

CITY PLAN COMMISSION**THURSDAY, JUNE 11, 2026****FILE NUMBER:** PLAT-26-000125**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Haymarket Road, west of Jordan Valley Road**DATE FILED:** May 13, 2026**ZONING:** AA**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 49.99-acres**APPLICANT/OWNER:** 99 Farm Group

REQUEST: An application to create 296-lot Small Lots SB15 Development ranging in size from 3,060 square feet to 3,730 square feet and 3 common areas from 49.99-acre tract of land in City Blocks 8790 on property located on Haymarket Road, west of Jordan Valley Road.

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

STAFF RECOMMENDATION: This request is for SB-15 Small Lot Development, where “small lot” is defined as a residential lot ranging from 3,000 to 4,000 square feet. The request is to create 296-lot Small Lots SB15 Development ranging in size from 3,060 square feet to 3,730 square feet and 3 common areas.

The request complies with the requirement of the Small Lots SB15 Development; 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 296 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. 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)
15. Existing drainage conveyance within the property is required to be sized in compliance with Section 51A-8.611(a)(1) of the City of Dallas Code.

Right-of-way Conditions:

16. Dedicate 30 feet of right-of-way (via fee simple) from the established center line of Haymarket Rd. Section 51A 8.602(c)
17. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development (Contact Srinivasa Veeramallu with Traffic Signals). 51A-8.606, 51A-8.608

Survey (SPRG) Conditions:

18. Prior to final plat, submit a completed final plat checklist and all supporting documents.
19. Show how all adjoining right-of-way was created.

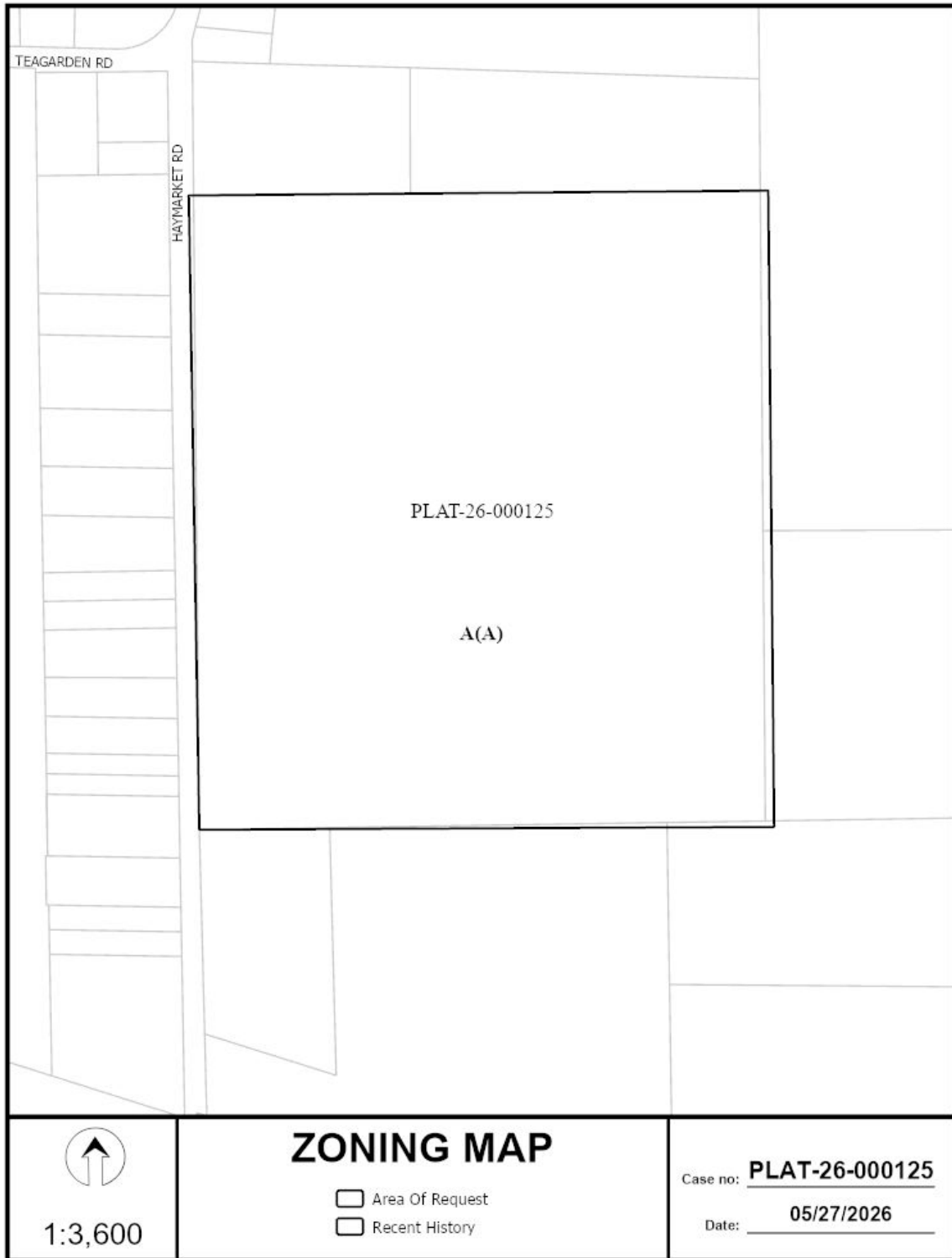
20. Show all additions or tracts of land within 150 feet of property with recording information.
21. Identify and label centerline for adjoining right-of-way.

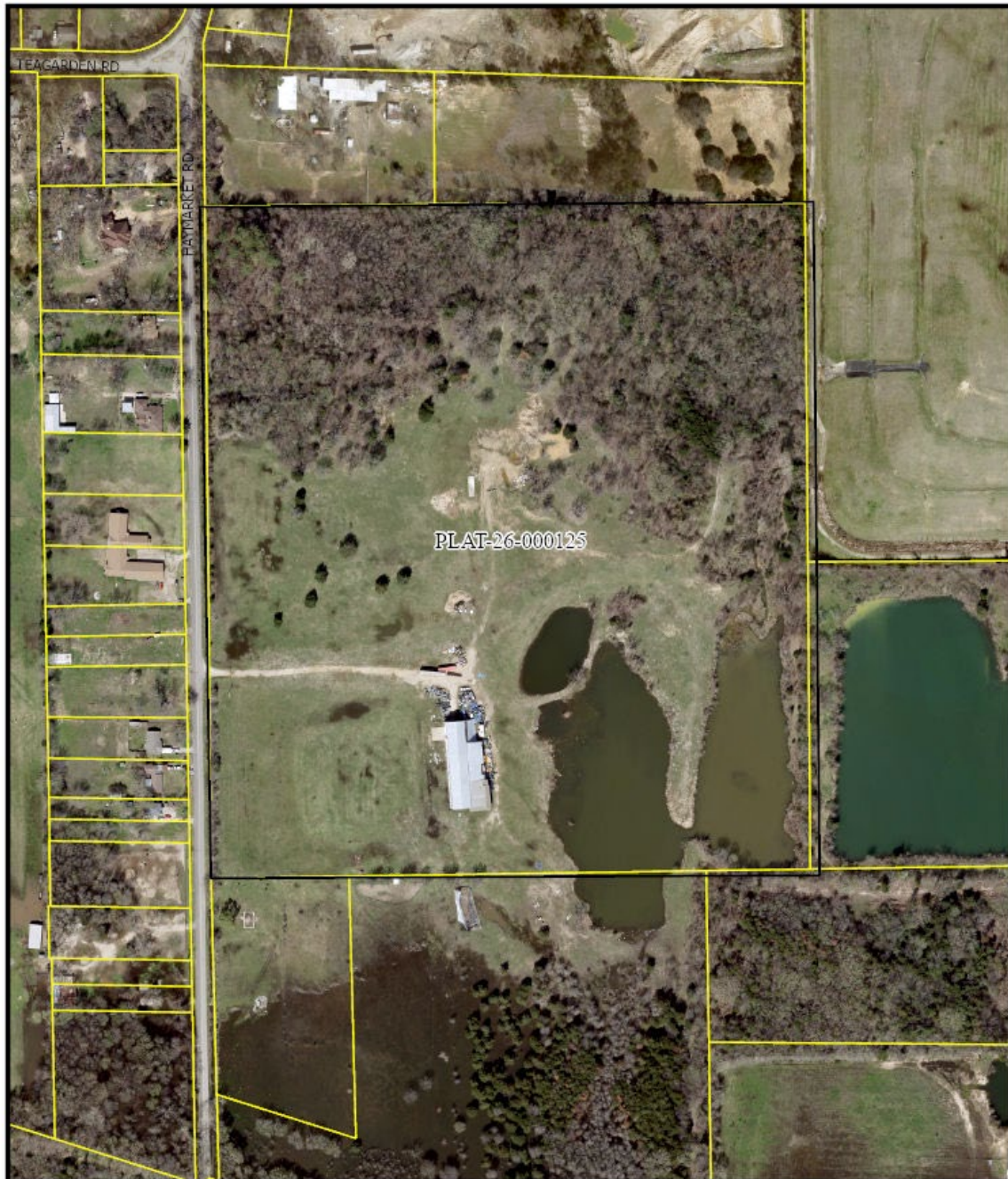
Dallas Water Utilities Conditions:

22. 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.
23. 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.

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

24. Contact Addressing team with appropriate names for proposed rights-of-way.
25. The Arborist will need more information to release the plat. Attention: tina.standeford@dallas.gov
26. On the final plat, identify the property as Lots 1 through 28 in City Block 1/8790, Lots 1 through 40 and Common Areas B and C in City Block 2/8790, Lots 1 through 42 in City Block 3/8790, Lots 1 through 44 in City Block 4/8790, Lots 1 through 19 and Common Area A in City Block 5/8790, Lots 1 through 39 in City Block 6/8790, Lots 1 through 24 in City Block 7/8790, Lots 1 through 22 in City Block 8/8790, Lots 1 through 20 in City Block 9/8790, and Lots 1 through 18 in City Block 10/8790.





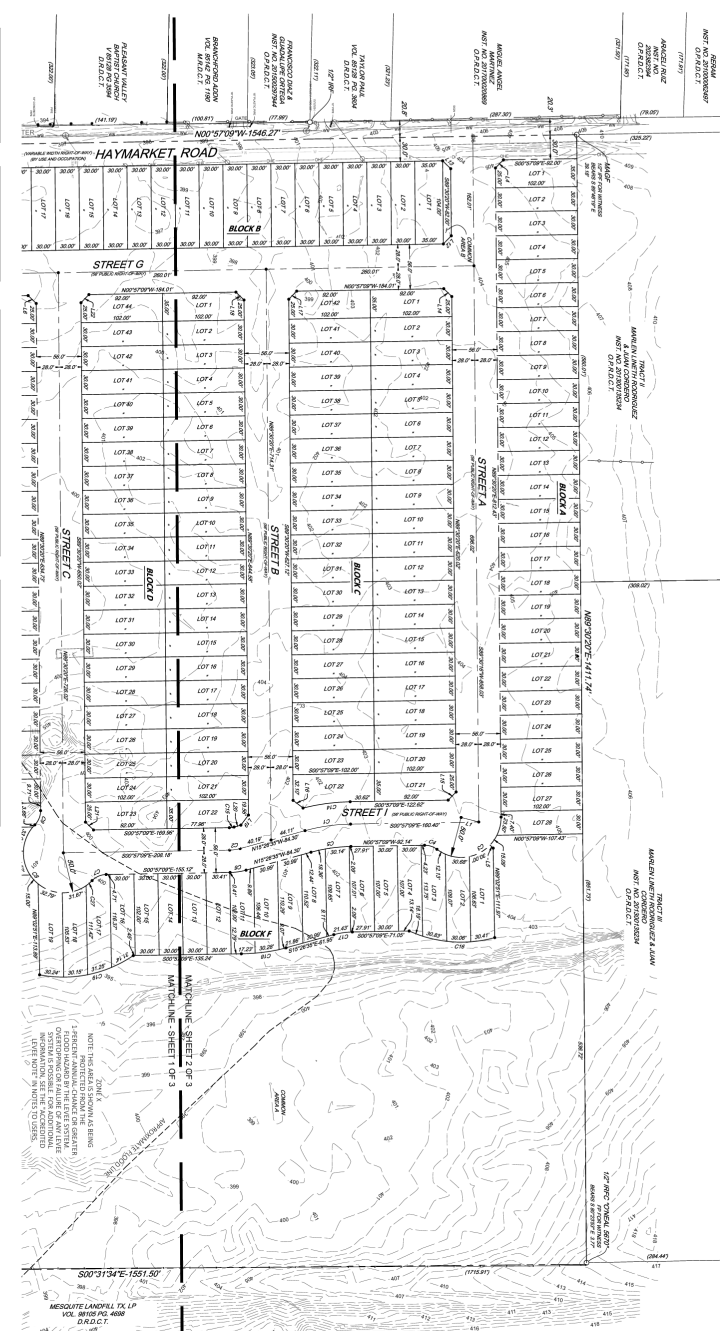
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AERIAL MAP

- Area Of Request
- Recent History

Case no: PLAT-26-000125

Date: 05/27/2026



Lot #	Dimensions
L1	5.15' x 102'11" W
L2	5.15' x 102'11" W
L3	5.15' x 102'11" W
L4	5.15' x 102'11" W
L5	5.15' x 102'11" W
L6	5.15' x 102'11" W
L7	5.15' x 102'11" W
L8	5.15' x 102'11" W
L9	5.15' x 102'11" W
L10	5.15' x 102'11" W
L11	5.15' x 102'11" W
L12	5.15' x 102'11" W
L13	5.15' x 102'11" W
L14	5.15' x 102'11" W
L15	5.15' x 102'11" W

Corner #	Details	Length	Count	Street Name	Corner Distance
C1	44° 29' 28"	232.00'	57.00'	N 40° 11' 52" W	53.34'
C2	147° 29' 28"	62.00'	13.14'	N 40° 11' 52" W	13.14'
C3	127° 39' 48"	50.00'	11.14'	N 20° 04' 00" W	10.32'
C4	38° 37' 28"	230.00'	16.82'	N 10° 00' 00" W	16.82'
C5	147° 29' 28"	200.00'	16.82'	N 10° 00' 00" W	16.82'
C6	49° 02' 08"	240.00'	20.22'	N 80° 12' 00" W	20.18'
C7	49° 02' 08"	240.00'	19.88'	N 20° 04' 00" W	19.88'
C8	102° 21' 07"	30.00'	8.82'	N 10° 00' 00" W	7.75'
C9	158° 55' 28"	150.00'	13.88'	N 11° 32' 00" W	13.88'
C10	158° 55' 28"	150.00'	13.88'	N 11° 32' 00" W	13.88'
C11	69° 23' 28"	200.00'	10.28'	N 32° 04' 00" E	28.84'
C12	33° 37' 28"	150.00'	11.28'	S 10° 00' 00" E	30.00'

Corner #	Details	Length	Count	Street Name	Corner Distance
C13	67° 48' 28"	25.00'	2.91'	S 34° 06' 28" E	25.00'
C14	103° 39' 31"	10.00'	14.82'	N 10° 00' 00" E	14.81'
C15	13° 30' 17"	250.00'	16.82'	S 07° 00' 00" E	16.81'
C16	147° 29' 28"	24.00'	4.87'	S 07° 00' 00" E	4.87'
C17	38° 37' 28"	19.00'	10.92'	S 14° 24' 21" W	10.28'
C18	147° 29' 28"	10.00'	2.91'	S 07° 00' 00" E	2.91'
C19	49° 02' 08"	10.00'	12.82'	S 11° 32' 00" E	11.91'
C20	158° 55' 28"	10.00'	13.12'	S 14° 24' 21" W	13.12'
C21	158° 55' 28"	10.00'	13.12'	S 14° 24' 21" W	13.12'
C22	33° 37' 28"	150.00'	11.28'	S 10° 00' 00" E	30.00'

GENERAL NOTES

- Block of Lots 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

URBAN STRATEGY
 4222 West Loop West, Suite 1000
 Dallas, TX 75208
 www.urbanstrategy.us

PRELIMINARY PLAT

SMALL LOT S8 15

SANDSTONE ESTATES ADDITION

LOTS 1 THRU 42; BLOCK A;
 AND LOTS 1 THRU 44; BLOCK B;
 AND LOTS 1 THRU 46; BLOCK C; LOTS 1 THRU 48; BLOCK D;
 AND LOTS 1 THRU 50; BLOCK E; LOTS 1 THRU 52; BLOCK F;
 AND LOTS 1 THRU 54; BLOCK G; LOTS 1 THRU 56; BLOCK H;
 AND LOTS 1 THRU 58; BLOCK I;
 AND LOTS 1 THRU 60; BLOCK J;
 AND LOTS 1 THRU 62; BLOCK K;
 AND LOTS 1 THRU 64; BLOCK L;
 AND LOTS 1 THRU 66; BLOCK M;
 AND LOTS 1 THRU 68; BLOCK N;
 AND LOTS 1 THRU 70; BLOCK O;
 AND LOTS 1 THRU 72; BLOCK P;
 AND LOTS 1 THRU 74; BLOCK Q;
 AND LOTS 1 THRU 76; BLOCK R;
 AND LOTS 1 THRU 78; BLOCK S;
 AND LOTS 1 THRU 80; BLOCK T;
 AND LOTS 1 THRU 82; BLOCK U;
 AND LOTS 1 THRU 84; BLOCK V;
 AND LOTS 1 THRU 86; BLOCK W;
 AND LOTS 1 THRU 88; BLOCK X;
 AND LOTS 1 THRU 90; BLOCK Y;
 AND LOTS 1 THRU 92; BLOCK Z;
 AND LOTS 1 THRU 94; BLOCK AA;
 AND LOTS 1 THRU 96; BLOCK AB;
 AND LOTS 1 THRU 98; BLOCK AC;
 AND LOTS 1 THRU 100; BLOCK AD.

2,788,438 SQUARE FEET, 49,999 ACRES
 TRACT NUMBER 833
 CITY OF DALLAS
 RECORD NUMBER 142-24-00125
 ENGINEERING PLAN NO. 2025-000125

