

CITY PLAN COMMISSION

THURSDAY, JUNE 11, 2026

FILE NUMBER: PLAT-26-000119

SENIOR PLANNER: Sharmila Shrestha

LOCATION: Timberline Drive, north of Northwest Highway

DATE FILED: May 13, 2026

ZONING: CR

CITY COUNCIL DISTRICT: 6

SIZE OF REQUEST: 1.363-acres

APPLICANT/OWNER: Ken Murchison

REQUEST: An application to replat a 1.363-acre tract of land containing all of Lot 14B in City Block 7/5775 to create one 0.614-acre lot and one 0.739-acre lot on property located on Timberline Drive, north of Northwest Highway.

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

STAFF RECOMMENDATION: The request complies with the requirements of the CR Community Retail 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 2.

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 Conditions:

15. On the final plat, dedicate 53.5 feet of right-of-way (via fee simple) from the established center line of Northwest Hwy. Section 51A 8.602(c)
16. On the final plat, dedicate 7.5 feet of right-of-way (via fee simple) from the established center line of alley. Section 51A 8.602(c)
17. On the final plat, dedicate 15-foot by 15-foot alley sight easement at alley & Timberline Drive. Section 51A 8.602(e)
18. TXDOT approval may be required for any driveway modifications or new access.
19. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development (Contact Srinivasa Veeramallu with Traffic Signals). 51A-8.606, 51A-8.608

Survey (SPRG) Conditions:

20. Prior to final plat, submit a completed final plat checklist and all supporting documents.
21. Show correct recording information for subject property.
22. Show how all adjoining right-of-way was created.
23. Show distances/width across all adjoining right-of-way.
24. Show recording information on all existing easements within 150' of property.

25. Existing buildings cannot extend across the proposed property line. Provide a separate detail for each existing building located within five (5) feet of the proposed platted property line.

Dallas Water Utilities Conditions:

26. 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.

Street Name/ GIS, Lot & Block Conditions:

27. On the final plat, change “Northwest Highway” to “Northwest Highway/ State Highway Loop No. 12.” Section 51A-8.403(a)(1)(A)(xii).
28. On the final plat, identify the property as Lots 14C and 14D in City Block 7/5775.





1:2,400

AERIAL MAP

- Area Of Request
- Recent History

Case no: PLAT-26-000119

Date: 05/27/2026

