

**CITY PLAN COMMISSION****THURSDAY, MARCH 6, 2025****FILE NUMBER:** S245-092**SENIOR PLANNER:** Hema Sharma**LOCATION:** Prairie Run Lane, east of Bison Creek Lane**DATE FILED:** February 6, 2025**ZONING:** N/A**CITY COUNCIL DISTRICT:** N/A**SIZE OF REQUEST:** 59.799-acres**APPLICANT/OWNER:** D.R. Horton-Texas, LTD.

**REQUEST:** An application to create a 100-lot single family subdivision with lots ranging in size from 6,000 square feet to 14,433 square feet, one 10,764 square feet commercial lot and 2 common areas from 59.799-acre tract of land and to dedicate a right-of-way on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Prairie Run Lane, east of Bison Creek Lane.

**SUBDIVISION HISTORY:**

1. S234-205 was a request at the same location as present request to create a 231-lot single family subdivision with lots ranging in size from 2,075 square feet to 3,651 square feet, 6 common areas from 59.799-acre tract of land and to dedicate a right-of-way and easements on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Prairie Run Lane, east of Bison Creek Lane. The request was withdrawn on October 23, 2024.
2. S223-015 was a request northwest of the present request to create a 140-residential lot development and to create 4 common areas, and to dedicate right-of-way from a 51.127-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Don Gomez Lane, east of Bobtown Road. The request was approved on November 17, 2022 and recorded on January 27, 2022.
3. S212-311 was a request southwest of the present request to to create a 109-lot single family subdivision with lots ranging in size from 6,900 square feet to 17,549 square feet and 7 common areas from a 26.530-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Don Gomez lane, east of Bobtown Road. The request was approved on September 15, 2022 and recorded on September 5, 2024.
4. S201-549 was a request southwest of the present request to create 154 residential lots ranging in size from 6,900 square feet to 12,675 square feet and 3 common areas from a 37.529-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on east of Bobtown Road, north of Barnes Bridge Road. The request was approved on January 7, 2021 and approved on June 20, 2023.

**STAFF RECOMMENDATION:** The request complies with the requirements of the Dallas Extra Territorial Jurisdiction (ETJ); 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 101 and 2 Common Area.

### **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. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Prairie Run Lane. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
17. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Castle Lane. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
18. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Don Gomez Lane. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
19. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of all Street Intersections. Section 51A 8.602(d)(1)
20. Provide approval from the City of Garland for any work within their jurisdiction.

**Flood Plain Conditions:**

21. On the final plat, determine the 100-year water surface elevation across this addition.
22. 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
23. 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
24. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
25. 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.*
26. 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)*
27. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

**Survey (SPRG) Conditions:**

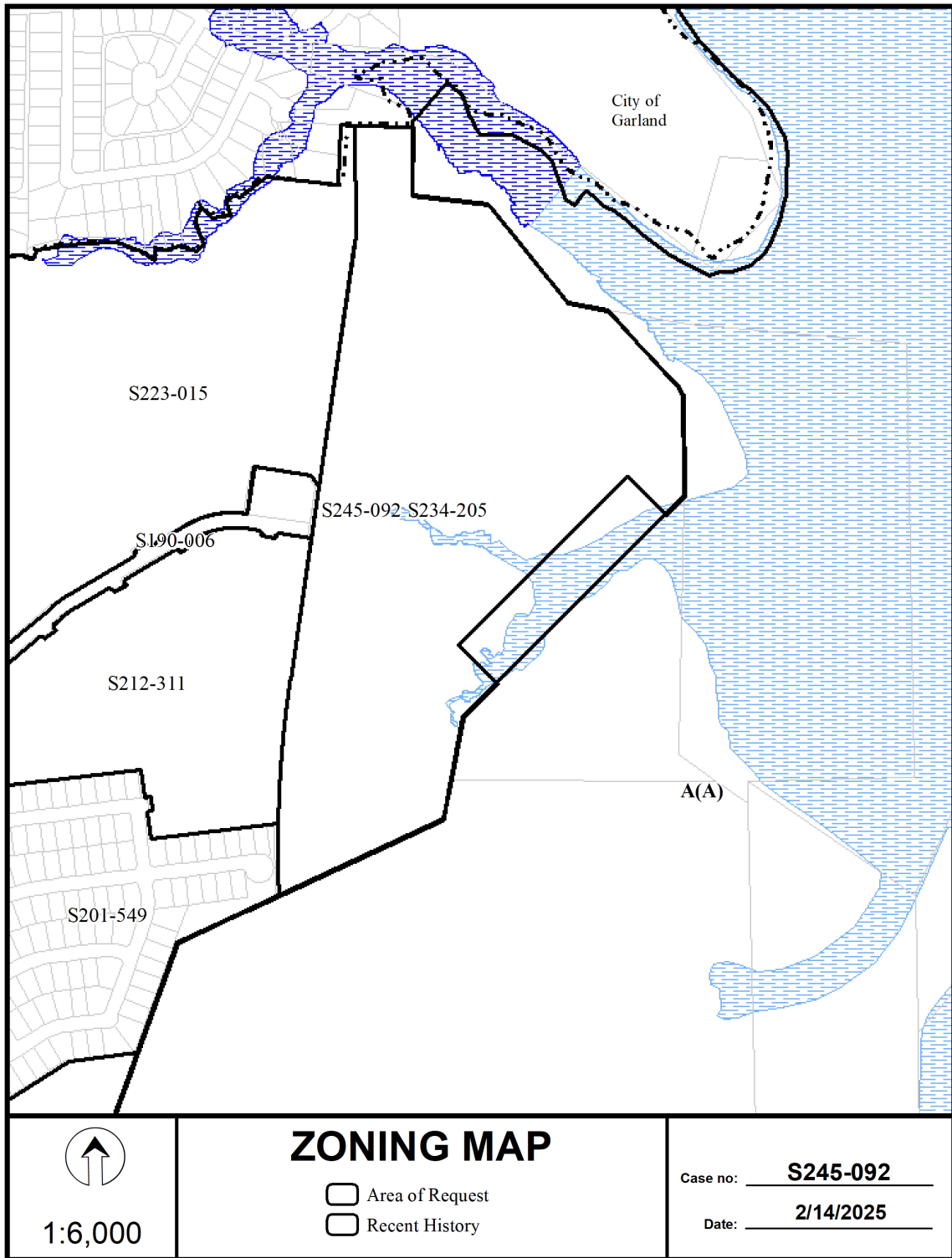
28. Prior to final plat, submit a completed final plat checklist and all supporting documents.
29. On the final plat, show the correct recording information for the subject property.
30. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
31. On the final plat, show distances/width across all adjoining right-of-way
32. On the final plat, all access easement(s) must be recorded by separate instrument(s) and the recording information must be shown on the final plat.
33. On the final plat, show recording information on all existing easements within 150 feet of the property.
34. On the final plat, all utility easement abandonments must be shown with the correct recording information.
35. 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:**

36. 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).
37. 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.
38. 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.
39. Must comply with DWU regulations construction of utilities in Dallas ETJ.

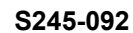
**Street Light/ Street Name/ GIS, Lot & Block Conditions:**

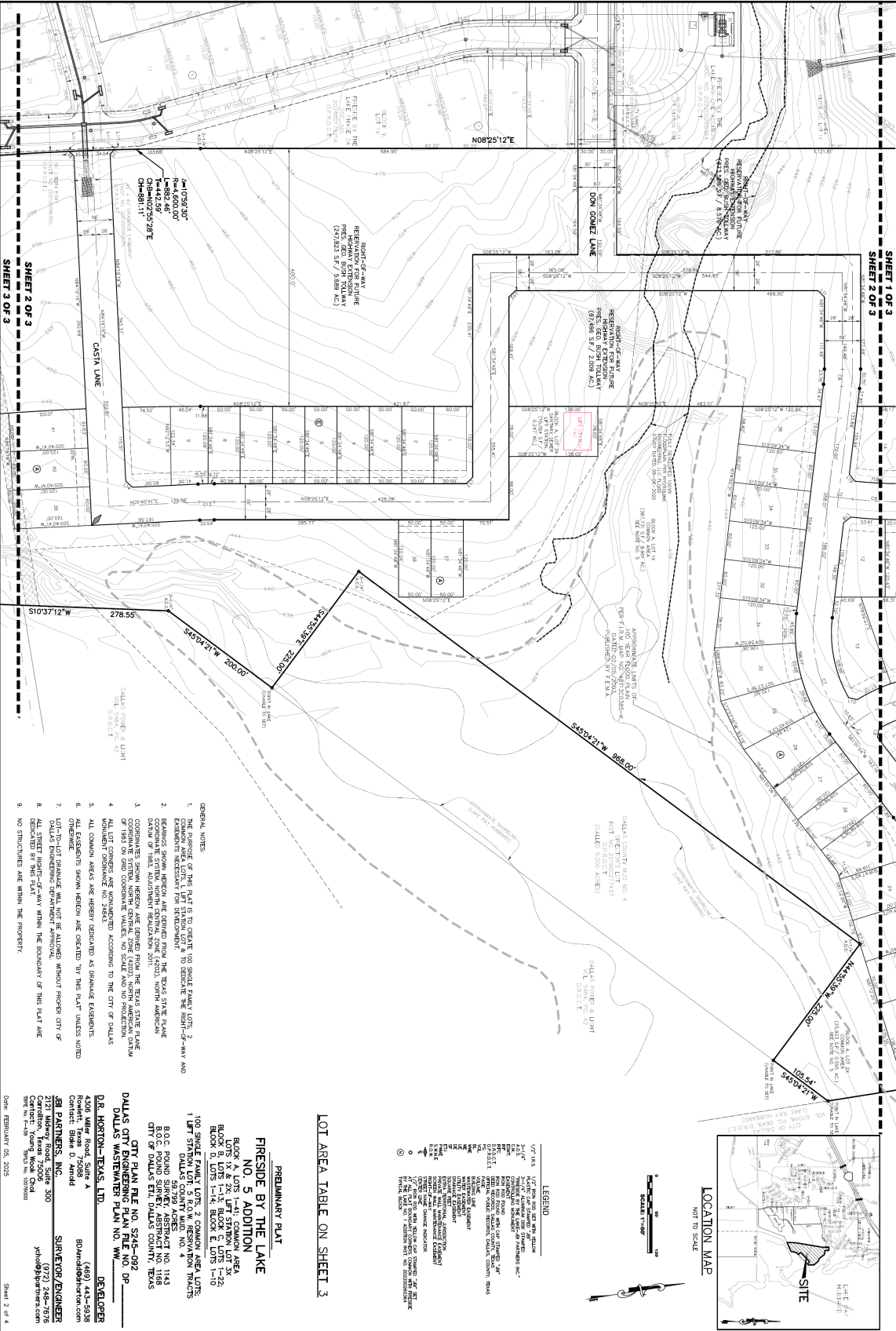
40. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
41. On the final plat, contact Addressing Team for appropriate names for proposed ROWs.
42. On the final plat, identify the property as ETJ











**LOT AREA TABLE ON SHEET 3**

**PRELIMINARY PLAT**

**FIRESIDE BY THE LAKE**

**NO. 5 ADDITION**

**BLOCK A, LOTS 1-41; COMMON AREA, LOTS 42-43**

**BLOCK B, LOTS 1-13; BLOCK C, LOTS 1-22**

**BLOCK D, LOTS 1-14; BLOCK E, LOTS 1-10**

**100 SINGLE FAMILY LOTS, 2 COMMON AREA LOTS, 1 LEFT STRIP**

**DALLAS COUNTY WILDS NO. 09**

**DALLAS CITY ENGINEERING PLAN FILE NO. 09-02**

**DALLAS WATERSHED PLAN NO. 09-02**

**D.R. HORTON-TEXAS, LTD.**

**DEVELOPER**

**2121 Mainway Road, Suite 300**

**IRVING, TEXAS 75039**

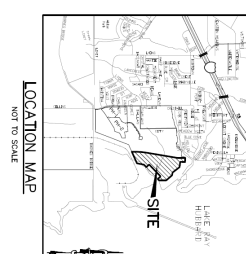
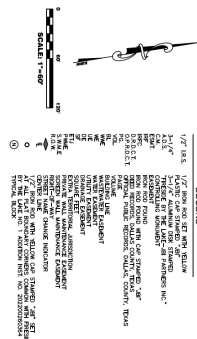
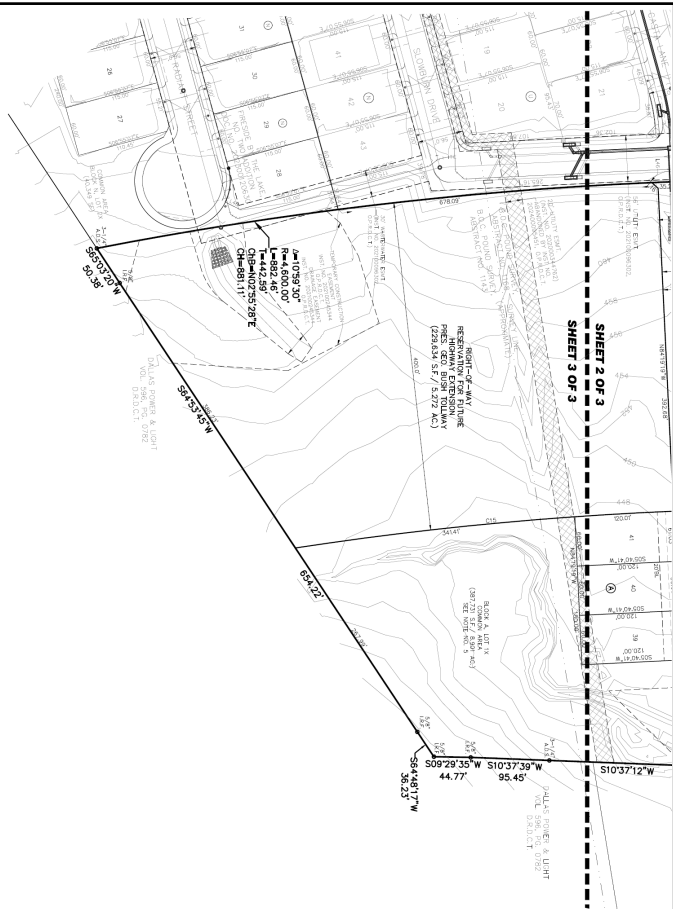
**CONTACT: YOUNG WOOK CHOI**

**YCHOI@JBPARTNERS.COM**

**DATE: FEBRUARY 05, 2025**

**Sheet 2 of 4**



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USE TABLE		
NO.	DESCRIPTION	LENGTH
L1	56,770,535 W	28.0
L2	N4+20,00'E	37.0
L3	N29,20,30"W	14.5
L4	50,534,297 W	14.5
L5	50,615,462 E	13.5
L6	51,813,487 E	15.0
L7	50,535,035 W	14.5
L8	54,005,035 W	15.0
L9	57,151,212 E	13.5
L10	52,171,297 W	14.5
L11	N33,29,12"E	14.5
L12	53,634,482 E	14.5
L13	53,674,482 E	14.5
L14	55,047,411 E	14.5
L15	53,979,372 E	15.0
L16	50,506,317 W	14.5
L18	52,936,212 E	14.5
L19	N69,57,44"E	14.5
L20	55,407,000 E	19.0

No	NAME	DOB	DATE TEST				SCORE
			1ST	2ND	3RD	4TH	
1	ADAMS	07/12/19	5000	117	5840/12/19	230	115/15
2	ADAMS	07/12/19	5000	117	5840/12/19	230	115/15
3	ADAMS	07/12/19	5000	117	5840/12/19	230	115/15
4	ADAMS	07/12/19	5000	117	5840/12/19	230	115/15
5	ADAMS	07/12/19	5000	117	5840/12/19	230	115/15
6	ADAMS	07/12/19	5000	117	5840/12/19	230	115/15
7	ADAMS	07/12/19	5000	117	5840/12/19	230	115/15
8	ADAMS	07/12/19	5000	117	5840/12/19	230	115/15
9	ADAMS	07/12/19	5000	117	5840/12/19	230	115/15
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16	ADAMS	07/12/19	5000	117	5840/12/19	230	115/15
17	ADAMS	07/12/19	5000	117	5840/12/19	230	115/15
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24	ADAMS	07/12/19	5000	117	5840/12/19	230	115/15
25	ADAMS	07/12/19	5000	117	5840/12/19	230	115/15
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40	ADAMS	07/12/19	5000	117	5840/12/19	230	115/15
41	ADAMS	07/12/19	5000	117	5840/12/19	230	115/15
42	ADAMS	07/12/19	5000	117	5840/12/19	230	115/15
43	ADAMS	07/12/19	5000	117	5840/12/19	230	115/15</

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**DALLAS WASTEWATER PLAN NO. WW \_\_\_\_\_**

**D.R. HORTON & SONS, LTD.** **DEVELOPER**

4306 Miller Road, Suite A  
Corbett, Biele D. Arnold  
JBI PARTNERS, INC.  
20121 Highway Road, Suite 300  
Carrollton, Texas 75006  
Contact: Young Weck, Inc.  
Phone: 1-800-368-1234  
FAX: 972-446-1234

**SURVEYOR/ENGINEER**

BD\mchad@horton.com  
(469) 443-5538  
(972) 246-0707  
ywc@youngweck.com

Date: FEBRUARY 03, 2025 Sheet 3 of 4

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