

CITY PLAN COMMISSION**THURSDAY, JULY 23, 2026****FILE NUMBER:** PLAT-26-000124**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** between Ricks Circle and Hillcrest Road, north of Northaven Road**DATE FILED:** June 24, 2026**ZONING:** R-1ac(A)**CITY COUNCIL DISTRICT:** 11**SIZE OF REQUEST:** 2.950-acres**APPLICANT/OWNER:** E Pierce Marshall, Jr. and Kristen E. Nevils-Marshall

REQUEST: An application to replat a 2.950-acre (128,522-square foot) tract of land containing part of Lot 7 and all of Lot 4 in City Block 3/7490 to create one lot on property located between Rick's Circle and Hillcrest Road, north of Northaven Road.

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

PROPERTY OWNER NOTIFICATION: On July 6, 2026, 19 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 of the request have lot areas ranging from 43,394 square feet to 57,820 square feet and are zoned R-1ac(A) Single Family District. *(Refer to the Existing Area Analysis Map)*
- The properties to the south of the request have lot areas ranging from 42,552 square feet to 87,203 square feet and are zoned R-1ac(A) Single Family District. *(Refer to the Existing Area Analysis Map)*
- The properties to the west of the request have lot areas ranging from 40,597 square feet to 80,838 square feet and are zoned R-1ac(A) Single Family District. *(Refer to the Existing Area Analysis Map)*

The request is located within the R-1ac(A) Single Family District, which has a minimum lot area requirement of one acre (43,560 square feet). The request is to create one 2.950-acre (128,522-square foot) lot.

Staff finds that there is variation in lot pattern within the immediate vicinity of the request and that the request complies with the requirements of Section 51A-8.503 and R-1ac(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 one.

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. Hillcrest Rd is on the City of Dallas Thoroughfare Plan and classified as Principal Arterial with M-6-D(A) dimensions which requires 100 feet of right-of-way (or 50 feet from the established centerline).

Flood Plain Conditions:

16. On the final plat, determine the 100-year water surface elevation across this addition.
17. 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
18. 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
19. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
20. 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.*
21. 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)*
22. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

Subdivision Conditions:

23. On the final plat, provide a 3-foot barrier easement on Ricks Circle or Hillcrest Road. Single family, duplex, or townhouse lots having frontage on two opposite sides are prohibited unless the commission finds that this design is essential to provide proper orientation of residential lots to thoroughfares.

Survey (SPRG) Conditions:

24. Prior to final plat, submit a completed final plat checklist and all supporting documents.
25. Show correct recording information for subject property.
26. Show recording information on all existing easements within 150 feet of property.
27. Show all additions or tracts of land within 150' of property with recording information.
28. Show/List prior plat on map, in legal, and/or title block.

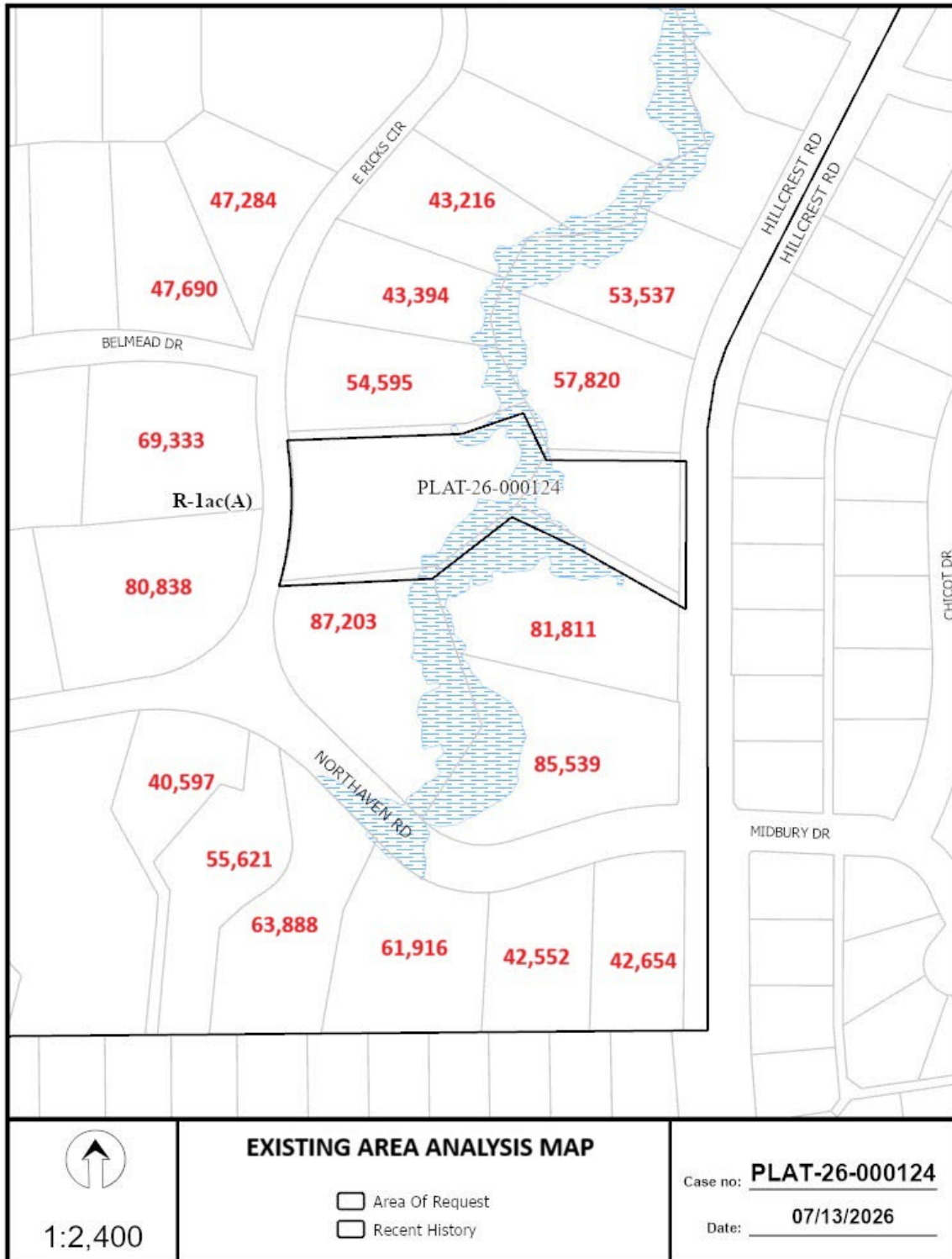
Dallas Water Utilities Conditions:

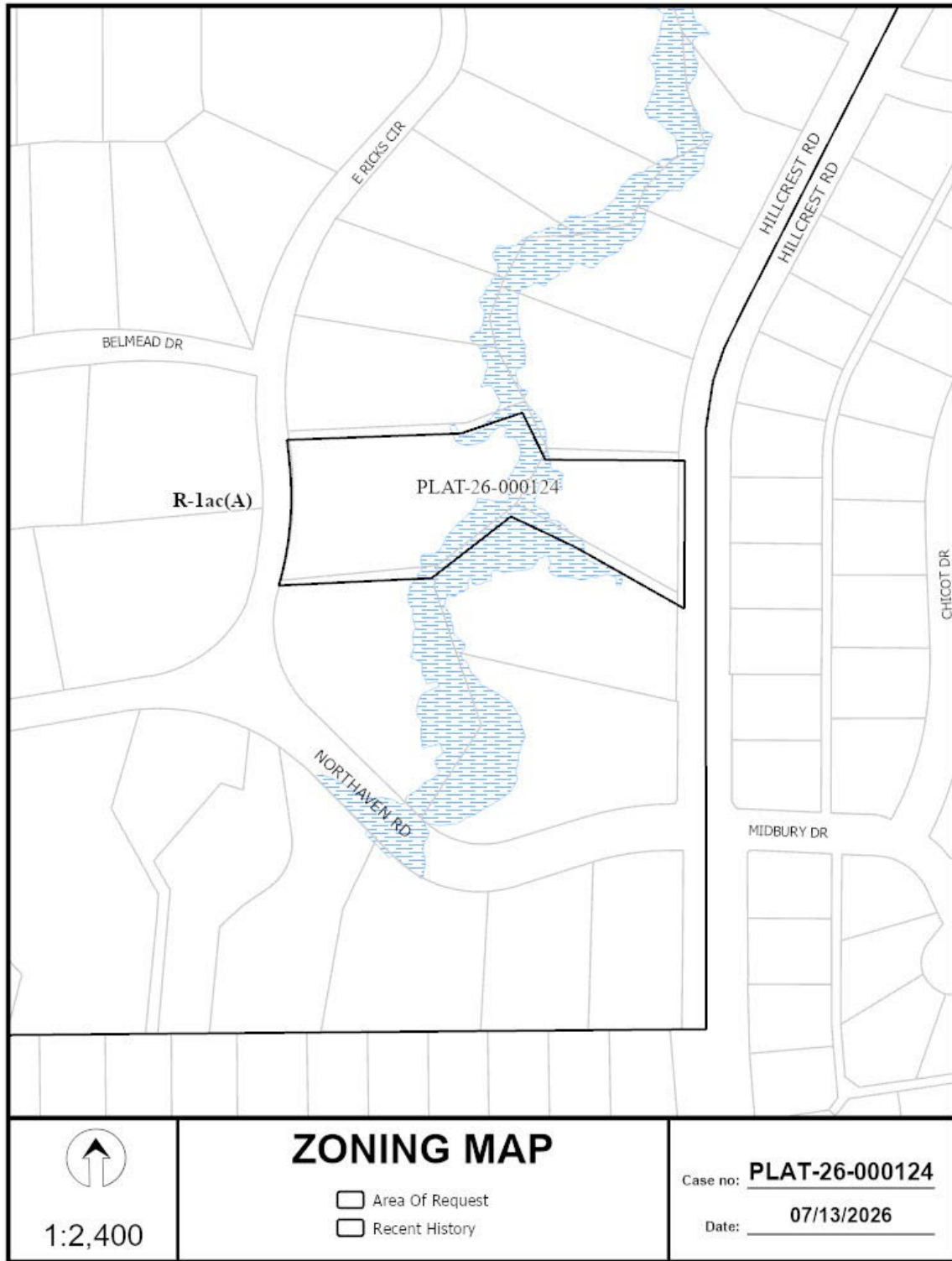
29. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
30. Water and Wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

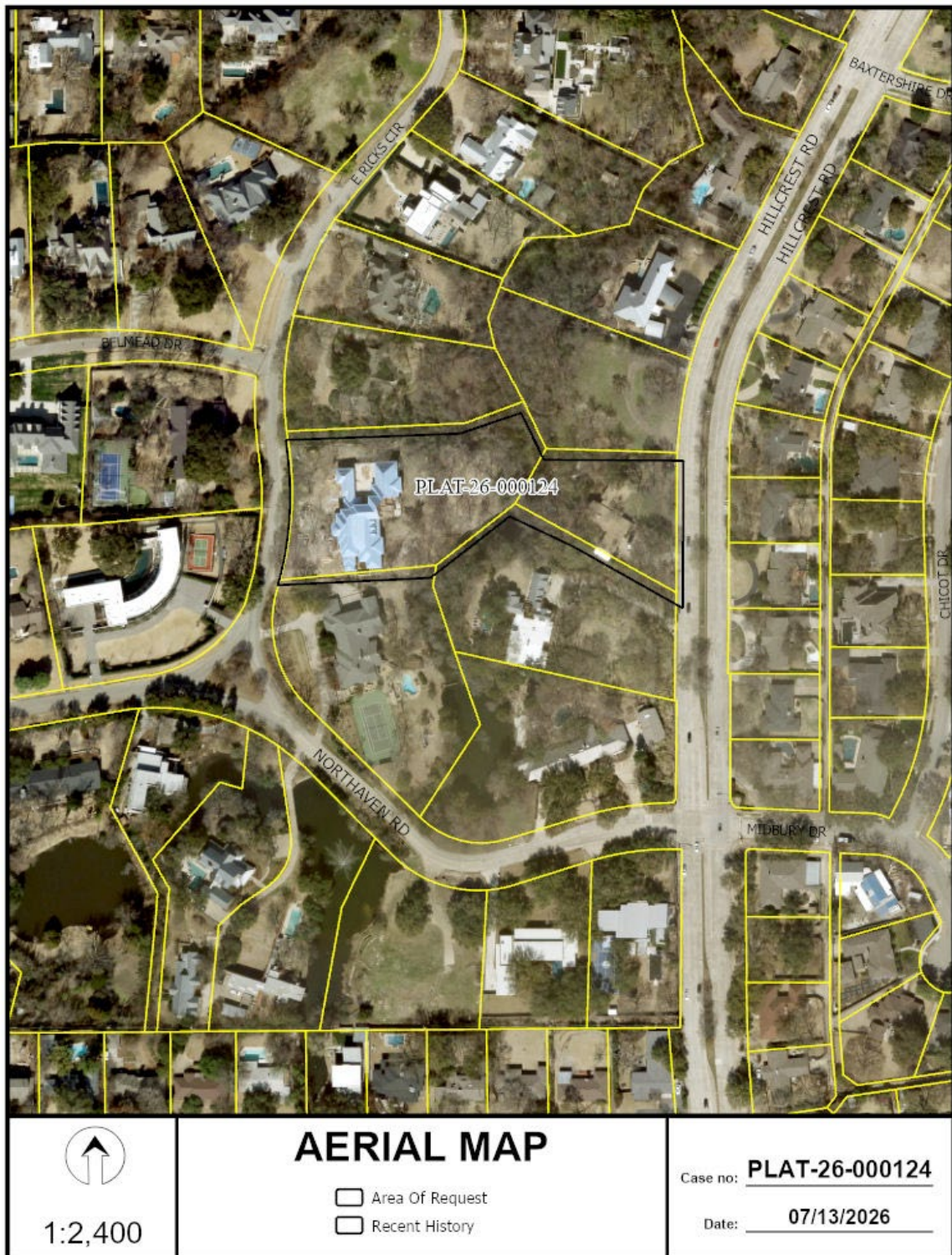
Street Light/ Real Estate/ Arborist/ Street Name/ GIS, Lot & Block Conditions:

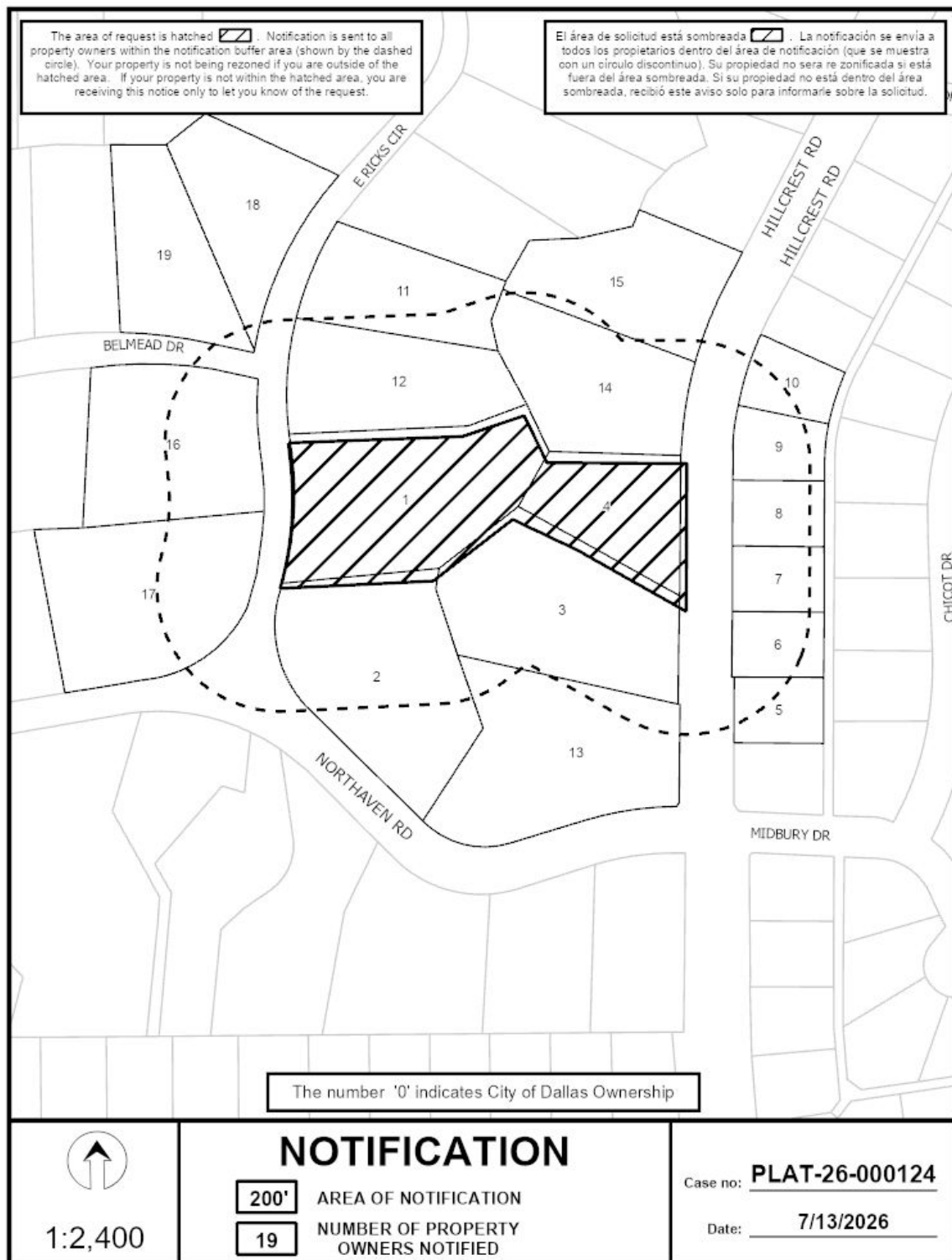
31. Plans must comply with sidewalk design standards: sidewalks must comply with a minimum five-foot width plus five-foot buffer.
32. Plans must comply with City's street lighting standards. See illumination standards in Street Design Manual.
33. Remove legends outside of platted area.
34. Submit a tree survey. Tree table is required to include species.
35. On the final plat, change "East Rick's Circle" to "Ricks Circle."
36. On the final plat, identify the property as Lot 4A in City Block 3/7490.

ALL AREAS ARE IN SQUARE FEET









Notification List of Property Owners

PLAT-26-000124

19 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	11322 E RICKS CIR	MARSHALL E PIERCE JR &
2	6701 NORTHAVEN RD	ERICKSON THOMAS W &
3	11325 HILLCREST RD	GILBERT JOHN C & ELAINE S
4	11341 HILLCREST RD	MARSHALL E PIERCE JR &
5	11314 HILLCREST RD	YOSEMITE REI LLC
6	11322 HILLCREST RD	MOTEFAKKER MEHRDAD & BAHJAT
7	11330 HILLCREST RD	ROGERS JESSICA M &
8	11338 HILLCREST RD	KOENEN ZACHARY F & NICOLE C
9	11406 HILLCREST RD	SUMMERS DAWN & JASON
10	11412 HILLCREST RD	CODES PEDRO & MARTA PORCEL
11	11400 E RICKS CIR	THACKSTON JESSICA &
12	11340 E RICKS CIR	GALLAGHER 2010 REVOCABLE TR
13	6767 NORTHAVEN RD	CRUDUP ROBERT F & CARRIE B
14	11411 HILLCREST RD	KARUNA REVOCABLE TRUST
15	11415 HILLCREST RD	SEIFIKAR SHAHROOZ &
16	11323 E RICKS CIR	BENSON JAMES BRANDON &
17	6645 NORTHAVEN RD	KEITH EDWARD CYPRIAN III
18	11421 E RICKS CIR	LANDIN ROBERT & REBECCA FAMILY
19	6631 BELMEAD DR	WOOD REVOCABLE TRUST THE

