

CITY PLAN COMMISSION**THURSDAY, AUGUST 6, 2026****FILE NUMBER:** PLAT-26-000183**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** between Inwood Road and Stutz Drive, southwest of Maple Avenue**DATE FILED:** July 9, 2026**ZONING:** IM, MU-2**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 7.5622-acres**APPLICANT/OWNER:** Viceroy Investments, LLC

REQUEST: An application to replat a 7.5622-acre tract of land containing all of Lot 21, a part of Lot 32, all of Lots 32A, 32B in City Block D/2371 to create one lot on property located between Inwood Road and Stutz Drive, southwest of Maple Avenue.

SUBDIVISION HISTORY:

1. S201-640 was a request northeast of the present request to replat a 0.865-acre tract of land containing all of Lots 8, 9, 10, and 11 in City Block B/5710 to create one lot on property located on Sadler Circle, northwest of Inwood Road. The request was approved on May 6, 2021, and was recorded on November 27, 2024.
2. S201-594 was a request northeast of the present request to create one 1.771-acre lot from a tract of land containing part of Lot 7, and all of Lot 8, 9, 10, and 11 in City Block B/5710 on property located on Sadler Circle, northwest of Inwood Road. The request was withdrawn on March 2, 2021.

STAFF RECOMMENDATION: The request complies with the requirements of the IM Industrial Manufacturing District and MU-2 Mixed Use 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 one.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marketing/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)

Transportation Conditions:

15. Inwood Road is on the City of Dallas Thoroughfare Plan and classified as Principal Arterial with M-6-D(A) dimensions which require 100 feet of right-of-way (or 50 feet from the established centerline.)
16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established center line of Stutz Drive.
17. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via fee simple or street easement) at intersection of Inwood Road and Maple Avenue per Section 51A 8.602(d)(1).
18. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic

appurtenances, within the area of the corner clip. Section 51A 8.602(d)(1), 51A 8.608(a).

19. Must coordinate with Transportation Development Services for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development per Section 51A-8.606, 51A-8.608.
20. Plans must comply with sidewalk design standards: sidewalks must comply with a minimum five-foot width plus five-foot buffer.

Flood Plain Conditions:

21. On the final plat, determine the 100-year water surface elevation across this addition.
22. 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
23. 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
24. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
25. 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.*
26. 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)*
27. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

Survey (SPRG) Conditions:

28. Prior to final plat, submit a completed final plat checklist and all supporting documents.
29. Show correct recording information for subject property.
30. Show distances/width across all adjoining right-of-way
31. Show recording information on all existing easements within 150' of property.
32. The owner identified in the owner block does not match the ownership identified in the Owner's Dedication. Revise the plat so that the ownership is consistent throughout, or provide documentation supporting the current ownership.

Dallas Water Utilities Conditions:

33. 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.

34. Water and wastewater main improvement are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
35. 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/ Arborist/ Street Name/ GIS, Lot & Block Conditions:

36. Plans must comply with City's street lighting standards. See illumination standards in Street Design Manual.
37. Submit a tree survey.
38. On the final plat, change "Inwood Road (FKA Park Avenue)" to "Inwood Road (FKA Maple Lawn Avenue FKA Park Avenue FKA Porter Boulevard FKA Lesley Street)."
39. On the final plat, identify the property as Lot 21A in City Block D/2371.





