

CITY PLAN COMMISSION**THURSDAY, AUGUST 7, 2025****RECORD NO.:** PLAT-25-000038 (S245-203) **SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Oak Lawn Avenue, south of Stemmons Freeway/ Interstate Highway No. 35E (AKA U.S. Highway No. 77)**DATE FILED:** July 10, 2025**ZONING:** PD 621 (Subdistricts 1, 1G)PD LINK: <https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=621>**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 3.692 -acres**APPLICANT/OWNER:** DDD Portfolio Holdings & DDD Oak Lawn Holdings**REQUEST:** An application to create 3 lots ranging in size from 0.6218 acres to 2.191 acres from a 3.692-acre tract of land in City Block 2/1001 on property located on Oak Lawn Avenue, south of Stemmons Freeway/ Interstate Highway No. 35E (AKA U.S. Highway No. 77).**SUBDIVISION HISTORY:**

1. S178-148 was a request at the same location as the present request to replat a 3.692-acre tract of land to create 4 lots ranging in size from 0.6-acre to 1.412-acre on property located between Hi Line Drive and Stemmons Freeway, east of Oak Lawn Avenue. The request was approved on April 5, 2018, and was recorded on October 18, 2024.

STAFF RECOMMENDATION: The request complies with the requirements of PD 621 (Subdistricts 1, 1G); 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 3.

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 a minimum 20-foot by 20-foot corner clip (via fee simple or street easement) at the intersection of Oak Lawn Avenue and Stemmons Freeway/ Interstate Highway No. 35E (AKA U.S. Highway No. 77). *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. 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*

Survey (SPRG) Conditions:

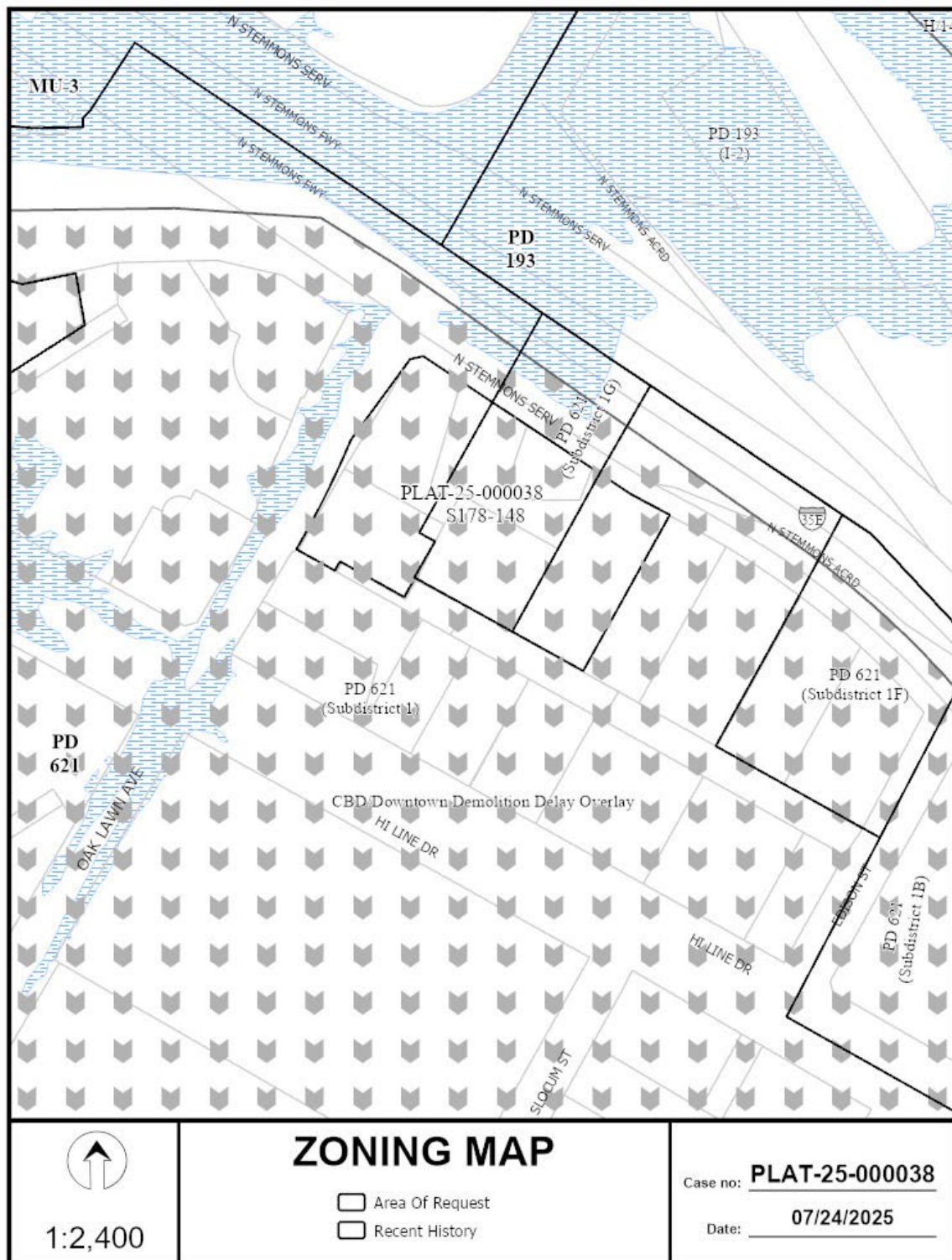
18. Submit a completed Final Plat Checklist and All Supporting Documentation.
19. Show how all adjoining right-of-way was created.
20. Show recording information on all existing easements within 150' of property.

Dallas Water Utilities Conditions:

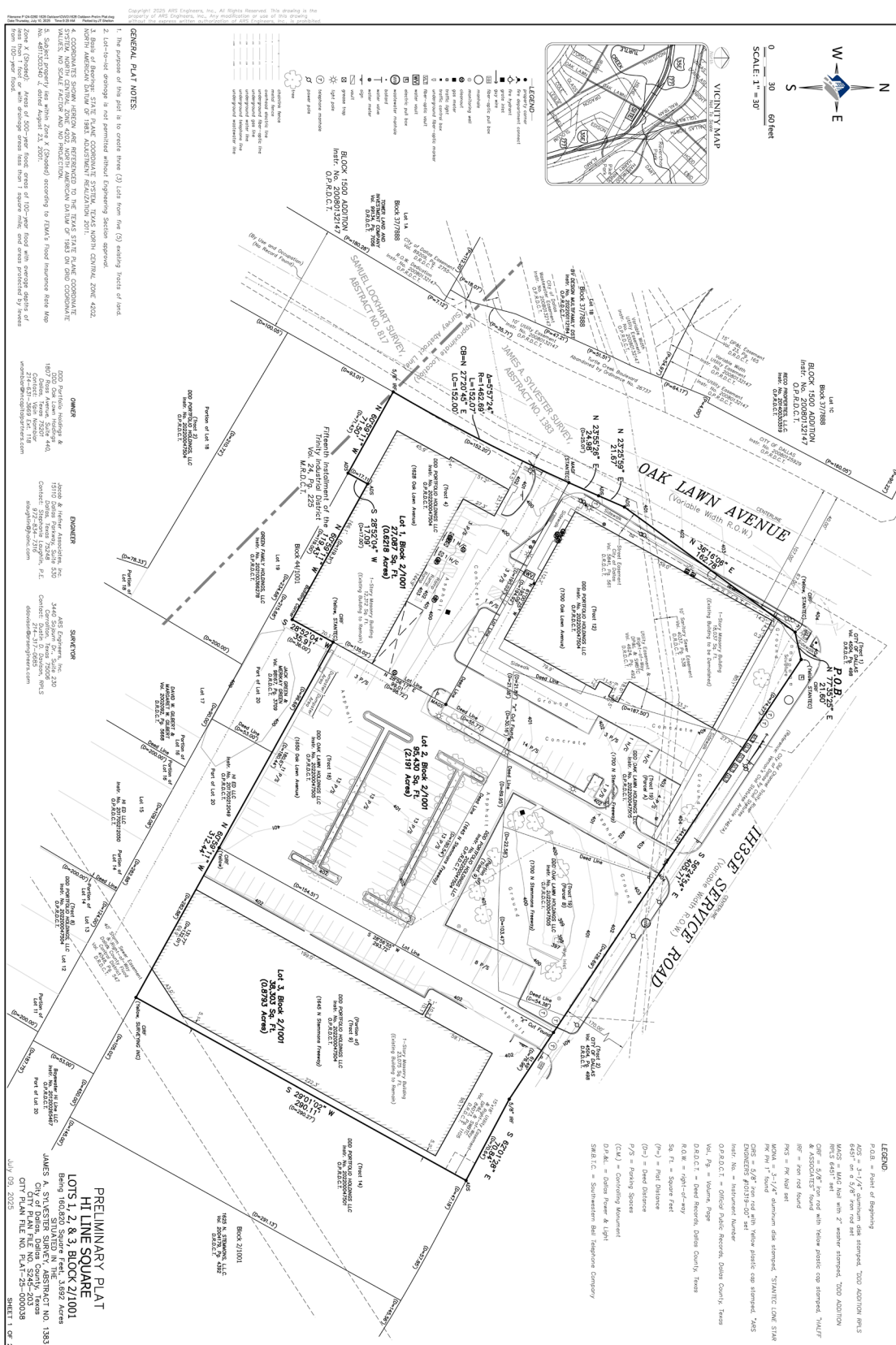
21. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
22. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater Engineering Plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
23. 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.
24. The capacity of existing wastewater system is questionable. Submit proposed wastewater discharge (gpm) of development for further assessment.

Streetlight/ Arborist/ Street Name Coordinator/ GIS, Lot & Block Conditions:

25. Submit a full set of Street Lighting plans prepared per City Standards to daniel.silva1@dallas.gov. Street Lighting requirements are determined during the initial phase of review. Additional street lighting installations may be required to meet the photometric requirements of the 2019 Street Design Manual, Section 6. Photometric analysis will be required to support the submitted street lighting plan.
26. Prior to the final plat, submit a revised tree survey to the Arborist. Include correct tree species and type of oak.
27. On the final plat, change "IH35E Service Road" to Stemmons Freeway/ Interstate Highway No. 35E (AKA U.S. Highway No. 77).
28. On the final plat, identify the property as Lots 1 through 3 in City Block 2/1001.







OWNER'S CERTIFICATE

[illegible]

THENCE South 56 degrees 24 minutes 54 seconds East, departing said east right-of-way line, along said south right-of-way line, for a distance of 403.71 feet to a 5/8" iron rod fourth, THENCE South 62 degrees 01 minutes 28 seconds East, continuing along said south right-of-way line, for a distance of 70.84 feet to a 3-1/4" aluminum disk stamped, "200 ADDITION" on a 5/8" iron rod set;

THENCE South 19 degrees 01 minutes 02 seconds West, depositing said south right-of-way line, for a distance of 290.11 feet to a 5/8" iron rod with yellow plastic cap stamped, "SURVEYING INC" found;

THENCE South 28 degrees 52 minutes 04 seconds West, for a distance of 35.91 feet to an existing building corner;

3-1/4" aluminum disk stamped, 1200 ADDITION on a 5/8" iron rod set;

THENCE North 60 degrees 59 minutes 11 seconds West, for a distance of 71.50 feet to a 5/8" iron rod found on the east right-of-way line of the aforementioned Oak Lawn Avenue, some being the beginning of a curve to the left, having a radius of 1462.69 feet, and a chord which bears North 27 degrees 20 minutes 45 seconds East, for 152.00 feet;

ADDITIONAL DATA: The "DOD right-of-way line," for a distance of 24.94 feet to a 3-1/4" aluminum disk stamped, "DOD right-of-way line," to a 5/8" iron rod set; THENCE North 23 degrees 55 minutes 26 seconds East, continuing along said east line, 152.07 feet to a 3/4" iron rod set; THENCE Northerly, along said curve to tangent and along said east right-of-way line, through a central angle of 93 degrees 57 minutes 24 seconds, for an arc length of 152.07 feet, to a Mog Nall with washer stamped, "STANLEC" found;

THE NCE North 23 degrees 25 minutes 59 seconds East, continuing along solid east right-of-way line, for a distance of 21.67 feet to a 3'-1/4" aluminum disk stamped, "000 ADDITION" on a 3/8" iron rod set;

stamped, "STANLEY" found for the most westerly corner of the aforementioned corner clip;

THENCE North 77 degrees 35 minutes 25 seconds East, along said corner clip, for a distance of 2160 feet to the POINT OF BEGINNING and containing 100,820 square feet or 3,692 acres of land, more or less.

GENERAL PLAT NOTES

As part of the study, it is to create three (3) data series that are: (a) the dependent variable, (b) the independent variable, and (c) the control variable. The dependent variable is the level of the dependent variable, which is the level of the dependent variable. The independent variable is the level of the independent variable, which is the level of the independent variable. The control variable is the level of the control variable, which is the level of the control variable.

OWNER'S DEDICATION

[illegible]

This field reported subject to all pitting, encroachment, rules, regulations, and resolutions of the City of Dallas.

WINESS, my bond at Dantes, Texas, this day of 2025.

By: DOO PORTFOLIO HOLDINGS, LLC

 John Mumbay

STATE OF TEXAS)
COUNTY OF DALLAS)
X

I, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared **Yvan Nombela**

purposes and considerations therein expressed and in the capacity therein stated.

WITNESS my hand at Dallas, Texas, this _____ day of _____, 2025.

By: DDO OAK LAWN HOLDINGS LLC

MARY HALL
 HENRY HALL
 STATE OF TEXAS
 COUNTY OF DALLAS

WITNESS, my hand at Dublin, Irish, this the _____ day of _____, 2025.

SURVIVOR'S STATEMENT

[illegible][illegible]

STATE OF TEXAS X
COUNTY OF DALLAS X

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared **Dustin D. Dowson**, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he

executed the same for purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____, 2025.

NOTARY PUBLIC in and for the State of TEXAS

I, the undersigned, Mayor of the City of Dallas, Texas, do hereby certify that the attached bill was duly filed for record with the City Plan Commission of the City of Dallas on the _____ day of _____ A.D. 20____ and same was duly approved by said commission.

Affw: _____
A.D. 27____ by said commission.

Clerk of the City Plan Commission
Dallas, Texas

Secretary _____

PRELIMINARY PLAT
HI LINE SQUARE

Being 160,820 Square Feet, 3.692 Acres
SITUATED IN THE
JAMES A. SYLVESTER SURVEY, ABSTRACT NO. 1363
City of Dallas, Dallas County, Texas
CITY PLAN FILE NO. 5245-203
CITY PLAN FILE NO. PLAT-0000038