

CITY PLAN COMMISSION**THURSDAY, October 23, 2025****FILE NUMBER:** PLAT-25-000100 (S245-244)**SENIOR PLANNER:** Hema Sharma**LOCATION:** Tokalon Drive, west of West Shore Drive**DATE FILED:** September 24, 2025**ZONING:** R-10(A)**CITY COUNCIL DISTRICT:** 9**SIZE OF REQUEST:** 0.880-acres**APPLICANT/OWNER:** 6945 Tokalon LLC

REQUEST: An application to replat a 0.880-acre (38,329-square foot) tract of land containing part of Lots 6, 7, 10 and 11 in City Block G/2822 to create one 0.435-acre (18,928-square foot) lot and one 0.445-acre (19,401-square foot) lot on property located on Tokalon Drive, west of West Shore Drive.

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

PROPERTY OWNER NOTIFICATION: On October 6, 2025, 20 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 line of Tokalon Drive have areas ranging in size from 14,669 square feet to 43,434 square feet and are zoned as R-10(A) Single Family District. (*refer to the existing area analysis and aerial map*)
- The properties to the south line of McLarty Drive have lot areas ranging in size from 10,924 square feet to 19,999 square feet and are zoned as R-10(A) Single Family District. (*refer to the existing area analysis and aerial map*)

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 one 0.435-acre (18,928-square foot) lot and one 0.445-acre (19,401-square foot) lot.

The staff concludes that there is not an established lot pattern in the immediate area of the request, and the request complies with the requirements of Section 51A-8.503 and R-10(A) Single Family District; therefore, 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 two.

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. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" (Note must be on Plat). 51A 8.611(e)

Right-of way Requirements Conditions:

14. On the final plat, dedicate 25 feet of right-of-way (via fee simple or street easement) from the established centerline of Tokalon Drive. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*

Survey (SPRG) Conditions:

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

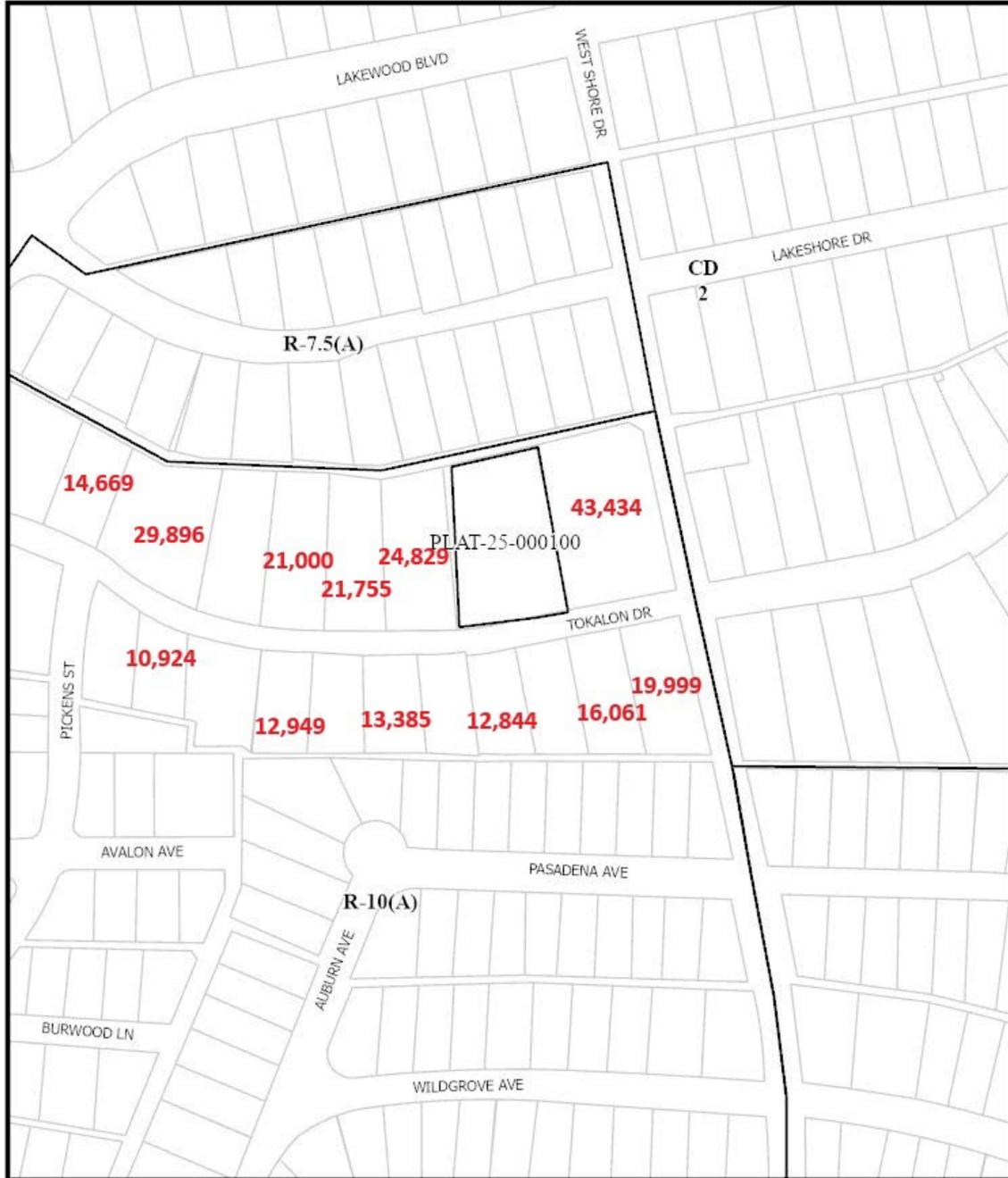
Dallas Water Utilities Conditions:

17. 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.

GIS, Lot & Block Conditions:

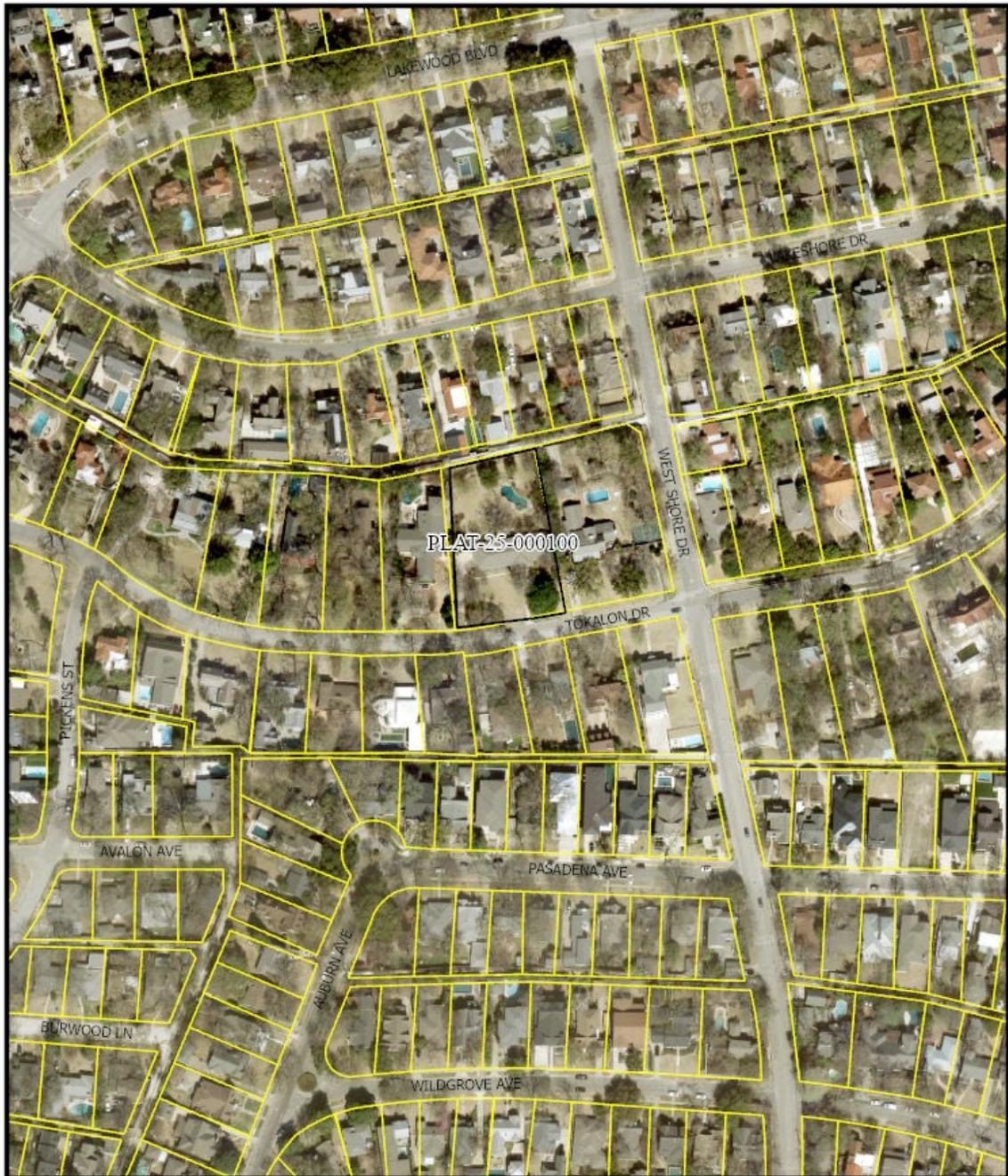
18. On the final plat, identify the property as Lots 6A & 6B in City Block G/2822.

ALL AREAS ARE IN SQUARE FEET



 1:2,400	<p align="center">EXISTING AREA ANALYSIS MAP</p> <p> <input type="checkbox"/> Area Of Request <input type="checkbox"/> Recent History </p>	Case no: PLAT-25-000100 Date: 10/06/2025
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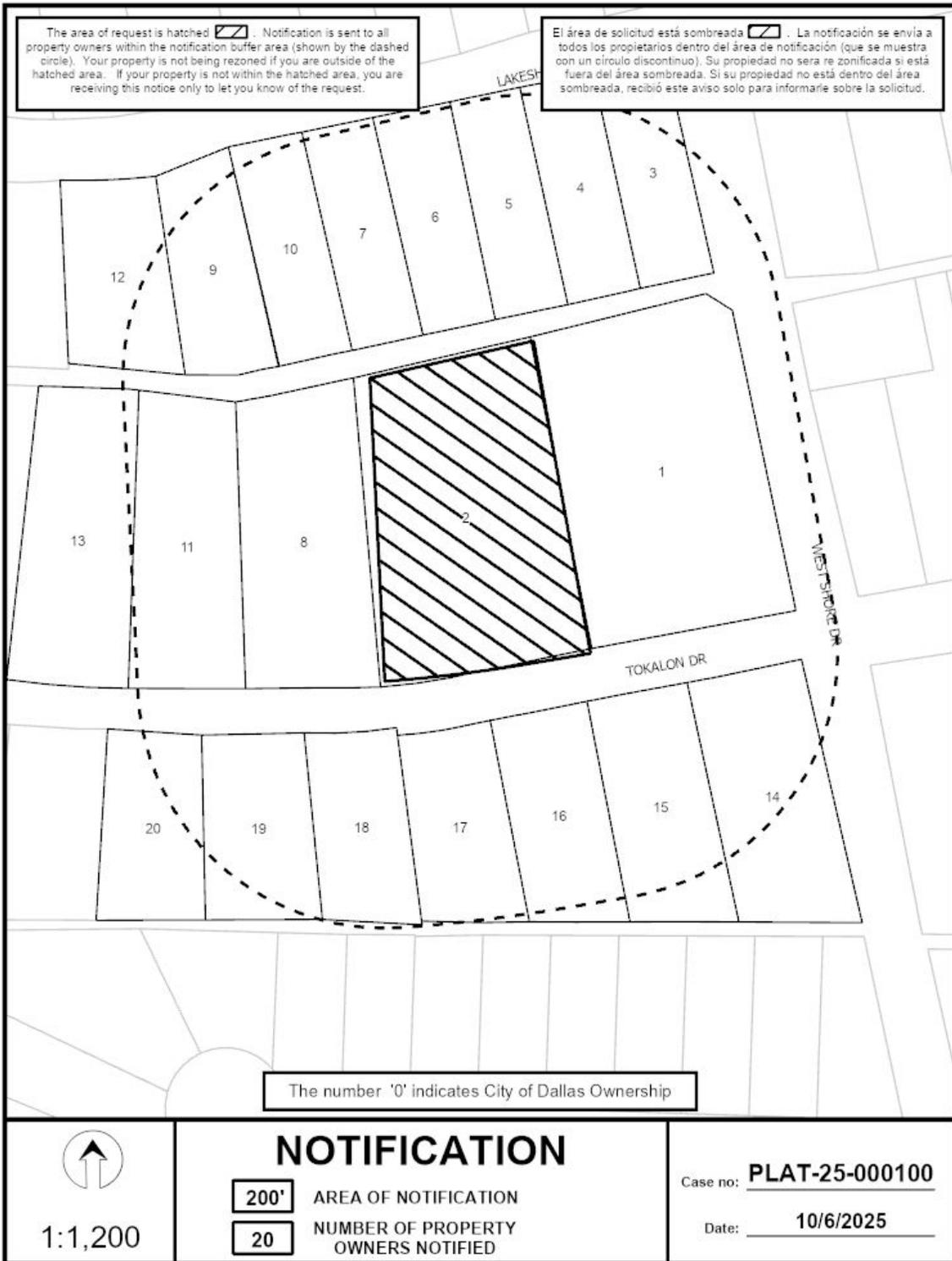
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AERIAL MAP

- Area Of Request
- Recent History

Case no: **PLAT-25-000100**

Date: **10/06/2025**



10/01/2025

Notification List of Property Owners

PLAT-25-000100

20 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6957 TOKALON DR	JESBERG GEOFFREY R &
2	6945 TOKALON DR	BROBERG BRADLEY D &
3	6960 LAKESHORE DR	STANFORD DONALD G &
4	6956 LAKESHORE DR	ELMER FRANK Z &
5	6952 LAKESHORE DR	GUENVEUR WILLIAM & MARY
6	6948 LAKESHORE DR	MICHEL HAROLD &
7	6944 LAKESHORE DR	MCGUIRK CHRISTOPHER &
8	6935 TOKALON DR	GARNER JOHN &
9	6936 LAKESHORE DR	KURZNER CHRISTOPHER &
10	6940 LAKESHORE DR	REYNOLDS CRAIG S &
11	6927 TOKALON DR	KRAUS FAMILY TRUST
12	6932 LAKESHORE DR	ROBERTS SETH M & AMY O
13	6921 TOKALON DR	BAKER DELMAR DAVID III
14	6968 TOKALON DR	FARLEY FAMILY TRUST
15	6964 TOKALON DR	STAFF JAMES R & ROXAN S
16	6960 TOKALON DR	SATTERWHITE BRANDON N &
17	6950 TOKALON DR	GORMAN DAVID MATTHEW &
18	6942 TOKALON DR	STAPLETON THOMAS DALE
19	6934 TOKALON DR	HARLOW DAN
20	6926 TOKALON DR	FUGATE BYPASS TRUST

