

CITY PLAN COMMISSION**THURSDAY, January 15, 2026****FILE NUMBER:** PLAT-25-000166**SENIOR PLANNER:** Hema Sharma**LOCATION:** Emerald Isle Drive, north of Gaston Parkway**DATE FILED:** December 17, 2025**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 9**SIZE OF REQUEST:** 4.546-acres**APPLICANT/OWNER:** 1010 Emerald Isle LLC

REQUEST: An application to create one 4.546-acre lot from a tract of land in City Block 9/4413 on property located on Emerald Isle Drive, north of Gaston Parkway.

SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

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 request lies in MF-2(A) Multi Family District which has a minimum lot area requirement of 1,000 square feet for single family structures and 6,000 square feet for duplex structures. The minimum lot area for multifamily structures depends on the number of bedrooms. The proposed lot area is 4.546 acres.

Staff finds that there is a variation in the lot pattern within the immediate vicinity of the request (refer to the existing analysis map and aerial map). The request complies with the zoning requirement of the MF-2(A) Multifamily District and is in compliance with 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 one.

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)
15. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e., non-311T/DP). 51A- 8.102 (c); 8.601(b)(4), (5), (6),(7),(8),(9)

Right-of way Requirements Conditions:

16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Emerald Isle Drive. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
17. Plans must comply with sidewalk design standards: sidewalks must comply with a minimum five-foot width plus five-foot buffer.
18. Plans must comply with City's street lighting standards. See illumination standards in Street Design Manual.

Survey (SPRG) Conditions:

19. Prior to final plat, submit a completed final plat checklist and all supporting documents.
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 the final plat, choose a new or different plat name. Plat's name cannot start with a number.

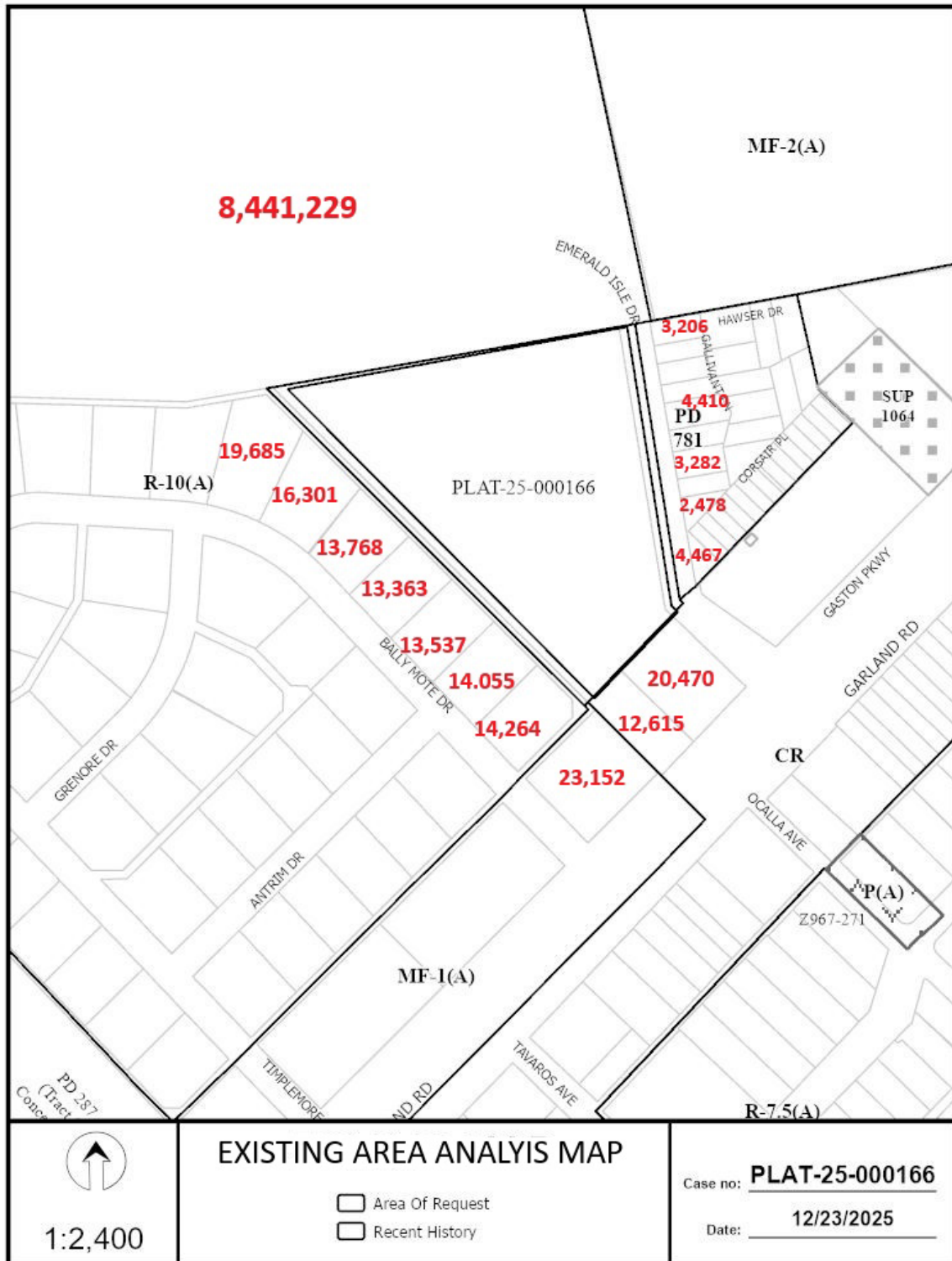
Dallas Water Utilities Conditions:

23. 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.
24. Water 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.
25. 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.

Street Light/ GIS, Lot & Block Conditions:

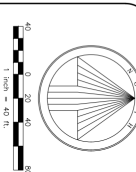
26. At minimum, the existing street lights adjacent to the property must be converted to LED. A street lighting plan must be submitted to daniel.silva1@dallas.gov for review.
27. On the final plat, identify the property as Lot 2 in City Block 9/4413.

ALL AREAS ARE IN SQUARE FEET









1. South of bearing: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
2. Siting a portion of this addition by means of a boundary is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
3. The purpose of the plot is to create a platted lot out of an unplatted tract.
4. All buildings on site to be demolished

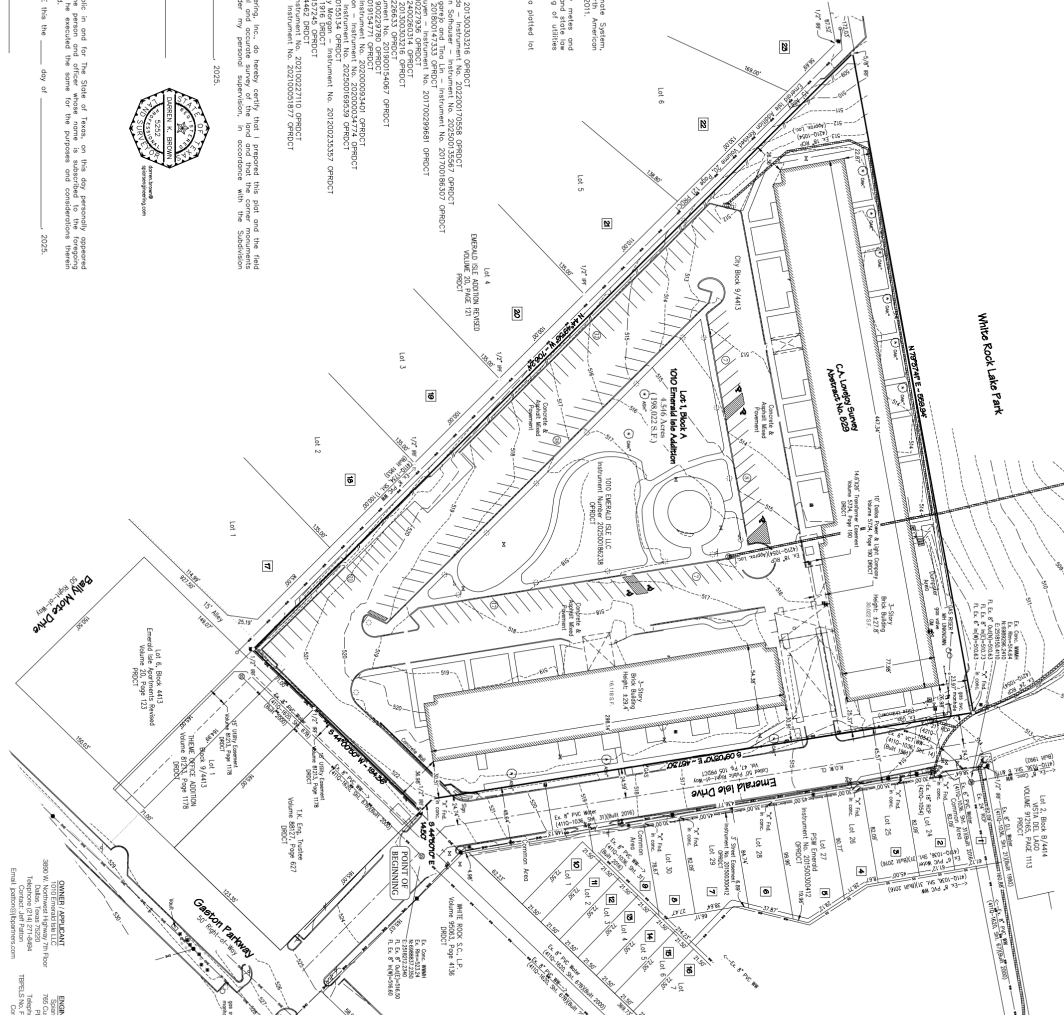
PROPERTY INFORMATIONS

- [illegible]

SUVETOR'S CERTIFICATE

Noted this _____ day of _____, 2025.

DARREN K. BROWN, R.P.L.S. NO. 5255

[illegible]

STATE OF TEXAS 9
COUNTY OF DALLAS 6

WHEREAS I, Enrolled the LLC is the owner of a 0.511 acre (138,022 square feet) tract of land, known as the "Enrolled LLC Tract," located in the City of Dallas, Texas, and being all or a part of a tract of approximately 0.1016 Enrolled Acres, more or less, as shown on the plat of the Enrolled LLC Tract, recorded in the Records of Dallas County, Texas; and 4.516 acre (138,022 square foot) tract being more particularly described as follows:

THENCE N 73°31' E, 559.94 feet, with said south line of White Rock Lake Park, to a "X" cut in concrete found in the southwest line of said Emerald Isle Drive;
THENCE dipping said south line of White Rock Lake Park, with said southwest line of Emerald Isle Drive, the following:
S 09°03' E, 457.20 feet, to a "X" cut in concrete found;
S 44°50'10" E, 14.50 feet, to the point of beginning; with the subject tract containing 1.00 acre, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

[illegible]

1010 EMERALD ISLE LLC

STATE OF TEXAS
COUNTY OF DALLAS

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2025.

Notary Public, State of Texas

[illegible]

PRELIMINARY PLAT

1010 EMERALD ISLE ADDITION
 LOT 1, BLOCK A
 BEING PART OF CITY BLOCK 9/4413
 OFFICIAL NUMBERS OF THE CITY OF DALLAS
 AND BEING OUT OF THE
 C.A. LOVEJOY SURVEY, ABSTRACT NO. 829
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. PL AT 25-000166
 ENGINEER NO. _____