

CITY PLAN COMMISSION**THURSDAY, AUGUST 6, 2026****FILE NUMBER:** PLAT-26-000177**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Danieldale Road, east of Cottonvalley Road**DATE FILED:** July 9, 2026**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 0.4362-acres**APPLICANT/OWNER:** New Nest Properties, LLC

REQUEST: An application to replat a 0.4362-acre (18,999-square foot) tract of land containing all of Lot 15 in City Block G/7590 to create two 0.2181-acre (9,499-square foot) lots on property located on Danieldale Road, east of Cottonvalley Road.

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

PROPERTY OWNER NOTIFICATION: On July 20, 2026, 12 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 request is located within the R-7.5(A) Single Family District, which has a minimum lot area requirement of 7,5000 square feet. The request is to create two 0.2181-acre (9,499-square foot) lots.

Staff finds that there is variation in lot pattern within the immediate vicinity of the request (refer to the Existing Area Analysis Map). The request complies with the requirements of Section 51A-8.503 and R-7.5(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 2.

Paving & Drainage Conditions:

12. Engineering plans can be submitted to be reviewed through permit set (Paving/Grading/Drainage Plans)
13. 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)
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)

Transportation Conditions:

15. Plans must comply with sidewalk design standards: sidewalks must comply with a minimum five-foot width plus five-foot buffer.

Dallas Water Utilities Conditions:

16. 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.

17. 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.

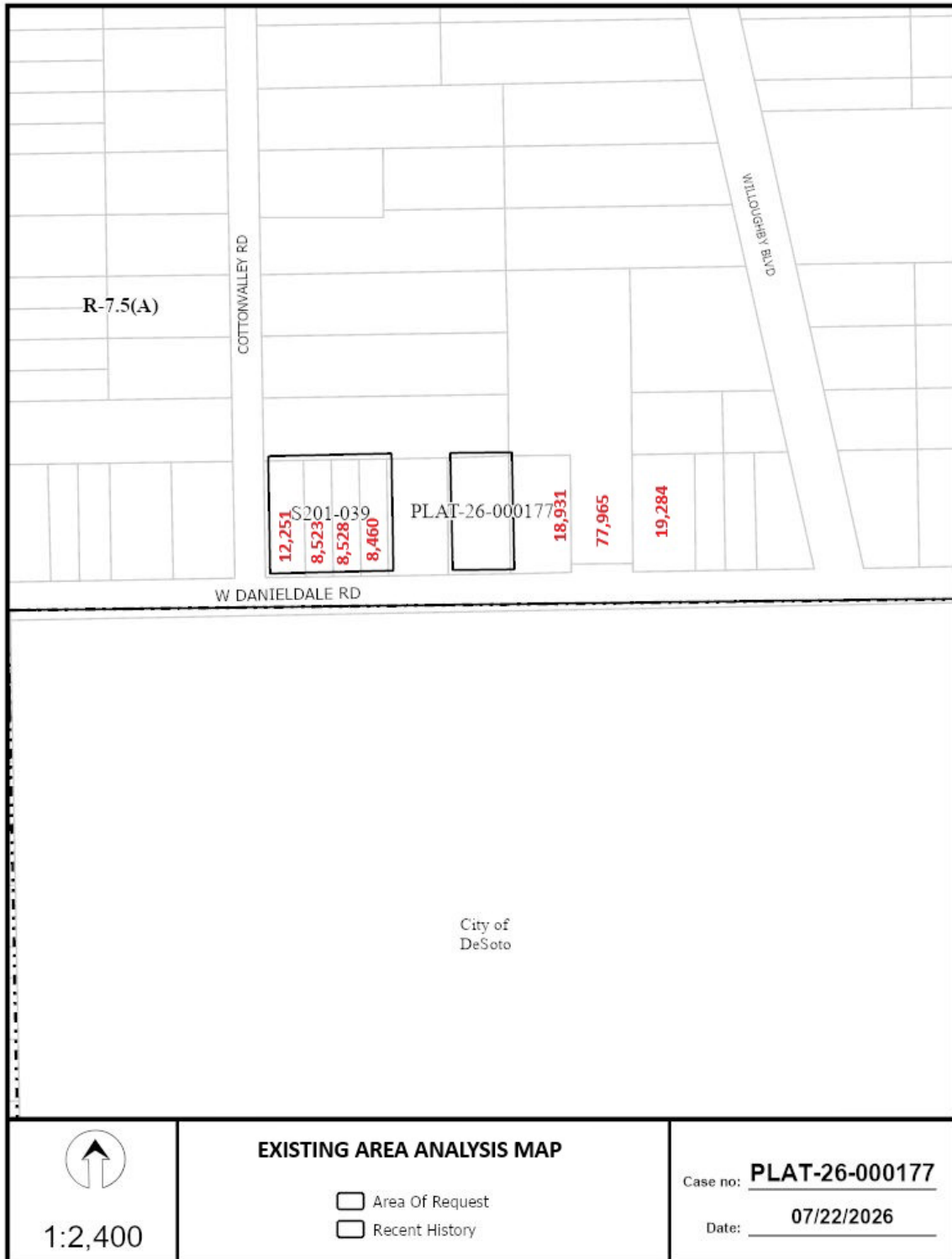
Survey (SPRG) Conditions:

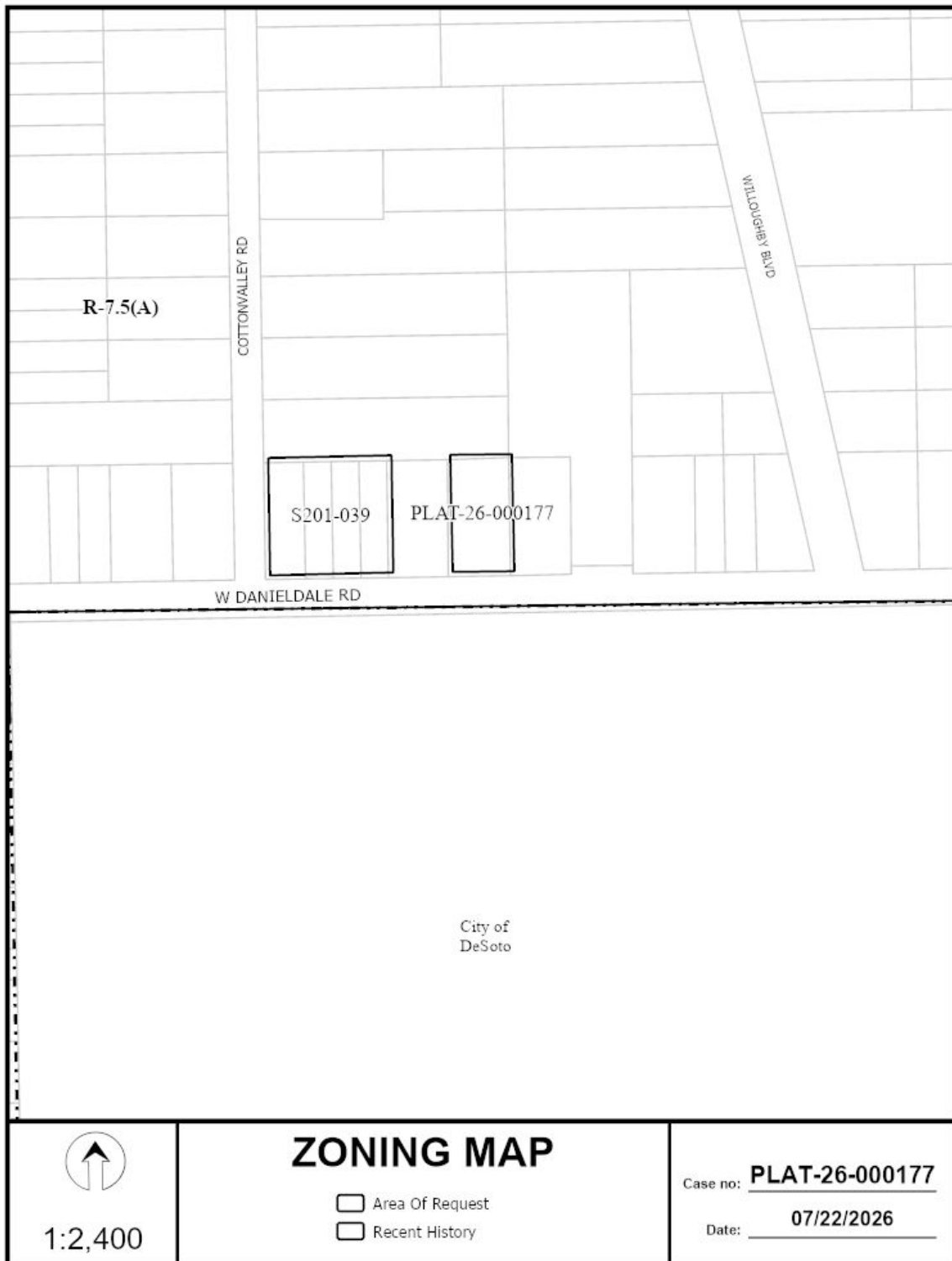
18. Prior to final plat, submit a completed final plat checklist and all supporting documents.
19. Show how all adjoining right-of-way was created.
20. Show recording information on all existing easements within 150' of property.
21. Label the jurisdictional boundary along the adjoining R-O-W. Identify the adjacent municipality and clearly depict the city limit line on the plat.

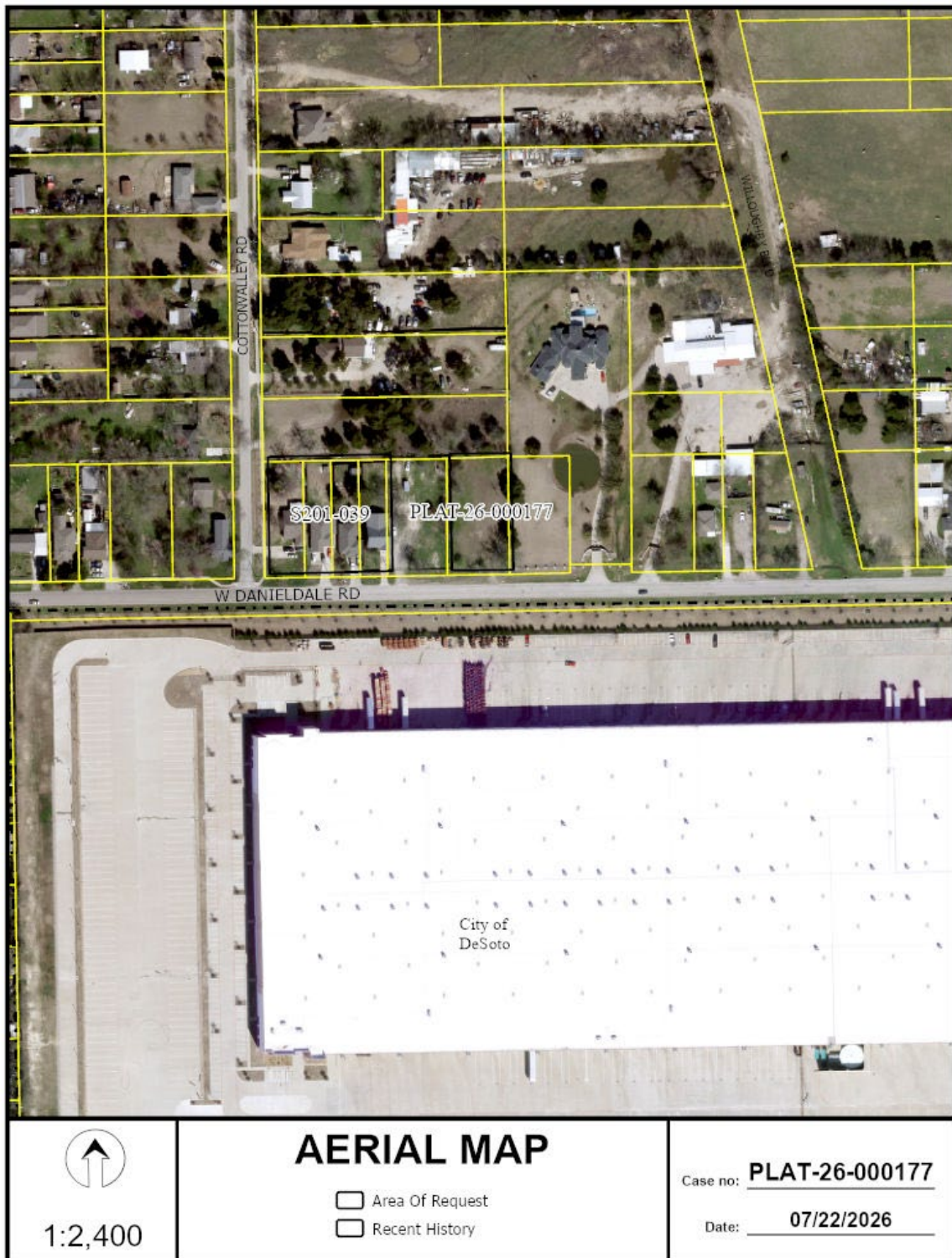
Street Light/ GIS, Lot & Block Conditions:

22. Plans must comply with City's street lighting standards. See illumination standards in Street Design Manual.
23. On the final plat, identify the property as Lots 15A and 15B in City Block G/7590.

ALL AREAS ARE IN SQUARE FEET







The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.

El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.

W DANIELDALE RD

City of
DeSoto

The number '0' indicates City of Dallas Ownership

 1:1,200	NOTIFICATION 200' AREA OF NOTIFICATION 12 NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: PLAT-26-000177 Date: 7/22/2026
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07/13/2026

Notification List of Property Owners

PLAT-26-000177

12 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	359 DANIELDALE RD	REYES MARIA C
2	361 W DANIELDALE RD	GARCIA JOSE I
3	9440 COTTONVALLEY RD	ZERMENO JUAN G
4	9425 WILLOUGHBY BLVD	REYES MIKE
5	353 W DANIELDALE RD	REYES MIGUEL A
6	365 W DANIELDALE RD	VASQUEZ HERNAN QUINTERO
7	9432 COTTONVALLEY RD	RODRIGUEZ MAYRA & IGNACIO
8	9424 COTTONVALLEY RD	LOPEZ JULIAN & LIZA ANN
9	375 W DANIELDALE RD	VASQUEZ QUINTERO &
10	379 W DANIELDALE RD	PEREZ LESLIE
11	385 W DANIELDALE RD	ROJAS URIEL &
12	2119 N INTERSTATE HIGHWAY 35 HLIT II CTC 3 LP	

