

CITY PLAN COMMISSION**THURSDAY, JULY 23, 2026****FILE NUMBER:** S234-128R**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Dallas Territorial Jurisdiction (ETJ) on Lake Ray Hubbard Drive**DATE FILED:** June 29, 2026**ZONING:** N/A**CITY COUNCIL DISTRICT:** N/A**SIZE OF REQUEST:** 4.618-acres**APPLICANT/OWNER:** MM TR South II, LLC

REQUEST: An application to revise a previously approved preliminary plat S234-128 to create 13 residential lots ranging in size from 6,306 square feet to 11,353 square feet and to dedicate a right-of-way from a 4.618-acre tract of land on property located in the Dallas Extraterritorial Jurisdiction (ETJ) on Lake Ray Hubbard Drive.

SUBDIVISION HISTORY:

1. S234-128 was a request at the same location as the present request to create 14 residential lots ranging in size from 6,518 square feet to 11,353 square feet from a 4.618-acre tract of land on property located in the Dallas Extraterritorial Jurisdiction (ETJ) on Lake Ray Hubbard Drive. The request was approved on June 20, 2024, but has not been recorded.
2. S201-763 was a request at the same location as the present request to create 37 residential lots ranging in size from 4,321 square feet to 13,273 square feet with 6 common areas from a 7.485-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Lake Ray Hubbard Drive. The request was withdrawn on May 22, 2024.

STAFF RECOMMENDATION: The request complies with the requirements of Dallas Extraterritorial Jurisdiction ETJ; 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 13.

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. On the final plat, dedicate 30 feet of right-of-way (via fee simple or street easement) from the established centerline of Lake Ray Hubbard Drive. Sections 51A-8.602(c); 51A-8.604(c)

Flood Plain Conditions:

16. On the final plat, determine the 100-year water surface elevation across this addition.
17. 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

18. 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
19. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
20. 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.*
21. 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)*
22. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

Survey (SPRG) Conditions:

23. Prior to final plat, submit a completed final plat checklist and all supporting documents.
24. Show correct recording information for subject property.
25. Show how all adjoining right-of-way was created.
26. Show distance/width across all adjoining right-of-way.
27. Show recording information on all existing easements within 150 feet of the property.
28. All utility easement abandonments must be shown with recording information.
29. Show all additions or tracts of land within 150 feet of property with recording information.

Dallas Water Utilities Conditions:

30. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.





