

CITY PLAN COMMISSION**THURSDAY, JULY 23, 2026****FILE NUMBER:** PLAT-26-000157**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Davilla Drive at Lakemont Drive, northwest corner**DATE FILED:** June 24, 2026**ZONING:** R-10(A)**CITY COUNCIL DISTRICT:** 13**SIZE OF REQUEST:** 0.245-acres**APPLICANT/OWNER:** James Poulin

REQUEST: An application to replat a 0.245-acre tract of land containing all of Lot 15 in City Block 9/6176, to create one lot and reduce a portion of the 15-foot platted building line along the west line of Lakemont Drive, varying from 7.8 feet to 13.6 feet, on property located on Davilla Drive at Lakemont Drive, northwest corner.

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

PROPERTY OWNER NOTIFICATION: On July 6, 2026, 22 notices were sent to property owners within 200 feet of the proposed plat boundary.

BUILDING LINE REDUCTION: The Commission may approve a reduction or removal of the platted building lines with a minimum front, side, or rear yard setback greater than required by zoning regulation only:

- 1) Upon the affirmative vote of at least three-fourths of the commission members present; and
- 2) If the Commission finds that relocation or removal of the platted building line will not:
 - (i) "Require a minimum front, side, or rear yard setback less than required by zoning regulation."
 - The existing platted building line along the west line of Lakemont Drive is 15 feet. The minimum required side yard setback is 6 feet per the R-10(A) Single Family District.
 - (ii) "Be contrary to the public interest;"
 - 22 notices were sent to property owners within 200 feet of the proposed plat.
 - (iii) "Adversely affect neighboring properties; and"
 - The reduction of a portion of the existing 15-foot platted building line along the west line of Lakemont Drive, varying from 7.8 feet to 13.6 feet, will bring the proposed swimming pool in compliance to the R-10(A) Single Family District regulations and City of Dallas development code.
 - (IV) "adversely affect the plan for the orderly development of the subdivision."

- The reduction of a portion of the existing 15-foot platted building line along the west line of Lakemont Drive, varying from 7.8 feet to 13.6 feet, will not impact the adjoining properties.

STAFF RECOMMENDATION ON BUILDING LINE REDUCTION: The request is to reduce a portion of the 15-foot platted building line along the west line of Lakemont Drive, varying from 7.8 feet to 13.6 feet. Staff finds that the request complies with the requirements of Section 51A-8.505 of the Dallas Development Code; therefore, staff recommends approval of the reduction of the portion of 15-foot platted building line along the west line of Lakemont Drive.

STAFF RECOMMENDATION ON REPLAT: 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-10(A) Single Family District which has a minimum lot area requirement of 10,000 square feet. The request is to create one 0.245-acre lot. The lot area remains the same.

Staff find that the request is compatible with the adjacent areas of the request and the request complies with the requirements of Section 51A-8.503 and the R-10(A) Single Family District; therefore, staff recommends approval of the replat request.

STAFF RECOMMENDATION: The request complies with the requirements of Sections 51A-8.503, 51A-8.505, and R-10(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 one.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marketing/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. 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)

Right-of-way Conditions:

14. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established center line of Lakefront Drive. Sections 51A 8.602(c); 51A 8.604(c).
15. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at Lakemont Drive and Davilla Drive. Section 51A 8.602(d)(1).
16. Dedicate 15-foot by 15-foot alley sight easement at the alley and Lakemont Drive. Section 51A 8.602(e).
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. 51A 8.602(d)(1), 51A 8.608(a).

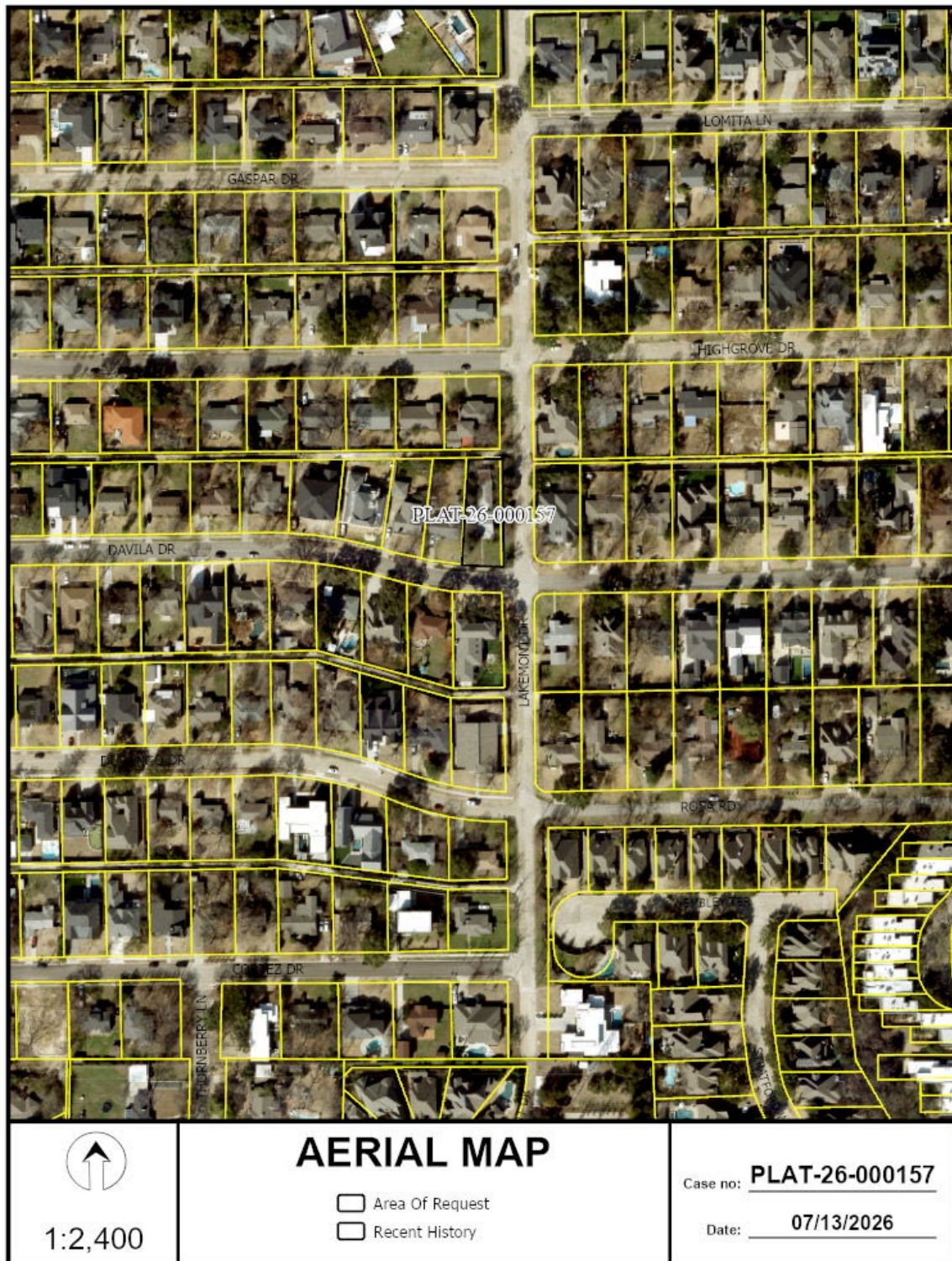
Survey (SPRG) Conditions:

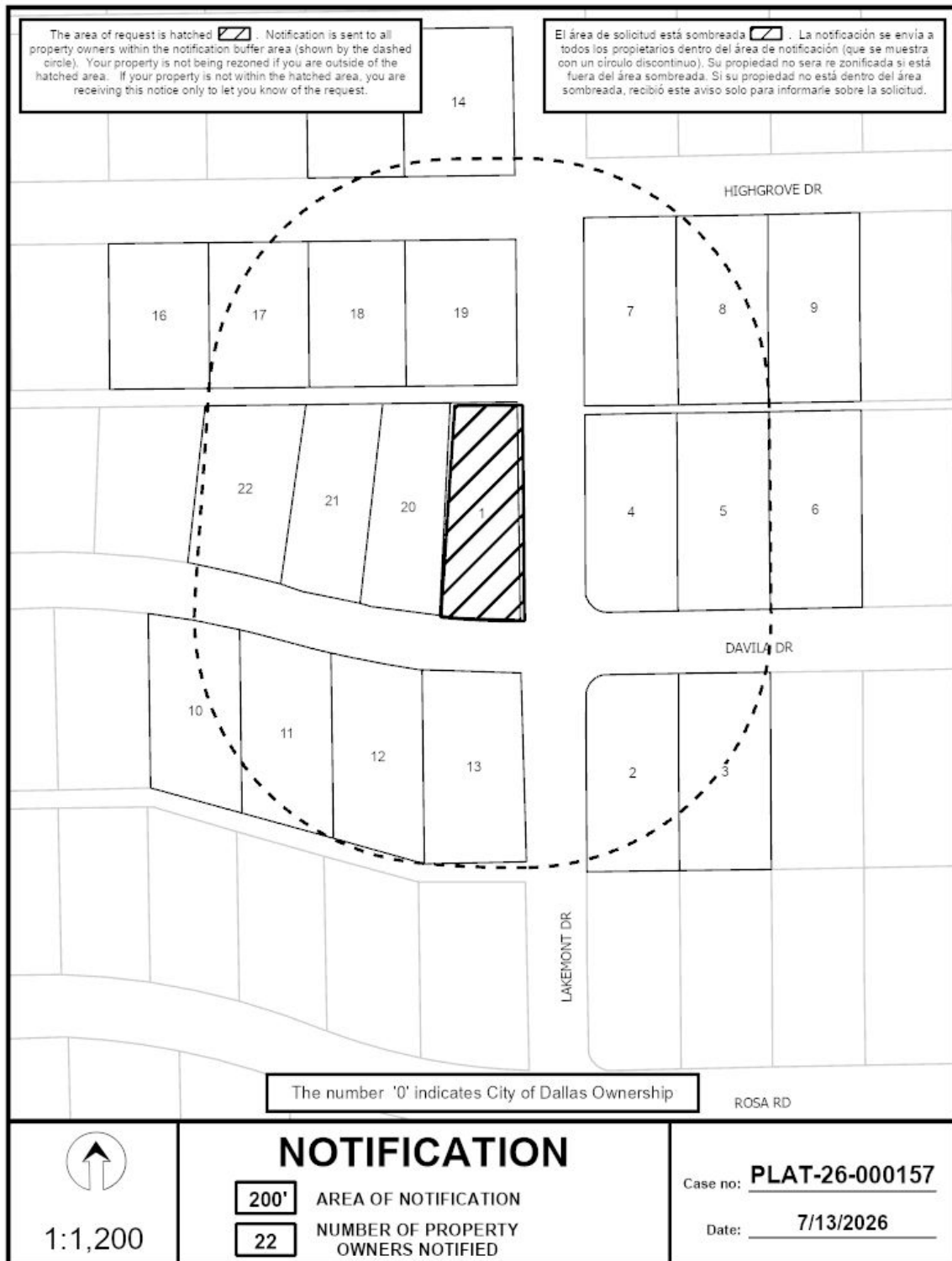
18. Prior to final plat, submit a completed final plat checklist and all supporting documents.
19. Show how all adjoining right-of-way was created.
20. Show recording information on all existing easements within 150' of property.
21. Show/List prior plat on map, in legal, and/or title block.

Street Name/ GIS, Lot & Block Conditions:

22. On the final plat, change "Davilla Drive (AKA Davila Drive)" to "Davilla Drive."
23. On the final plat, change "High Grove Drive" to "Highgrove Drive."
24. On the final plat, identify the property as Lot 15A in City Block 9/6176.







Notification List of Property Owners

PLAT-26-000157

22 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3989 DAVILA DR	DAVILA CAPITAL PARTNERS LLC
2	4004 DAVILA DR	ARDUINI NANDO A II
3	4010 DAVILA DR	JORGE PAUL & ELIZABETH
4	4005 DAVILA DR	RAY JOSH ANTHONY &
5	4011 DAVILA DR	Taxpayer at
6	4017 DAVILA DR	WOODRUFF BARRY S & ARLENE D
7	4004 HIGHGROVE DR	BUTTER JASON & MELISSA
8	4010 HIGHGROVE DR	TARVER DONNA F
9	4016 HIGHGROVE DR	ANTIGUA LLC
10	3972 DAVILA DR	WATSON CARL F &
11	3978 DAVILA DR	PROGAR BRIAN ALLAN &
12	3984 DAVILA DR	DICKIE M HEATHER
13	3990 DAVILA DR	REID CURT & KAREN
14	3989 HIGHGROVE DR	BPHB ASSETCO LLC
15	3983 HIGHGROVE DR	LAMICA NICHOLAS BRENDAN &
16	3968 HIGHGROVE DR	MCCABE JARROD M &
17	3974 HIGHGROVE DR	HAMM ELEANOR C
18	3982 HIGHGROVE DR	CROWL LAURA J
19	3988 HIGHGROVE DR	NEIMAN RICHARD N
20	3985 DAVILA DR	MOAKES GREG
21	3979 DAVILA DR	GERMANY PAMELA DAVIDSON
22	3975 DAVILA DR	APPLETON JOHN STEPHEN JR &

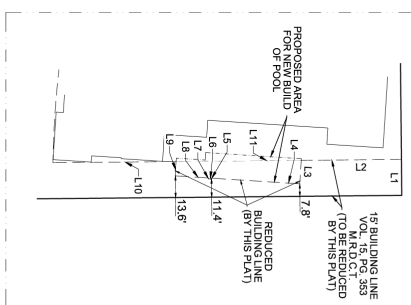
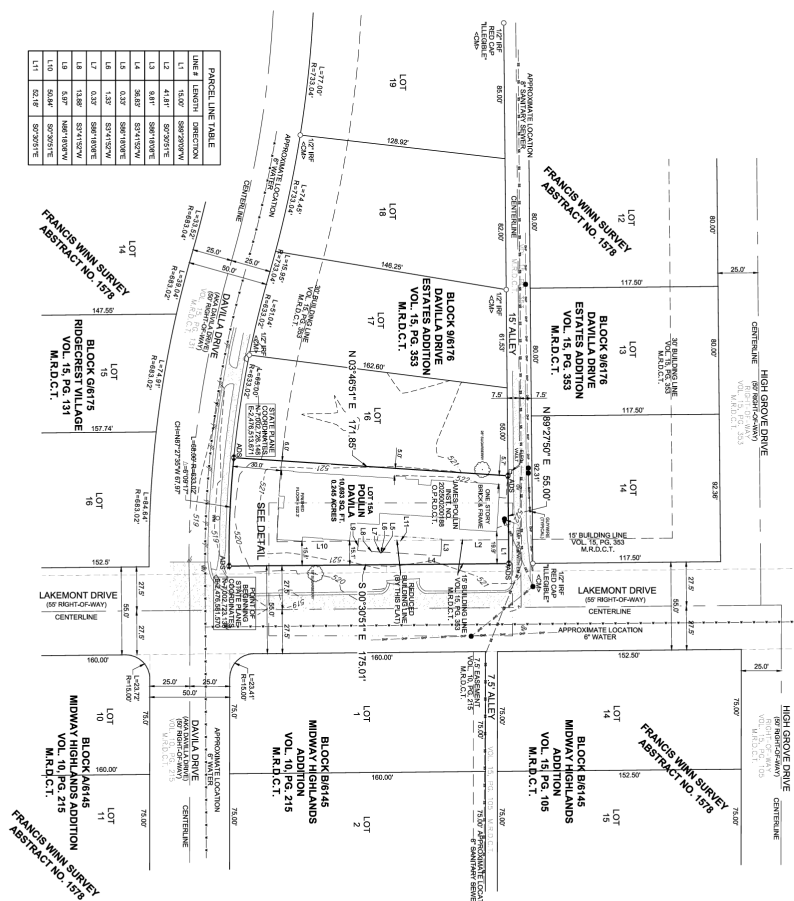
VICINITY MAP (NOT TO SCALE)

The map shows a grid of streets. The proposed site is located on the east side of Highway 101, south of Highway 102. The site is bounded by Highway 101 to the north, Highway 102 to the south, and Highway 103 to the east. The site is labeled 'SITE' and is situated between the 'NORTHWEST HIGHWAY' and the 'SOUTHWEST HIGHWAY'. The map also shows the 'MOUNTAIN VIEW' area to the north and the 'MOUNTAIN VIEW' area to the south. The map includes a north arrow and a scale bar.

EASEMENT LINE ———— S5
BUILDING LINE ———— W
BOUNDARY LINE ———— W
CENTERLINE ————
SANITARY SEWER LINE ———— S5
WATER LINE ———— W
OVERHEAD SERVICE LINE ———— O/S
OVERHEAD POWER LINE ———— OHP

8) Structure to remain on subject property.

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	15.00'	S89.250°W
L2	11.81'	S07.305°E
L3	9.01'	S86.100°E
L4	36.63'	S34.152°W
L5	0.33'	S86.100°E
L6	1.33'	S34.152°W
L7	0.33'	S86.100°E
L8	13.66'	S34.152°W
L9	5.07'	N66.100°W
L10	60.64'	S07.305°E
L11	52.16'	S07.305°E



OWNER
JAMES POULIN
8119 DOUGLAS AVENUE
APT# 1005
DALLAS, TEXAS 75225-6588

SURVEYOR

TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
tshsurveying.com
Firm #10610300

PRELIMINARY REPLAY
POLLIN DAVILA
LOT 15A, BLOCK 961776
BEING A REPLAY OF LOT 15, BLOCK 961776
DAVILLA DRIVE ESTATES ADDITION
FRANCIS A WINN SURETY
ABSTRACT NO. 1578
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PLAT: 26-000157
DP#

OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS[illegible]

OWNERS DEDICATION
NOW THEREFORE, KNC

[illegible]

SURVEYOR'S STATEMENT
STATE OF TEXAS

J. R. JANNAY, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation, and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Dallas Development Code Chapter 212, (as amended), and Texas Local Ordinance 5514A.617 (Article 617, Chapter 212, City of Dallas Development Code, State Sec. 5514A.617 (b)(1)(A) and (b)) and that the digital drawing is accompanying this plat is a true and correct representation of this Signed Final Plat.

Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (06/11/2026

J.R. JANUARY
Texas Registered Professional Land Surveyor No. 5382

BEFORE ME, the undersigned authority, a Notary Public in and for the said County of _____, State of _____, on this _____ day of _____, 2006, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration expressed and under oath stated that the statements in the foregoing certificate are true.

 GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2006.

Notary Public in and for the State of Texas

by JAMES POULIN

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State of Texas, on this _____ day personally appeared JAMES POLKIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2026.

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared JAMES POLLAK, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

2026

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

I, _____, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the _____ day of _____, A.D. 20____, and same was duly approved on the _____ day of _____, A.D. 20____, for said Commission.

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Secretary

PRELIMINARY REPLA

LOT 15A, BLOCK 9/6176

BEING A REPLAT OF LOT 15, BLOCK 9/6176
DAVILL DRIVE ESTATES ADDITION

DRIVERS DRIVE ECO-FRIENDLY ADDITION
FRANCIS A WINN SURVEY

ABSTRACT NO. 1578

CITY OF DALLAS, DALLAS COUNTY, TEXAS
PLAT-26-000157

DP#

[illegible]

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OWNER
JAMES POULIN
8119 DOUGLAS AVENUE
APT# 1005
DALLAS, TEXAS 75225-6588

**TEXAS HERITAGE
SURVEYING, LLC**
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
tchsrlt@aol.com
Firm #10169300

DATE: 06/21/2006 / JOB # 2800973-1 / SCALE = 1" = 30' / DRAWING NO.
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