

CITY PLAN COMMISSION**THURSDAY, April 23, 2026****FILE NUMBER:** PLAT-26-000102**SENIOR PLANNER:** Hema Sharma**LOCATION:** Oak Lawn Avenue at Wycliff Avenue, southeast corner**DATE FILED:** March 26, 2026**ZONING:** PD 193 (R-7.5(A)), PD 193 (GR)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20193.pdf>**CITY COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** 6.340-acres**APPLICANT/OWNER:** Wilson K. & Gwyn S. Mason, Park Cities

REQUEST: An application to replat a 6.340-acre tract of land containing all of Lot 1B in City Block 3/2064 and tract of land in City Block 2064 to create one lot on property located on Oak Lawn Avenue at Wycliff Avenue, southeast corner.

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

PROPERTY OWNER NOTIFICATION: On April 3, 2026, 32 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 to plat a property as institutional (church) use. It is a policy of the city that institutional uses generally require greater land area than residential or non-residential lots and generally serve, and are compatible with the neighborhood; therefore, staff concludes that the request is in compliance with Section 51A-8.503 and with requirements the R-7.5(A) Single Family District and PD 193 (GR) ; 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 one.

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)

Right-of way Requirements Conditions:

15. On the final plat, dedicate 7.5 feet of right-of-way (via fee simple) from the established center line of Alley. *Section 51A 8.602(c)*
16. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via fee simple or street easement) at the intersection of Wycliff Avenue & Oak Lawn Avenue. Section 51A 8.602(d)(1)

17. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Newton Avenue & Oak Lawn 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. *Section 51A 8.602(d)(1), 51A 8.608(a)*
19. On the final plat, include a note that the site is within the 55 DNL contour of LOVE field airport and this noise level may require special construction standards for certain uses per the building code. Dallas Building Code, Section 425.
20. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development (Contact Srinivasa Veeramallu with Traffic Signals). *51A-8.606, 51A-8.608*

Survey (SPRG) Conditions:

21. Prior to final plat, submit a completed final plat checklist and all supporting documents.
22. On the final plat, show distances/width across all adjoining right-of-way
23. On the final plat, show recording information on all existing easements within 150 feet of the property.

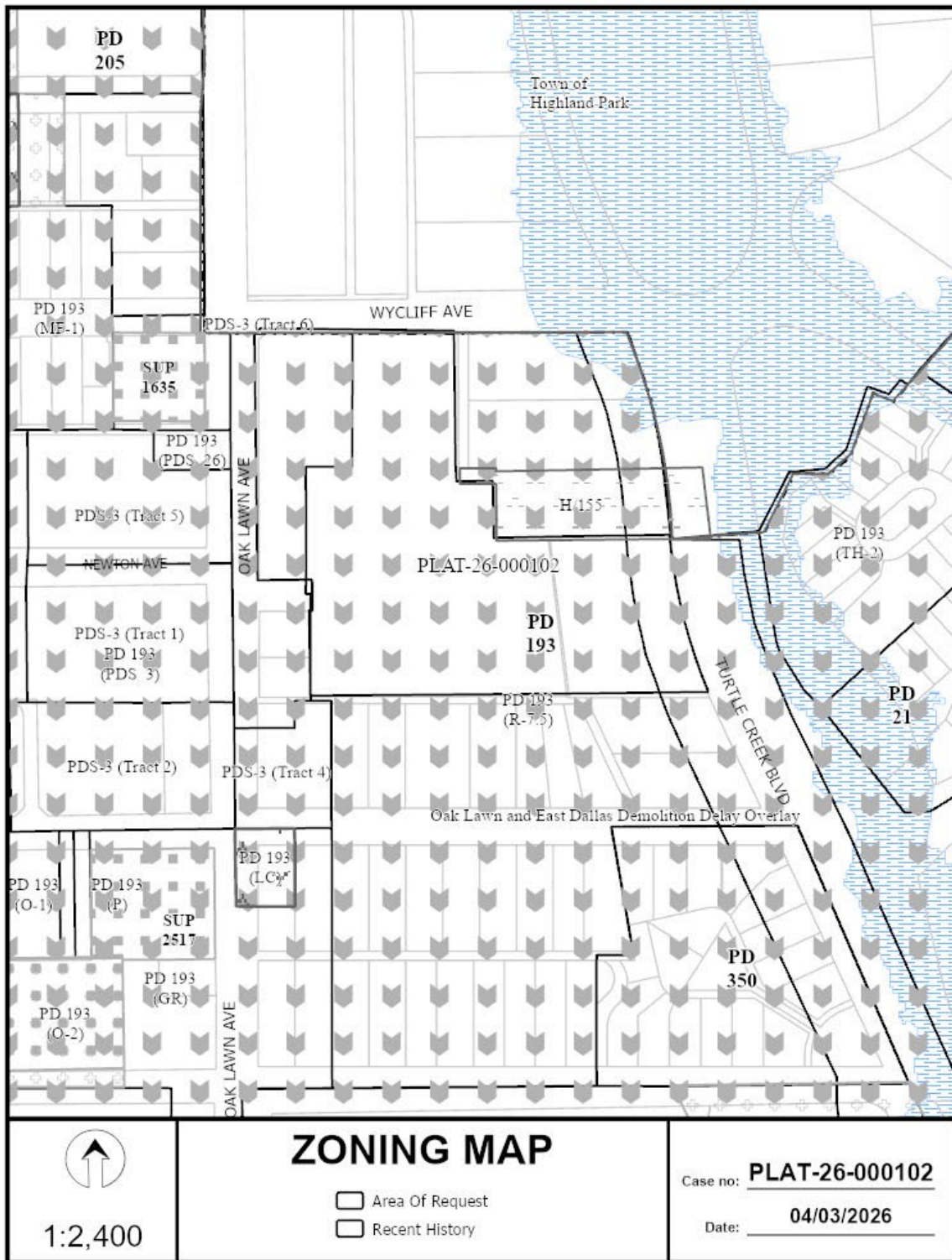
Dallas Water Utilities Conditions:

24. 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.
25. 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.
26. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.


Real Estate/ Street Name/ GIS, Lot & Block Conditions:

27. Prior to the final plat, please show the abandonment on the plat as follows: Abandonment authorized by Ordinance No. __, recorded as Inst. No. Utility Easements retained.

28. On the final plat, change "Oak Lawn Avenue (FKA Argyle Avenue)" to "Oak Lawn Avenue (FKA Preston Road FKA Argyle Avenue)". Section 51A-8.403(a)(1)(A)(xii).
29. On the final plat, identify the property as Lots 1C in City Block 3/2064.





 1:2,400	<h3>AERIAL MAP</h3> <p><input type="checkbox"/> Area Of Request <input type="checkbox"/> Recent History</p>	Case no: PLAT-26-000102 Date: 04/03/2026
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 1:2,400	NOTIFICATION	Case no: PLAT-26-000102			
	<table border="1"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">32</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	32	NUMBER OF PROPERTY OWNERS NOTIFIED
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Notification List of Property Owners

PLAT-26-000102

32 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4027 TURTLE CREEK BLVD	MASON WILSON K III & GWYN
2	4300 NEWTON AVE	PARK CITIES PRESBYTERIAN CHURCH
3	4022 OAK LAWN AVE	SKL INVESTMENT CO LTD
4	4107 TURTLE CREEK BLVD	COMMUNITY FOUNDATION OF NORTH
5	4101 OAK LAWN AVE	PARK CITIES PRESBYTERIAN
6	4003 OAK LAWN AVE	MIRAMAR OAK LAWN INVESTORS LLC
7	1 CHRISTOPHER PL	CHRISTOPHER PL ASSN
8	11 TURTLE CREEK BEND	BROWN JAMES F &
9	12 TURTLE CREEK BEND	MAHONY LYNN
10	13 TURTLE CREEK BEND	HARKINSON SARAH A SPOUSAL
11	14 TURTLE CREEK BEND	JARAMILLO CLAUDIA & OMAR FARRO
12	1 TURTLE CREEK BEND	TURTLE CRK BEND HMOWNRS
13	4201 OAK LAWN AVE	DOWELL CAM F JR
14	4002 OAK LAWN AVE	4002 OAK LAWN AVE LLC
15	4012 OAK LAWN AVE	4012 OAK LAWN LP
16	4313 AVONDALE AVE	AQUABLU DEVELOPMENT LLC
17	4317 AVONDALE AVE	LEE ROBYN S &
18	4325 AVONDALE AVE	RICE KIM
19	4331 AVONDALE AVE	OESTERLING KURT F & CHRISTINE R
20	4337 AVONDALE AVE	31 TUTU LIVING TRUST
21	4341 AVONDALE AVE	PINK PHILIP R
22	4347 AVONDALE AVE	PUTNAM JASON KYLE
23	4001 TURTLE CREEK BLVD	MCCABE MICHAEL JAMES JR &
24	4011 TURTLE CREEK BLVD	WORSHAM REVOCABLE TRUST THE
25	4018 OAK LAWN AVE	45TH STREET INVESTMENTS LLC
26	4115 TURTLE CREEK BLVD	MCCARTHY JOSIE ROBERTS LIVING

04/02/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4125 TURTLE CREEK BLVD	MOE MICHAEL & BONNIE
28	4236 WYCLIFF AVE	4309 OAK PARTNERS LP
29	4200 OAK LAWN AVE	HIGHLAND PARK SHOPS LLC
30	4201 LAKESIDE DR	CARLOCK LAURA LOUISE B
31	4205 LAKESIDE DR	SEAY GEORGE EDWARD &
32	4100 ST JOHNS DR	USAI LP

