

CITY PLAN COMMISSION**THURSDAY, AUGUST 6, 2026****FILE NUMBER:** PLAT-26-000127**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Forney Road, west of Prairie Flower Trail**DATE FILED:** July 9, 2026**ZONING:** TH-3(A)**CITY COUNCIL DISTRICT:** 7**SIZE OF REQUEST:** 5.410-acres**APPLICANT/OWNER:** Enclave Villas, LLC

REQUEST: An application to replat a 5.410-acre tract of land containing all of Lots 1 through 14 and Common Area A in City Block 18/6128, and all of Lots 1 through 25 and Common Areas B and C in City Block 19/6128, to create 39 lots ranging in size from 2,001 square feet to 2,936 square feet, 3 common areas, and private streets on property located on Forney Road, west of Prairie Flower Trail.

SUBDIVISION HISTORY:

1. S212-139 was a request west of the present request to create 35 residential lots as a community unit development ranging in size from 5,750 square feet to 11,187 square feet and 3 common areas from a 13.132-acre tract of land in City Block 2/6128 on property located on Forney Road, east of Hunnicut Road. The request was approved on April 7, 2022, but has not been recorded.

PROPERTY OWNER NOTIFICATION: On July 20, 2026, 36 notices were sent to property owners within 200 feet of the proposed plat boundary.

STAFF RECOMMENDATION: Section 51A-8.503(a) indicates 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 street.”

This plat establishes the lot pattern for the development. The request is to create 39 lots ranging in size from 2,001 square feet to 2,936 square feet, three common areas, and private streets. The request area is 5.410 acres, and the TH-3(A) Townhouse District allows a maximum density of 12 units per acre. Condition No. 11 limits the development to 39 lots and three common areas.

The request is located within the TH-3(A) Townhouse District, which has a minimum lot size requirement of 2,000 square feet. There are subdivisions with various lot patterns in the immediate vicinity of the request (refer to the Existing Area Analysis Map). The proposed subdivision establishes its own lot pattern, with lot sizes ranging from 2,001 square feet to 2,936 square feet.

The request complies with Section 51A-8.503 and the TH-3(A) Townhouse District requirements. Therefore, staff recommends approval, 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 39 and 3 common areas.

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. 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). Section 51A 8.611(e)

Right-of-Way Conditions:

15. On the final plat, dedicate 30 feet of right-of-way (via fee simple) from the established center line of Forney Road. Section 51A 8.602(c)
16. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at Mason Court and Enclave Villas Court. Sections 51A 8.602(d)(1).

Flood Plain Conditions:

17. On the final plat, determine the 100-year water surface elevation across this addition.
18. On the final plat, 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
19. On the final plat, include additional paragraph in Owner's Certificate (pertaining to the floodplain). 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
20. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
21. On the final plat, show the natural channel set back from the crest of the natural channel. *Section 51A-8.611(d), Trinity Watershed Management.*
22. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. *Section 51A-8.617(d)(1), (2), (3), and (4)*
23. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

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 are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

Survey (SPRG) Conditions:

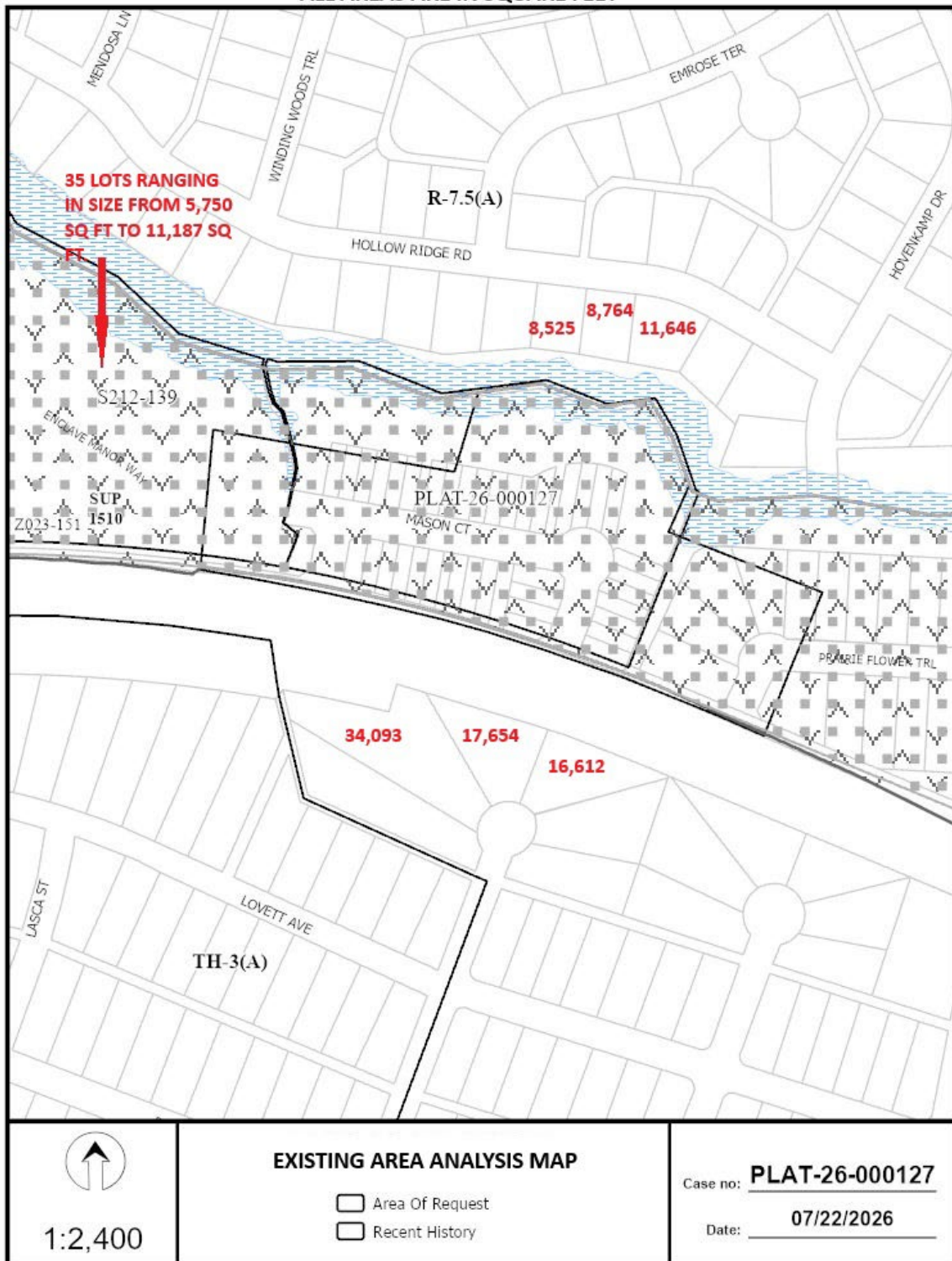
26. Prior to final plat, submit a completed final plat checklist and all supporting documents.

27. Show correct recording information for subject property.
28. Need new/different plat name.
29. Revise the ownership information to identify all current owners of record and provide the correct recording information for each owner.
30. Revise the plat to identify the existing public right-of-way dedication and reference the applicable abandonment ordinance, including the ordinance number, in conjunction with the proposed private road designation for Mason Court and Enclave Villas Court.
31. Revise the plat name to accurately reflect the proposed development and distinguish it from previously recorded plats.

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

32. Plans must comply with City's street lighting standards. See illumination standards in Street Design Manual.
33. Tree survey is missing species identification. Provide a revised tree survey with both size and species identified.
34. On the final plat, change "Forney Road (Formerly Forney Avenue County Road No. 347" to "Forney Road (AKA Forney Avenue FKA County Road No. 347."
35. On the final plat, identify the property as Lots 1 through 14 and Common Area A in City Block 18/6128; Lots 1 through 25 and Common Areas B and C in City Block 19/6128.

ALL AREAS ARE IN SQUARE FEET









07/13/2026

Notification List of Property Owners

PLAT-26-000127

36 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5800 FORNEY RD	BEYOND WESTMINSTER 1 LLC
2	1 PRAIRIE FLOWER TRL	ENCLAVE AT WOODED CREEK
3	5800 FORNEY RD	ENCLAVE VILLAS LLC
4	6316 MASON CT	SHEPHERD PLACE HOMES INC
5	6317 MASON CT	MARSHALL MANNASER III
6	6329 MASON CT	WALTON WILLIAM PATRICK &
7	6337 MASON CT	MORROW LORI ANN
8	6341 MASON CT	RUSHETT LLC
9	6361 MASON CT	BANKS TYRA JADE
10	6365 MASON CT	JARAMILLO JARED M
11	4419 HILLTOP ST	CIPRIANO JAIME
12	4425 HILLTOP ST	QUILANTAN ERNEST EDWARD
13	4421 FAIR VISTA DR	VASQUEZ MANUEL
14	4425 FAIR VISTA DR	Taxpayer at
15	4424 HILLTOP ST	MUNOZ JOSE C
16	4420 HILLTOP ST	ROMERO ALMA
17	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
18	9999 NO NAME ST	UNION PACIFIC RR CO
19	4816 HOLLOW RIDGE RD	LAWTON JOHNNY
20	4820 HOLLOW RIDGE RD	LONG ELISA JOYL & ROBERT
21	4824 HOLLOW RIDGE RD	THORNTON PHYLIS DIANE
22	4828 HOLLOW RIDGE RD	DOYLE KELLIE A
23	4832 HOLLOW RIDGE RD	HERRERA SILVIA &
24	4836 HOLLOW RIDGE RD	SEARLE KEVIN L
25	4840 HOLLOW RIDGE RD	LAMBRIGHT JAMES D &
26	4844 HOLLOW RIDGE RD	GREER DWIGHT LYDELL &

07/13/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4848 HOLLOW RIDGE RD	BROCK ALEXIS GABRIELE &
28	4852 HOLLOW RIDGE RD	RODRIGUEZ EDUARDO &
29	4856 HOLLOW RIDGE RD	WASHINGTON GEORGE E &
30	4751 HOVENKAMP DR	BAKER CHENGHOA
31	4747 HOVENKAMP DR	DORSEY PHILISA &
32	6519 PRAIRIE FLOWER TRL	BENNETT NICHOLE &
33	6515 PRAIRIE FLOWER TRL	Taxpayer at
34	6511 PRAIRIE FLOWER TRL	ONUKWU GOLIGHTLY LIVING
35	6507 PRAIRIE FLOWER TRL	MARTIN COREY L L
36	6503 PRAIRIE FLOWER TRL	KAUR SANDEEP & SINGH RAJVIR

