

**CITY PLAN COMMISSION****THURSDAY, January 15, 2026****FILE NUMBER:** PLAT-25-000149**SENIOR PLANNER:** Hema Sharma**LOCATION:** Lovers Lane at Taos Road, southwest corner**DATE FILED:** December 17, 2025**ZONING:** PD 326 (Area C)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20326.pdf>**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 0.533-acres**APPLICANT/OWNER:** Lovers Lane Properties, LLC

**REQUEST:** An application to replat a 0.533-acre tract containing all of Lots 4 and 5 in City Block B/4991 to create one lot on property located on Lovers Lane at Taos Road, southwest corner.

**SUBDIVISION HISTORY:**

1. S201-586 was a request west of the present request to replat a 1.25-acre tract of land containing all of Lots 4, 5A, and 5B in City Block B/4972 to create one lot on property located on Lovers Lane at Bluffview Boulevard, northeast corner. The request was approved on March 4, 2021, and was recorded on December 12, 2023.
2. S201-528 was a request east of the present request to replat a 0.358-acre tract containing all of Lots 16 and 17 in City Block 2/4493 to create one lot on property located on Lovers Lane, east of Taos Road. The request was approved on December 3, 2020, and was recorded on April 28, 2022.

**STAFF RECOMMENDATION:** The request complies with the requirements of the PD 326 (Area C); 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 45 feet of right-of-way (via fee simple) from the established center line of Lovers Lane. *Section 51A 8.602(c)*
16. On the final plat, dedicate 7.5 feet of right-of-way (via fee simple) from the established center line of an alley. *Section 51A 8.602(c)*

**Survey (SPRG) Conditions:**

17. Prior to final plat, submit a completed final plat checklist and all supporting documents.
18. On the final plat, show recording information on all existing easements within 150 feet of the property.

19. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

**Dallas Water Utilities Conditions:**

20. 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.
21. Water 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.

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

22. Additional design information needed to complete review. Provide a brief description of the proposed project and a copy of the site plan to daniel.silva1@dallas.gov to determine street lighting requirements.
23. On the final plat, add "Crest Haven Road" to plat drawing
24. On the final plat, identify the property as Lot 4A in City Block B/4991.





