

**CITY PLAN COMMISSION****THURSDAY, MARCH 5, 2026****FILE NUMBER:** PLAT-26-000030**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Eastern Avenue at Druid Lane, southwest corner**DATE FILED:** February 4, 2026**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 13**SIZE OF REQUEST:** 0.546-acres**APPLICANT/OWNER:** Ralph C & Elizabeth Perry-Miller Family LP

**REQUEST:** An application to replat a 0.546-acre tract of land containing all of Lots 18, 19, and 20 in City Block 3/5695 to create one lot on property located on Eastern Avenue at Druid Lane, southwest corner.

**SUBDIVISION HISTORY:**

1. S234-143 was a request northeast of the present request to replat a 0.975-acre tract of land containing all of Lot D and part of Lot F in City Block 11/5688 to create one lot on property located on Grassmere Lane at Lomo Alto Drive, northwest corner. The request was approved on July 25, 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 request lies in MF-2(A) Multi Family District which has a minimum lot area requirement of 1,000 square feet for single family structures and 6,000 square feet for duplex structures. The minimum lot area for multifamily structures depends on the number of bedrooms. The proposed request is to create one 0.546-acre lot.

Staff find that there is a variation in the lot pattern within the immediate vicinity of the request (refer to the existing analysis map and aerial map). The request complies with the zoning requirement of the MF-2(A) Multifamily District and is in compliance with Section 51A-8.503; therefore, staff recommends approval 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 drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e., non-311T/DP).51A-8.102 (c); 8.601(b)(4), (5), (6),(7),(8),(9).
13. "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:**

14. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Druid Lane. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Eastern Avenue. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
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 Druid Lane & Eastern Avenue. Section 51A 8.602(d)(1)

17. 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)*
18. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Eastern Avenue & the alley. *Section 51A-8.602(e)*

**Survey (SPRG) Conditions:**

19. Prior to final plat, submit a completed final plat checklist and all supporting documents.
20. On the final plat, show recording information on all existing easements within 150 feet of the property.

**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. Water and 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:**

23. 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](mailto:daniel.silva1@dallas.gov) to determine street lighting requirements.
24. On the final plat, identify the property as Lot 18A in City Block 3/5695.

ALL AREAS ARE IN SQUARE FEET







