

**CITY PLAN COMMISSION****THURSDAY, JUNE 25, 2026****FILE NUMBER:** PLAT-26-000149**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** at the terminus of Wild Honey Drive, south of Tioga Street**DATE FILED:** June 1, 2026**ZONING:** R-5(A)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 6.01-acres**APPLICANT/OWNER:** Mammaya Enterprise, LLC

**REQUEST:** An application to create a 53-lot Small Lots SB15 development ranging in size from 3,000 square feet to 3,391 square feet and 5 common areas from a 6.01-acre tract of land in City Block 8292 on property located at the terminus of Wild Honey Drive, south of Tioga Street.

**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 53-lot Small Lots SB15 Development ranging in size from 3,000 square feet to 3,391 square feet and 5 common areas. The subdivision will establish its own lot pattern.

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 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 53 and 5 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)

**Right-of-way Conditions:**

15. Dedicate a full 56 feet of right-of-way (via fee simple or street easement) for all internal streets. Section 51A 8.602(c); 51A 8.604(c)
16. Dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at all internal street intersections. Section 51A 8.602(d)(1)
17. 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)
18. Construct the full width of the proposed 56-foot streets.

**Flood Plain Condition:**

19. Coordination with DWU-Floodplain Management is required.

**Survey (SPRG) Conditions:**

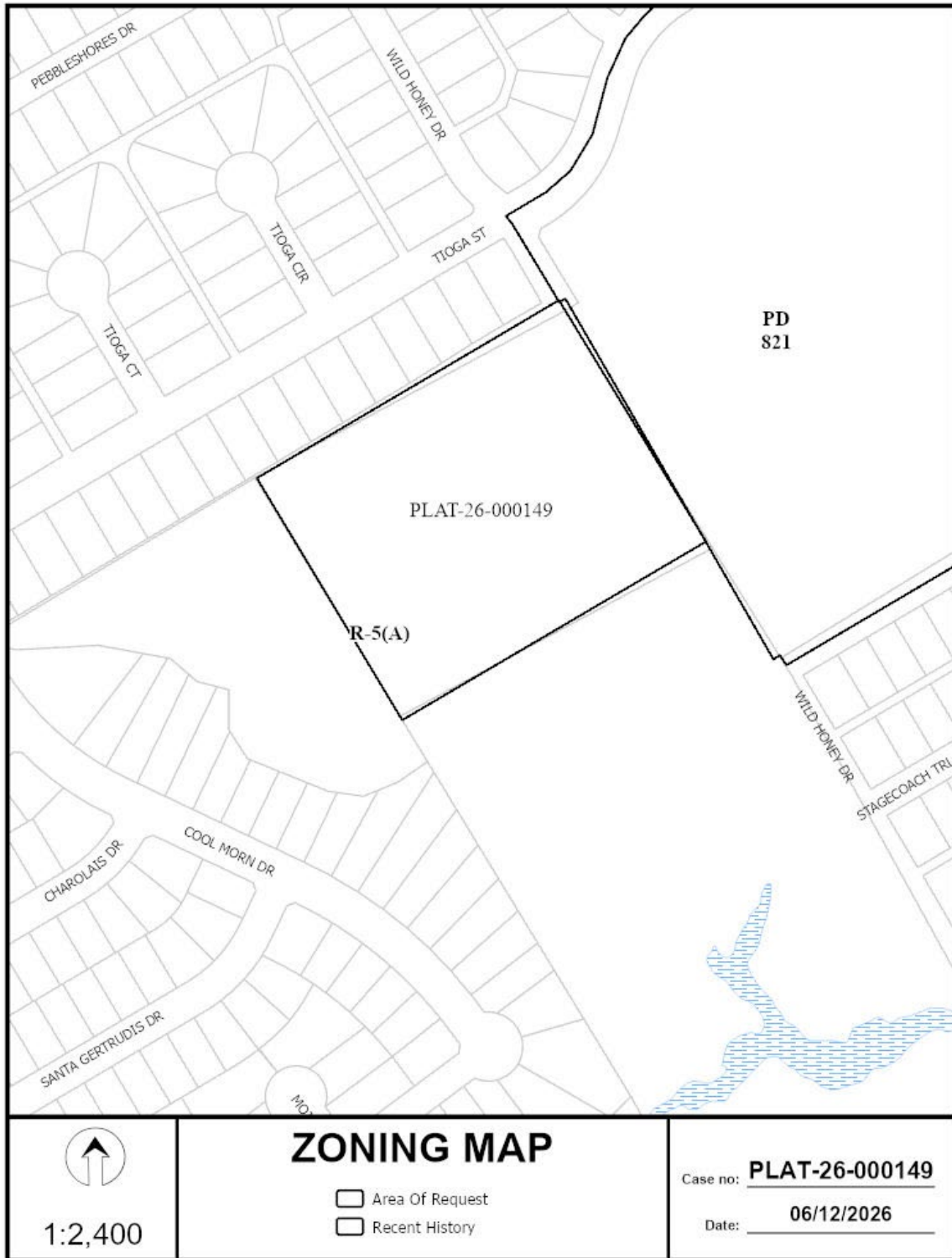
20. Prior to final plat, submit a completed final plat checklist and all supporting documents.
21. Show correct recording information for subject property.
22. Show how all adjoining right-of-way was created.
23. Show recording information on all existing easements within 150 feet of property.

**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.
26. 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.

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

27. Prior to the final plat, Real Estate release is required.
28. On the final plat, label "Tioga Circle."
29. On the final plat, change "Cool Morning Drive" to "Cool Morn Drive."
30. On the final plat, identify the property as Lots 1 through 21 and Common Areas A and B in City Block 1/8292, Lots 1 through 18 and Common Areas C and D in City Block 2/8292, Lots 1 through 12 and Common Area E in City Block 3/8292.





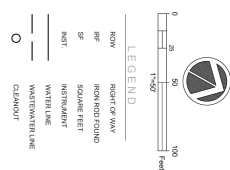
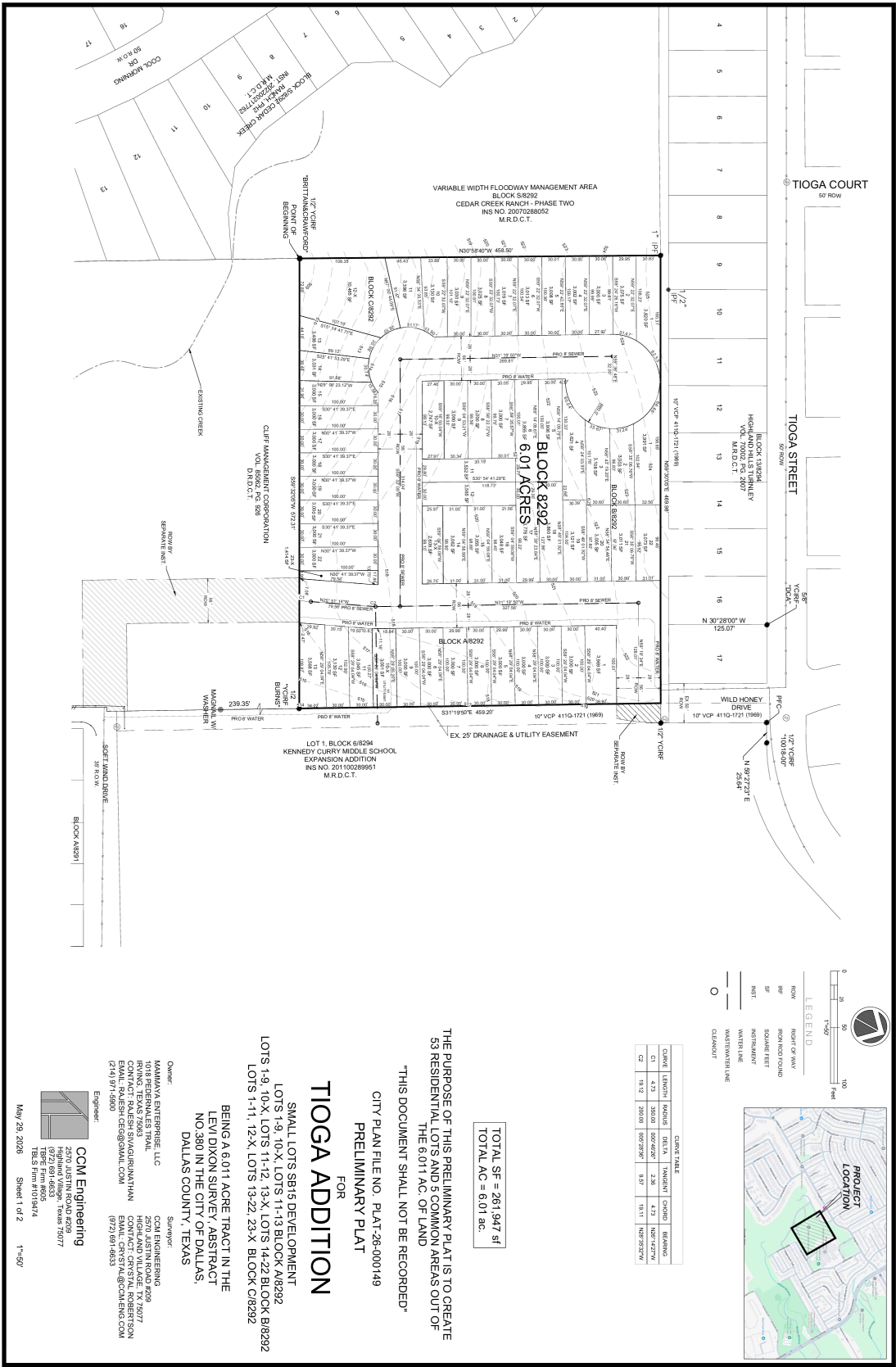
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## AERIAL MAP

- Area Of Request
- Recent History

Case no: PLAT-26-000149

Date: 06/12/2026



GRADE	LENGTH	AREA	DEPTH	VOLUME	CHORD	BEARING
C1	4.75	350.00	0.00250'	2.36	4.73	N82°14'27"W
C2	19.12	320.00	0.00250'	9.52	19.11	N82°35'27"W

TOTAL SF = 261,947 SF  
TOTAL AC = 6.01 AC

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 53 RESIDENTIAL LOTS AND 8 COMMON AREAS OUT OF THE 6.01 AC. OF LAND

\*THIS DOCUMENT SHALL NOT BE RECORDED\*

CITY PLAN FILE NO. PLAT-26-000149  
PRELIMINARY PLAT  
FOR

### TIOGA ADDITION

SMALL LOTS SUBS DEVELOPMENT  
 LOTS 1-9, 10-X, LOTS 11-13 BLOCK A8292  
 LOTS 1-9, 10-X, LOTS 11-12, 13-X, LOTS 14-22 BLOCK B8292  
 LOTS 1-11, 12-X, LOTS 13-22, 23-X BLOCK C8292  
 BEING A 6.011 ACRE TRACT IN THE  
 LEVINDON SURVEY, ABSTRACT  
 NO.380 IN THE CITY OF DALLAS,  
 DALLAS COUNTY, TEXAS

OWNER:  
 MAAYANA ENTERPRISE, LLC  
 10000 W. HIGHTWAY 175, SUITE 100  
 IRVING, TEXAS 75038  
 CONTACT: RAJESH SIVAGURUNATHAN  
 C/S@SMAINC.COM (972) 691-6653

ENGINEER:  
 CCM Engineering  
 11111 Highland Village, Suite 7007  
 Dallas, Texas 75077  
 T.E.S. Firm #101874  
 May 28, 2025 Sheet 1 of 2 1"-60"

