

**CITY PLAN COMMISSION**

**THURSDAY, JUNE 11, 2026**

**FILE NUMBER:** PLAT-26-000131

**SENIOR PLANNER:** Sharmila Shrestha

**LOCATION:** Pemberton Hill Road, north of Jeane Street

**DATE FILED:** May 14, 2026

**ZONING:** R-7.5(A)

**CITY COUNCIL DISTRICT:** 5

**SIZE OF REQUEST:** 4.109-acres

**APPLICANT/OWNER:** Shepherd Place Homes, Inc

**REQUEST:** An application to create 16-residential lots ranging in size from 7,767 square feet to 10,824 square feet from a 4.109-acre tract of land in City Block 6254 on property located on Pemberton Hill Road, north of Jeane Street.

**SUBDIVISION HISTORY:**

1. S234-063 was a request south of the present request to replat a 2.673-acre tract of land containing all of Lot 1 in City Block 6255 to create a 10-lot residential subdivision ranging in size from 11,268 square feet to 15,024 square feet on property located on Pemberton Hill Road at Jeane Street, northeast corner. The request was approved on March 21, 2024, and was recorded on October 9, 2025.

**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 lot is being created from a tract of land; therefore, it does not qualify as a residential replat and may be approved on the consent agenda.
- The lots within the immediate vicinity range from 7,488 square feet to 15,024 square feet and are zoned R-7.5(A) Single Family District. (*please refer to the existing area analysis*)
- The request is to create 16 lots ranging in size from 7,767 square feet to 10,824 square feet.

Staff find that the request creates a lot pattern consistent with that established in the immediate vicinity. The request complies with the requirements of R-7.5(A) Single Family District and Section 51A-8.503; 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 16.

**Paving & Drainage Conditions:**

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/markings/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)
15. Existing drainage conveyance within the property is required to be sized in compliance with Section 51A-8.611(a)(1) of the City of Dallas Code.

**Right-of-way Conditions:**

16. On the final plat, dedicate 50 feet of right-of-way (via fee simple or street easement) for the full width of Godfrey Avenue. Section 51A 8.602(c); 51A 8.604(c).
17. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at Pemberton Hill Road and Godfrey Avenue. Section 51A 8.602(d)(1).
18. 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. 51A 8.602(d)(1), 51A 8.608(a).
19. On the final plat, dedicate 15-foot by 15-foot alley sight easement at Godfrey Ave & Alley, alley with Pemberton Hill Road. Section 51A 8.602(e).

**Survey (SPRG) Conditions:**

20. Prior to final plat, submit a completed final plat checklist and all supporting documents.
21. Show how all adjoining right-of-way was created.
22. Show distances/width across all adjoining right-of-way.
23. Show recording information on all existing easements within 150 of property.
24. Need new/different plat name.
25. Clarify whether the internal access shown between the lots is proposed as public right-of-way or private/shared access.
26. Identify and label the centerline of all adjoining right-of-way.

**Dallas Water Utilities Conditions:**

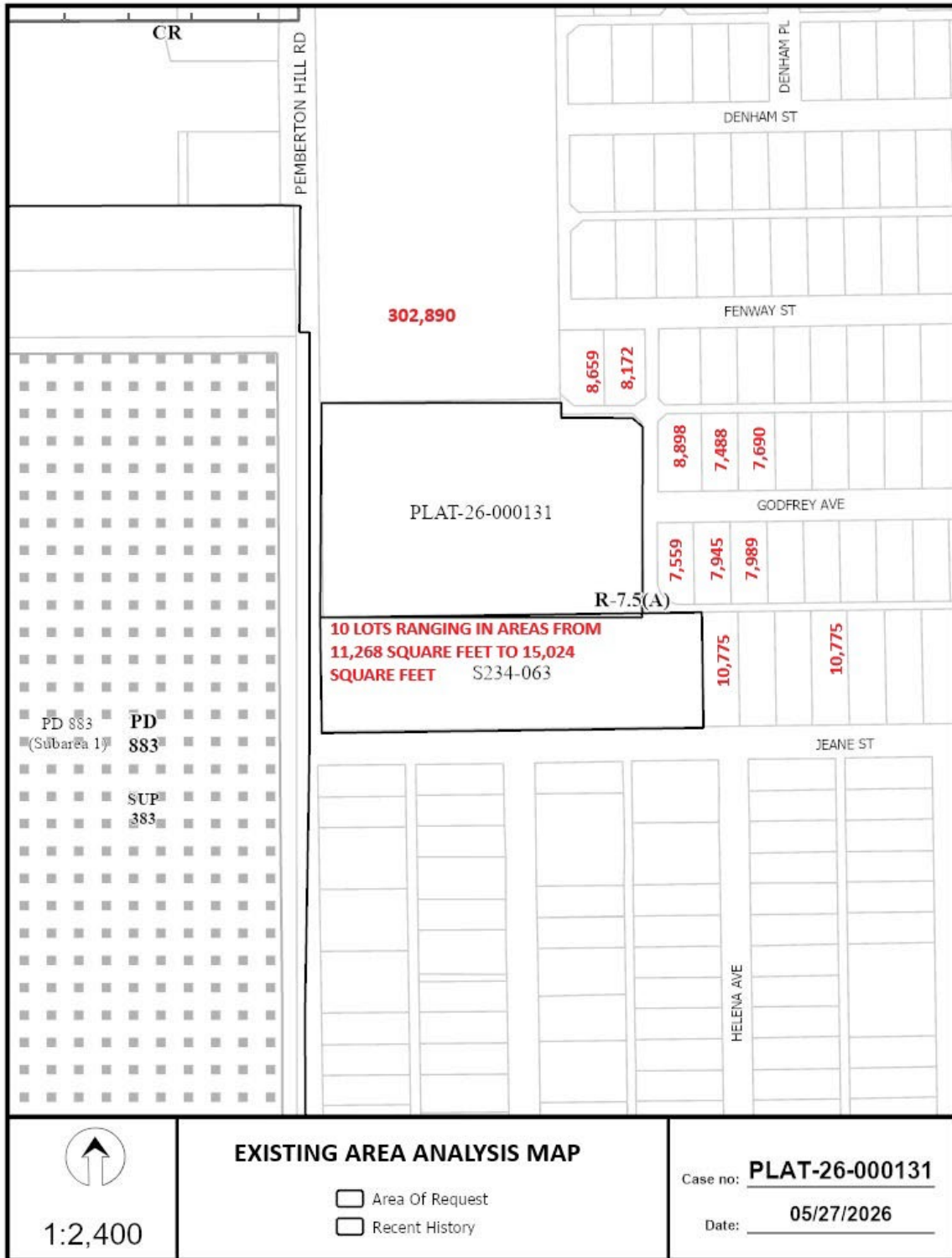
27. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
28. Water and Wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

**Real Estate/ GIS, Lot & Block Conditions:**

29. Contact Real Estate regarding the right-of-way shown within the plat to advise of its intended designation. Clarify whether it will be utilized for vehicle access easement or a private right of way easement. Contact Real Estate to advise accordingly.

30. On the final plat, identify the property as Lots 21 through 28 in City Block 2/6254, Lots 1 through 8 in City Block 5/6254

ALL AREAS ARE IN SQUARE FEET







1:2,400

# AERIAL MAP

- Area Of Request
- Recent History

Case no: **PLAT-26-000131**

Date: **05/27/2026**

