

RECORD NO.: PLAT-25-000036 (S245-204) **SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Skyfrost Drive, northwest of Jacobson Drive**DATE FILED:** July 9, 2025**ZONING:** R-1/2ac(A)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 14.889-acres**APPLICANT/OWNER:** Ginza Investments, LLC

REQUEST: An application 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.

SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

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 9 residential lots ranging in size from 0.504 acres to 6.931 acres.

Staff finds that there is no established lot pattern within the immediate vicinity of the area; 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 9.

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 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Skyfrost Drive and Oak Boulevard. *Section 51A 8.602(d)(1)*
16. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Oak Boulevard & Skyfrost Drive. *Section 51A 8.602(d)(1)*

17. On the final plat, dedicate 28 feet of right-of-way (via Fee Simple) from the established center line of Oak Boulevard. Section 51A 8.602(c)
18. 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)*
19. 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:

20. Submit a completed Final Plat Checklist and All Supporting Documentation.
21. Show how all adjoining right-of-way was created.
22. Show distances/width across all adjoining right-of-way.
23. Show recording information on all existing easements within 150' of property.

Dallas Water Utilities Conditions:

24. 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.
25. 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.

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

26. 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 may be required to support the submitted street lighting plan.
27. Prior to the final plat, contact Real Estate to confirm if Oak Boulevard is a private easement.
28. On the final plat, Change “Stark Drive (FKA Humphreys Road)” to “Skyfrost Drive (FKA Stark Road FKA Humphry’s Drive)”.
29. On the final plat, change “Skyfrost Drive (FKA Humphreys Drive)” to “Skyfrost Drive (FKA Humphreys Road AKA McCallum Road)”.
30. On the final plat, change “Oak Drive” to “Oak Boulevard”.

31. On the final plat, identify the property as Lots 1 through 7 in City Block B/8817 and Lots 1 and 2 in City Block C/8817.

ALL AREAS ARE IN SQUARE FEET







