

LOCATION: Skyfrost Drive, northwest of Jacobson Drive**DATE FILED:** January 9, 2026**ZONING:** R-1/2ac(A)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 14.899-acres**APPLICANT/OWNER:** Ginza Investments, LLC

REQUEST: An application to create 8 lots ranging in size from 0.501 acres to 7.894 acres from a 14.899-acre tract of land and to dedicate a public right-of-way on property located on Skyfrost Drive, northwest of Jacobson Drive.

SUBDIVISION HISTORY:

1. Plat-25-000036 was a request northwest of the present request to create 9 lots ranging in size from 0.504 acres to 6.931 acres from a 14.899-acre tract of land on property located on Skyfrost Drive, northwest of Jacobson Drive. The request was approved on August 7, 2025, and was withdrawn.
2. S223-022 was a request on the same property as the present request to create an 11-residential lot development ranging in size from 0.5 acre to 1.76 acre and to dedicate a public right-of-way from a 14.92-acre tract of land in City Block 8817 on property located on Skyfrost Drive, west of Oak Avenue. The request was withdrawn.
3. S212-188 was a request located on the same property as the present request to create a 14-lot residential lot ranging in size from 0.5 acre to 0.58 acre and to dedicate a public right-of-way from an 8.47-acre tract of land in City Block 8817 on property located on Skyfrost Drive, west of Oak Avenue. The request was approved on May 19, 2022, and was withdrawn on October 18, 2021.

STAFF RECOMMENDATION: Section 51A-8.503 states that “lots must conform in width, depth and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of the streets.”

The lot is being created from a tract of land; therefore, it does not qualify for a residential replat and can be approved on the consent agenda.

The request lies in an R-1/2ac(A) Single Family District which has a minimum lot area requirement of 0.5 acre for single family structure. The request is to create 8 residential lots ranging in size from 0.501 acres to 7.894 acres.

Staff find that there is no established lot pattern within the immediate vicinity of the area (refer to the existing analysis map and aerial map); and the request is in compliance with Section 51A-8.503 and also with the requirements of the R-1/2ac(A) Single Family

District; therefore, staff recommends approval 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 8.

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)
15. Plans must comply with the Traffic Barrier requirements. Barrier easements must have a minimum width of three feet on Lots 3, 4, 5, 6, and 7. Section 51A-8.618

Survey (SPRG) Conditions:

16. Submit a completed Final Plat Checklist and All Supporting Documentation.
17. Need Lien Holder's Subordination Agreement.
18. Show how all adjoining right-of-way was created.
19. Show distances/width across all adjoining right-of-way.
20. Need new/different plat name.

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.

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

23. 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.
24. On the final plat, change "Skyfrost Drive (FKA Stark Road FKA Humphreys Road)" to "Skyfrost Drive (FKA Stark Road FKA Humphry's Drive)".
25. On the final plat, change "Skyfrost Drive (FKA Humphreys Drive AKA McCallum Road)" to "Skyfrost Drive (AKA Skyfrost Road FKA Humphreys Road FKA McCallum Road)".
26. On the final plat, identify the property as Lots 1 through 7 in City Block B/8817 and Lot 1 in City Block C/8817.







