

**CITY PLAN COMMISSION****THURSDAY, October 23, 2025****FILE NUMBER:** PLAT-25-000110 (S245-252)**SENIOR PLANNER:** Hema Sharma**LOCATION:** Midway Road at Canyon Drive, northeast corner**DATE FILED:** September 25, 2025**ZONING:** PD 455 (Subdistrict C)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20455.pdf>**CITY COUNCIL DISTRICT:** 13**SIZE OF REQUEST:** 0.9189-acres**APPLICANT/OWNER:** Ian Colin Edmonds and Mimi Edmonds

**REQUEST:** An application to replat a 0.9189-acre (40,027-square foot) tract of land containing all of Lots 1A and 1B in City Block L/4981 to create one lot on property located on Midway Road at Canyon Drive, northeast corner.

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

**PROPERTY OWNER NOTIFICATION:** On October 6, 2025, 19 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 north, east and south have lot areas ranging in size from 13,280 square feet to 38,981 square feet are zoned PD 455 (Subdistrict C). (*Refer to the existing area analysis map*)
- The properties to the west have lot areas ranging in size from 15,578 square feet to 95,646 square feet are zoned R-10(A) Single Family District. (*Refer to the existing area analysis map*)

The request lies in PD 455 (Subdistrict C) which has a minimum lot area requirement of 16,000 square feet. The request is to create one 40,027-square foot lot.

The staff concludes that there is not an established lot pattern in the immediate area of the request, and the request complies with the requirements of Section 51A-8.503 and (PD 455 (Subdistrict C)); therefore, 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. 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 Plat) 51A 8.611(e)

15. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e., non-311T/DP).51A-8.102 (c); 8.601(b)(4), (5), (6),(7),(8),(9)

**Right-of way Requirements Conditions:**

16. On the final plat, dedicate 40 feet of right-of-way (via fee simple) from the established center line of Midway Road. *Section 51A 8.602(c)*
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 Midway Road & Canyon Drive. Section 51A 8.602(d)(1)

**Survey (SPRG) Conditions:**

18. Prior to final plat, submit a completed final plat checklist and all supporting documents.
19. On the final plat, show the correct recording information for the subject property.
20. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
21. On the final plat, show distances/width across all adjoining right-of-way
22. On the final plat, show recording information on all existing easements within 150 feet of the property.
23. On the final plat, show/List prior plat on map, in legal, and/or title block

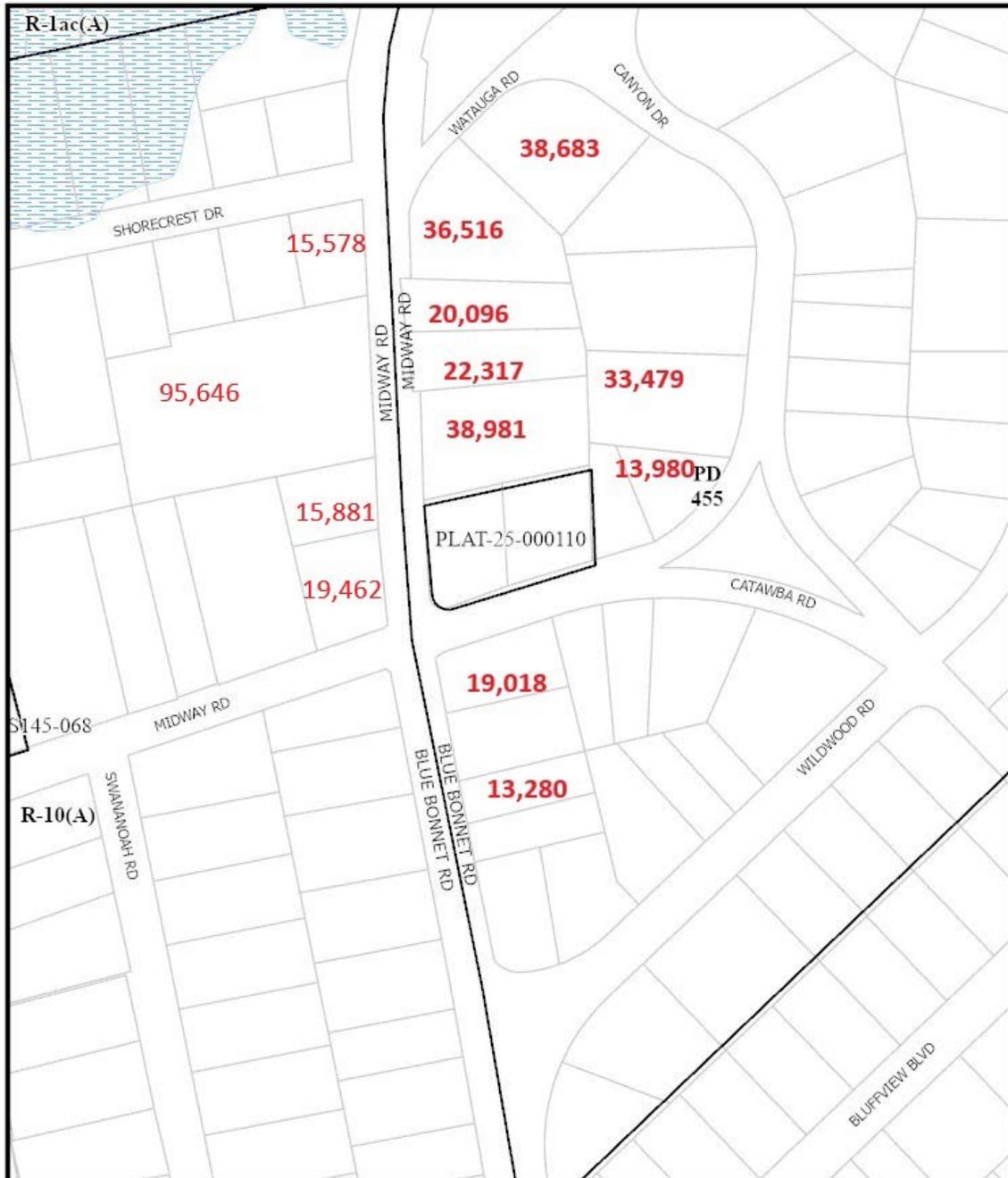
**Dallas Water Utilities Conditions:**

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. 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.

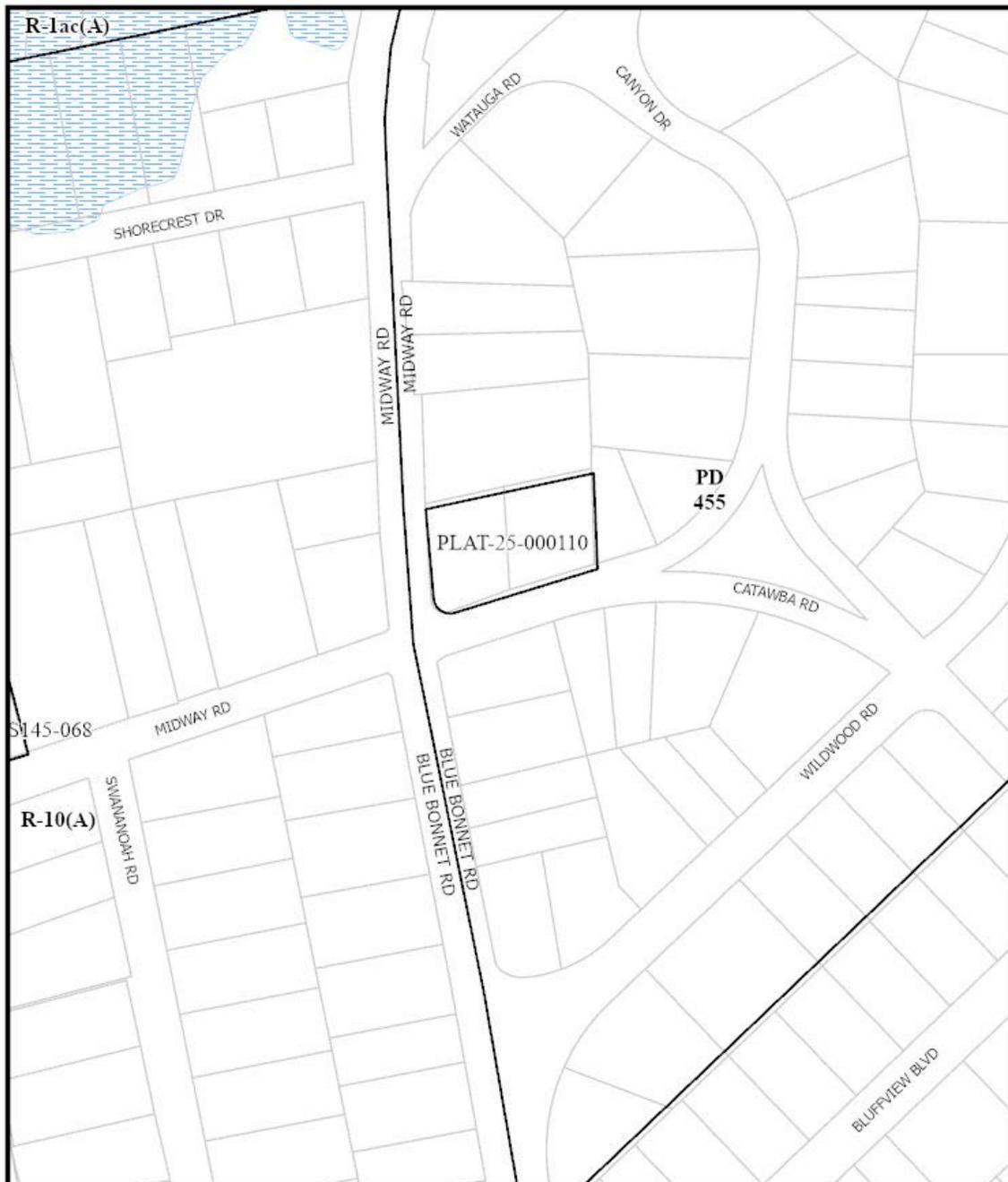
**Street Light/ GIS, Lot & Block Conditions:**

27. On the final plat, change "Bluebonnet Road" to "Blue Bonnet Road". Section 51A-8.403(a)(1)(A)(xii).
28. On the final plat, identify the property as Lot 1C in City Block L/4981.

ALL AREAS ARE IN SQUARE FEET



 1:2,400	<p><b>EXISTING AREA ANALYS MAP</b></p> <p> <input type="checkbox"/> Area Of Request  <input type="checkbox"/> Recent History                 </p>	Case no: <b>PLAT-25-000110</b> Date: <b>10/06/2025</b>
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 1:2,400	<h2>ZONING 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-25-000110</b> Date: <b>10/06/2025</b>
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1:2,400

## AERIAL MAP

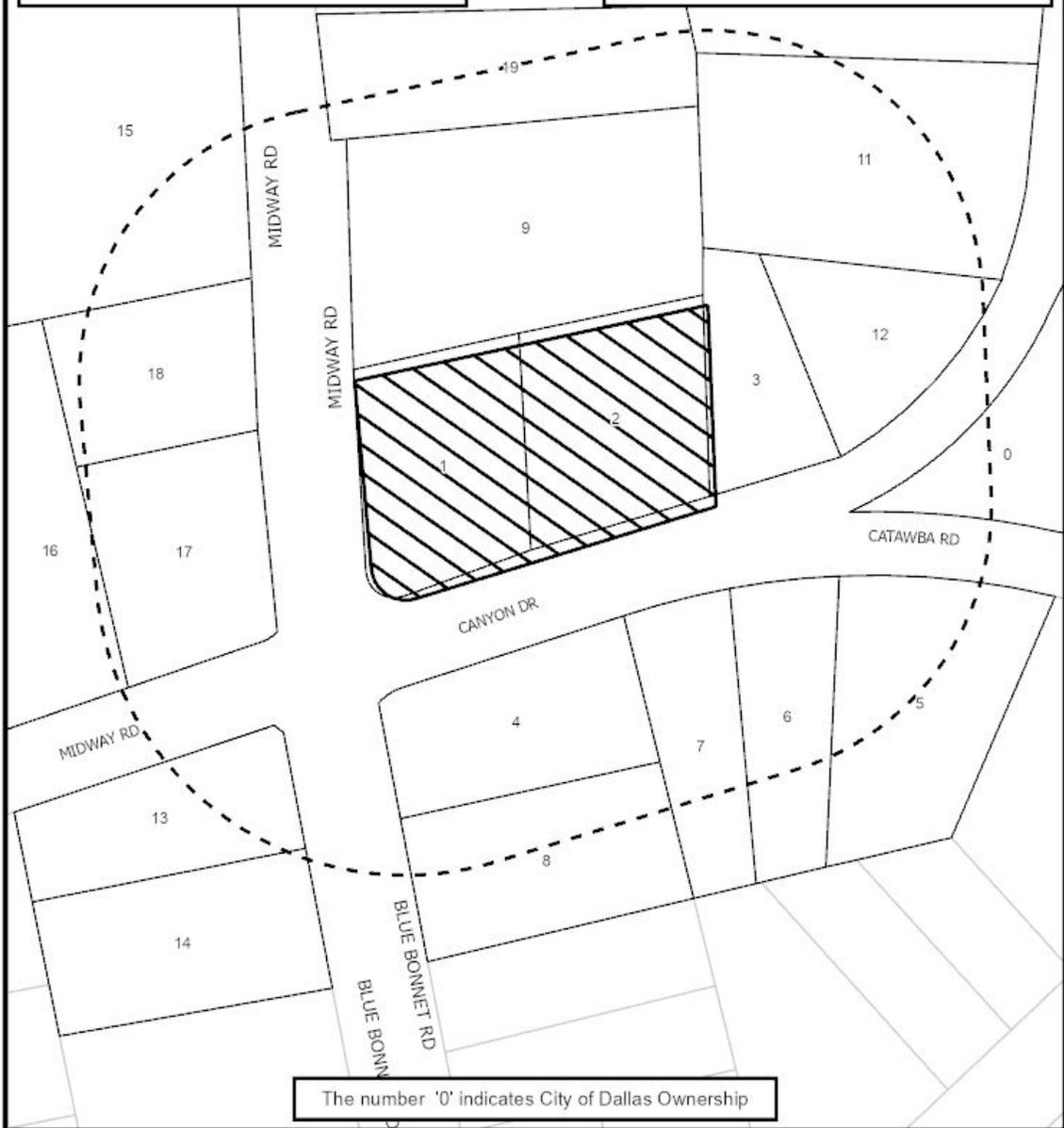
- Area Of Request
- Recent History

Case no: **PLAT-25-000110**

Date: **10/06/2025**

The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.

El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.



The number '0' indicates City of Dallas Ownership

 1:1,200	<b>NOTIFICATION</b>	Case no: <b>PLAT-25-000110</b>			
	<table border="1"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">19</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	19	NUMBER OF PROPERTY OWNERS NOTIFIED
200'	AREA OF NOTIFICATION				
19	NUMBER OF PROPERTY OWNERS NOTIFIED				

10/01/2025

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

***PLAT-25-000110***

### ***19 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	8703 CANYON DR	EDMONDS IAN COLIN & MIMI
2	8707 CANYON DR	EDMONDS IAN C & MIMI TAN
3	8715 CANYON DR	BARROW THOMAS D &
4	8708 CANYON DR	TURNER JOHN C JR
5	8513 CATAWBA RD	GUERCINI MARCELLO &
6	8714 CANYON DR	GHAMSARI MOSHEN &
7	8712 CANYON DR	CONSER JONATHAN PAUL &
8	8514 BLUEBONNET RD	BUREAU PAUL L III
9	8708 MIDWAY RD	BANKS BENNY LEONARD & KATHLEEN SARAH
10	8731 CANYON DR	MCNEILL SCOTT & ERIN
11	8723 CANYON DR	KENTY REVOCABLE TRUST
12	8719 CANYON DR	RUSSELL CHASE & ASHLEY
13	8519 BLUEBONNET RD	MUNSON JUDY CAROL TRUSTEE
14	8515 BLUEBONNET RD	CHEATHAM RICHARD T & JEAN A
15	8715 MIDWAY RD	STREMPEK CHRISTOPHER &
16	8615 MIDWAY RD	BUREAU PAUL LOUIS III
17	8627 MIDWAY RD	GEORGE AMANDA EAGLE & JAMES CHRISTOPHER
18	8711 MIDWAY RD	CHAMBERS GARRETT W
19	8714 MIDWAY RD	BURKHEAD SUZANNE B

