

**CITY PLAN COMMISSION****THURSDAY, November 20, 2025****FILE NUMBER:** PLAT-25-000133**SENIOR PLANNER:** Hema Sharma**LOCATION:** Elk Stone Drive, north of Keller Springs Road**DATE FILED:** October 27, 2025**ZONING:** PD 561 (Tract 2)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20561.pdf>**CITY COUNCIL DISTRICT:** 12**SIZE OF REQUEST:** 0.521-acres**APPLICANT/OWNER:** Bob Thompson Homes, L.P.; Laga LTD

**REQUEST:** An application to replat a 0.521-acre (22,688.66-square foot) tract of land containing all of Lots 32, 33 and 34 in City Block 3/8213 to create one 0.251-acre (10,916-square foot) lot and one 0.27-acre (11,772.7-square foot) lot on property located on Elk Stone Drive, north of Keller Springs Road.

**SUBDIVISION HISTORY:**

1. S201-555 was a request north of the present request to to replat a 1.906-acre tract of land containing all of Lot 8A in City Block C/8212 to create three lots ranging in size from 0.521-acre to 0.701-acre on property located on Abbey Woods Lane, west of Braewood place. The request was approved on January 21, 2021 and recorded on December 3, 2021.

**PROPERTY OWNER NOTIFICATION:** On October 30, 2025, 25 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 east line of Elk Stone Drive have lot areas ranging in size from 5,818 square feet to 8,842 square feet and are zoned PD 561 (Tract 2). *(Please refer to the existing area analysis)*
- The properties to the east line of west line Elk Stone Drive and south line of Devon Stone Drive have lot areas ranging in size from 6,327 square feet to 8,052 square feet and are zoned PD 561 (Tract 2). *(Please refer to the existing area analysis)*

The request lies in PD 561 (Tract 2), which has a minimum lot area requirement of 5,000 square feet for Single Family Structures. The request is to create one 0.251-acre (10,916-square foot) lot and one 0.27-acre (11,772.7-square foot) lot.

Staff finds that the proposed lots are compatible to the lot pattern established within the immediate vicinity of the request; therefore, staff concludes that the request is in compliance with Section 51A-8.503 and also with the requirements of the PD 561 (Tract

2); 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 2.

**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. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(c).
14. 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 the plat) 51A 8.611(e)

**Survey (SPRG) Conditions:**

15. Prior to final plat, submit a completed final plat checklist and all supporting
16. On the final plat, show the correct recording information for the subject property.
17. Remove Building Lines from the plat.

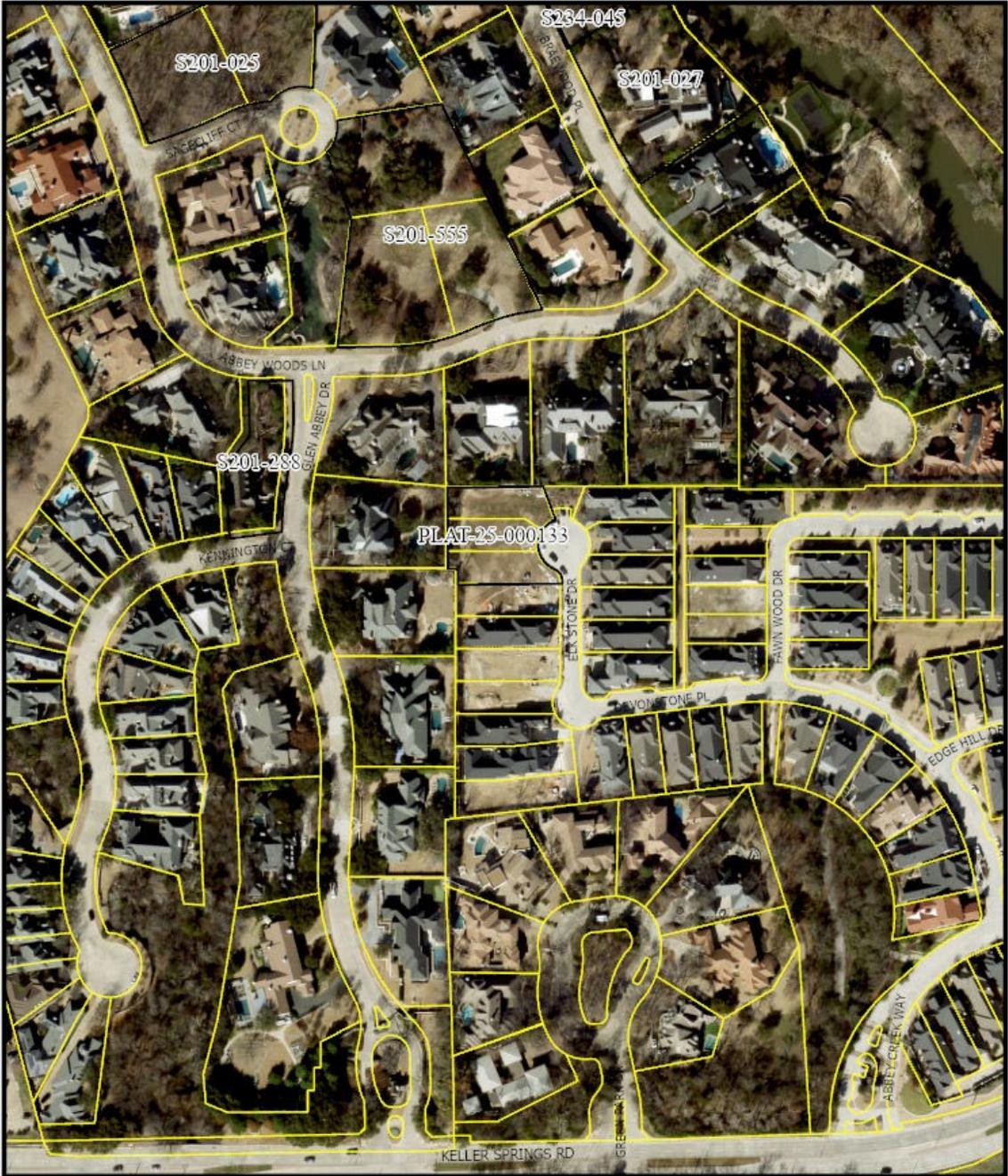
**Street Light/ GIS, Lot & Block Conditions:**

18. Prior to final plat, submit a full set of Street Lighting plans prepared per City Standards to daniel.silva1@dallas.gov. Street Lighting requirements are determined during the initial phase of review. Additional street lighting installations may be required to meet the photometric requirements of the 2019 Street Design Manual, Section 6.
19. Photometric analysis will be required to support the submitted street lighting plan.
20. On the final plat, identify the property as Lots 32A & 33A in City Block 3/8213.

ALL AREAS ARE IN SQUARE FEET







 1:2,400	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <li><input type="checkbox"/> Area Of Request</li> <li><input type="checkbox"/> Recent History</li> </ul>	Case no: <b>PLAT-25-000133</b> Date: <b>11/03/2025</b>
--	---	---



10/30/2025

## ***Notification List of Property Owners***

***PLAT-25-000133***

### ***25 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	100 DEVONSTONE PL	LAWN AT GLEN ABBEY HOA INC
2	47 ELK STONE DR	BOB THOMPSON HOMES LP
3	39 ELK STONE DR	BOB THOMPSON HOMES LP
4	49 GLEN ABBEY DR	GLEN ABBEY HOMEOWNERS ASSOCIATION INC
5	40 GLEN ABBEY DR	ASCHENBRENNER THOMAS H &
6	44 GLEN ABBEY DR	MIDYETT BOB & VICKI A
7	7 ABBEY WOODS LN	COREY JAMES R & MISTY M
8	5 ABBEY WOODS LN	FOREHAND FAMILY TRUST
9	1 ABBEY WOODS LN	CASEY THEODORE &
10	32 GLEN ABBEY DR	WELLS WILLIAM K
11	36 GLEN ABBEY DR	ROSE JAMES M
12	53 FAWN WOOD DR	ROBERTSON REX F & DEBRA J
13	49 FAWN WOOD DR	WELCH PAUL II & LUANN T
14	45 FAWN WOOD DR	JOBE REX
15	41 FAWN WOOD DR	THOMPSON BOB HOMES LP
16	37 FAWN WOOD DR	MCELHATTON ELEANORE JANE
17	26 ELK STONE DR	PRICE CAROLE
18	30 ELK STONE DR	JOBE CATHY B SEPARATE PROPERTY
19	34 ELK STONE DR	LEIFER DAVID & AMY
20	38 ELK STONE DR	BARBER PATRICK JAMES
21	42 ELK STONE DR	PHW 2016 REVOCABLE TRUST
22	46 ELK STONE DR	MOORE JOHN M MD
23	31 ELK STONE DR	YAKER REVOCABLE TRUST
24	27 ELK STONE DR	FLICK AMY MARLENE
25	19 ELK STONE DR	STRAWN JOE E JR INDENTURE OF

