

**CITY PLAN COMMISSION****THURSDAY, SEPTEMBER 18, 2025****FILE NUMBER:** PLAT-25-000084 (S245-231)**SENIOR PLANNER:** Hema Sharma**LOCATION:** Skyfrost Drive, southeast of Beltline Road**DATE FILED:** August 22, 2025**ZONING:** R-10(A)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 8.242-acres**APPLICANT/OWNER:** Brian Simpson, Eric Uriel Maritez Arriaga

**REQUEST:** An application to create 23 lots ranging in size from 0.2309-acre (10,057-square feet) to 0.2318-acre (10,099-square feet), one common area and to dedicate a right-of-way from a 8.242-acre tract of land in City Block 8818 on property located on Skyfrost Drive, southeast of Beltline Road.

**SUBDIVISION HISTORY:**

1. S190-007R was a request northeast of the present request revise a previously approved preliminary plat (S190-007) to create one 0.80-acre (34,848 square feet) lot and one 9.25-acre (402,935 square feet) lot from a 10.050-acre tract of land in City Block 8818 on property located on Skyfrost Drive, south of Belt Line Road. The request was approved on July 15, 2021 and has not been recorded. Phase A S190-007RA was submitted and was recorded on December 7, 2023.
2. S189-306 was a request southeast of the present request to create one 14,563 square foot lot and one 48,011 square foot lot from a 1.44-acre tract of land in City Block 8818 on property located on Skyfrost Drive, south of Belt Line Road. The request was approved October 3, 2019 but has not been recorded.

**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 property to the north of the request has an area of 430,178 square feet; and are zoned R-10(A) Single Family district. *(refer to the existing area analysis map)*
- The properties to the south of the request have areas ranging from 14,563 square feet to 346,421 square feet; and are zoned R-10(A) Single Family district. *(refer to the existing area analysis map)*
- The properties to the west of the current request have lot areas ranging in size from 7,500 square feet to 12,494 square feet; and are zoned R-7.5(A) Single Family District *(refer to the existing area analysis map)*

The request is in an R-10(A) Single Family District which has a minimum lot area requirement of 10,000 square feet. The request is to create 23 lots ranging in size from 0.2309-acre (10,057-square feet) to 0.2318-acre (10,099-square feet) and one common area. The lots are being created from a tract of land and have never been platted

before; therefore, it does not qualify for a residential replat and can be approved on the consent agenda.

Staff find that there is no established lot pattern within immediate vicinity and the request complies with the requirements of Section 51A-8.503 and the R-10(A) Single Family 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 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 23 and one common area.

**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. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 51A 8.611(e)

**Right-of way Requirements Conditions:**

15. On the final plat, dedicate 30 feet of right-of-way (via fee simple) from the established center line of Skyfrost Drive. *Section 51A 8.602(c)*
16. Approval from the Director and the Chief Planning Officer is required if the length of the permanent dead-end street exceeds 600-ft.

**Survey (SPRG) Conditions:**

17. Prior to final plat, submit a completed final plat checklist and all supporting documents.
18. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
19. On the final plat, show distances/width across all adjoining right-of-way
20. On the final plat, show recording information on all existing easements within 150 feet of the property.
21. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
22. On final plat, use City of Dallas Standard dedication statement.
23. On the final plat, reference current owner's vesting deed with record information on preamble of legal description.

**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 is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

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

26. On the final plat, change "Skyfrost Drive" to "Skyfrost Drive (FKA Humphreys Road)". Section 51A-8.403(a)(1)(A)(xii).
27. On the final plat, change "Abigail Lane" to "Abigale Lane". Section 51A-8.403(a)(1)(A)(xii).
28. On the final plat, change "Brooke Forest Drive" to "Brooke Forrest Drive". Section 51A-8.403(a)(1)(A)(xii).
29. Prior to final plat, contact Addressing Team for appropriate name for proposed ROW - "Nova" already exists.
30. On the final plat, identify the property as Lots 1 through 23 and common area "A" in City Block L/8818.

ALL AREAS ARE IN SQUARE FEET









