

CITY PLAN COMMISSION**THURSDAY, MAY 22, 2025****FILE NUMBER:** S245-153**SENIOR PLANNER:** Hema Sharma**LOCATION:** Conveyor Lane at Inwood Road, northwest corner**DATE FILED:** April 23, 2025**ZONING:** PD 596 (Tract 1)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20596.pdf>**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 12.8533-acres**APPLICANT/OWNER:** Gilbert Mota; 1110 Inwood, LLC

REQUEST: An application to create one 5.7709-acre lot and one 7.0824-acre lot from a 12.8533-acre tract of land containing all of City Block C/7929 on property located on Conveyor Lane at Inwood Road, northwest corner.

SUBDIVISION HISTORY:

1. S190-208 was a request east of the present request to replat a 0.639-acre tract of land containing all of Lots 15 through 18 in City Block 2/8570 and a portion of abandoned Burgess Boulevard to create one 0.223-acre lot and one 0.416-acre lot on property located on Memphis Street, at the terminus of Burgess Boulevard. The request was approved on September 3, 2020, and was recorded on October 5, 2023.
2. S178-234 was a request northeast of the present request to create one 0.459-acre lot from a tract of land in City Block 7909 on property located at 2899 Irving Boulevard at Inwood Road, southeast corner. The request was approved on July 19, 2018, and was recorded on January 6, 2023.
3. S178-106 was a request northeast of the present request to replat a 1.7100-acre tract of land containing all of Lot 1 in City Block 7193 to create a new floodway easement, establish a Natural Channel Setback, and to create an off-site drainage easement on a 1.7100-acre tract of land located on Irving Boulevard at Inwood Road, southwest corner. The request was approved March 1, 2018, but has not been recorded.
4. S145-012 was a request northwest of the present request to replat a 32.552-acre tract of land containing all of Lots 1A and 1B in City Block 1/6368 into one 23.212-acre lot and one 9.340-acre lot on property located at 3000 Pegasus Park Drive. The request was approved on November 6, 2014, and was recorded on May 18, 2017.

STAFF RECOMMENDATION: The request complies with the requirements of PD 596 (Tract 1); 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 2.

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 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Inwood Road & Conveyor Lane. Section 51A 8.602(d)(1)
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

Flood Plain Conditions:

17. On the final plat, determine the 100-year water surface elevation across this addition.
18. 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
19. 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
20. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
21. 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.*
22. 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)*
23. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.
24. Location is in the Baker Sump (WSE 410). All construction for any proposed development must be above the WSE. Any improvement proposed in the areas where the existing elevation is below the WSE requires a fill permit to be applied for and approved by DWU Floodplain Management Department. A Minimum Finish Floor elevation for those areas will have to be established during the process and placed on the face of the final plat. *Section 51A-8.611(a)(1) through (8)*

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.
27. On the final plat, clarify that no structures cross lots lines.

Dallas Water Utilities Conditions:

28. 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.
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, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
31. Prior to the final plat, contact Real Estate division regarding License Agreement, Vol. 2003047, P. 13636.
32. On the final plat, change "Conveyor Lane (AKA Hampton Road)" to "Conveyor Lane (FKA Old Hampton Road)". Section 51A-8.403(a)(1)(A)(xii).
33. On the final plat, identify the property as Lots 1 & 2 in City Block C/7929.







