

CITY PLAN COMMISSION**THURSDAY, AUGUST 6, 2026****FILE NUMBER:** PLAT-26-000176**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Mallory Drive at Seay Drive, northeast corner**DATE FILED:** July 13, 2026**ZONING:** R-10(A)**CITY COUNCIL DISTRICT:** 4**SIZE OF REQUEST:** 0.9540-acres**APPLICANT/OWNER:** New Nest Properties, LLC

REQUEST: An application to replat a 0.9540-acre (41,556-square foot) tract of land containing part of City Block 44/8617 to create one 12,601-square foot lot, one 12,985-square foot lot, and one 15,970-square foot lot on property located on Mallory Drive at Seay Drive, northeast corner.

SUBDIVISION HISTORY:

1. Plat-25-000104 was a request southwest of the present request to replat a 1.447-acre (63,017-square foot) tract of land containing part of City Block 31/8617 to create one 0.353-acre (15,376-square foot) lot and one 1.094-acre (47,641-square foot) lot on property located on Ann Arbor Avenue, west of Cranfill Drive. The request was approved on October 23, 2025, but has not been recorded.
2. S245-039 was a request east of the present request to replat a 0.9193-acre tract of land containing portion of City Block 41/8617 to create four lots ranging in size from 9,152 square feet to 12,268 square feet on property located on Mallory Drive at Humphrey Drive, southeast corner. The request was approved on December 5, 2024, but has not been recorded.
3. S212-211 was a request south of the present request to replat a 0.454-acre (19,872 square feet) tract of land containing part of City Block 42/8617 to create one lot on property located on Mallory Drive, west of Humphrey Drive. The request was approved on June 2, 2022, but has not been recorded.

PROPERTY OWNER NOTIFICATION: On July 20, 2026, 17 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 line of Mallory Drive have lot areas ranging in size from 13,934 square feet to 22,140 square feet and are zoned R-10(A) Single Family District. *(refer to an Existing Area Analysis Map)*
- The properties to the south line of Mallory Drive have lot areas ranging in size from 15,780 square feet to 20,341 square feet and are zoned R-7.5(A) Single Family District. *(refer to an Existing Area Analysis Map)*

The request is located within an R-10(A) Single Family District, which has a minimum lot area requirement of 10,000 square feet. The request is to create 12,601-square foot lot, one 12,985-square foot lot, and one 15,970-square foot lot

Staff finds that there is variation in the existing development pattern. The request complies with the zoning requirements of the R-10(A) Single Family District and Section 51A-8.503. 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 3.

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 28 feet of right-of-way (via fee simple or street easement) from the established center line of Seay Drive. Section 51A 8.602(c); 51A 8.604(c).
16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from established center line of Mallory Drive. Section 51A 8.602(c); 51A 8.604(c).
17. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at Seay Drive and Mallory Drive. Sections 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. 51A 8.602(d)(1), 51A 8.608(a)

Survey (SPRG) Conditions:

19. Prior to final plat, submit a completed final plat checklist and all supporting documents.
20. Need Lien Holder's Subordination Agreement.
21. Show how all adjoining right-of-way was created.
22. Show distances/width across all adjoining right-of-way
23. Label approximate location of Survey/Abstract line.

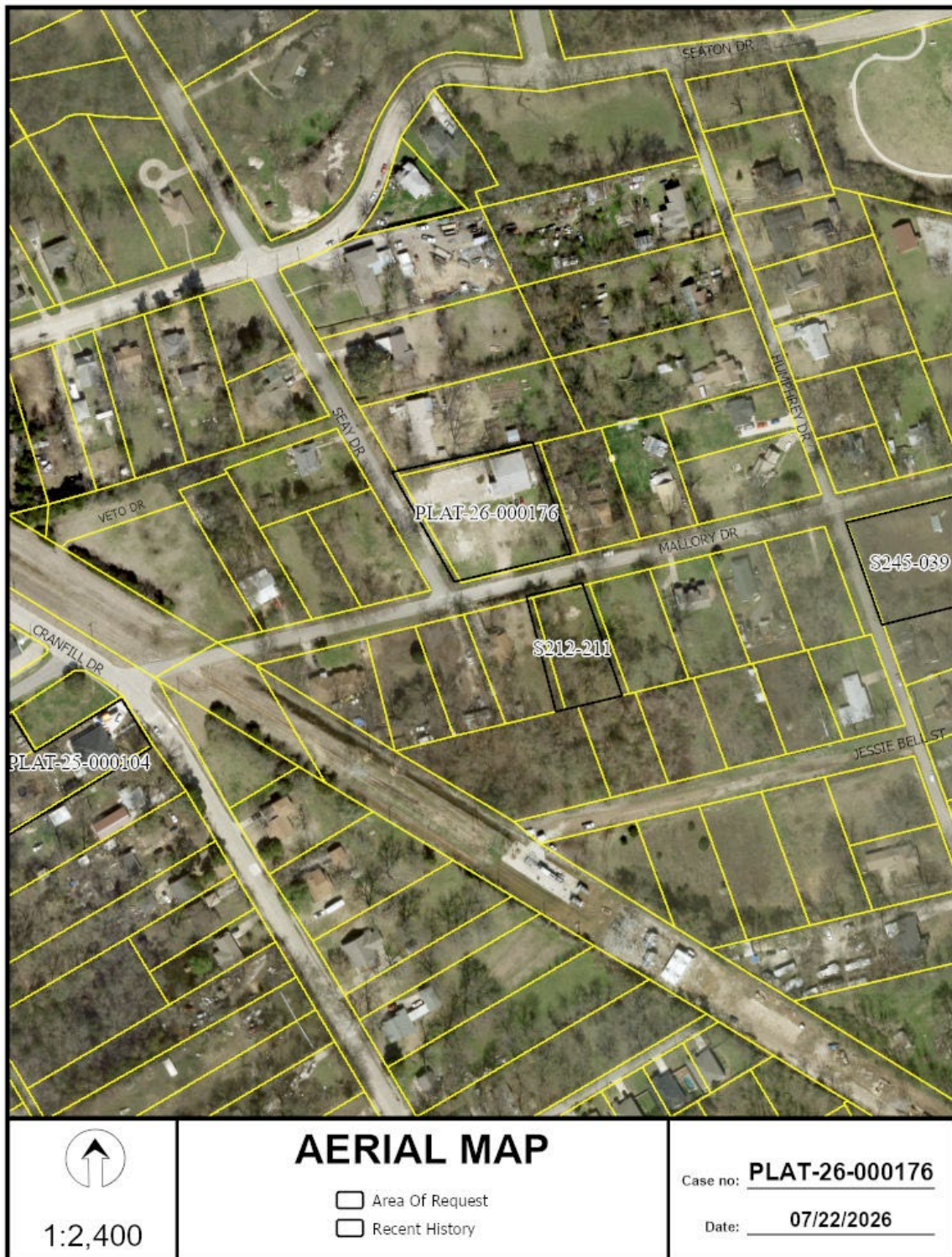
Street Light/ Street Name/ GIS, Lot & Block Conditions:

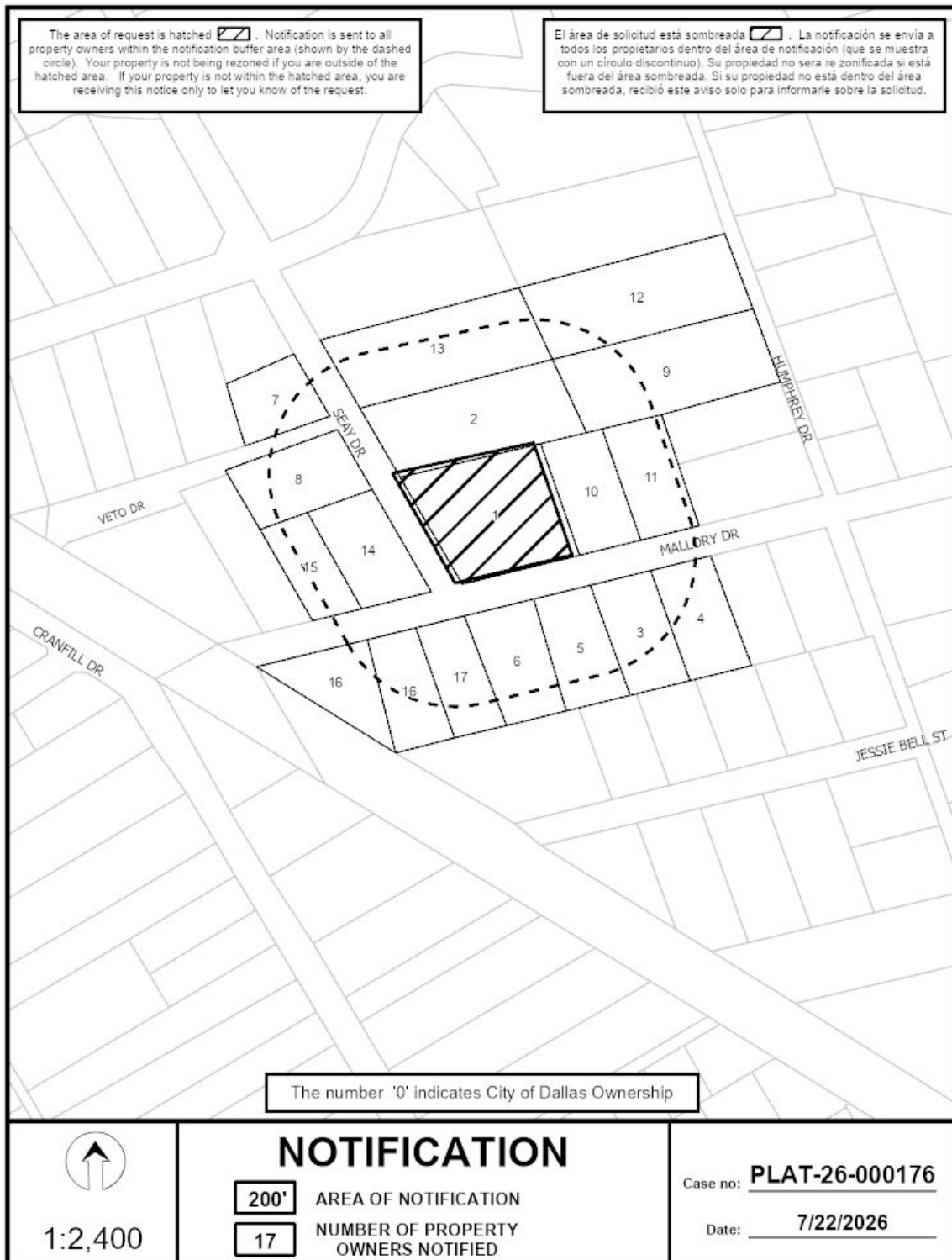
24. Plans must comply with City's street lighting standards. See illumination standards in Street Design Manual.
25. On the final plat, change "Mallory Drive" to "Mallory Drive (FKA Parker Drive)."
26. On the final plat, identify the property as Lots 1, 2, and 3 in City Block 44/8617.

ALL AREAS ARE IN SQUARE FEET









07/20/2026

Notification List of Property Owners

PLAT-26-000176

17 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3101 MALLORY DR	TRUE FOUNDATION NON DENOMINATIONAL
2	4420 SEAY DR	MORGAN HENRY J
3	3110 MALLORY DR	HERNANDEZ SERGIO
4	3114 MALLORY DR	GOODMAN JESSIE MAE
5	3104 MALLORY DR	TULE RIVER HOMEBUYER
6	3100 MALLORY DR	TURNER CALDONIA
7	4411 SEAY DR	BERRY CHARLES R EST OF
8	4417 SEAY DR	MCNAC DAVID R &
9	4419 HUMPHREY DR	ADAME MARIO JR &
10	3107 MALLORY DR	JONES MARTHA N REVOCABLE
11	3113 MALLORY DR	ASMAR LAYLA
12	4415 HUMPHREY DR	CERDA MARIA DE LALUZ
13	4414 SEAY DR	WOODS ROSETTA C
14	3027 MALLORY DR	BABLES PATRICIA GLEN
15	3023 MALLORY DR	HAWKINS PATRICIA
16	3012 MALLORY DR	ALCANTAR AGUSTIN
17	3016 MALLORY DR	ALCANTAR AGUSTIN S

