

CITY PLAN COMMISSION

THURSDAY, MARCH 5, 2026

FILE NUMBER: PLAT-26-000065

SENIOR PLANNER: Sharmila Shrestha

LOCATION: John W. Carpenter Freeway/State Highway No. 183, southeast of Empire Central Drive

DATE FILED: February 6, 2026

ZONING: MU-3

CITY COUNCIL DISTRICT: 6

SIZE OF REQUEST: 3.224-acres

APPLICANT/OWNER: Mukesh Patel

REQUEST: An application to replat a 3.224-acre tract of land containing part of City Block E-3/7940 to create one lot on property located on John W. Carpenter Freeway/State Highway No. 183, southeast of Empire Central Drive.

SUBDIVISION HISTORY:

1. S212-118 was a request northeast of the present request to create one 12.627-acre lot from a tract of land in City Block E-1/7940 and to remove a 50-foot platted building line along Stemmons Freeway / Interstate Highway No. 35E on property located on Stemmons Freeway / Interstate Highway No. 35E, north of Mockingbird Lane. The request was approved on March 24, 2022, and recorded on June 27, 2025.

STAFF RECOMMENDATION: The request complies with the requirements of the MU-3 Mixed Use District 3; 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 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)

Right-of way Requirements Conditions:

15. TXDOT approval may be required for any driveway modifications or new access.
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). 51A-8.606, 51A-8.608

Traffic Conditions:

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.

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. 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)*
24. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

Survey (SPRG) Conditions:

25. Prior to final plat, submit a completed final plat checklist and all supporting documents.
26. On the final plat, show recording information on all existing easements within 150 feet of the property.

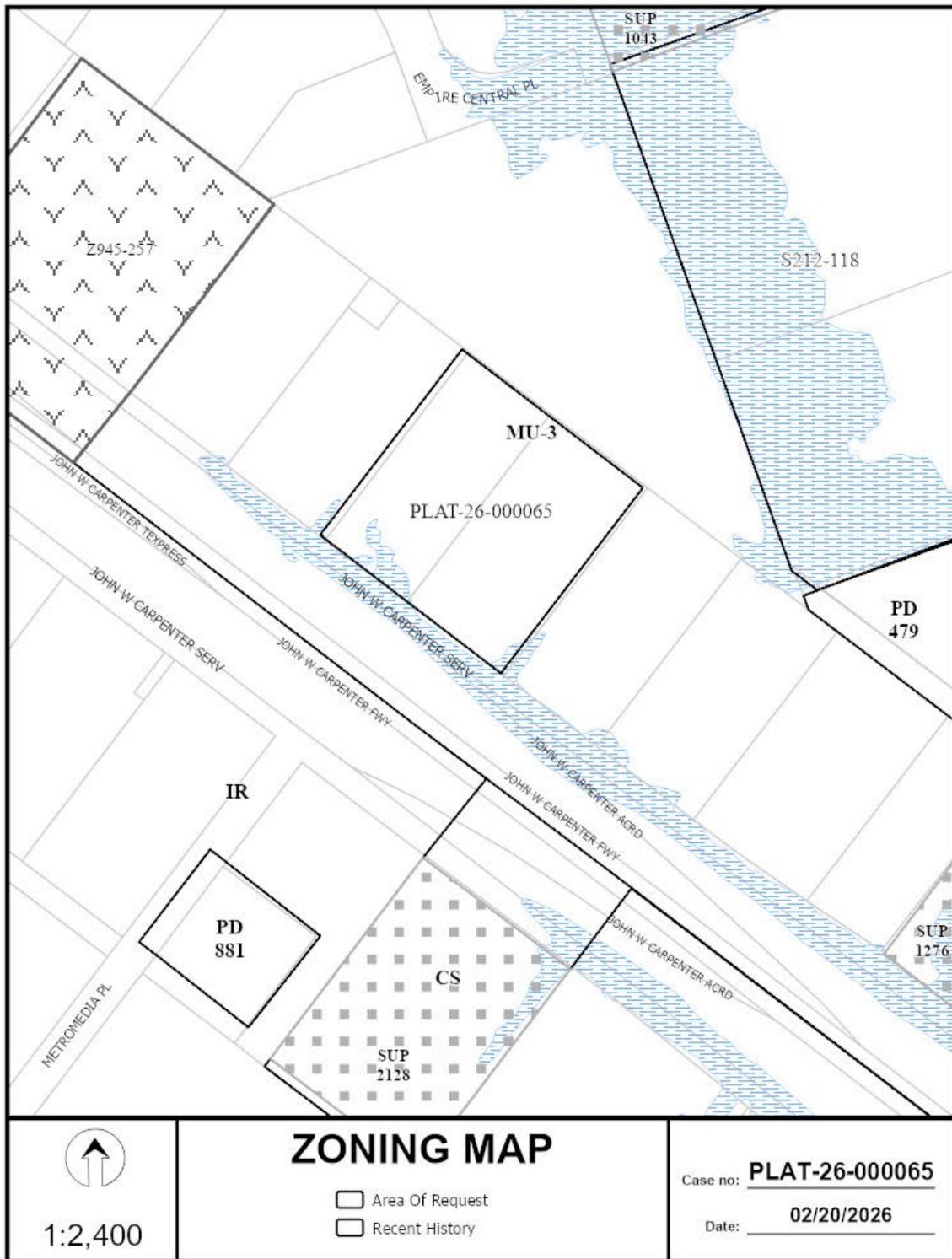
Dallas Water Utilities Conditions:

27. 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.
28. Water main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
29. 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/ Street Name/ GIS, Lot & Block Conditions:

30. Prior to final plat, additional design information needed to complete review. Provide a brief description of the proposed project and a copy of the site plan to daniel.silva1@dallas.gov to determine street lighting requirements.
31. Prior to the final plat, contact Subdivision and Survey Section to coordinate for the appropriate verbiage for the abandonment of the private mutual vehicular access easements shown on the plat.

32. On the final plat, change "John W. Carpenter Freeway (State Highway 183) Formerly Empire Freeway Formerly Hi-Line Road" to "John W. Carpenter Freeway/State Highway No. 183 (FKA Empire Freeway FKA Hi-Line Road)". Section 51A-8.403(a)(1)(A)(xii).
33. On the final plat, identify the property as Lot 3 in City Block E3/7940.





 1:2,400	<h3>AERIAL MAP</h3> <p><input type="checkbox"/> Area Of Request <input type="checkbox"/> Recent History</p>	Case no: PLAT-26-000065 Date: 02/20/2026
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