

CITY PLAN COMMISSION**THURSDAY, NOVEMBER 7, 2024****FILE NUMBER:** S245-011**SENIOR PLANNER:** Hema Sharma**LOCATION:** Mockingbird Lane, west of Harry Hines Boulevard**DATE FILED:** October 10, 2024**ZONING:** PD 1065**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%201065.pdf>**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 32.2926-acres**APPLICANT/OWNER:** Chris Schultz; DA12, LLC

REQUEST: An application to create a 32.2926-acre lot from a tract of land in City Block 7924, 7925, 1/7926, and A/7926 on property located on Mockingbird Lane, west of Harry Hines Boulevard.

SUBDIVISION HISTORY:

1. S223-126 was a request north of the present request to create one 0.73-acre lot and one 0.83-acre lot from a 1.56-acre tract of land in City Block D/7937 on property located on Mockingbird Lane, west of Oak Brook Boulevard. The request was approved on May 4, 2023 but has not been recorded.
2. S190-235 was a request at the same location of the present request to create a 32.2926-acre lot from a tract of land in City Block 7924, 7925, 1/7926, and A/7926 on property located on West Mockingbird Lane, west of Harry Hines Boulevard. The request was approved on October 15, 2020 and withdrawn on October 11, 2024.
3. S190-074 was a request north of the present request to replat a 9.337-acre tract of land containing part of City Block D/7937 to create one 5.091-acre lot, and one 4.246-acre lot on property located on Prudential Drive at Oakbrook Boulevard, southwest corner. The request was approved February 6, 2020 but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the PD 1065; 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 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. 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)
15. Existing drainage conveyance within the property is required to be sized in compliance with Section 51A-8.611(a)(1) of the City of Dallas Code.

Right-of way Requirements Conditions:

16. Provide a turn-around per the City of Dallas Standards at the end of Hinton Street. *Section 51A-8.506(b)*

17. Provide a turn-around per the City of Dallas Standards at the end of Plantation Road. *Section 51A-8.506(b)*
18. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development (Contact Srinivasa Veeramallu with Traffic Signals). *51A-8.606, 51A-8.608*

Flood Plain Conditions:

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

Survey (SPRG) Conditions:

26. Prior to final plat, submit a completed final plat checklist and all supporting documents.
27. On the final plat, show how all adjoining right-of-way was created. *Section 51A-8.403(a)(1)(A)(xxii).*
28. On the final plat, show recording information on all existing easements within 150 feet of the property.
29. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. *Platting Guidelines.*

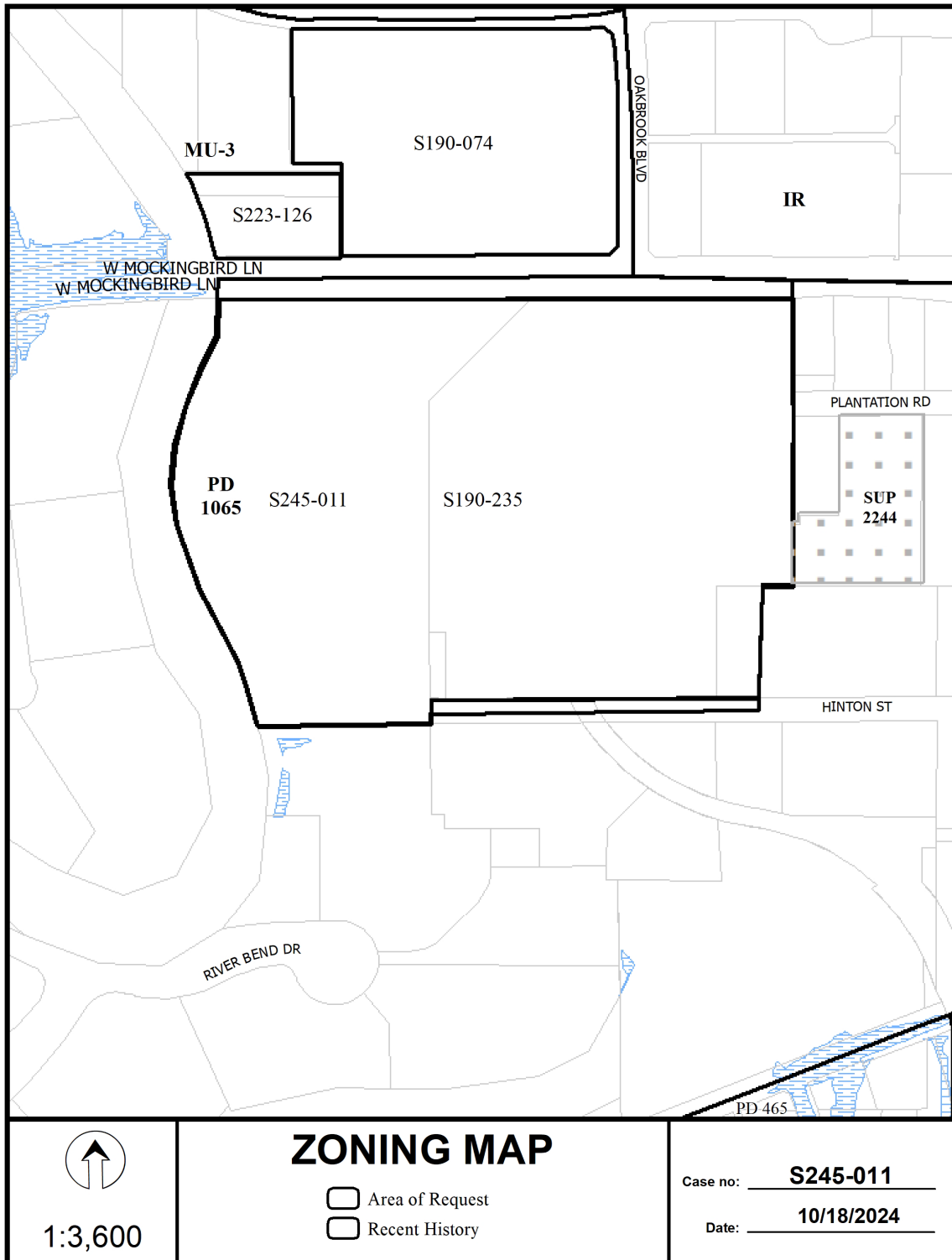
Dallas Water Utilities Conditions:

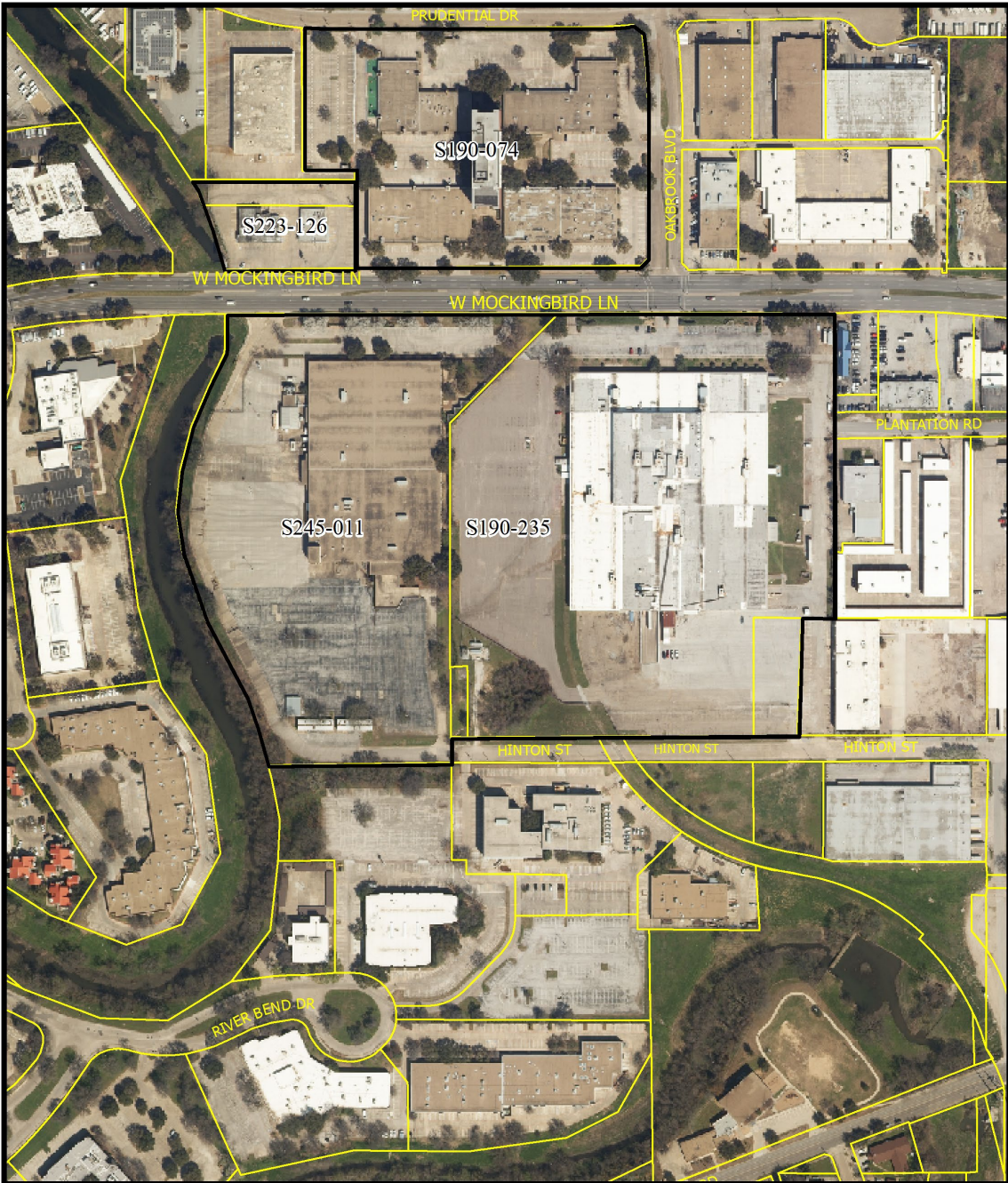
30. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. *Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).*

31. 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.
32. 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.
33. 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/ Real Estate/ GIS, Lot & Block Conditions:

34. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
35. Prior to the final plat, remove the fence encroachment in Hinton Street right-of-way and provide written confirmation and pictures.
36. On the final plat, identify the property as Lot 2 in City Block A/7925.





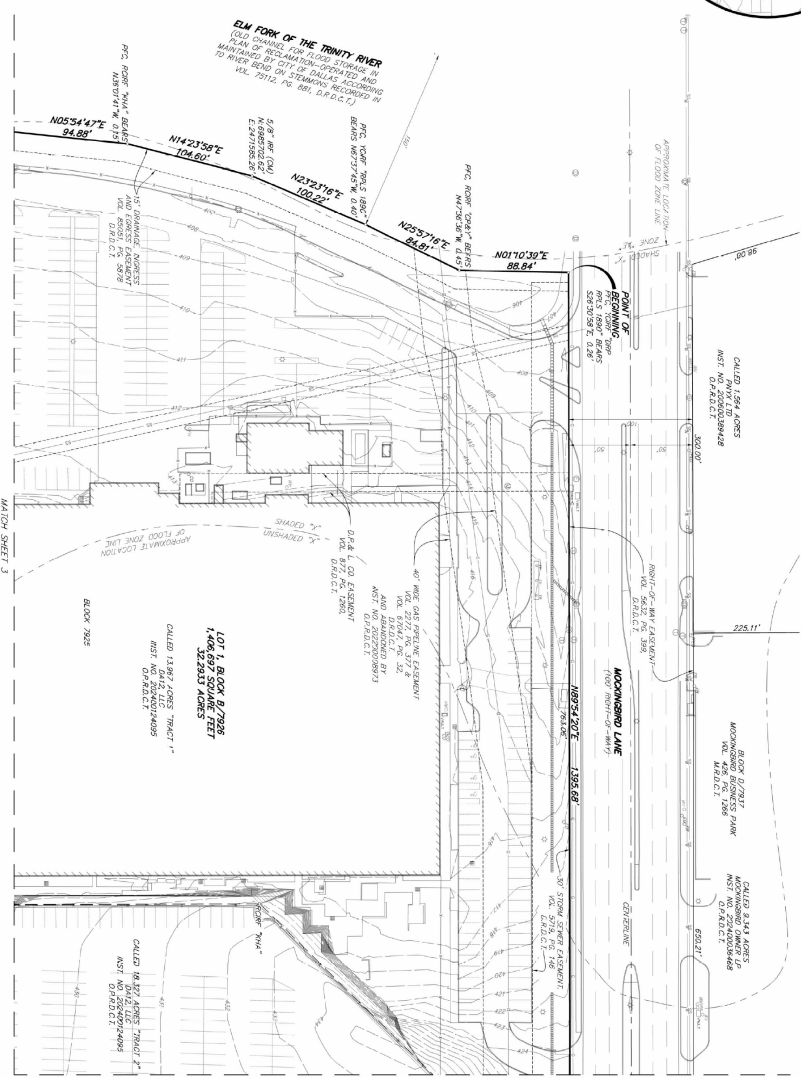
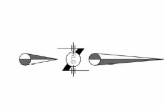
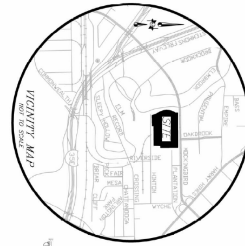
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AERIAL MAP

- Area of Request
- Recent History

Case no: S245-011

Date: 10/18/2024



- NOTES:
1. BASIS OF DESIGN: TEXAS COMPOSITE SYSTEM OF 18IN. NORTH CENTRAL ZONE AND A3 CORNERS, 3/4" DIA. STEEL RIVETS PER PLAN.
 2. COMPILING REQUIREMENTS AS SHOWN.
 3. CONSTRUCTION SHALL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 4. STRUCTURES TO BE BUILT.
 5. NORTH AMERICAN DATUM OF 1983 ON GRID. COMPOUNDING VALUES AND SCALE FACTOR OF THIS PLAN IS TO CREATE ONE LOT FROM A PORTION OF TWO PARTIAL LOTS AND TWO COMPLETE LOTS.

OWNER:
 DAI12, LLC
 1400 N. STEWARTS PARKWAY
 SUITE 200
 DALLAS, TEXAS 75244
 OWNER'S REPRESENTATIVE:
 RAYMOND L. GORDONSON, JR., INC.
 1400 N. STEWARTS PARKWAY, SUITE 200
 DALLAS, TEXAS 75244
 DATE: OCTOBER 2024

SCALE: 1" = 40'

PROJECT:
 HINTON INDUSTRIAL TRACT
 TRACT 1, BLOCK A/7928
 THOMAS MANNIN SUBDIVISION, NO. 958
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. 5845-011
 ENGINEERING NO. DP-1000000000

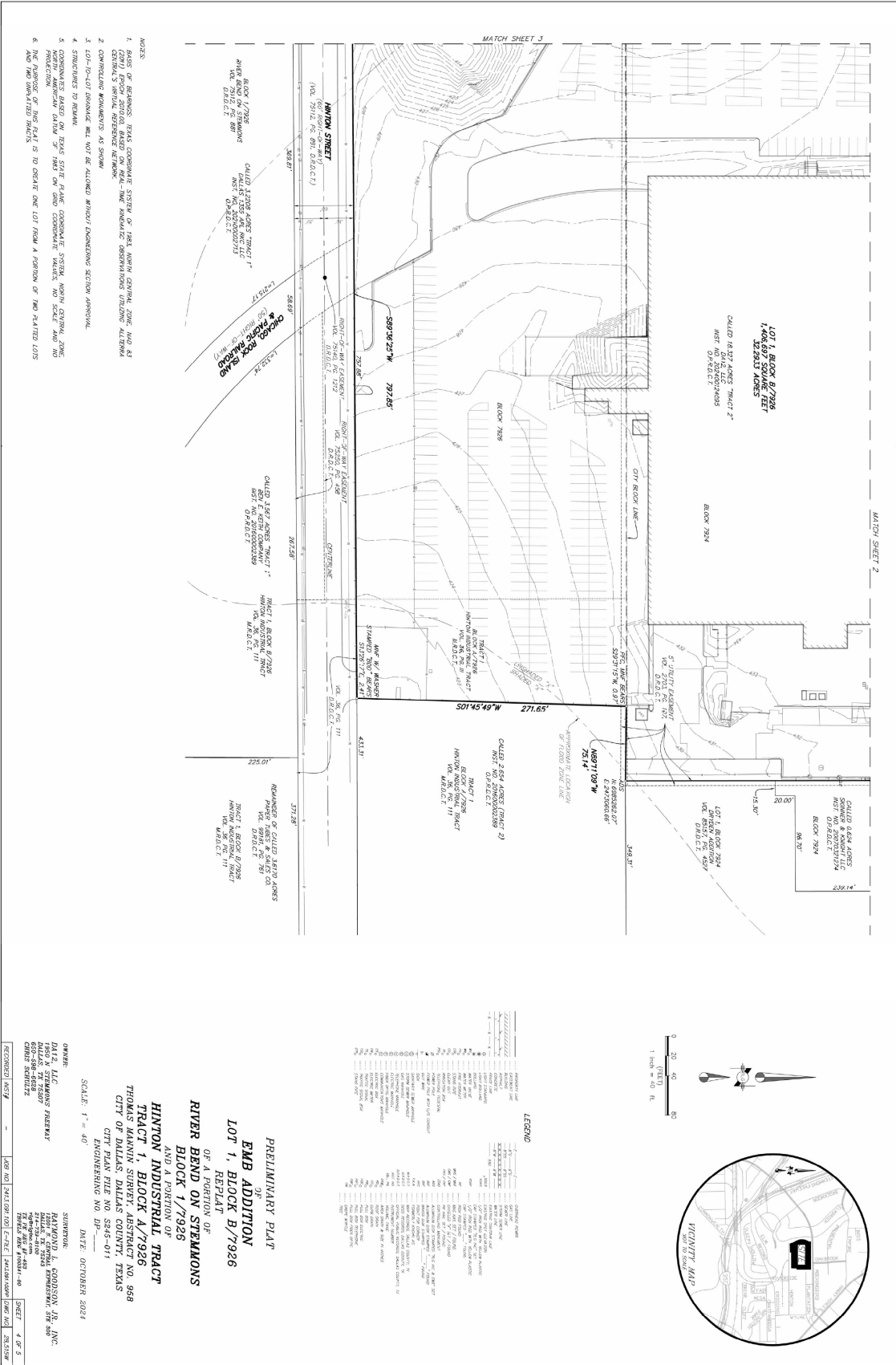
PROJECT:
 PRELIMINARY PLAN
 EMB ADDITION
 LOT 1, BLOCK B/7926
 OF A PORTION OF
 RIVER BEND ON STEWARTS
 PARKWAY
 HINTON INDUSTRIAL TRACT
 TRACT 1, BLOCK A/7928
 THOMAS MANNIN SUBDIVISION, NO. 958
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. 5845-011
 ENGINEERING NO. DP-1000000000

REVISIONS:

NO.	DATE	DESCRIPTION
1	10/24/24	ISSUED FOR PERMIT

LEGEND

SYMBOL	DESCRIPTION
(Symbol)	PROPERTY LINE
(Symbol)	EXISTING LOT BOUNDARY
(Symbol)	PROPOSED LOT BOUNDARY
(Symbol)	EXISTING EASEMENT
(Symbol)	PROPOSED EASEMENT
(Symbol)	EXISTING UTILITY
(Symbol)	PROPOSED UTILITY
(Symbol)	EXISTING ROAD
(Symbol)	PROPOSED ROAD
(Symbol)	EXISTING CURB
(Symbol)	PROPOSED CURB
(Symbol)	EXISTING SIDEWALK
(Symbol)	PROPOSED SIDEWALK
(Symbol)	EXISTING DRIVEWAY
(Symbol)	PROPOSED DRIVEWAY
(Symbol)	EXISTING FENCE
(Symbol)	PROPOSED FENCE
(Symbol)	EXISTING TREES
(Symbol)	PROPOSED TREES
(Symbol)	EXISTING SHEDS
(Symbol)	PROPOSED SHEDS
(Symbol)	EXISTING GARAGES
(Symbol)	PROPOSED GARAGES
(Symbol)	EXISTING POOLS
(Symbol)	PROPOSED POOLS
(Symbol)	EXISTING DRIVEWAYS
(Symbol)	PROPOSED DRIVEWAYS
(Symbol)	EXISTING SIDEWALKS
(Symbol)	PROPOSED SIDEWALKS
(Symbol)	EXISTING CURBS
(Symbol)	PROPOSED CURBS
(Symbol)	EXISTING DRIVEWAYS
(Symbol)	PROPOSED DRIVEWAYS
(Symbol)	EXISTING FENCES
(Symbol)	PROPOSED FENCES
(Symbol)	EXISTING TREES
(Symbol)	PROPOSED TREES
(Symbol)	EXISTING SHEDS
(Symbol)	PROPOSED SHEDS
(Symbol)	EXISTING GARAGES
(Symbol)	PROPOSED GARAGES
(Symbol)	EXISTING POOLS
(Symbol)	PROPOSED POOLS



- NOTES:
1. BASED UPON RECORDS: TEXAS COMMERCE SYSTEM OF 1981, NORTH CENTRAL ZONE, AND 83 (2011) EPOCH 2010/01, BASED ON REAL-TIME INNOVATIVE OBSERVATIONS UTILIZING ALTISSRA CEREBALS 3 ANTENNA, REFERENCED NETWORK.
 2. CORRECTIVE MEASUREMENTS AS SHOWN.
 3. LOT-TO-LOT MEASUREMENTS WILL NOT BE ALLOWED WITHOUT DIMENSIONED SECTION APPROVAL.
 4. STRUCTURES TO REMAIN.
 5. EXISTING UTILITY LINES: SHOWN AS PER RECORDS, EXCEPT WHERE SHOWN OTHERWISE. ALL UTILITY LINES ARE SHOWN AS PER RECORDS, EXCEPT WHERE SHOWN OTHERWISE. ALL UTILITY LINES ARE SHOWN AS PER RECORDS, EXCEPT WHERE SHOWN OTHERWISE.
 6. THE TWO CORNER LOTS TO BE ADDED TO THE PLAN ARE A PORTION OF TWO PARCELS LOTS.

OWNER:
 DALLAS, LLC
 8500 N. STEMMONS FREEWAY
 SUITE 200
 DALLAS, TEXAS 75243
 PHONE: 214-635-1111
 ENGINEERING NO. DP-2024-001

DATE: OCTOBER 2024

SYNOPSIS:
 HAYMOND L. GOODSON, JR., INC.
 10000 N. STEMMONS FREEWAY
 SUITE 200
 DALLAS, TEXAS 75243
 PHONE: 214-635-1111
 ENGINEERING NO. DP-2024-001

SCALE: 1" = 40'

PRELIMINARY PLAT
 OF
 EMB ADDITION
 OF
 LOT 1, BLOCK B/7926
 OF A PORTION OF
 RIVER BEND ON STEMMONS
 BLOCK 1/7926
 AND A PORTION OF
 HINTON INDUSTRIAL TRACT
 TRACT 1, BLOCK A/7926
 THOMAS MANNING SUBREY, ABSTRACT NO. 958
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S245-011
 ENGINEERING NO. DP-2024-001

RECORDED: 10/24/2024

SHEET 4 OF 3

