

CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 4, 2025****RECORD NO.:** PLAT-25-000073 (S245-221) **SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** McLarty Drive at Wild Honey Drive, southeast corner**DATE FILED:** August 7, 2025**ZONING:** R-5(A)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 0.2571-acres**APPLICANT/OWNER:** Marcos Madrid, Kacey Simmons

REQUEST: An application to replat a 0.2571-acre (11,201-square foot) tract of land containing all of Lot 12 in City Block C/8292 and a tract of land in City Block 8292 to create one 0.1274-acre (5,550-square foot) lot and one 0.1297-acre (5,651-square foot) lot on property located on McLarty Drive at Wild Honey Drive, southeast corner.

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

PROPERTY OWNER NOTIFICATION: On August 20, 2024, 18 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 line of McLarty Drive have areas ranging in size from 4,881 square feet to 6,125 square feet and are zoned as R-5(A) Single Family District. (*refer to the existing area analysis and aerial map*)
- The properties to the south line of McLarty Drive have lot areas ranging in size from 5,047 square feet to 5,932 square feet and are zoned as R-5(A) Single Family District. (*refer to the existing area analysis and aerial map*)

The request lies in R-5(A) Single Family District which has a minimum lot area requirement of 5,000 square feet. The request is to create one 0.1274-acre (5,550-square foot) lot and one 0.1297-acre (5,651-square foot) lot.

The staff concludes that there is an established lot pattern in the immediate area of the request, and the request complies with the requirements of Section 51A-8.503 and R-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 submitting 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 2.

Paving & Drainage Conditions:

12. 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).
13. 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:

14. On the final plat dedicate 25 feet of right-of-way (via fee simple or street easement) from the established center line of Wild Honey Drive. Section 51A 8.602(c); 51A 8.604(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 McLarty Drive at Wild Honey Drive. Section 51A 8.602(d)(1)

16. 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. *Section 51A 8.602(d)(1), 51A 8.608(a)*
17. On the final plat, dedicate a 15-foot by 15-foot alley sight easement at Wild Honey Drive. *Section 51A-8.602(e)*

Flood Plain Conditions:

18. On the final plat, determine the 100-year water surface elevation across this addition.
19. 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
20. 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 Trabsoportaion Comment
21. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
22. 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.*
23. 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)*
24. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

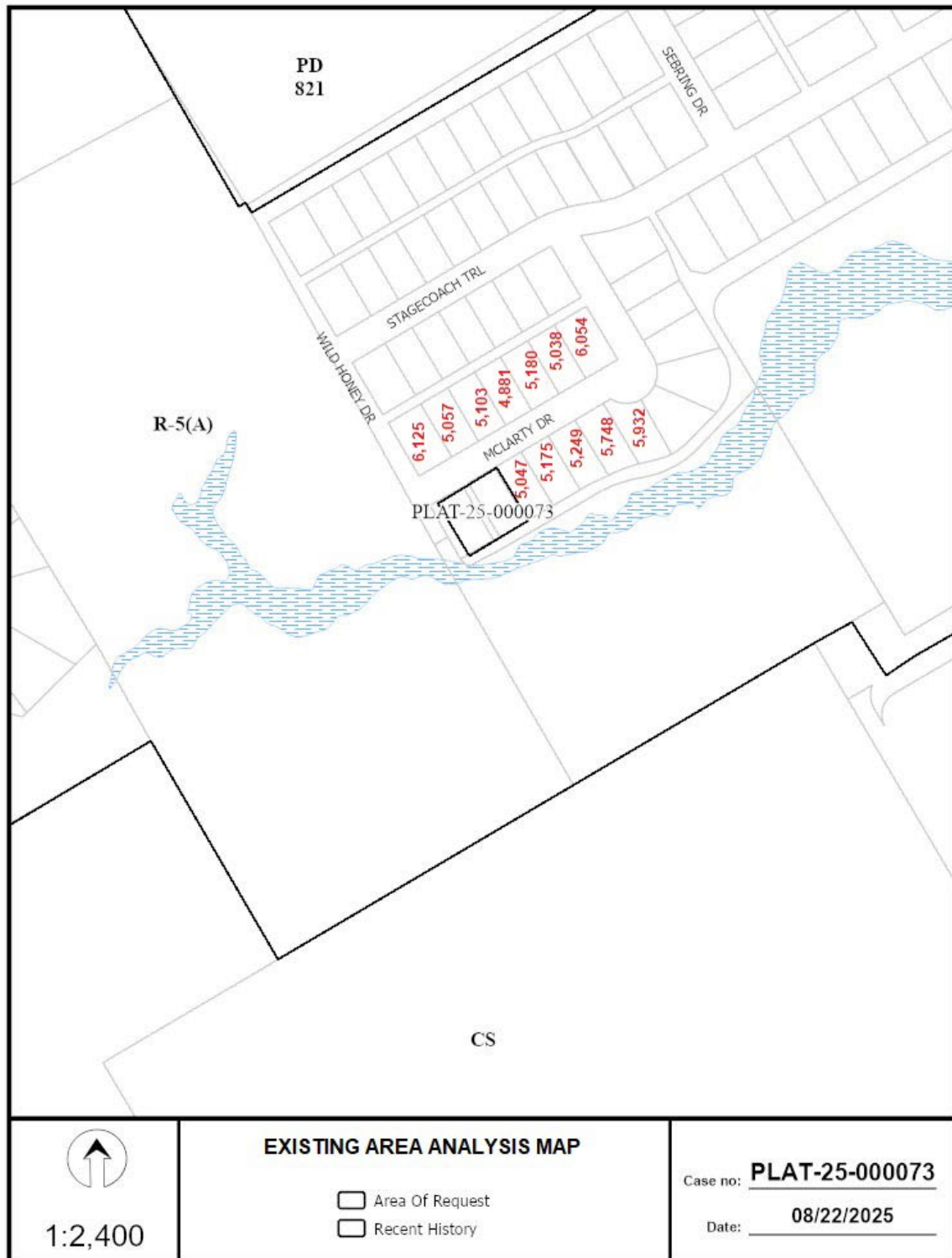
Survey (SPRG) Conditions:

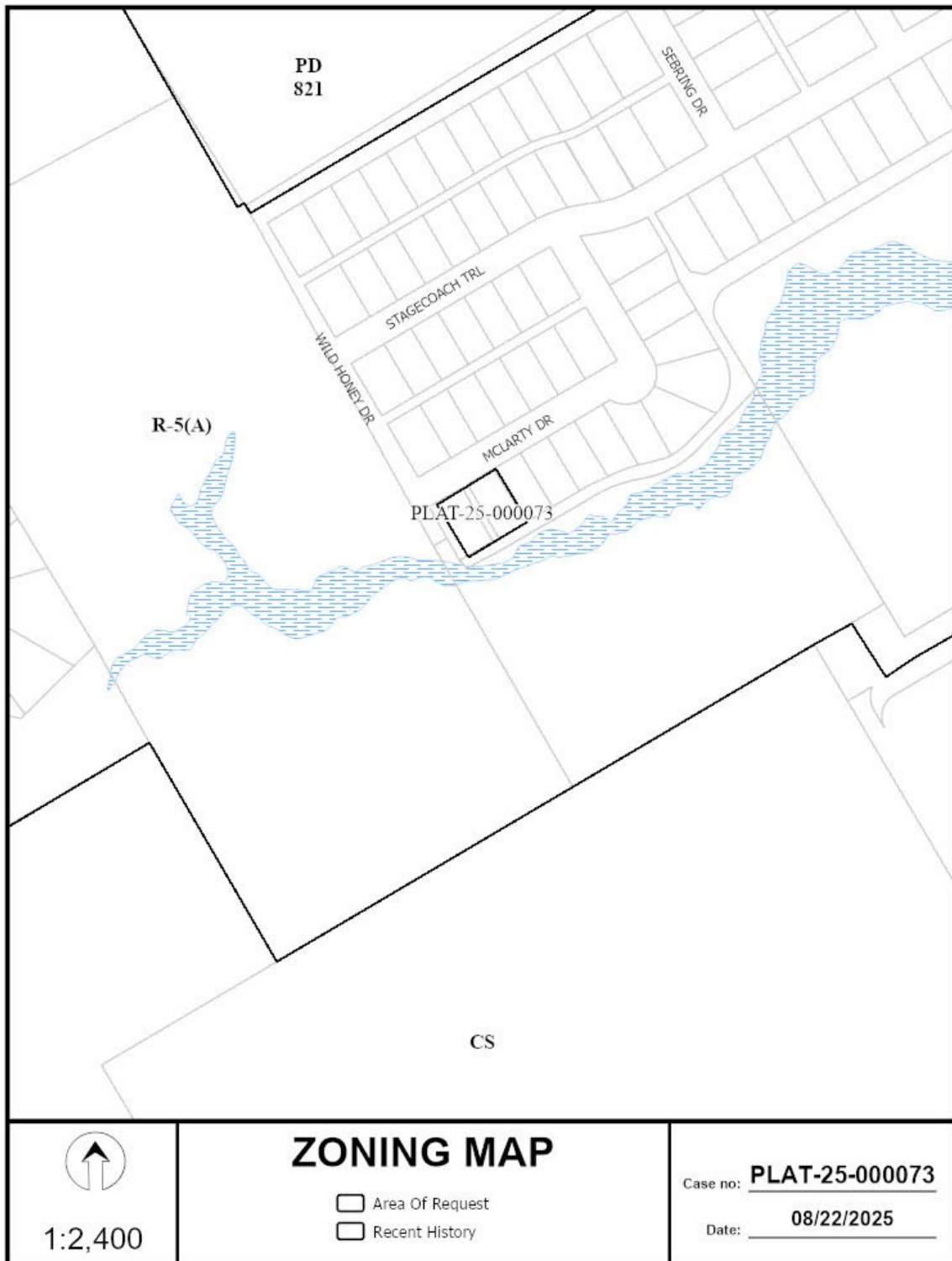
25. Submit a completed Final Plat Checklist and All Supporting Documentation.
26. On the final plat, show how all adjoining right-of-way was created. *Section 51A-8.403(a)(1)(A)(xxii)*
27. On the final plat, show recording information on all existing easements within 150 feet of the property.
28. On the final plat, show or list the prior plat on the map, in the legal description, and/or title block.
29. Need a new or different addition name.

Arborist/ GIS, Lot & Block Conditions:

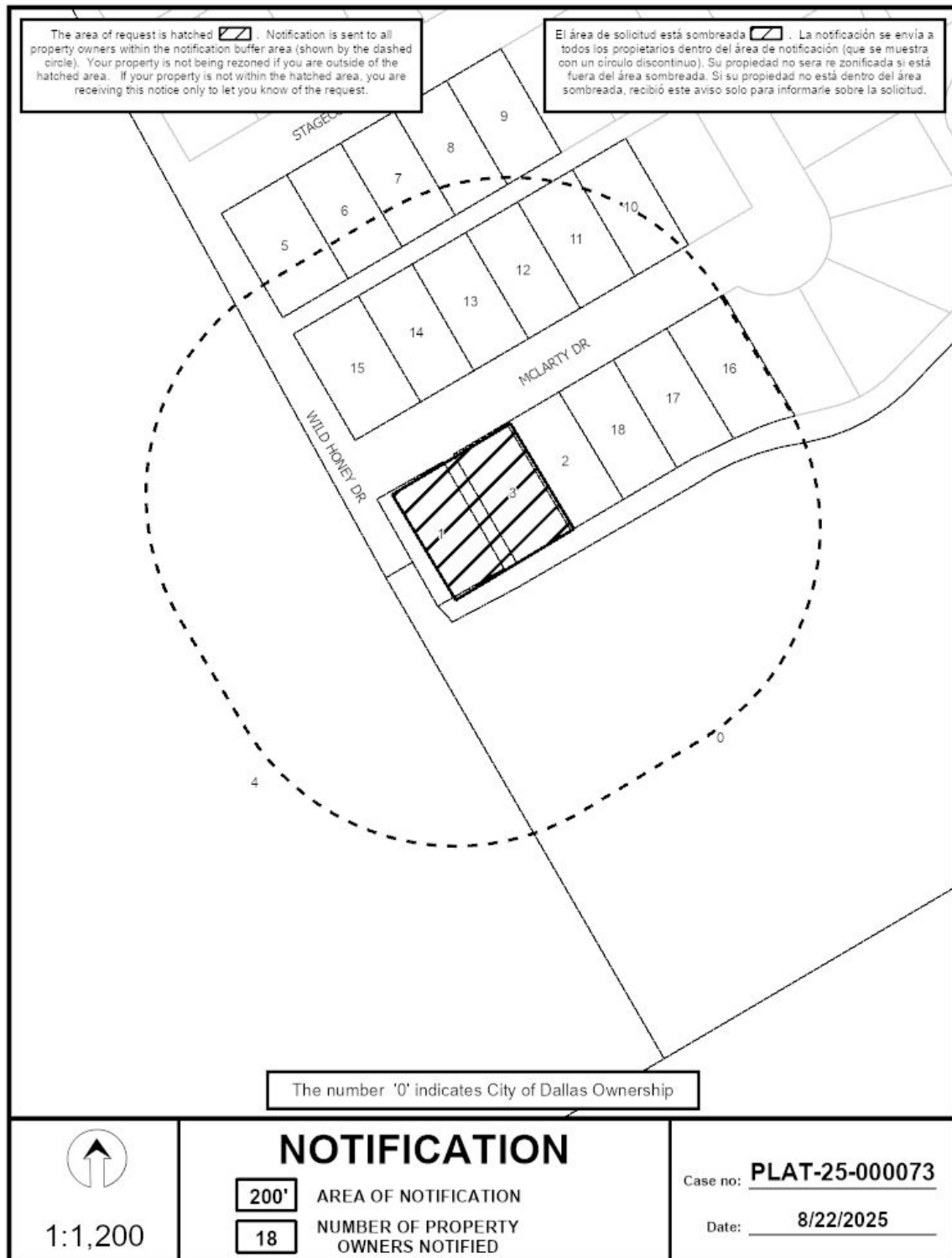
30. Prior to the final plat, submit a revised tree survey to the Arborist. Tree survey must include all trees on property. Include front and backyard trees from both lots.
31. On the final plat, identify the property as Lots 12A and 13A in City Block C/8292.

ALL AREAS ARE IN SQUARE FEET









08/19/2025

Notification List of Property Owners

PLAT-25-000073

18 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3700 MCLARTY LN	AMHERST GROUP PROPETRIES LLC
2	3716 MCLARTY LN	BLAIR EVELYN
3	3710 MCLARTY LN	JAIMES ELVIA TORRES
4	6801 WILD HONEY DR	A BETTER PLACE LLC
5	3710 STAGECOACH TRL	MEDLOCK JESSE
6	3720 STAGECOACH TRL	MADISON KIMBERLY D
7	3730 STAGECOACH TRL	LUCKEY FRAZIELL &
8	3740 STAGECOACH TRL	DEMENDOZA JOSE RAPHAEL VILLIBLANCA
9	3750 STAGECOACH TRL	HARRISON KENDRICK
10	3735 MCLARTY LN	BAWA GANIOU &
11	3731 MCLARTY LN	IKOVIC KIMBERY K & JOZE
12	3721 MCLARTY LN	HOOPER ANNIE P
13	3715 MCLARTY LN	FEILDS OCTAVIA
14	3711 MCLARTY LN	BETTER VIEW INVESTMENT GRP LLC
15	3705 MCLARTY LN	BANKS PAUL E
16	3736 MCLARTY LN	BANGE LEONARD C
17	3730 MCLARTY LN	FISHER EVELYN G
18	3720 MCLARTY DR	WARE MICHAEL

