

CITY PLAN COMMISSION

THURSDAY, MARCH 5, 2026

FILE NUMBER: PLAT-26-000031

SENIOR PLANNER: Sharmila Shrestha

LOCATION: Park Lane, west of Rockbrook Drive

DATE FILED: February 5, 2026

ZONING: R-10(A)

CITY COUNCIL DISTRICT: 13

SIZE OF REQUEST: 0.906-acres

APPLICANT/OWNER: Lawrence Piccagli and Stacy Piccagli

REQUEST: An application to replat a 0.906-acre tract of land containing all of Lot 3A-2 in City Block C/5546 to create one lot and to remove an existing 65-foot platted building line along the north line of Park Lane on property located on Park Lane, west of Rockbrook Drive.

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

PROPERTY OWNER NOTIFICATION: On February 13, 2026, 12 notices were sent to property owners within 200 feet of the proposed plat boundary.

BUILDING LINE REMOVAL: The Commission may approve a reduction or removal of the platted building lines with a minimum front, side, or rear yard setback greater than required by zoning regulation only:

- 1) Upon the affirmative vote of at least three-fourths of the commission members present; and
- 2) If the Commission finds that relocation or removal of the platted building line will not:
 - (i) "Require a minimum front, side, or rear yard setback less than required by zoning regulation."
 - The existing platted building line along the north line of Park Lane is 65 feet. Minimum required front yard setback is 30 feet per R-10(A) Single Family District.
 - (ii) "Be contrary to the public interest;"
 - 12 notices were sent to property owners within 200 feet of the proposed plat.
 - (iii) "Adversely affect neighboring properties; and"
 - There is an existing 65-foot platted building line on adjacent lot to the west of the request but there are not any existing platted building lines on immediate vicinity of the request. The removal of an existing 65-foot platted building line along the north line of Park Lane will allow for the property to develop according to regulation of the R-10(A) Single Family District and City of Dallas development code.

(iv) “adversely affect the plan for the orderly development of the subdivision.”

- Since there are not any existing platted building lines in the immediate vicinity of the request, the removal of the 65-foot platted building line along the north line of Park Lane will not impact on the adjoining properties.

STAFF RECOMMENDATION ON BUILDING LINE REMOVAL: The request is to remove an existing 65-foot building line along the north line of Park Lane. Staff find that the request complies with the requirements of Section 51A-8.505 of the Dallas Development Code; therefore, staff recommends approval of the removal of 65-foot platted building line.

STAFF RECOMMENDATION ON REPLAT: 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 request lies in R-10(A) Single Family District which has a minimum lot area requirement of 10,000 square feet. The request is to create one 39,455-square foot (0.906-acre) lot. The number of lot remains same.

Staff find that the request is compatible with the adjacent areas of the request and the request complies with the requirements of Section 51A-8.503 and R-10(A) Single Family District; therefore, staff recommends approval to replat.

STAFF RECOMMENDATION: The request complies with the requirements of Section 51A-8.503, Section 51A-8.505, and R-10(A) Single Family 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 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)

Survey (SPRG) Conditions:

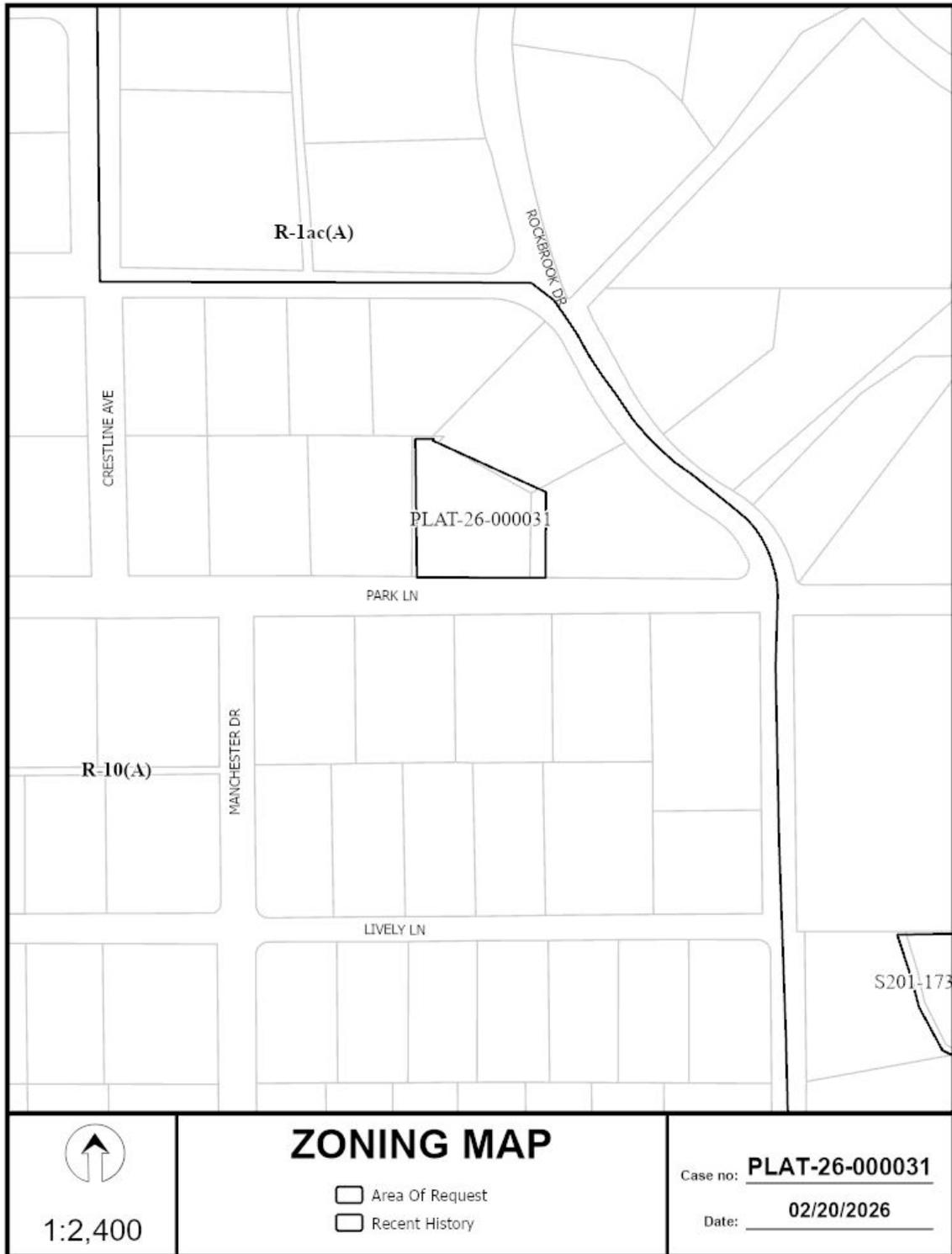
15. Prior to final plat, submit a completed final plat checklist and all supporting documents.
16. On the final plat, show the correct recording information for the subject property.
17. On the final plat, show recording information on all existing easements within 150 feet of the property.
18. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
19. Show/List prior plat on map, in legal, and/or title block.
20. On the final plat, choose a new or different plat name.

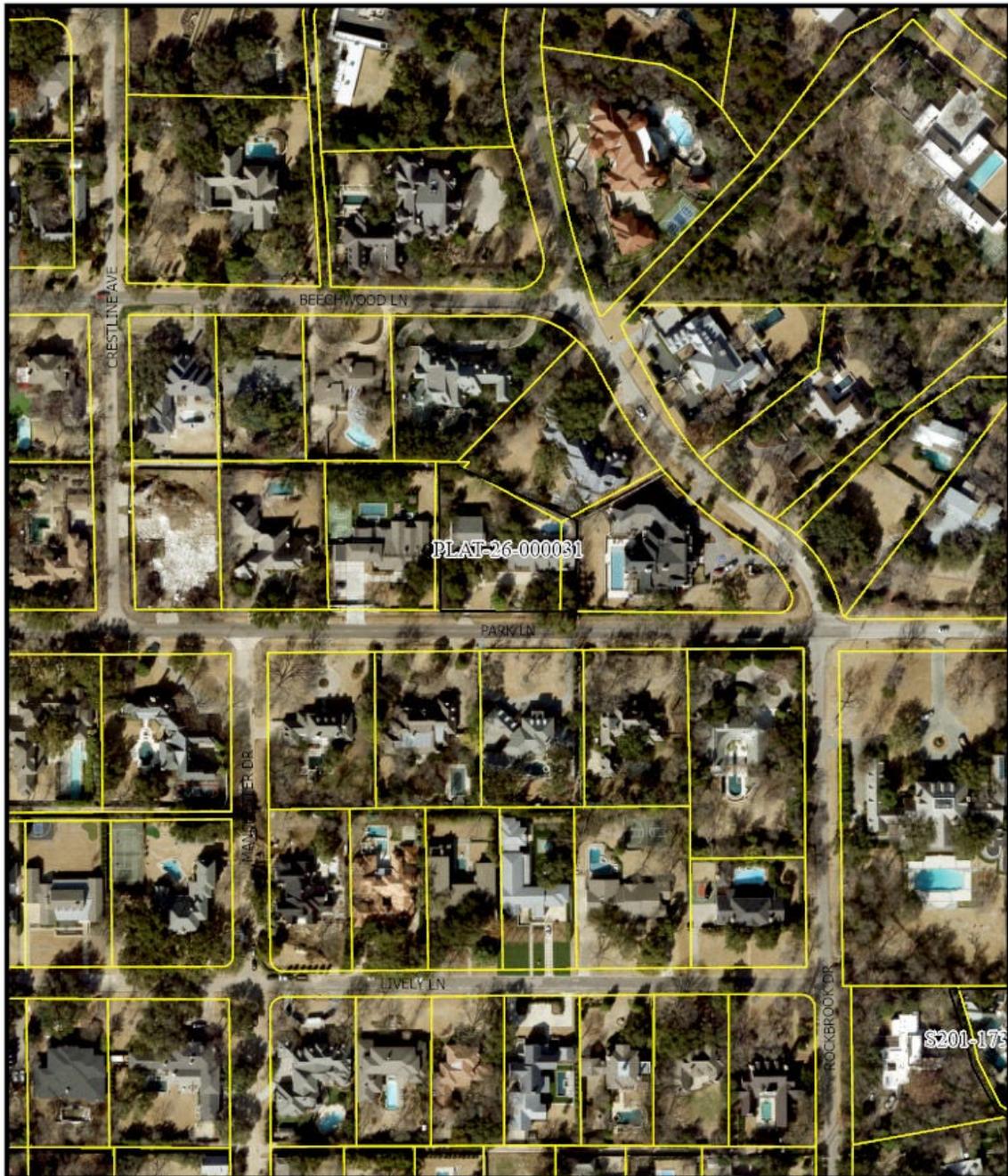
Dallas Water Utilities Conditions:

21. 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.
22. 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.
23. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

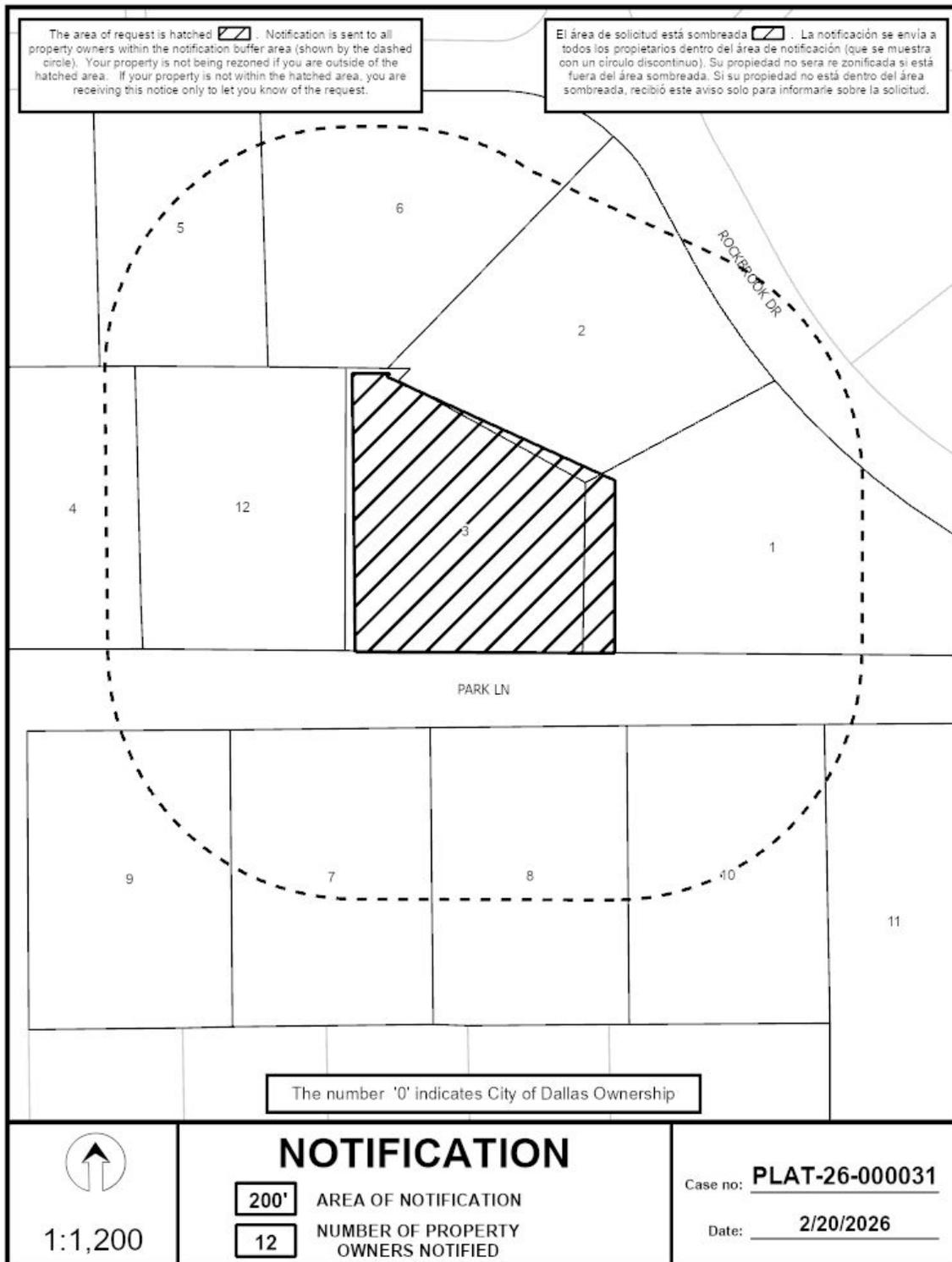
Street Light/ GIS, Lot & Block Conditions:

24. Prior to final plat, additional design information needed to complete review. Provide a brief description of the proposed project and a copy of the site plan to daniel.silva1@dallas.gov to determine street lighting requirements.
25. On the final plat, identify the property as Lot 3A2 in City Block C/5546.





 1:2,400	<h3>AERIAL MAP</h3> <ul style="list-style-type: none"><input type="checkbox"/> Area Of Request<input type="checkbox"/> Recent History	Case no: PLAT-26-000031 Date: 02/20/2026
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02/11/2026

Notification List of Property Owners

PLAT-26-000031

12 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9727 ROCKBROOK DR	MOON DANIEL & TIFFANY S
2	9739 ROCKBROOK DR	DAVIS TRUDIE A
3	4531 PARK LN	PARKER LEE
4	4345 PARK LN	RANA TAHIR & AISHA
5	4430 BEECHWOOD LN	POER AILEEN H
6	4440 BEECHWOOD LN	CONNER F WILLIAM &
7	4420 PARK LN	CONDRA Y FAMILY TRUST
8	4428 PARK LN	WOODALL MARTIN
9	4406 PARK LN	GOSS KYLE D & MARGOT
10	4506 PARK LN	LOSINGER ALAN W &
11	4524 PARK LN	SHELTON ROGERS BYPASS TRUST &
12	4523 PARK LN	HUDES LIVING TRUST

