

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 5, 2025****RECORD NO.:** PLAT-25-000154**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Denton Drive at Southwell Road, northwest corner**DATE FILED:** January 7, 2026**ZONING:** IR**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 1.216-acres**APPLICANT/OWNER:** Southwell 2719 LLC

REQUEST: An application to create one 1.216-acre lot from a tract of land in City Block C/6521 on property located on Denton Drive at Southwell Road, northwest corner.

SUBDIVISION HISTORY:

1. Plat-25-000124 was a request northeast of the present request to replat a 2.071-acre tract of land containing part of Lot 3 in City Block A/6461 to create one lot on property located on Dairy Milk Lane at Zodiac Lane, southwest corner. The request was approved on November 20, 2025, but has not been recorded.
2. S234-191 was a request southwest of the present request to create one 4.603-acre lot from a tract of land in City Block B/6519 on property located on Harry Hines Boulevard at Southwell Road, southwest corner. The request was approved on October 10, 2024, but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the IR Industrial/Research 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 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 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. 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. Dedicate minimum 20-foot by 20-foot corner clip (via fee simple or street easement) at Southwell Road and Denton Drive.
16. 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). Section 51A-8.606, Section 51A-8.608

Survey (SPRG) Conditions:

17. Submit a completed Final Plat Checklist and All Supporting Documentation.

Street Light/ Street Name Coordinator/ Real Estate/ GIS, Lot & Block Conditions:

18. Additional design information needed to complete review. Provide a brief description of the proposed project and a copy of the site plan to daniel.silva@dallas.gov to determine street lighting requirements.
19. On the final plat, add "Harry Hines Boulevard".

20. On the final plat, identify the property as Lot 2A in City Block C/6521.







