

**CITY PLAN COMMISSION****THURSDAY, MAY 4, 2023****FILE NUMBER:** S223-126**CHIEF PLANNER:** Mohammad H. Bordbar**LOCATION:** Mockingbird Lane, west of Oak Brook Boulevard**DATE FILED:** April 7, 2023**ZONING:** MU-3**CITY COUNCIL DISTRICT:** 2    **SIZE OF REQUEST:** 1.56-acres**MAPSCO:** 33V**APPLICANT/OWNER:** PNXY limited Partnership

**REQUEST:** An application to create one 0.73-acre lot and one 0.83-acre lot from a 1.56-acre tract of land in City Block D/7937 on property located on Mockingbird Lane, west of Oak Brook Boulevard.

**SUBDIVISION HISTORY:**

1. S190-235 was a request south of the present request to create a 32.2926-acre lot from a tract of land in City Block 7924, 7925, 1/7926, and A/7926 on property located on West Mockingbird Lane, west of Harry Hines Boulevard. The request was approved on October 15, 2020 but has not been recorded.
2. S190-074 was a request east of the present request to replat a 9.337-acre tract of land containing part of City Block D/7937 to create one 5.091-acre lot, and one 4.246-acre lot on property located on Prudential Drive at Oakbrook Boulevard, southwest corner. The request was approved February 6, 2020 but has not been recorded.

**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 two.

#### **Paving & Drainage Conditions:**

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marketing/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)

#### **Flood Plain Conditions:**

15. On the final plat, determine the 100-year water surface elevation across this addition.
16. 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
17. 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
18. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*

19. 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.*
20. 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)*
21. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.
22. Location is in the Chancellor Row Sump. Water Surface Elevation (WSE)= 404 feet. 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 the 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:**

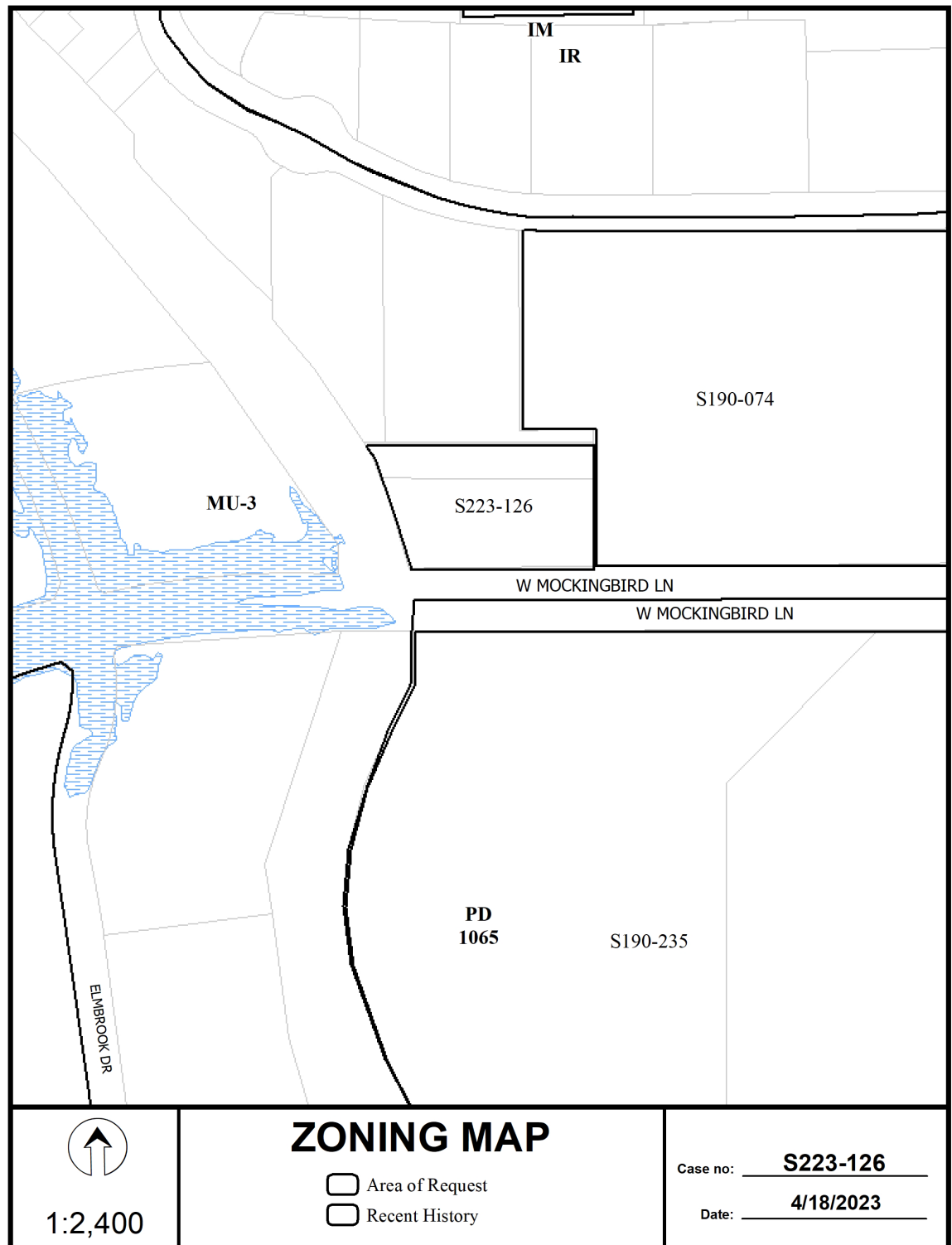
23. Prior to final plat, submit a completed final plat checklist and all supporting documents.

**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. 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.

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

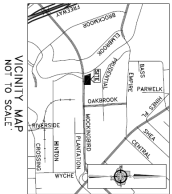
26. On the final plat, change “W. Mockingbird Lane” to “Mockingbird Lane”. Section 51A-8.403(a)(1)(A)(xii)
27. On the final plat, identify the property as Lot 7 and Lot 8 in City Block D/7937. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:



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[illegible]

WITNESS, my hand at Dallas, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

[illegible][illegible][illegible]

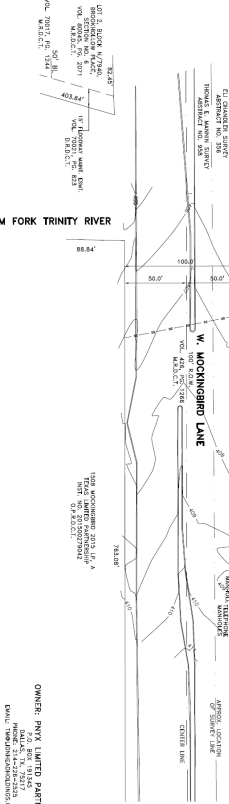
History Public in and for the State of Texas

[illegible]

Metzger Public In and for Dallas County, Texas.

LINE	BEARING	DISTANCE
L1	N 19°49'07" W	96.08'
L2	N 35°56'24" W	24.66'

### LEGEND

[illegible]

**OWNER: PNIX LIMITED PARTNERSHIP**  
P.O. BOX 191345  
DALLAS, TX, 75217  
PHONE: 214-226-2525  
EMAIL: TWOJONES@HOLDINGS.COM



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**FINAL PLAT**  
**PVNY MOCKINGBIRD ADDITION**  
LOTS 1 & 2, CITY BLOCK D/7937  
BEING A 68.147 SQ. FT., 1.56 ACRE TRACT OF LAND  
SITUATED IN THE CU CHANDLER SURVEY,  
ABSTRACT NO. 356  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAT FILE NO.: 5223-126  
ENGINEERING PLAN NO.: