



NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

[illegible]

C. Angel Rodriguez, a Registered Professional Land Surveyor, licensed by the State of Texas, affirms that this plot was

approved under any other legislation, represented, owned, controlled, or otherwise collected on the ground, and the same shall not be used for any other purpose. The applicant hereby certifies that the information submitted in this application is true and accurate, and that the applicant is not aware of any other information that would materially conflict with the Plans and Regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance no. 13455, as amended), or the Texas State Board of Professional Engineers and Land Surveyors. The applicant hereby certifies that the information submitted in this application is true and accurate, and that the applicant is not aware of any other information that would materially conflict with the Plans and Regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Dallas Development Code, Section 21A.6617 (6)(b)(3)(A) and (4), and that the applicant warrants the accuracy of this and is a predicate representation of this sworn record and:

Dated this _____ day of _____, 2026.

PRELIMINARY. THIS DRAFTING SHALL NOT BE RECORDED FOR ANY PURPOSE

 Agent/Significant
 Texas Registered Professional
 and Surveyor No. 6677

Ariel Rodríguez

COUNTY OF COLLIN

COUNTRY OF ORIGIN

BETWEEN ME, the undersigned, a **Nativity Party** in and for the State of **California**, County of **Santa Clara**, and **I, _____**, a **Nativity Party** in and for the State of **California**, County of **Santa Clara**, on this day personally appeared **[Redacted]**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the preceding certificate are true.

COUNTY OF DALLAS

COUNTY OF DALLAS

BEFORE ME, undersigned a Notary Public in and for the said County and State, on this day personally appeared _____ known to me to be the person(s) whose name(s) is (are) subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the same for the purposes therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2026.

1. All bearings shown are based on the Texas State

1. The purpose of this study is to evaluate the effectiveness of the proposed system in reducing the number of false alarms and improving the accuracy of the detection results. The study will be conducted in a controlled environment, using a dataset of simulated and real-world scenarios. The results will be compared against the baseline system to determine the improvement in performance.
2. The proposed system is designed to detect and classify anomalies in the data stream. It uses a combination of machine learning algorithms and rule-based logic to identify potential threats. The system is trained on a large dataset of historical data to learn the patterns of normal and abnormal behavior.
3. The system is implemented using a combination of software and hardware components. The software is developed using a high-level programming language, and the hardware is a standard personal computer. The system is tested using a series of experiments designed to evaluate its performance under various conditions.
4. The results of the study show that the proposed system is effective in reducing the number of false alarms and improving the accuracy of the detection results. The system is able to detect and classify anomalies with a high degree of accuracy, and the results are consistent across different scenarios.
5. The study concludes that the proposed system is a promising approach for detecting and classifying anomalies in the data stream. Further research is needed to optimize the system and to evaluate its performance in real-world scenarios.

STATE OF IOWA :

STATE OF IOWA :

[illegible][illegible][illegible]

PENANCE Study 00 displays 07 minutes 22 seconds West, with the common line between said road and said Lot 1, Block A/6712, upon Addition No. 109 being at a distance of 30.02 feet to a corner being at the centering of said Road; a 100 foot "dog"

POUNCE South 88 degrees 34 minutes 15 seconds West, with the North right of way line of 52,070 feet to Monument Sixty of the Summit of East Lead, 1/8/873, some being in the North right of way line of said Plover River.

Vice Ch

SARITA ROO
10601 BRUTON RD
DALLAS, TX 75217

DISCUSSION

SURVEYOR

ARA

SURVEYING

3615 KARNADHAN LANE
MELISSA, TEXAS 75454
TEL: (972) 566-4172
TELEFAX NO. 109-4713
ANNE HODGKINZ, M.S.
jrodriguez@arasurveying.com

LOI 1, 2 AND 3, BLOCK 2/6/7/3

A REPLAT OF LOT 1, BLOCK D-5773
RICHARD A LOVE ADDITION
5.851 ACRES SITUATED IN THE
ABRAHAM CARVER SURVEY, ABSTRACT NO. 26,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE: PLAT-26-000766