

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 19, 2025****RECORD NO.:** PLAT-26-000022**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** McCree Road, northeast of Bryson Drive**DATE FILED:** January 21, 2026**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 10**SIZE OF REQUEST:** 0.696-acres**APPLICANT/OWNER:** Chris A. Thomas

REQUEST: An application to create one 8,967-square foot lot, one 10,661-square foot lot, and one 10,684-square foot lot from a 0.696-acre tract of land in City Block 7686 on property located on McCree Road, northeast of Bryson Drive.

SUBDIVISION HISTORY:

1. Plat-26-000003 was a request west of the present request to replat a 4.449-acre tract of land containing all of Lots 1 through 3 in City Block A/7687 and tract of land in City Block 7687 to create 18 lots ranging in size from 7,500 square feet to 11,686 square feet, one common area and to dedicate a right-of-way, and to remove a 30-foot existing platted building line along Plano Road on property located on Plano Road at Havencreek Court, northeast corner. The request was approved on February 5, 2025, but has not been recorded.
2. Plat-25-000164 was a request west of the present request to replat a 4.449-acre tract of land containing all of Lots 1 through 3 in City Block A/7687 and tract of land in City Block 7687 to create 18 lots ranging in size from 7,500 square feet to 11,686 square feet, one common area and to dedicate a right-of-way on property located on Plano Road at Havencreek Court, northeast corner. The request has been withdrawn.

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 lots are being created from a tract of land; therefore, it does not qualify for a residential replat and can be approved on the consent agenda.

The request lies in R-7.5(A) Single Family District which has a minimum lot area requirement of 7,500 square feet. The request is to create one 8,967-square foot lot, one 10,661-square foot lot, and one 10,684-square foot lot.

Staff find that the proposed lot is compatible with the existing lot pattern within the immediate vicinity of the request (refer to the existing area analysis map and aerial map). The request complies with the zoning requirement of the R-7.5(A) Single Family 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 submitting 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 3.

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" 51A 8.611(e)

Right-of way Requirements Conditions:

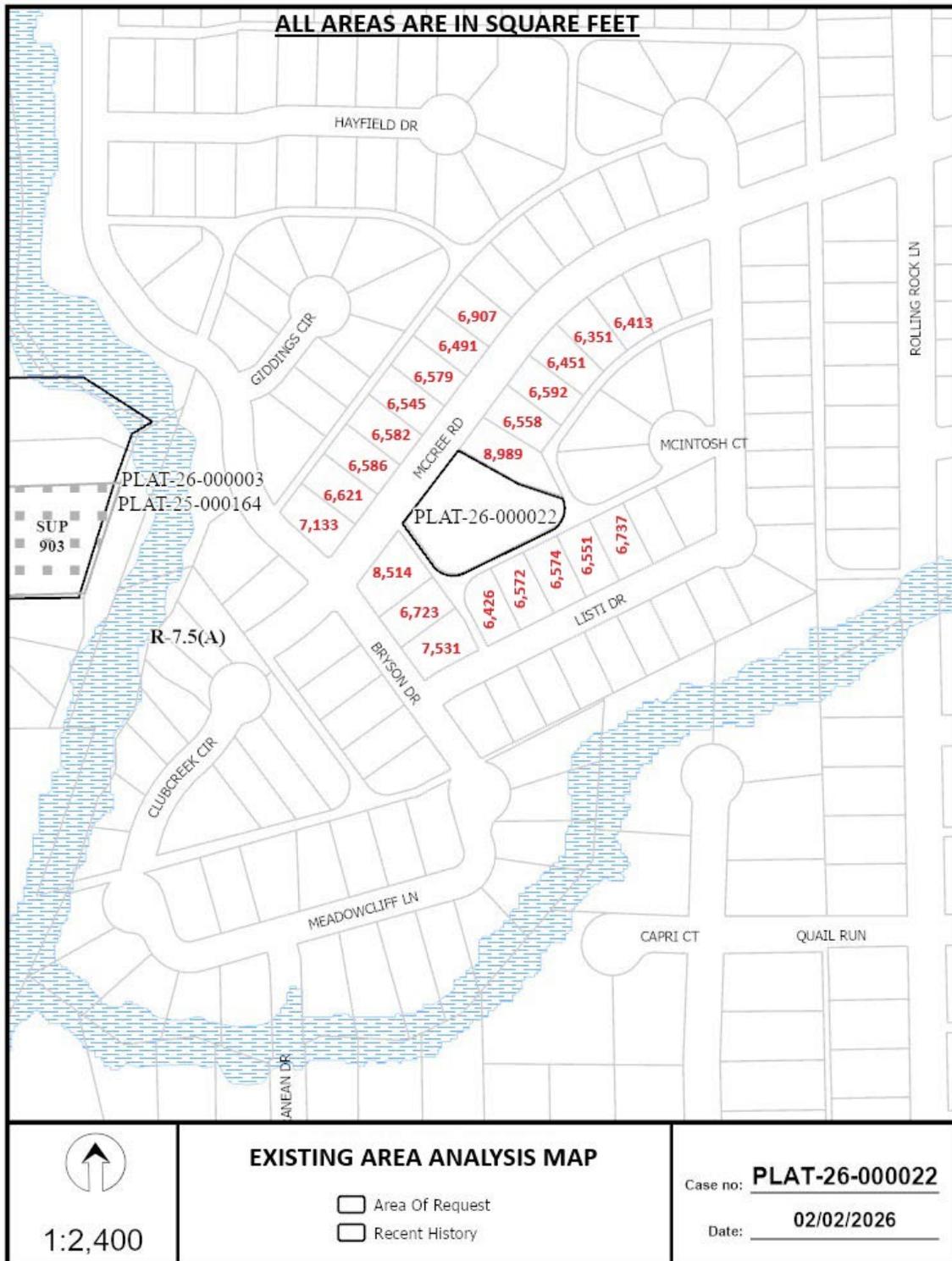
14. Dedicate a minimum 15-foot by 15-foot alley sight easement at McCree Road and alley. Section 51A 8.602(e).

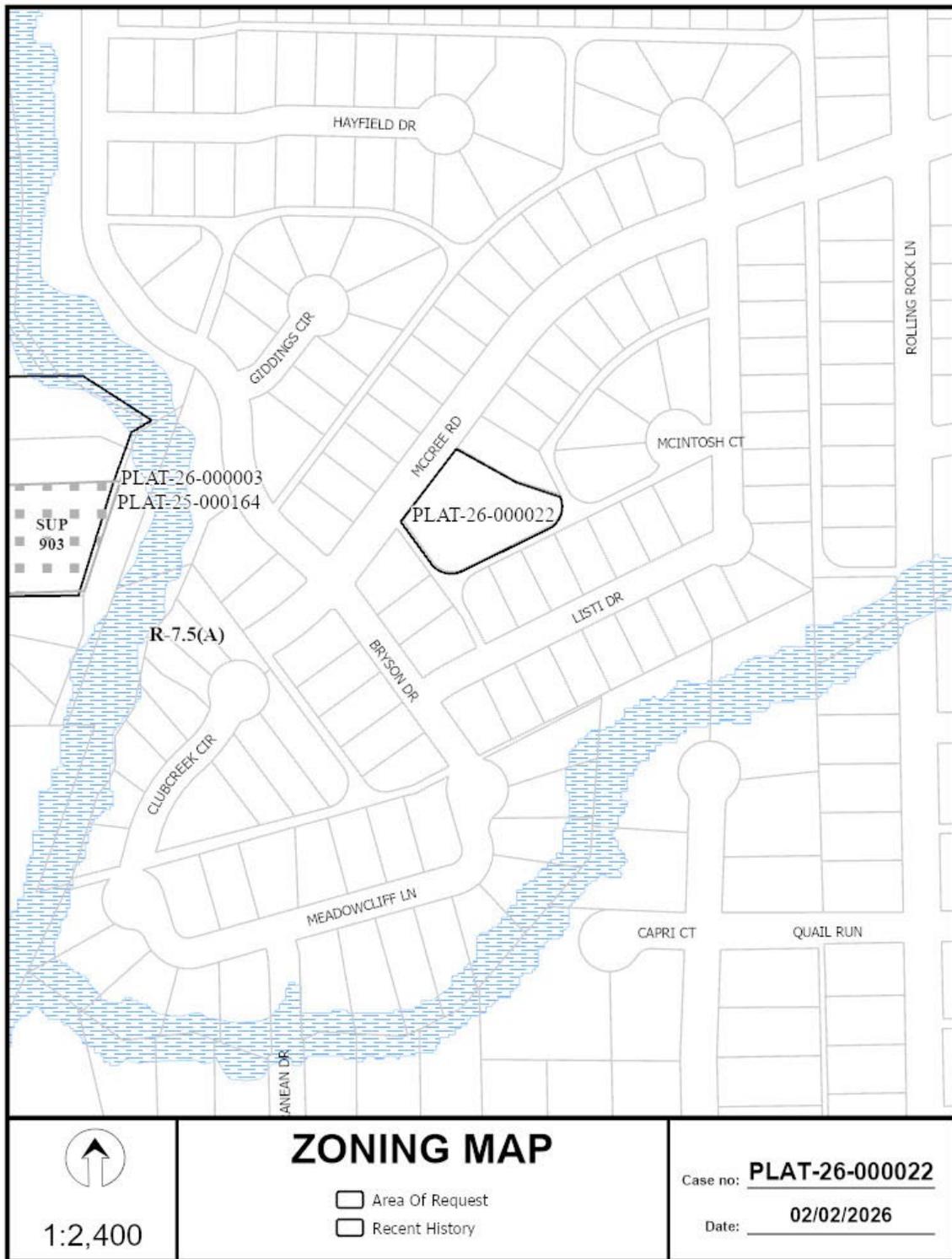
Survey (SPRG) Conditions:

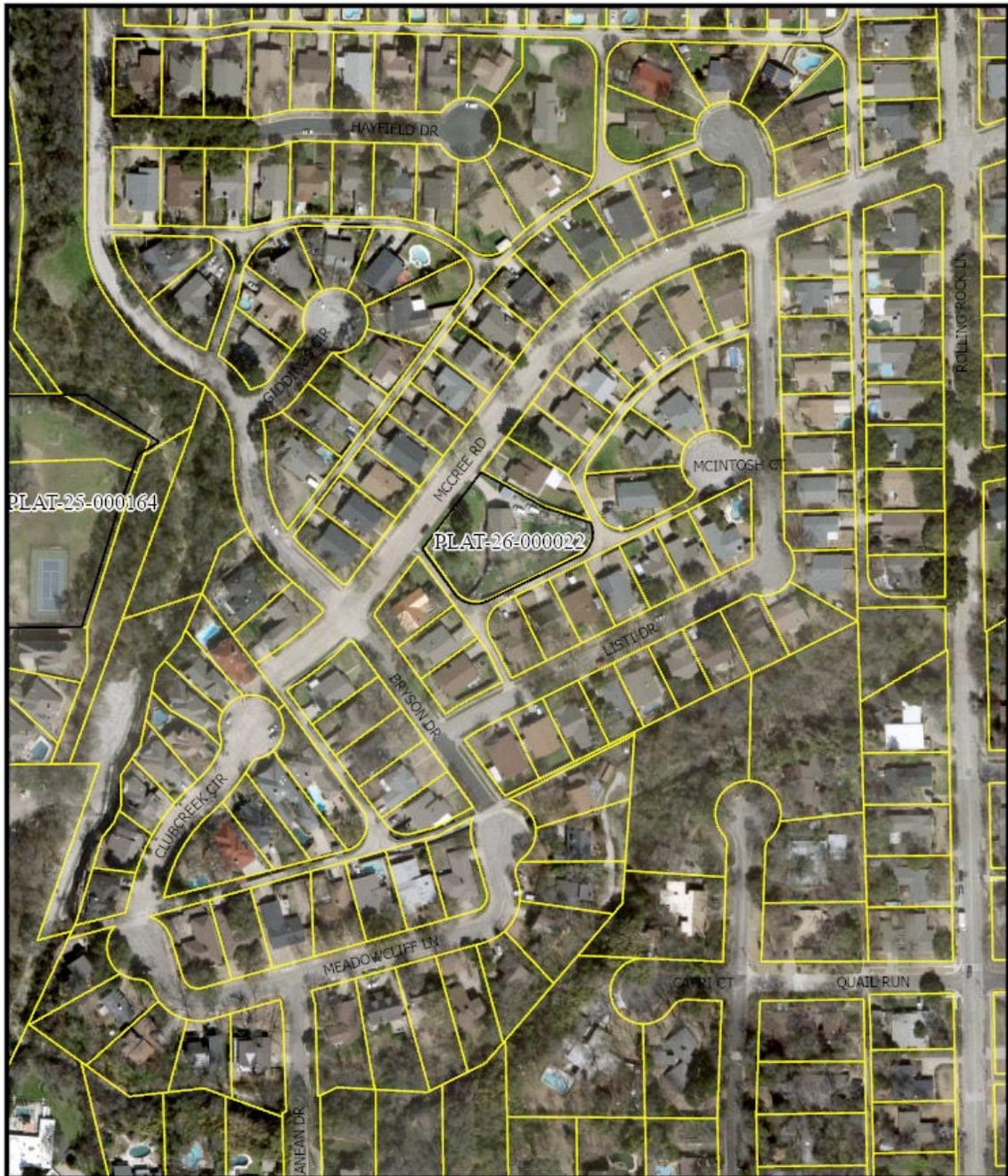
15. Submit a completed Final Plat Checklist and All Supporting Documentation.

GIS, Lot & Block Conditions:

16. On the final plat, identify the property as Lots 23, 24, and 25 in City Block 1/7686.







 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-26-000022 Date: <u>02/02/2026</u>
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