

CITY PLAN COMMISSION

THURSDAY, FEBRUARY 5, 2025

RECORD NO.: Plat-26-000003

SENIOR PLANNER: Sharmila Shrestha

LOCATION: Plano Road at Havencreek Court, northeast corner

DATE FILED: January 8, 2026

ZONING: R-7.5(A)

CITY COUNCIL DISTRICT: 10

SIZE OF REQUEST: 4.449-acres

APPLICANT/OWNER: Highlander School, Inc.

REQUEST: An application to replat a 4.449-acre tract of land containing all of Lots 1 through 3 in City Block A/7687 and tract of land in City Block 7687 to create 18 lots ranging in size from 7,500 square feet to 11,686 square feet, one common area and to dedicate a right-of-way, and to remove a 30-foot existing platted building line along Plano Road on property located on Plano Road at Havencreek Court, northeast corner.

SUBDIVISION HISTORY:

1. Plat-25-000164 was a request on the same property as the present request to replat a 4.449-acre tract of land containing all of Lots 1 through 3 in City Block A/7687 and tract of land in City Block 7687 to create 18 lots ranging in size from 7,500 square feet to 11,686 square feet, one common area and to dedicate a right-of-way on property located on Plano Road at Havencreek Court, northeast corner. The request has been withdrawn.

PROPERTY OWNER NOTIFICATION: On January 20, 2026, 42 notices were sent to property owners within 200 feet of the proposed plat boundary.

BUILDING LINE REMOVAL: 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 east line of Plano Road is 30 feet. Minimum required front yard setback is 25 feet per R-7.5(A) Single Family District.
 - (ii) "Be contrary to the public interest;"
 - 42 notices were sent to property owners within 200 feet of the proposed plat.
 - (iii) "Adversely affect neighboring properties; and"

- The removal of an existing 30-foot platted building line along the east line of Plano Road will allow for the property to develop according to regulation of the R-7.5(A) Single Family District and City of Dallas development code. There are no existing platted building lines along immediate north and south of the request.

(iv) “adversely affect the plan for the orderly development of the subdivision.”

- The removal of the 30-foot platted building line along the east line of Plano Road will not impact on the adjoining properties.

STAFF RECOMMENDATION ON BUILDING LINE REMOVAL: The request is to remove an existing 30-foot building line along the east line of Plano Road. Staff find that the request complies with the requirements of Section 51A-8.505 of the Dallas Development Code; therefore, staff recommends approval of the removal of 30-foot platted building line along the east line of Plano Road.

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 properties to the north, south and west of the request have lot areas ranging in size from 7,922 square feet to 25,017 square feet and are zoned R-7.5(A) Single Family District. (*Refer to the existing area analysis map and aerial map*)

The request lies in R-7.5(A) Single Family District which has a minimum lot area requirement of 7,500 square feet. The request is to create 18 lots ranging in size from 7,500 square feet to 11,686 square feet and one common area.

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 R-7.5(A) Single Family District; therefore, staff recommends approval to replat.

STAFF RECOMMENDATION: The request complies with the requirements of Section 51A-8.503, Section 51A-8.505, and R-7.5(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 submitting 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 18 and 1 common area.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marking/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" 51A 8.611(e)

Flood Plain Conditions:

15. Determine the 100-year water surface elevation across this addition.
16. Dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the

face of the Plat. 51A 8.611(d); DWU FLOODPLAIN MANAGEMENT; Drainage Design Manual Addendum V

17. Include additional paragraph in Owners Certificate (pertaining to the floodplain). 51A 8.611(d); DWU FLOODPLAIN MANAGEMENT; Drainage Design Manual Addendum V
18. Specify minimum fill and minimum finished floor elevations if Fill Permit exists.
19. Show natural channel set back from the crest of the natural channel.
20. Set floodway monument markers and provide documentation.
21. Provide information regarding Fill Permit or Floodplain Alteration Permit if applied for.

Survey (SPRG) Conditions:

22. Submit a completed Final Plat Checklist and All Supporting Documentation.
23. Show how all adjoining right-of-way was created.
24. Show recording information on all existing easements within 150 feet of property.
25. All utility easement abandonments must be shown with recording information.
26. Remove building line(s) from plat.
27. Dedicate street easement in fee simple.
28. Clarify Common Area.
29. Show Volume 5031, Page 517, Deed Records, Dallas County, Texas.

Dallas Water Utilities Conditions:

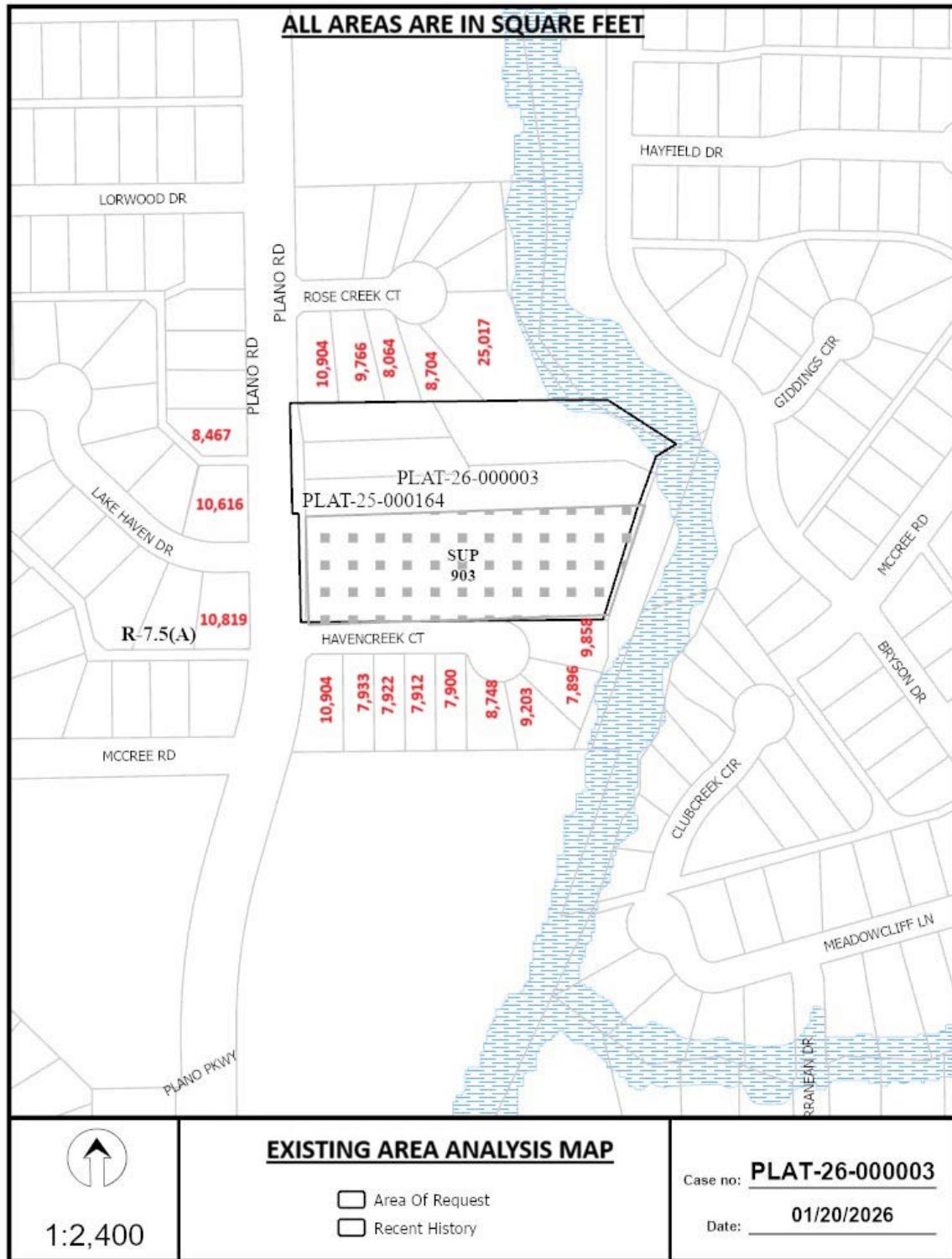
30. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
31. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater Engineering Plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
32. 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.

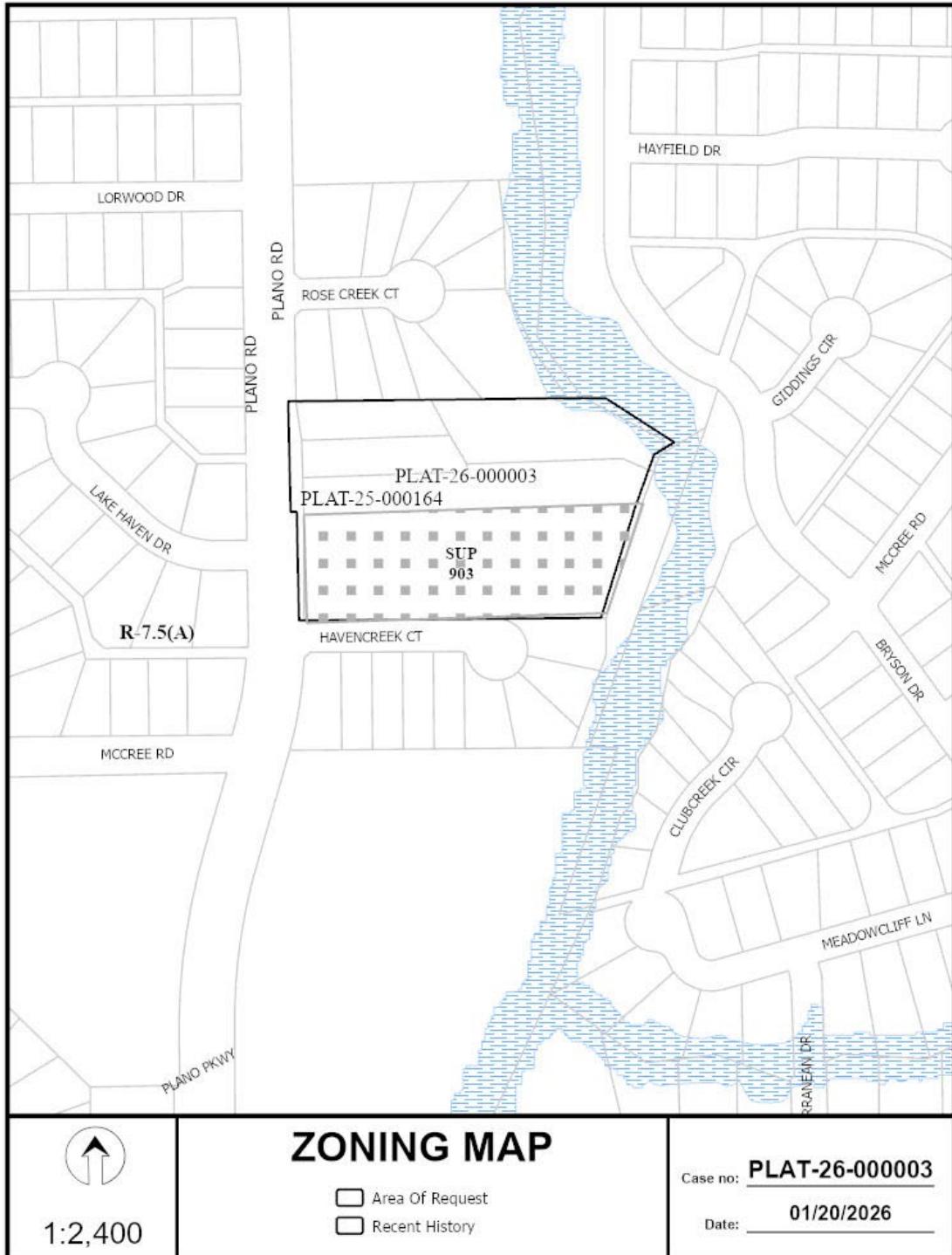
Street Light/ Street Name Coordinator/ Real Estate/ GIS, Lot & Block Conditions:

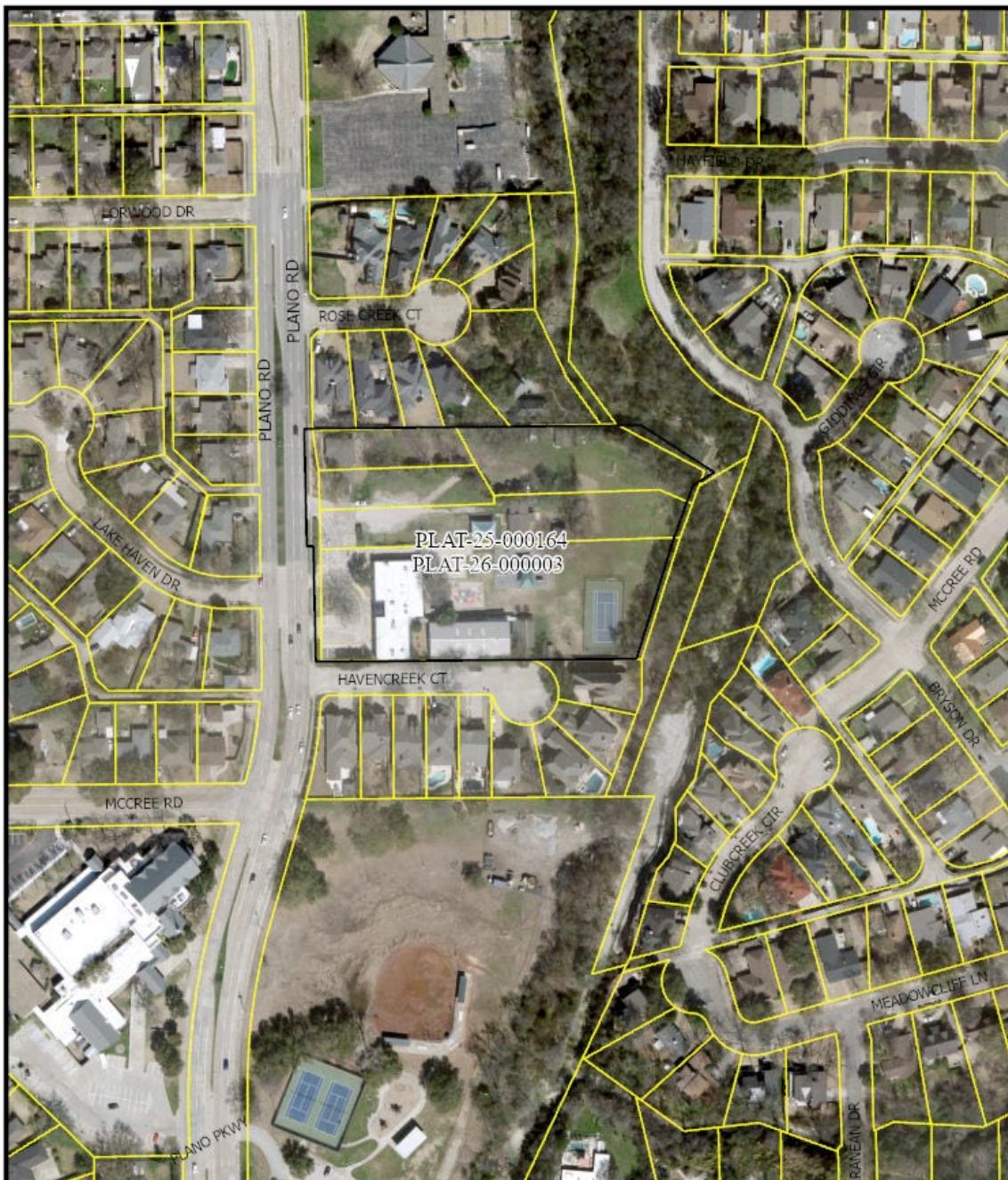
33. Submit a full set of Street Lighting plans prepared per City Standards to daniel.silva1@dallas.gov. Street Lighting requirements are determined during the

initial phase of review. Additional street lighting installations may be required to meet the photometric requirements of the 2019 Street Design Manual, Section 6. Photometric analysis will be required to support the submitted street lighting plan.

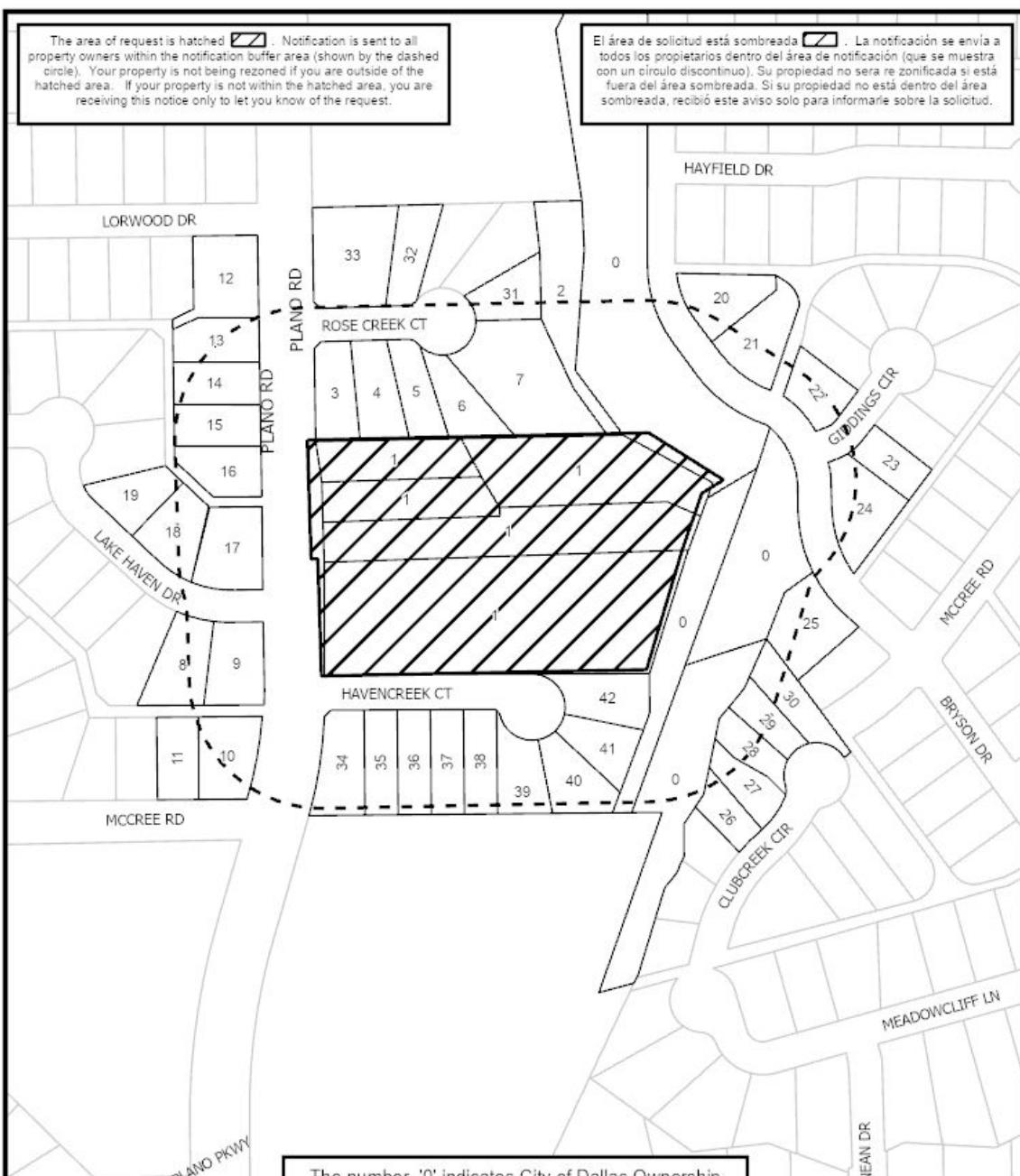
34. On the final plat, change, "Haven Creek Court" to "Havencreek Court".
35. On the final plat, change "Lake Heaven Dr" to "Lake Haven Drive".
36. Contact Addressing division for appropriate name for proposed right of way "Street A"
37. Contact Real Estate for the abandonment of the 10-utility easement.
38. Show the abandonment on the plat as follows: Abandonment authorized by Ordinance No. _____, recorded as Inst. No. _____.
39. Provide written confirmation and pictures of the fence removal noted on Street A.
40. On the final plat, identify the property as Lots 1 through 18, Common Area CA "A" in City Block C/7687.







 1:2,400	AERIAL MAP <input type="checkbox"/> Area Of Request <input type="checkbox"/> Recent History	Case no: PLAT-26-000003 Date: 01/20/2026
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 1:2,400	NOTIFICATION <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> 200' AREA OF NOTIFICATION </div> <div style="text-align: center;"> 42 NUMBER OF PROPERTY OWNERS NOTIFIED </div> </div>	Case no: PLAT-26-000003 Date: 1/20/2026
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Notification List of Property Owners

PLAT-26-000003

42 Property Owners Notified

Label #	Address	Owner
1	9120 PLANO RD	HIGHLANDER SCHOOL INC
2	10750 ROSE CREEK CT	ROSEWOOD GARDENS PS
3	10708 ROSE CREEK CT	WEBBER DUANE M &
4	10716 ROSE CREEK CT	FLIGELMAN GALE R
5	10724 ROSE CREEK CT	ABUSAAD ISAM & NAJAT
6	10732 ROSE CREEK CT	YEE MICHAEL B H &
7	10740 ROSE CREEK CT	BENSON SUE
8	10660 LAKE HAVEN DR	VAUGHAN JUSTIN W & ELIZABETH G
9	10664 LAKE HAVEN DR	Taxpayer at
10	10627 MCCREE RD	AKANA TAYLOR
11	10623 MCCREE RD	MCCOY JOHN ERNEST &
12	10660 LORWOOD DR	CONARD MARK S
13	9231 PLANO RD	MARMALICHI OANA
14	9225 PLANO RD	AUDINO BRUCE A
15	9221 PLANO RD	CHIRU KIDUS YARED
16	9215 PLANO RD	BANE DEBORAH N & JOHN D
17	10665 LAKE HAVEN DR	TRILLA JAVIER & CHRISTINA
18	10657 LAKE HAVEN DR	BURCHARD GRAYSON & MEGAN
19	10649 LAKE HAVEN DR	TUCKER TRACY LYNN
20	9280 BRYSON DR	SINGLETON ALLISON L
21	9270 BRYSON DR	DINGLE CAROLINE WILSON
22	10901 GIDDINGS CIR	HURLEY SHERRY ANN
23	10906 GIDDINGS CIR	TAUBENFELD DAVID ROSS N &
24	10902 GIDDINGS CIR	DALE CHLOE A & TRAVIS E
25	9109 BRYSON DR	SIEGEL 2023 IRREVOCABLE TRUST
26	8915 CLUBCREEK CIR	FARRAR LOLA E &

01/15/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	8919 CLUBCREEK CIR	OSTLER JENNIFER
28	8923 CLUBCREEK CIR	DALTON HENRY MICHAEL &
29	8927 CLUBCREEK CIR	Taxpayer at
30	8931 CLUBCREEK CIR	RONQUILLO MARCOS G &
31	10747 ROSE CREEK CT	RICKENBACHER STEPHEN
32	10723 ROSE CREEK CT	THOMPSON JUSTIN
33	10715 ROSE CREEK CT	LEE AZUCENA CO
34	10704 HAVENCREEK CT	PYATT KENNETH N & CONNIE
35	10708 HAVENCREEK CT	ENGERT TYLER &
36	10712 HAVENCREEK CT	HUNTSBERRY LISA L
37	10716 HAVENCREEK CT	Taxpayer at
38	10720 HAVENCREEK CT	MOORE THOMAS D
39	10724 HAVENCREEK CT	Taxpayer at
40	10728 HAVENCREEK CT	CRAWFORD STEVEN F & CAROLYN A
41	10732 HAVENCREEK CT	SKIDMORE JAMES B &
42	10736 HAVENCREEK CT	PATEL PARIMAL N

