

**CITY PLAN COMMISSION**

**THURSDAY, NOVEMBER 3, 2022**

**FILE NUMBER:** S223-006

**SENIOR PLANNER:** Mohammad H. Bordbar

**LOCATION:** Mockingbird Lane, west of Harry Hines Boulevard

**DATE FILED:** October 6, 2022

**ZONING:** MU-3

**CITY COUNCIL DISTRICT:** 2    **SIZE OF REQUEST:** 3.651-acres    **MAPSCO:** 33R, V

**APPLICANT/OWNER:** Dreamliner Global, Inc.

**REQUEST:** An application to replat a 3.651-acre tract of land containing all of lots 6 and 7 in City Block A/6061 to create one lot on property located on Mockingbird Lane, west of Harry Hines Boulevard.

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

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

**Survey (SPRG) Conditions:**

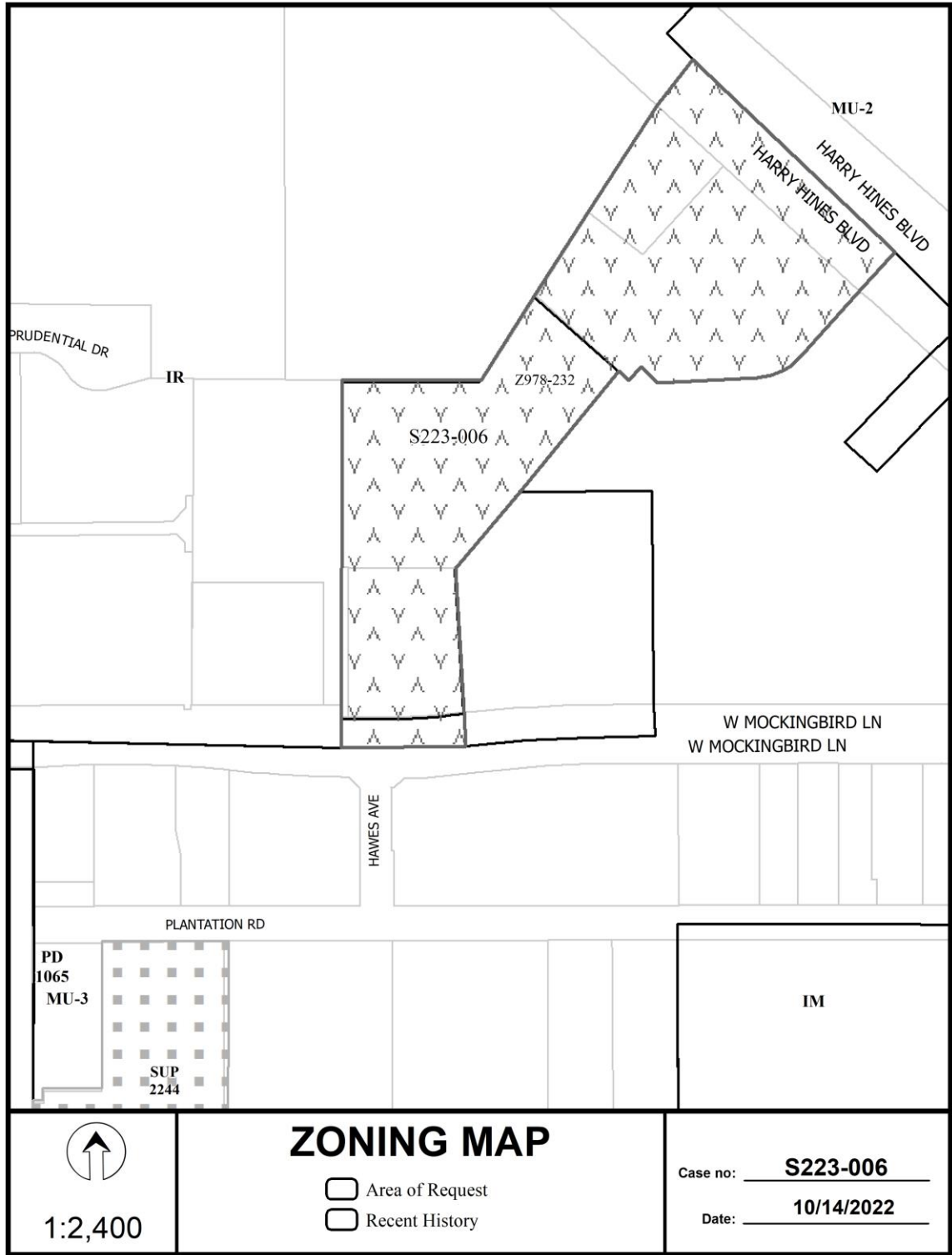
16. Prior to final plat, submit a completed final plat checklist and all supporting documents.
17. On the final plat, show recording information on all existing easements within 150 feet of the property.
18. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
19. DP&L and S.W.B. Easements can not be abandoned by this plat.

**Dallas Water Utilities Conditions:**


20. 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.
21. Water and wastewater main improvements maybe required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

**Real Estate / Arborist / Street Name / GIS, Lot & Block Conditions:**

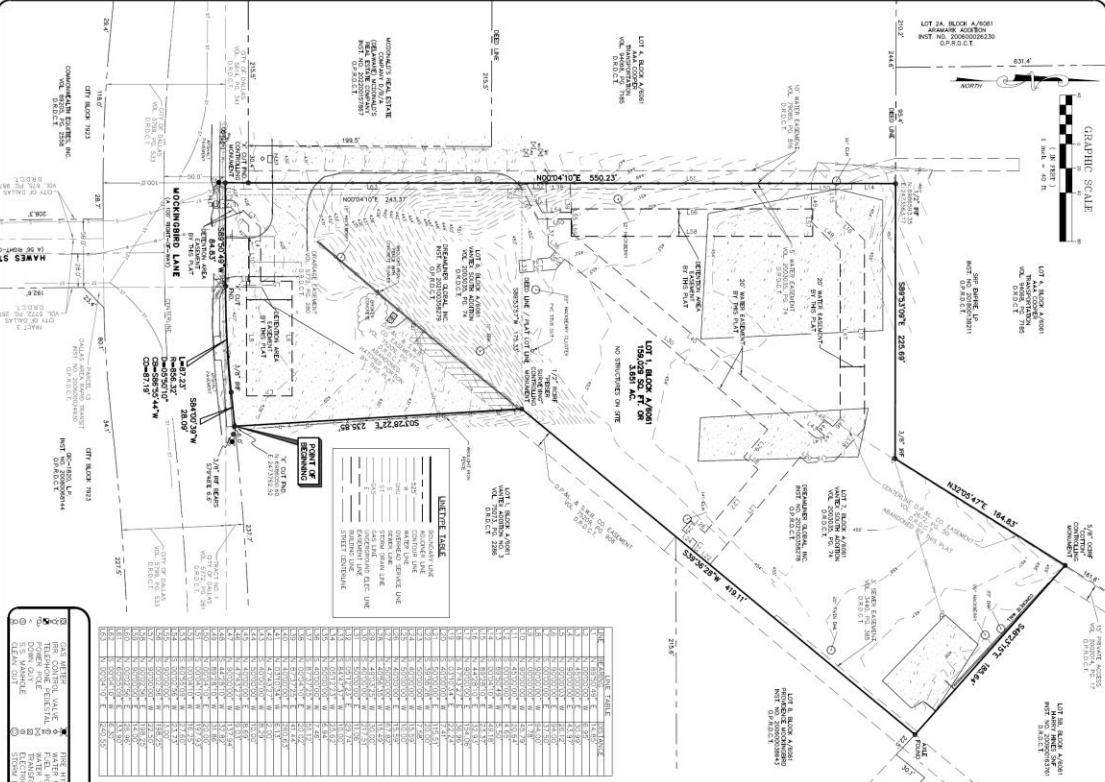
22. On the final plat, note if 20-foot easement and the detention easement are being dedicated or abandoned.
23. On the final plat, change "Hawes St." to "Hawes Street". Section 51A-8.403(a)(1)(A)(xii)
24. On the final plat, identify the property as Lot 6A in City Block A/6061. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History         </p>	Case no: <u>      <b>S223-006</b>      </u> Date: <u>      <b>10/14/2022</b>      </u>
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**LEGEND**

- LOT LINES
- CONTRACT EASEMENTS
- WATER MAIN EASEMENT
- SEWER EASEMENT
- UTILITY EASEMENT
- PROFESSIONAL ENGINEER'S SURVEY
- AS-BUILT SURVEY
- EXISTING RECORD SURVEY
- EXISTING RECORD PLAT
- EXISTING RECORD DEED
- EXISTING RECORD PLAT

LOT	OWNER	ADDRESS
1	LOT 1, BLOCK A/8061	
2	LOT 2, BLOCK A/8061	
3	LOT 3, BLOCK A/8061	
4	LOT 4, BLOCK A/8061	
5	LOT 5, BLOCK A/8061	
6	LOT 6, BLOCK A/8061	
7	LOT 7, BLOCK A/8061	
8	LOT 8, BLOCK A/8061	

THE UNDERSIGNED HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS PLAT IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF, AND THAT HE IS A duly Licensed Professional Engineer in the State of Texas. He further certifies that he has read the plat and is satisfied with its contents, and that he has not been influenced by any party in the preparation of this plat.

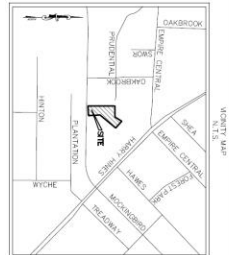
BY:           
PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF DALLAS  
I, the undersigned authority, a Notary Public in and for said County and State, do hereby certify that the foregoing instrument and acknowledgment thereon were made and acknowledged to me this 11th day of \_\_\_\_\_, 2022, at \_\_\_\_\_, Texas, that the execution thereof was voluntary and that the signers were duly qualified to execute the same.

THE UNDERSIGNED HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS PLAT IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF, AND THAT HE IS A duly Licensed Professional Engineer in the State of Texas. He further certifies that he has read the plat and is satisfied with its contents, and that he has not been influenced by any party in the preparation of this plat.

BY:           
PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF DALLAS  
I, the undersigned authority, a Notary Public in and for said County and State, do hereby certify that the foregoing instrument and acknowledgment thereon were made and acknowledged to me this 11th day of \_\_\_\_\_, 2022, at \_\_\_\_\_, Texas, that the execution thereof was voluntary and that the signers were duly qualified to execute the same.



NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this 11th day of \_\_\_\_\_, 2022, personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

BY:           
PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this 11th day of \_\_\_\_\_, 2022, personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

BY:           
PROFESSIONAL ENGINEER

NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this 11th day of \_\_\_\_\_, 2022, personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

BY:           
PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this 11th day of \_\_\_\_\_, 2022, personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

BY:           
PROFESSIONAL ENGINEER

OWNER'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS PLAT IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF, AND THAT HE IS A duly Licensed Professional Engineer in the State of Texas. He further certifies that he has read the plat and is satisfied with its contents, and that he has not been influenced by any party in the preparation of this plat.