

**CITY PLAN COMMISSION****THURSDAY, MAY 7, 2026****FILE NUMBER:** PLAT-26-000107**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** between Stemmons Freeway and Brookriver Drive, north of Mockingbird Lane**DATE FILED:** April 10, 2026**ZONING:** MU-3**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 4.150-acres**APPLICANT/OWNER:** GP Hotel Dallas LLC

**REQUEST:** An application to replat a 4.150-acre tract of land containing part of City Block M/7940 to create one 0.736-acre lot and one 3.414-acre lot on property located between Stemmons Freeway/Interstate Highway No. 35E and Brookriver Drive, north of Mockingbird Lane.

**SUBDIVISION HISTORY:**

1. S223-161 was a request east of the present request to replat a 6.614-acre tract of land containing all of Lot 1 and Lot 2A in City Block P/7940 to create one lot on property located on Mockingbird Lane at Brookriver Drive, east corner. The request was approved on June 15, 2023, and was recorded on November 7, 2025.
2. S212-118 was a request west of the present request to create one 12.627-acre lot from a tract of land in City Block E-1/7940 and to remove a 50-foot platted building line along Stemmons Freeway / Interstate Highway No. 35E on property located on Stemmons Freeway / Interstate Highway No. 35E, north of Mockingbird Lane. The request was approved on March 24, 2023, and was recorded on June 27, 2025.

**STAFF RECOMMENDATION:** The request complies with the requirements of the MU-3 Mixed Use District 3; therefore, staff recommends 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 2.

**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 Requirements Conditions:**

15. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via fee simple or street easement) at the intersection of Mockingbird Lane & Brookriver Drive. Section 51A 8.602(d)(1)
16. 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)*

17. TXDOT approval may be required for any driveway modifications or new access.

**Flood Plain Conditions:**

18. Determine the 100-year water surface elevation across this addition.
19. 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
20. 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
21. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
22. 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.*
23. 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)*
24. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

**Survey (SPRG) Conditions:**

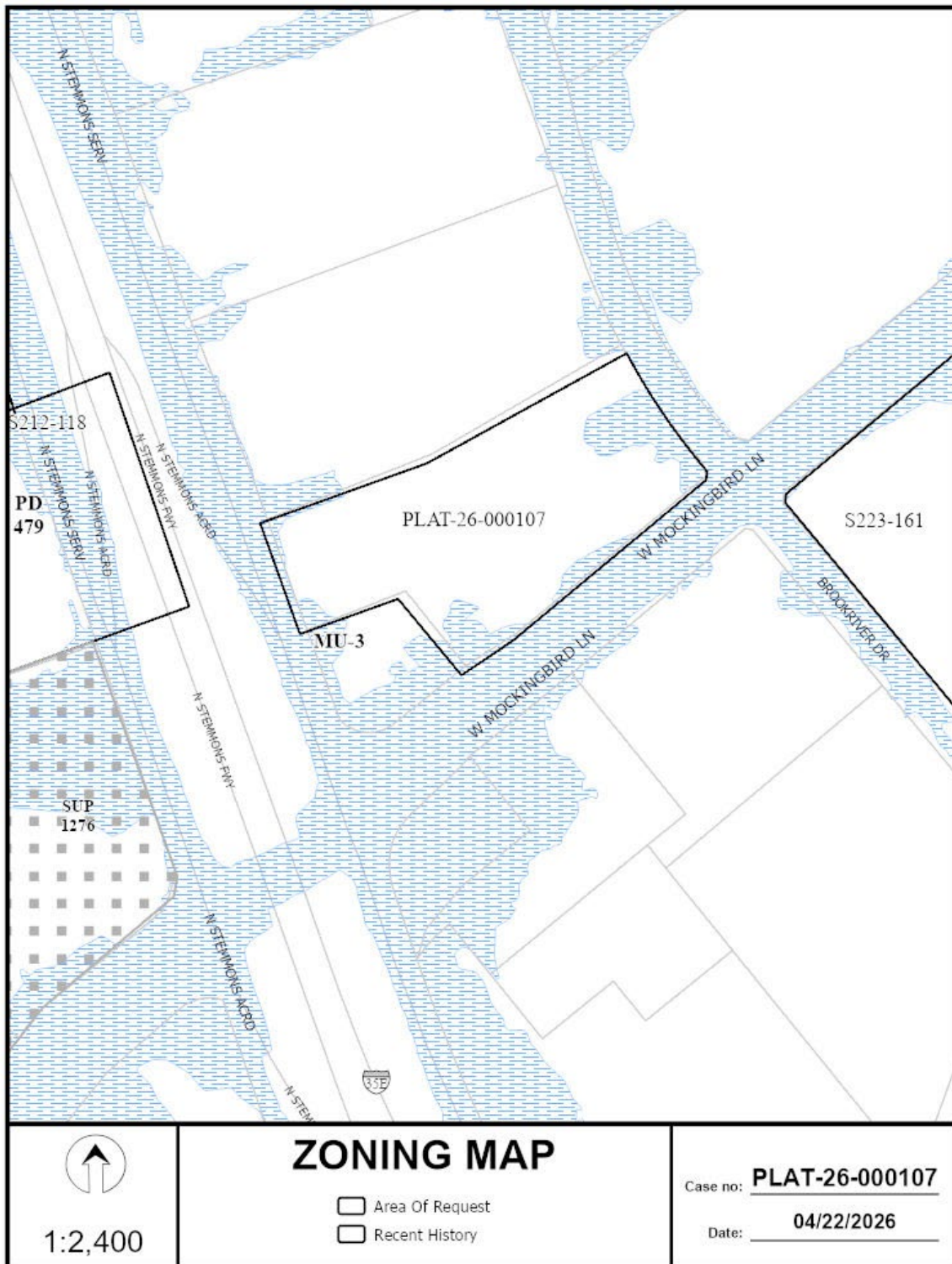
25. Prior to final plat, submit a completed final plat checklist and all supporting documents.
26. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

**Dallas Water Utilities Conditions:**

27. 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.
28. Water and Wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
29. 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/ GIS, Lot & Block Conditions:**

30. Prior to the final plat, please remove fence encroachment along W. Mockingbird Lane and Brookriver Drive and provide documentation and pictures to Real Estate.
31. On the final plat, change “Stemmons Freeway” to “Stemmons Freeway/Interstate Highway No. 35E (AKA U.S, Highway No. 77)”. Section 51A-8.403(a)(1)(A)(xii).
32. On the final plat, change “W. Mockingbird Lane” to “Mockingbird Lane”. Section 51A-8.403(a)(1)(A)(xii).
33. On the final plat, identify the property as Lot 9 & Lot 10 (NW Lot) in City Block M/7940.





 1:2,400	<h3 style="text-align: center;">AERIAL MAP</h3> <ul style="list-style-type: none"> <li><input type="checkbox"/> Area Of Request</li> <li><input type="checkbox"/> Recent History</li> </ul>	Case no: <b>PLAT-26-000107</b> Date: <b>04/22/2026</b>
--	---	---



