

CITY PLAN COMMISSION**THURSDAY, MARCH 5, 2026****FILE NUMBER:** PLAT-26-000058**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** bounded by Reagan Street, Fairmount Street, Shelby Avenue, and Maple Avenue**DATE FILED:** February 5, 2026**ZONING:** PD 193 (MF-2, MF-3, GR)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20193.pdf>**CITY COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** 2.4232-acres**APPLICANT/OWNER:** Oasis Excursion, LLC, CFH Seville Investor, L.P., Old Parkland East 2, L.P.**REQUEST:** An application to replat a 2.4232-acre tract of land containing all of Lot 2A, all of Lots 10A through 10D, Lots 11A through 11D, and all of Lots 1, 7 through 9, and 12 in City Block 40/1343 to create one lot on property bounded by Reagan Street, Fairmount Street, Shelby Avenue, and Maple Avenue.**SUBDIVISION HISTORY:**

1. S212-039 was a request northwest of the present request to replat a 2.548-acre tract of land containing all of Lots 1A and 2 in City Block 39/1342 to create one lot on property bounded by Fairmount Street, Reagan Street, Maple Avenue, and Throckmorton Street. The request was approved on December 16, 2021, but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of PD 193 (MF-2, MF-3, GR); 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. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marketing/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. "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)

Right-of way Requirements Conditions:

15. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via fee simple or street easement) at the intersection of Maple Avenue & Reagan Street. Section 51A 8.602(d)(1)
16. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Maple Avenue & Shelby Avenue. Section 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 the intersection of Shelby Avenue & Fairmont Street. Section 51A 8.602(d)(1)

18. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Reagon Street & Fairmont Street. Section 51A 8.602(d)(1)
19. 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)*

Survey (SPRG) Conditions:

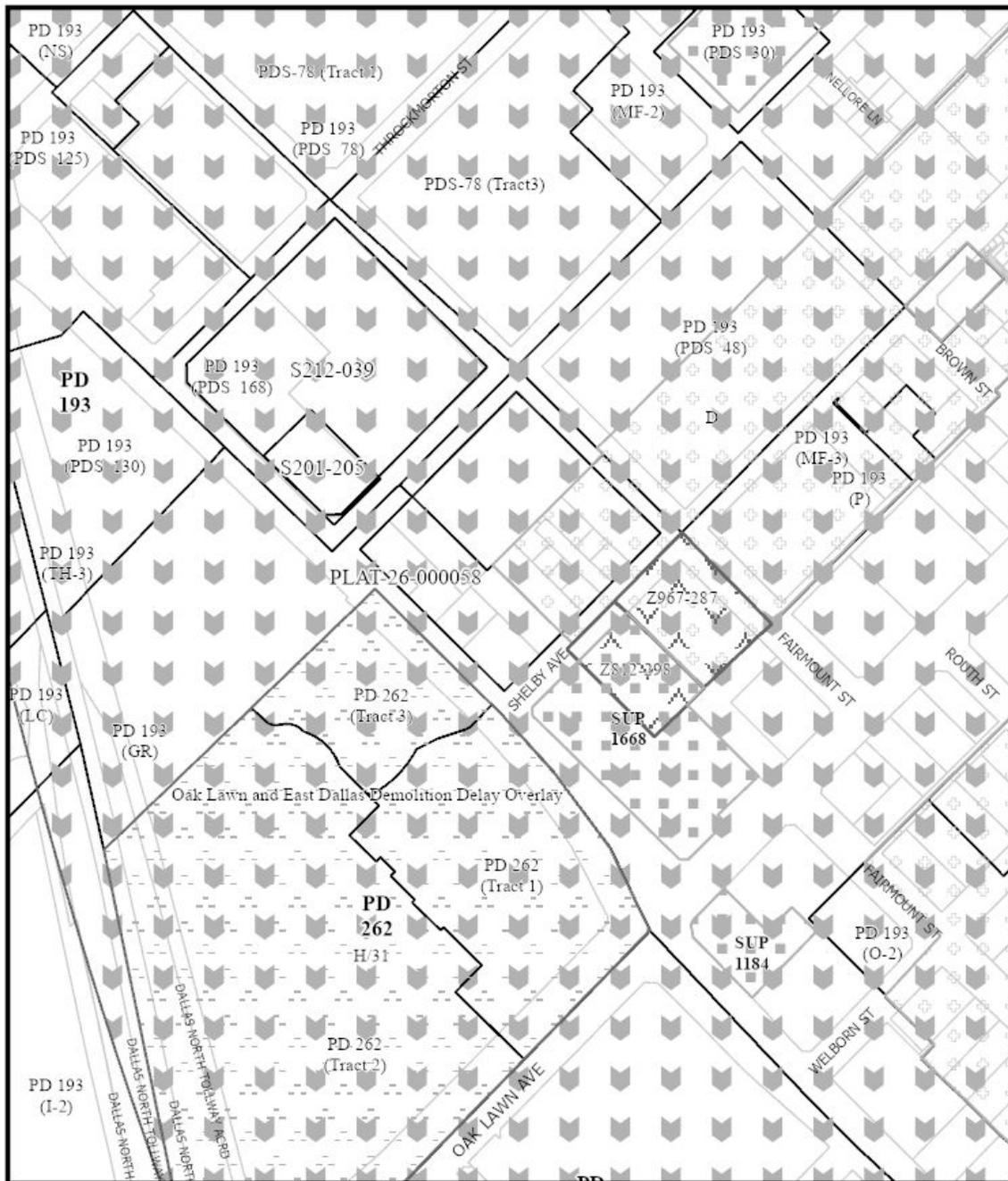
20. Prior to final plat, submit a completed final plat checklist and all supporting documents.
21. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).

Dallas Water Utilities Conditions:

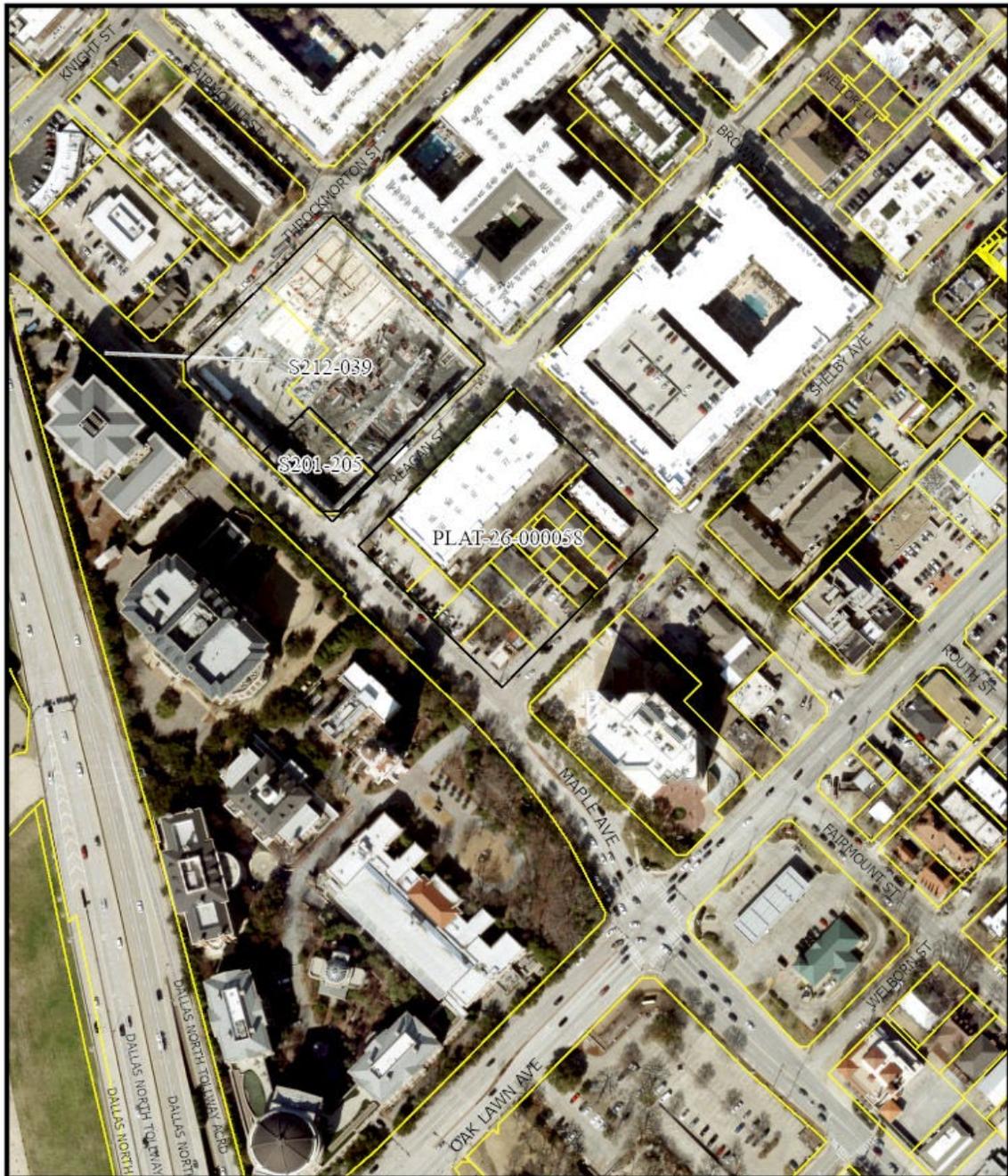
22. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
23. 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 Light/ GIS, Lot & Block Conditions:

24. Prior to final plat, Submit a full set of Street Lighting plans prepared per City Standards to daniel.silva1@dallas.gov. Street Lighting requirements are determined during the initial phase of review. Additional street lighting installations may be required to meet the photometric requirements of the 2019 Street Design Manual, Section 6. Photometric analysis will be required to support the submitted street lighting plan.
25. On the final plat, identify the property as Lot 1A in City Block 40/1343.



 1:2,400	<h2>ZONING MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area Of Request <input type="checkbox"/> Recent History 	Case no: PLAT-26-000058 Date: 02/20/2026
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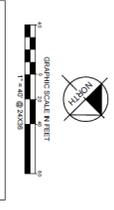
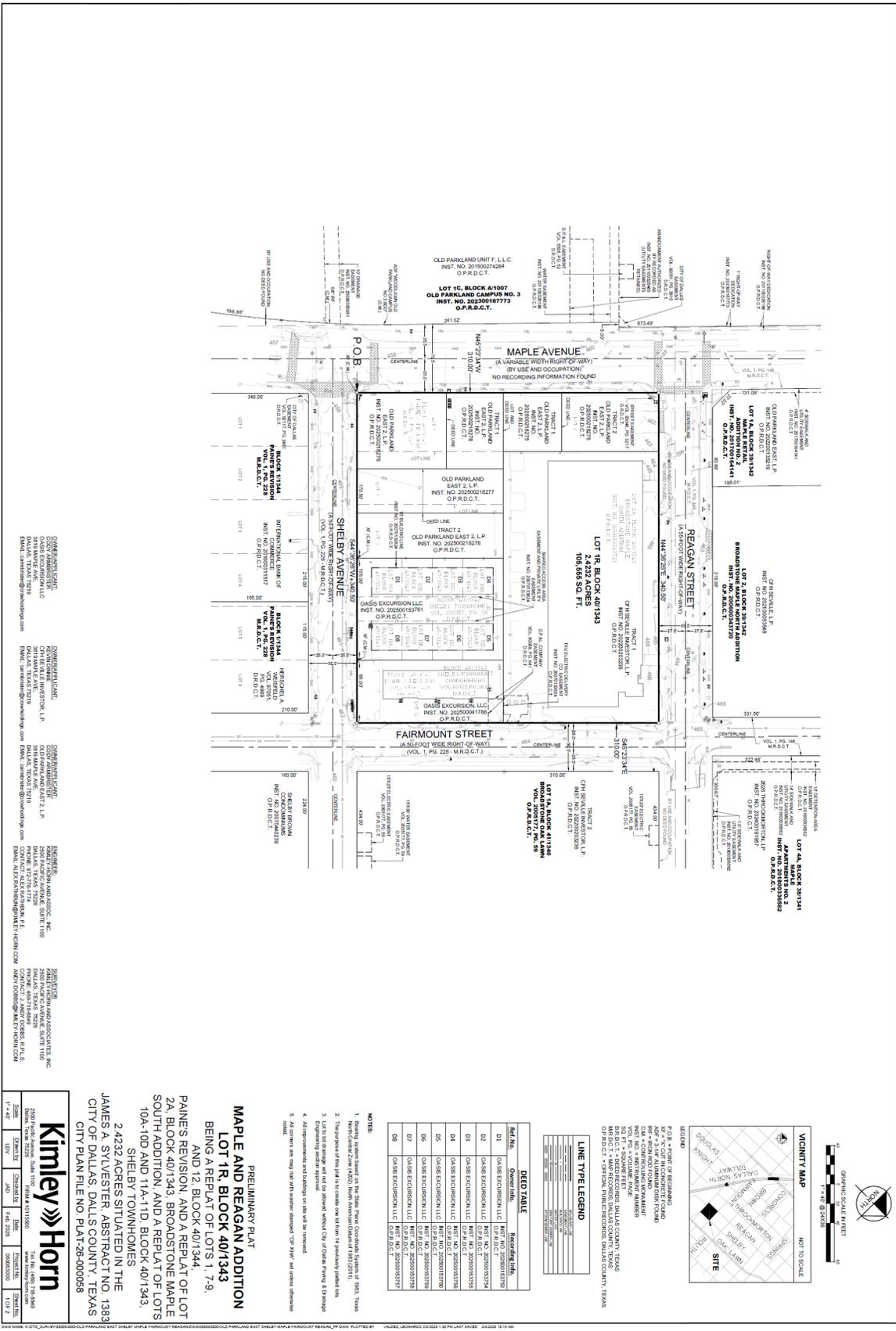
1:2,400

AERIAL MAP

- Area Of Request
- Recent History

Case no: **PLAT-26-000058**

Date: **02/20/2026**



DEED TABLE

Ref. No.	Owner/Title	Recording Info.
D1	CHASE EXCURSION LLC	PLAT NO. 20200019232
D2	CHASE EXCURSION LLC	PLAT NO. 20200019234
D3	CHASE EXCURSION LLC	PLAT NO. 20200019235
D4	CHASE EXCURSION LLC	PLAT NO. 20200019236
D5	CHASE EXCURSION LLC	PLAT NO. 20200019237
D6	CHASE EXCURSION LLC	PLAT NO. 20200019238
D7	CHASE EXCURSION LLC	PLAT NO. 20200019239
D8	CHASE EXCURSION LLC	PLAT NO. 20200019240
D9	CHASE EXCURSION LLC	PLAT NO. 20200019241
D10	CHASE EXCURSION LLC	PLAT NO. 20200019242
D11	CHASE EXCURSION LLC	PLAT NO. 20200019243
D12	CHASE EXCURSION LLC	PLAT NO. 20200019244
D13	CHASE EXCURSION LLC	PLAT NO. 20200019245
D14	CHASE EXCURSION LLC	PLAT NO. 20200019246
D15	CHASE EXCURSION LLC	PLAT NO. 20200019247
D16	CHASE EXCURSION LLC	PLAT NO. 20200019248
D17	CHASE EXCURSION LLC	PLAT NO. 20200019249
D18	CHASE EXCURSION LLC	PLAT NO. 20200019250
D19	CHASE EXCURSION LLC	PLAT NO. 20200019251
D20	CHASE EXCURSION LLC	PLAT NO. 20200019252
D21	CHASE EXCURSION LLC	PLAT NO. 20200019253
D22	CHASE EXCURSION LLC	PLAT NO. 20200019254
D23	CHASE EXCURSION LLC	PLAT NO. 20200019255
D24	CHASE EXCURSION LLC	PLAT NO. 20200019256
D25	CHASE EXCURSION LLC	PLAT NO. 20200019257
D26	CHASE EXCURSION LLC	PLAT NO. 20200019258
D27	CHASE EXCURSION LLC	PLAT NO. 20200019259
D28	CHASE EXCURSION LLC	PLAT NO. 20200019260
D29	CHASE EXCURSION LLC	PLAT NO. 20200019261
D30	CHASE EXCURSION LLC	PLAT NO. 20200019262
D31	CHASE EXCURSION LLC	PLAT NO. 20200019263
D32	CHASE EXCURSION LLC	PLAT NO. 20200019264
D33	CHASE EXCURSION LLC	PLAT NO. 20200019265
D34	CHASE EXCURSION LLC	PLAT NO. 20200019266
D35	CHASE EXCURSION LLC	PLAT NO. 20200019267
D36	CHASE EXCURSION LLC	PLAT NO. 20200019268
D37	CHASE EXCURSION LLC	PLAT NO. 20200019269
D38	CHASE EXCURSION LLC	PLAT NO. 20200019270
D39	CHASE EXCURSION LLC	PLAT NO. 20200019271
D40	CHASE EXCURSION LLC	PLAT NO. 20200019272
D41	CHASE EXCURSION LLC	PLAT NO. 20200019273
D42	CHASE EXCURSION LLC	PLAT NO. 20200019274
D43	CHASE EXCURSION LLC	PLAT NO. 20200019275
D44	CHASE EXCURSION LLC	PLAT NO. 20200019276
D45	CHASE EXCURSION LLC	PLAT NO. 20200019277
D46	CHASE EXCURSION LLC	PLAT NO. 20200019278
D47	CHASE EXCURSION LLC	PLAT NO. 20200019279
D48	CHASE EXCURSION LLC	PLAT NO. 20200019280
D49	CHASE EXCURSION LLC	PLAT NO. 20200019281
D50	CHASE EXCURSION LLC	PLAT NO. 20200019282
D51	CHASE EXCURSION LLC	PLAT NO. 20200019283
D52	CHASE EXCURSION LLC	PLAT NO. 20200019284
D53	CHASE EXCURSION LLC	PLAT NO. 20200019285
D54	CHASE EXCURSION LLC	PLAT NO. 20200019286
D55	CHASE EXCURSION LLC	PLAT NO. 20200019287
D56	CHASE EXCURSION LLC	PLAT NO. 20200019288
D57	CHASE EXCURSION LLC	PLAT NO. 20200019289
D58	CHASE EXCURSION LLC	PLAT NO. 20200019290
D59	CHASE EXCURSION LLC	PLAT NO. 20200019291
D60	CHASE EXCURSION LLC	PLAT NO. 20200019292
D61	CHASE EXCURSION LLC	PLAT NO. 20200019293
D62	CHASE EXCURSION LLC	PLAT NO. 20200019294
D63	CHASE EXCURSION LLC	PLAT NO. 20200019295
D64	CHASE EXCURSION LLC	PLAT NO. 20200019296
D65	CHASE EXCURSION LLC	PLAT NO. 20200019297
D66	CHASE EXCURSION LLC	PLAT NO. 20200019298
D67	CHASE EXCURSION LLC	PLAT NO. 20200019299
D68	CHASE EXCURSION LLC	PLAT NO. 20200019300
D69	CHASE EXCURSION LLC	PLAT NO. 20200019301
D70	CHASE EXCURSION LLC	PLAT NO. 20200019302
D71	CHASE EXCURSION LLC	PLAT NO. 20200019303
D72	CHASE EXCURSION LLC	PLAT NO. 20200019304
D73	CHASE EXCURSION LLC	PLAT NO. 20200019305
D74	CHASE EXCURSION LLC	PLAT NO. 20200019306
D75	CHASE EXCURSION LLC	PLAT NO. 20200019307
D76	CHASE EXCURSION LLC	PLAT NO. 20200019308
D77	CHASE EXCURSION LLC	PLAT NO. 20200019309
D78	CHASE EXCURSION LLC	PLAT NO. 20200019310
D79	CHASE EXCURSION LLC	PLAT NO. 20200019311
D80	CHASE EXCURSION LLC	PLAT NO. 20200019312
D81	CHASE EXCURSION LLC	PLAT NO. 20200019313
D82	CHASE EXCURSION LLC	PLAT NO. 20200019314
D83	CHASE EXCURSION LLC	PLAT NO. 20200019315
D84	CHASE EXCURSION LLC	PLAT NO. 20200019316
D85	CHASE EXCURSION LLC	PLAT NO. 20200019317
D86	CHASE EXCURSION LLC	PLAT NO. 20200019318
D87	CHASE EXCURSION LLC	PLAT NO. 20200019319
D88	CHASE EXCURSION LLC	PLAT NO. 20200019320
D89	CHASE EXCURSION LLC	PLAT NO. 20200019321
D90	CHASE EXCURSION LLC	PLAT NO. 20200019322
D91	CHASE EXCURSION LLC	PLAT NO. 20200019323
D92	CHASE EXCURSION LLC	PLAT NO. 20200019324
D93	CHASE EXCURSION LLC	PLAT NO. 20200019325
D94	CHASE EXCURSION LLC	PLAT NO. 20200019326
D95	CHASE EXCURSION LLC	PLAT NO. 20200019327
D96	CHASE EXCURSION LLC	PLAT NO. 20200019328
D97	CHASE EXCURSION LLC	PLAT NO. 20200019329
D98	CHASE EXCURSION LLC	PLAT NO. 20200019330
D99	CHASE EXCURSION LLC	PLAT NO. 20200019331
D100	CHASE EXCURSION LLC	PLAT NO. 20200019332

- NOTES:**
1. Existing system based on the State Plane Coordinate System of 1983, Texas North-Central Zone (4202), North American Datum of 1983 (NAD 83).
 2. The purpose of this plat is to create an all-in-one preliminary plat.
 3. Lots to be changed will be shown on all four (4) previously issued lots.
 4. All improvements and easements on this plat will be shown.
 5. All corners are set with witness markers "CP" "NW" and witness definitions noted.

PRELIMINARY PLAT
MAPLE AND REAGAN ADDITION
LOT 1R, BLOCK 40/1343
 BEING A REPLAT OF LOTS 1, 7, 9,
 AND 12, BLOCK 40/1344,
 PAINES REVISION, AND A REPLAT OF LOT
 2A, BLOCK 40/1343, BROADSTONE MAPLE
 SOUTH ADDITION, AND A REPLAT OF LOTS
 10A-10D AND 11A-11D, BLOCK 40/1343,
 SHELBY TOWNHOMES
 2.4232 ACRES SITUATED IN THE
 JAMES A. SYLVESTER ABSTRACT NO. 1383
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. PLAT-26-000058

Kimley»Horn

2020 Professional Seal No. 11112000
 2020 Professional Seal No. 11112000
 2020 Professional Seal No. 11112000
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