

**CITY PLAN COMMISSION****THURSDAY, APRIL 10, 2025****FILE NUMBER:** S245-125**SENIOR PLANNER:** Hema Sharma**LOCATION:** Simpson Stuart Road, east of Bonnie View Road**DATE FILED:** March 12, 2025**ZONING:** CR**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 3.21-acres**APPLICANT/OWNER:** Peak Development, Mount Tabor Baptist Church Inc.

**REQUEST:** An application to create 3 lots ranging in size from 1.04 acre to 1.13 acre from a 3.21-acre tract of land in City Block 6866 on property located on Simpson Stuart Road, east of Bonnie View Road.

**SUBDIVISION HISTORY:**

1. S234-112 was a request northeast of the present request to create one 9.636-acre lot from a tract of land in City Block 6866 on property located on Simpson Stuart Road at Highland Hills Drive, southeast corner. The request was approved on October 24, 2024 but has not been recorded.

**STAFF RECOMMENDATION:** The request complies with the requirements of the CR Community Retail 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 3.

**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)

**Survey (SPRG) Conditions:**

15. Prior to final plat, submit a completed final plat checklist and all supporting documents.
16. On the final plat, show recording information on all existing easements within 150 feet of the property.
17. On the final plat, show abstract line location.
18. On the final plat, show easements in Volume 105, page 1459, deed records, Dallas County, Texas.

**Dallas Water Utilities Conditions:**

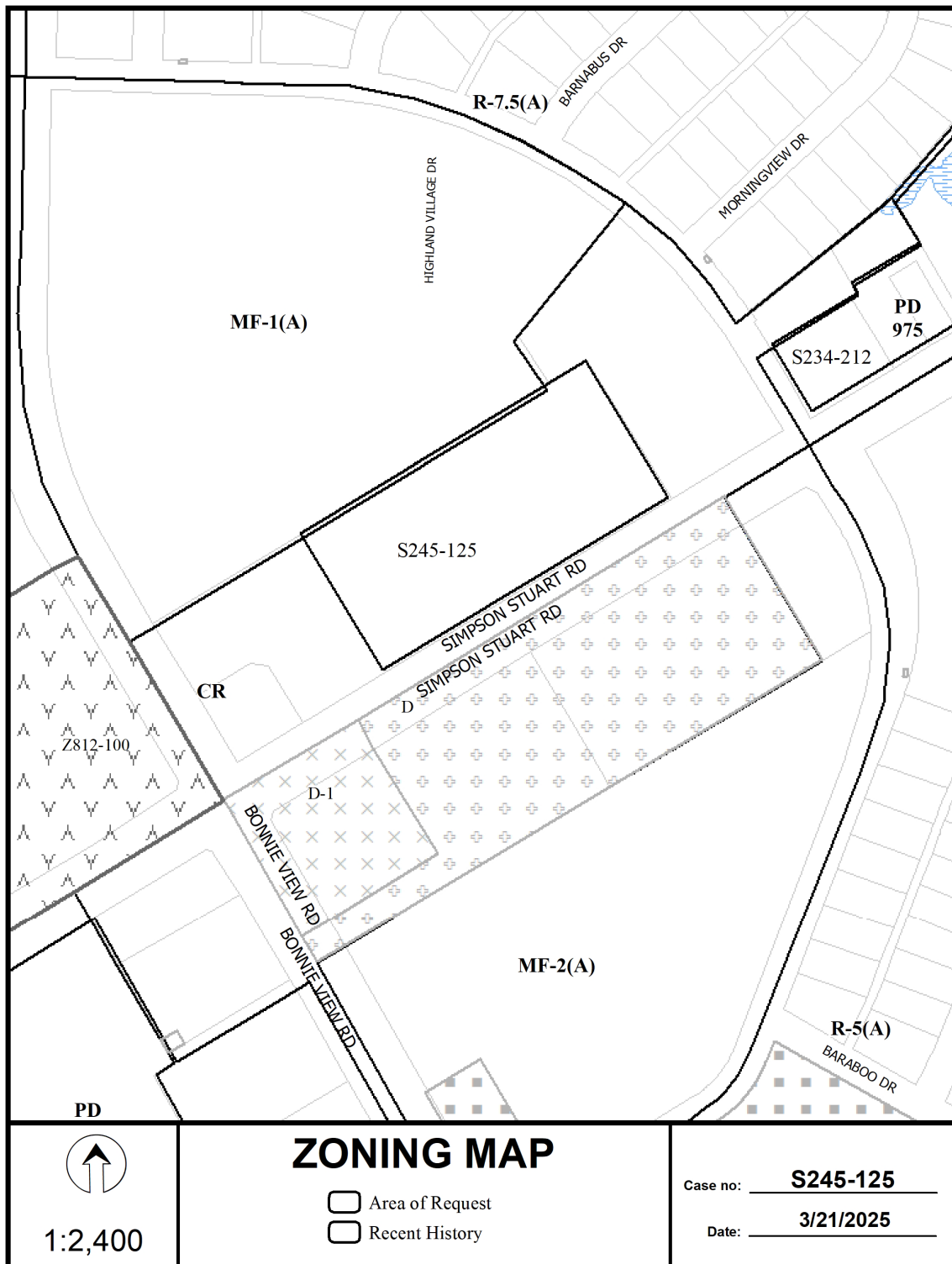
19. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
20. Additional design information is required for assessment. Site plan must be submitted showing proposed development, 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 is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
22. 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/ GIS, Lot & Block Conditions:**

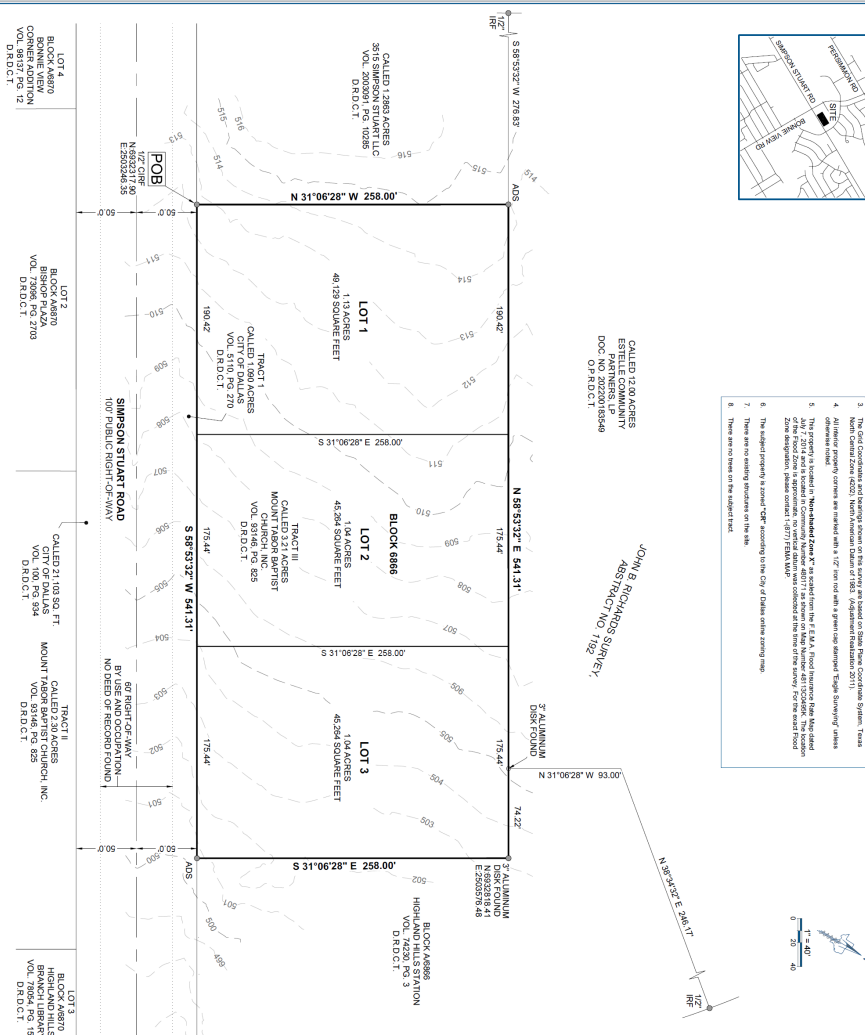
23. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
24. On the final plat, identify the property as Lots 1 through 3 in City Block A/6866.







1. The purpose of the bill is to make more convenient the process for an applicant that is placed in a shelter.
2. Let's take a moment to let the house hear of the bill. Please a moment for the speaker to read the bill.
3. The bill is titled "The Dog Adoption Bill." It is a bill to amend the laws of the State of Texas to provide for the adoption of dogs by the State of Texas.
4. After the proper notice is given, the bill is to be read a second time. The bill is to be read a third time.
5. The bill is to be read a fourth time. The bill is to be read a fifth time.
6. The bill is to be read a sixth time. The bill is to be read a seventh time.
7. There are no more bills to be introduced.

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**PRELIMINARY PLAT  
ON STUART ADDITION**  
**LOTS 1-3, BLOCK 6866**  
ACRES OF LAND IN BLOCK 6866 SITUATED IN THE  
B. RICHARDS SURVEY, ABSTRACT NO. 1192,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAT FILE NO. 5245-125  
CITY ENGINEERING NO. \_\_\_\_\_

JOB NUMBER	Eagle Surveying, LLC
2412 044	222 South Elm Street
DATE	Suite: 200
03/12/2025	Denton, TX 76201
REVISION	940.222.3009
DRAWN BY	
DE	



**EAGLE**  
SURVEYING

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