

CITY PLAN COMMISSION**THURSDAY, MAY 7, 2026****FILE NUMBER:** PLAT-26-000112**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Apache Lane, south of Elam Road**DATE FILED:** April 10, 2026**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 5**SIZE OF REQUEST:** 2.949-acres**APPLICANT/OWNER:** Gwendolyn M. Sledge

REQUEST: An application to create 6 lots ranging in size from 0.173-acre to 1.741-acre and to dedicate a right-of-way from a 2.949-acre tract of land in City Block 6650 on property located on Apache Lane, south of Elam Road.

SUBDIVISION HISTORY:

1. S234-043 was a request northeast of the present request to replat a 7.109-acre tract of land containing all of Lots 6, 7, 8 and 9 in City Block A/6671 and part of City Block 6670 to create 27 lots ranging in size from 7,506 square feet to 9,332 square feet on property located between Rhoda Lane and Elam Road, east of St. Augustine Drive. The request was approved on February 1, 2024, but has not been recorded.

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 lot is being created from a tract of land; therefore, it does not qualify for a residential replat and can be approved on the consent agenda.

- The properties to the north, east, and south, and west of the request have lot areas ranging in size from 9,892 square feet to 764,363 square feet and are zoned R-7.5(A). (*refer to the existing area analysis map*)

The request lies in R-7.5(A) which has a minimum lot area requirement of 7,500 square feet. The request is to create 6 lots ranging in size from 0.173-acre to 1.741-acre.

Staff find that there is not an established 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 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 6.

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. "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 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Apache Lane. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
16. Plans must comply with sidewalk design standards: sidewalks must comply with a minimum five-foot width plus five-foot buffer.

Flood Plain Conditions:

17. On the final plat, determine the 100-year water surface elevation across this addition.
18. 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*
19. 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*
20. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
21. 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.*
22. 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)*

Survey (SPRG) Conditions:

23. Prior to final plat, submit a completed final plat checklist and all supporting documents.

Dallas Water Utilities Conditions:

24. 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.
25. 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.

Street Light/ Arborist/ Real Estate/ Street Name/ GIS, Lot & Block Conditions:

26. Plans must comply with City's street lighting standards. See illumination standards in Street Design Manual.
27. Prior to final plat, the tree survey must be submitted that includes trees labeled by size and species. "Oak" is not species specific. Please revise the tree survey to include species of all trees labeled as "Oak". For example, Post oak instead of Oak.
28. Prior to the final plat, please remove fence encroaching the eastside of the property (Apache Lane) Please provide written documentation and pictures to Real Estate.
29. On the final plat, contact Addressing team with appropriate name for proposed ROW - "Butler" already exists
30. On the final plat, identify the property as Lot 6 through 11 (N-Lot 11, S-Lots 6 though 11) in City Block A/6652.

ALL AREAS ARE IN SQUARE FEET







