

CITY PLAN COMMISSION**THURSDAY, AUGUST 7, 2025****RECORD NO.:** PLAT-25-000044 (S245-209) **SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Walnut Hill Lane, east of Composite Drive**DATE FILED:** July 11, 2025**ZONING:** PD 404**PD LINK:** <https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=404>**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 29.651-acres**APPLICANT/OWNER:** Donnie McNutt

REQUEST: An application to replat a 29.651-acre tract of land containing all of Lot 1 in City Block B/6509 and all of Lot 2 in City Block C/6509 and portions of abandoned James Parker Way and Electronic Way to create one 3.693-acre lot, one 6.167-acre lot, and one 19.791-acre lot on property located on Walnut Hill Lane, east of Composite Drive.

SUBDIVISION HISTORY:

1. S190-186 was a request south of the present request to replat a 3.440-acre tract of land containing part of City Block C/6509 to create one lot on property located between Electronic Lane and Program Drive, east of Composite Drive. The request was approved on August 6, 2020, and was recorded on November 2, 2022.
2. S190-159 was a request east of the present request to replat a 5.8038-acre tract of land containing all of Lots 1 through 4 in City Block H/6509 to create one 2.8805-acre lot and one 2.9234-acre lot on property located on Shady Trail, south of Walnut Hill Lane. The request was approved on July 9, 2020, and was approved on April 25, 2022.
3. S178-014 was a request northwest of the present request to replat a 1.898-acre tract of land containing all of Lots 1 and 5 in City Block J/6509 to create one lot on property located at Walnut Hill Lane and Stemmons Freeway/Interstate Highway I-35, southeast corner. The request was approved November 16, 2017, but has not been recorded.
4. S167-235 was a request east of the present request to create a 19.240-acre lot from tracts of land in City Block B/6509 and City Block C/6509 on property located on Walnut Hill Lane at James Parker Way, southeast corner. The request was approved on August 3, 2017 and recorded on December 27, 2018.

STAFF RECOMMENDATION: The request complies with the requirements of the PD 404; therefore, staff recommend 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 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 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)

Right-of way Requirements Conditions:

15. 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

Floodplain Conditions:

16. Determine the 100-year water surface elevation across this addition.
17. 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
18. Include additional paragraph in Owners Certificate (pertaining to the floodplain). 51A 8.611(d); DWU FLOODPLAIN MANAGEMENT; Drainage Design Manual Addendum V
19. Specify minimum fill and minimum finished floor elevations if Fill Permit exists.
20. Show natural channel set back from the crest of the natural channel.
21. Set floodway monument markers and provide documentation.
22. Provide information regarding Fill Permit or Floodplain Alteration Permit if applied for.

Survey (SPRG) Conditions:

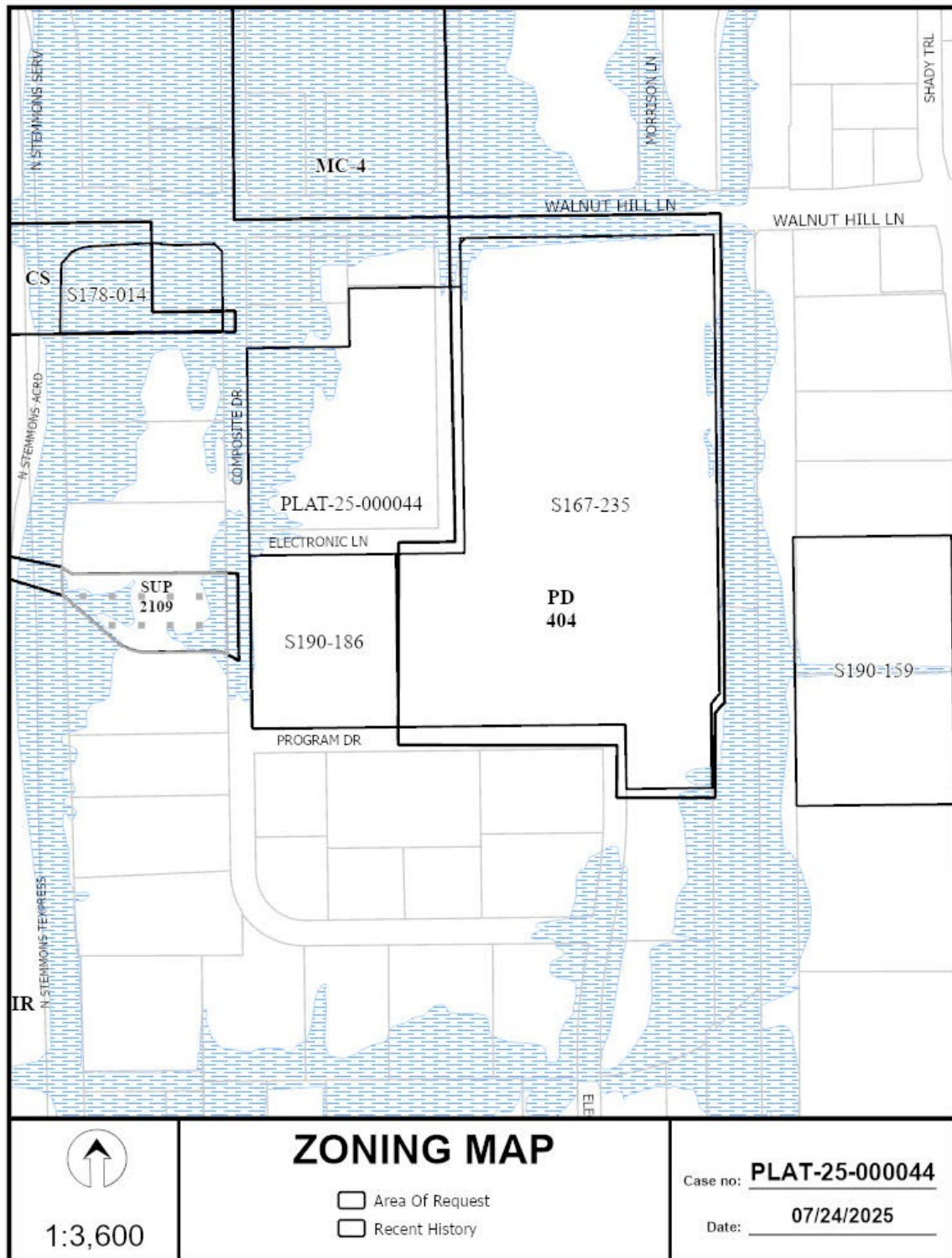
23. Submit a completed Final Plat Checklist and All Supporting Documentation.
24. Show how all adjoining right-of-way was created.
25. Show distances/width across all adjoining right-of-way.
26. Show recording information on all existing easements within 150' of property.
27. List utility easements as retained within street abandonments when stated in ordinance or follow the City of Dallas standard affidavit requirements.
28. Show all additions or tracts of land within 150' of property with recording information.
29. Show correct format of Owner's Certificate, Owner's Dedication and Surveyor's Statement in Final Plat.

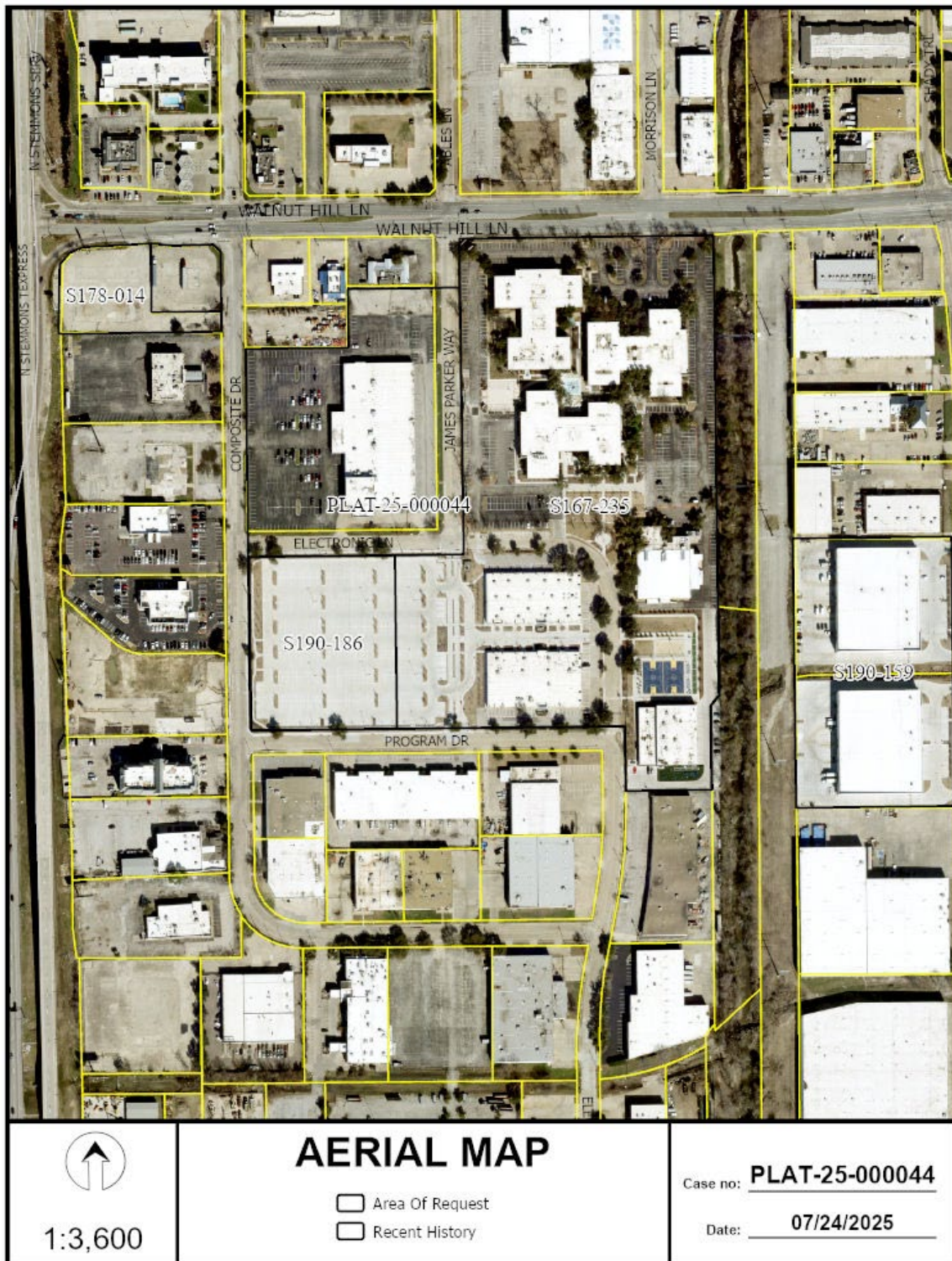
Streetlight/ Real Estate/ Street Name Coordinator/ GIS, Lot & Block Conditions:

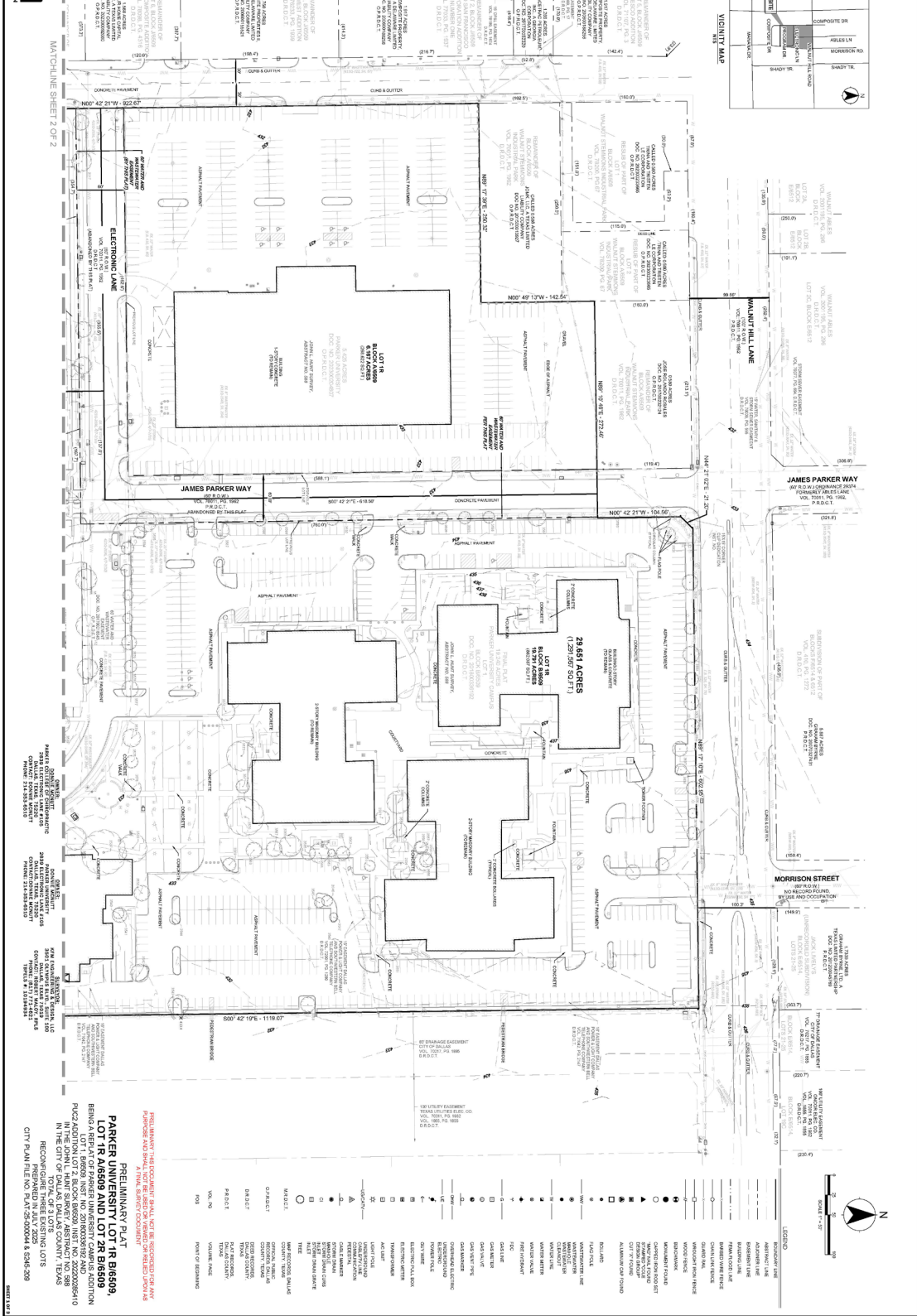
30. Submit a full set of Street Lighting plans prepared per City Standards to daniel.silva1@dallas.gov. Street Lighting requirements are determined during the initial phase of review. Additional street lighting installations may be required to meet the photometric requirements of the 2019 Street Design Manual, Section 6.

Photometric analysis may be required to support the submitted street lighting plan.

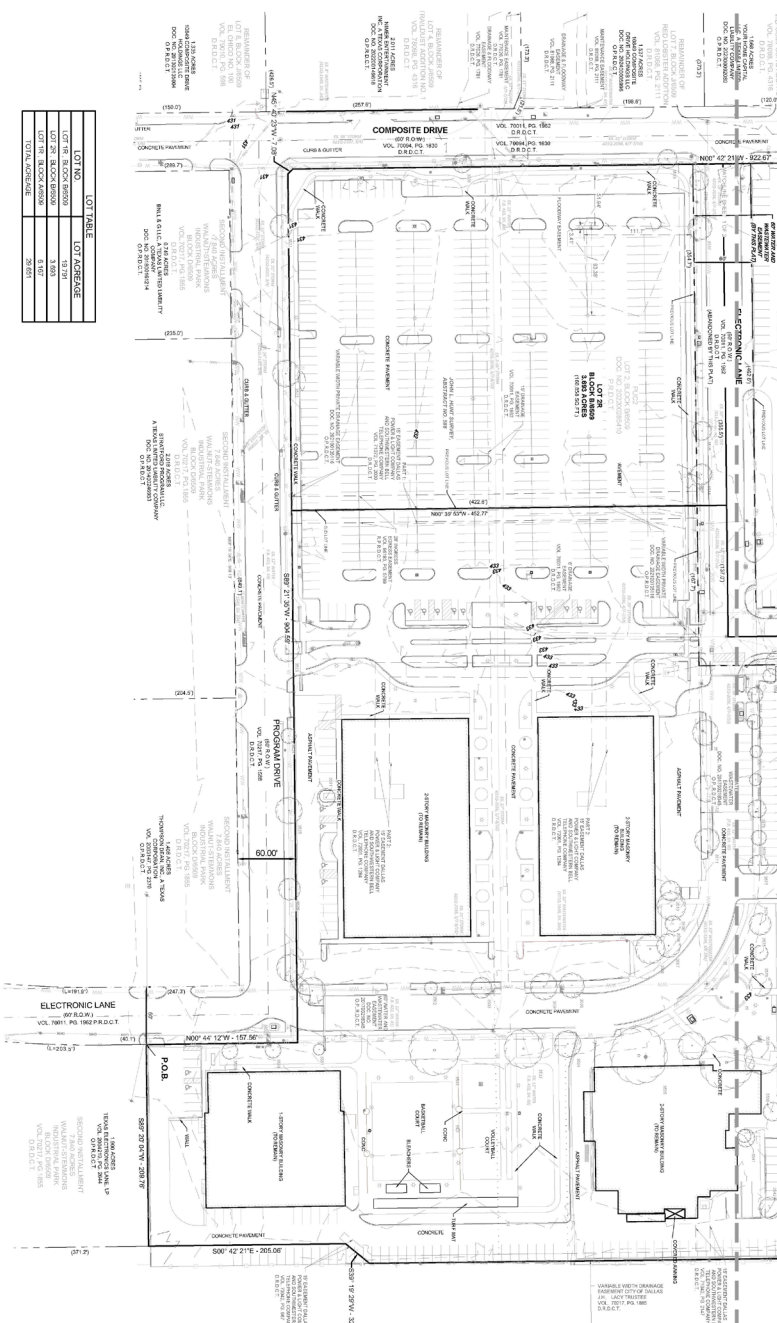
31. Contact Real Estate for Abandonments for Electronic Lane and James Parker Way, and for licenses for the pedestrian bridges shown on the plat. Show the abandonment for Ordinance No. 29374 on the plat as follows: Abandonment authorized by Ordinance No.____, recorded as Inst. Nos. (Cert. ORD. No.____, QCD No.____). Utility Easements retained. Show previously recorded Ordinance No. 30449 on plat as well.
32. On the final plat, change label “Composite Drive” on both pages.
33. On the final plat, change “James Parker Way” to “James Parker Way (FKA Ables Lane)”.
34. On the final plat, change “James Parker Way” to “Ables Lane”
35. On the final plat, identify the property as Lots 1A, 1B, and 1C in City Block B/6509.







LOT TABLE	
LOT NO.	LOT ACREAGE
LOT 1R, BLOCK B#5000	19.791
LOT 2R, BLOCK B#5500	3.693
LOT 1R, BLOCK A#5500	6.107
TOTAL ACREAGE	29.651

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GENERAL NOTE

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PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

PRELIMINARY PLAT
R UNIVERSITY LOT 1R B/6509,

LOT 1R A/6509 AND LOT 2R B/6509
BEING A REPLAT OF PARKER UNIVERSITY CAMPUS ADDITION
LOT 1, B/6509, INST. NO. 201800336192 AND
PUC2 ADDITION LOT 2, BLOCK B/6509, INST. NO. 20220028644
IN THE JOHN I. HUNT SURVEY, ABSTRACT NO. 5988

TOTAL OF 3 LOTS
RECONFIGURE THREE EXISTING LOTS
PREPARED IN JULY 2025
CITY PLAN FILE NO. PLAT 25-000044 & S245-209

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THICKNESS 0.025 IN. (0.635 MM) OF STAINLESS STEEL TYPE 304, 100% CORROSION RESISTANT TO ALL LIQUIDS AND GASES. TANKS ARE AVAILABLE IN 100, 200, 300, 400, 500, 600, 700, 800, 900, 1000, 1200, 1500, 1800, 2000, 2200, 2400, 2600, 2800, 3000, 3200, 3400, 3600, 3800, 4000, 4200, 4400, 4600, 4800, 5000, 5200, 5400, 5600, 5800, 6000, 6200, 6400, 6600, 6800, 7000, 7200, 7400, 7600, 7800, 8000, 8200, 8400, 8600, 8800, 9000, 9200, 9400, 9600, 9800, 10000, 10200, 10400, 10600, 10800, 11000, 11200, 11400, 11600, 11800, 12000, 12200, 12400, 12600, 12800, 13000, 13200, 13400, 13600, 13800, 14000, 14200, 14400, 14600, 14800, 15000, 15200, 15400, 15600, 15800, 16000, 16200, 16400, 16600, 16800, 17000, 17200, 17400, 17600, 17800, 18000, 18200, 18400, 18600, 18800, 19000, 19200, 19400, 19600, 19800, 20000, 20200, 20400, 20600, 20800, 21000, 21200, 21400, 21600, 21800, 22000, 22200, 22400, 22600, 22800, 23000, 23200, 23400, 23600, 23800, 24000, 24200, 24400, 24600, 24800, 25000, 25200, 25400, 25600, 25800, 26000, 26200, 26400, 26600, 26800, 27000, 27200, 27400, 27600, 27800, 28000, 28200, 28400, 28600, 28800, 29000, 29200, 29400, 29600, 29800, 30000, 30200, 30400, 30600, 30800, 31000, 31200, 31400, 31600, 31800, 32000, 32200, 32400, 32600, 32800, 33000, 33200, 33400, 33600, 33800, 34000, 34200, 34400, 34600, 34800, 35000, 35200, 35400, 35600, 35800, 36000, 36200, 36400, 36600, 36800, 37000, 37200, 37400, 37600, 37800, 38000, 38200, 38400, 38600, 38800, 39000, 39200, 39400, 39600, 39800, 40000, 40200, 40400, 40600, 40800, 41000, 41200, 41400, 41600, 41800, 42000, 42200, 42400, 42600, 42800, 43000, 43200, 43400, 43600, 43800, 44000, 44200, 44400, 44600, 44800, 45000, 45200, 45400, 45600, 45800, 46000, 46200, 46400, 46600, 46800, 47000, 47200, 47400, 47600, 47800, 48000, 48200, 48400, 48600, 48800, 49000, 49200, 49400, 49600, 49800, 50000, 50200, 50400, 50600, 50800, 51000, 51200, 51400, 51600, 51800, 52000, 52200, 52400, 52600, 52800, 53000, 53200, 53400, 53600, 53800, 54000, 54200, 54400, 54600, 54800, 55000, 55200, 55400, 55600, 55800, 56000, 56200, 56400, 56600, 56800, 57000, 57200, 57400, 57600, 57800, 58000, 58200, 58400, 58600, 58800, 59000, 59200, 59400, 59600, 59800, 60000, 60200, 60400, 60600, 60800, 61000, 61200, 61400, 61600, 61800, 62000, 62200, 62400, 62600, 62800, 63000, 63200, 63400, 63600, 63800, 64000, 64200, 64400, 64600, 64800, 65000, 65200, 65400, 65600, 65800, 66000, 66200, 66400, 66600, 66800, 67000, 67200, 67400, 67600, 67800, 68000, 68200, 68400, 68600, 68800, 69000, 69200, 69400, 69600, 69800, 70000, 70200, 70400, 70600, 70800, 71000, 71200, 71400, 71600, 71800, 72000, 72200, 72400, 72600, 72800, 73000, 73200, 73400, 73600, 73800, 74000, 74200, 74400, 74600, 74800, 75000, 75200, 75400, 75600, 75800, 76000, 76200, 76400, 76600, 76800, 77000, 77200, 77400, 77600, 77800, 78000, 78200, 78400, 78600, 78800, 79000, 79200, 79400, 79600, 79800, 80000, 80200, 80400, 80600, 80800, 81000, 81200, 81400, 81600, 81800, 82000, 82200, 82400, 82600, 82800, 83000, 83200, 83400, 83600, 83800, 84000, 84200, 84400, 84600, 84800, 85000, 85200, 85400, 85600, 85800, 86000, 86200, 86400, 86600, 86800, 87000, 87200, 87400, 87600, 87800, 88000, 88200, 88400, 88600, 88800, 89000, 89200, 89400, 89600, 89800, 90000, 90200, 90400, 90600, 90800, 91000, 91200, 91400, 91600, 91800, 92000, 92200, 92400, 92600, 92800, 93000, 93200, 93400, 93600, 93800, 94000, 94200, 94400, 94600, 94800, 95000, 95200, 95400, 95600, 95800, 96000, 96200, 96400, 96600, 96800, 97000, 97200, 97400, 97600, 97800, 98000, 98200, 98400, 98600, 98800, 99000, 99200, 99400, 99600, 99800, 100000. TANKS ARE AVAILABLE IN 100, 200, 300, 400, 500, 600, 700, 800, 900, 1000, 1200, 1500, 1800, 2000, 2200, 2400, 2600, 2800, 3000, 3200, 3400, 3600, 3800, 4000, 4200, 4400, 4600, 4800, 5000, 5200, 5400, 5600, 5800, 6000, 6200, 6400, 6600, 6800, 7000, 7200, 7400, 7600, 7800, 8000, 8200, 8400, 8600, 8800, 9000, 9200, 9400, 9600, 9800, 10000, 10200, 10400, 10600, 10800, 11000, 11200, 11400, 11600, 11800, 12000, 12200, 12400, 12600, 12800, 13000, 13200, 13400, 13600, 13800, 14000, 14200, 14400, 14600, 14800, 15000, 15200, 15400, 15600, 15800, 16000, 16200, 16400, 16600, 16800, 17000, 1

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Overlapping and disjoint	Overlapping and disjoint
Overlapping and thin	Overlapping and thin
Overlapping and none	Overlapping and none
Overlapping and neither	Overlapping and neither
Overlapping	Overlapping
Overlapping	Overlapping

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE THEREIN EXPRESSED AND UNDER OATH STATED THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2024.

WITNESS, AT NEW ALBUQUERQUE, TEXAS, THIS _____ DAY OF _____, 2004

BY: _____
 (OWNER)

STATE OF TEXAS §
COUNTY OF _____ §

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/HIS EXECUTED THE SAME FOR THE PURPOSE THEREIN EXPRESSED AND DECLARED THAT HE/HE WAS THE GRANTEE IN THE FOREGOING CERTIFICATE AND THAT HE/HE WAS UNDER A WRIT AND BAIL OF OFFICE. THIS _____ DAY OF _____, 2024.

RECORDING LABEL

CAMERON OF AMERICA

I, Donna Smith, Chairperson of the Local Board of the City of Irvine, hereby certify that the foregoing is a true and correct copy of the City of Irvine Ordinance as approved by the City Plan Commission on 05/05/2010 and same was duly approved on the 05/05/2010 by _____.

Chairperson of the _____

PALACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, _____, Clerk of said County of _____, do hereby certify that the attached label was filed for record as required by Chapter 10B of the Statutes of the State, therefore certifying that the attached label was duly approved with the City Planning Commission of the City of Dallas on the _____ day of _____, A.D. 20____.

By _____
City Clerk

PRELIMINARY PLAT

**PARKER UNIVERSITY LOT 1R B/6509,
LOT 1R A/6509 AND LOT 2R B/6509**

BEING A REVERTAL OF PARKER UNIVERSITY CAMPUS ADDITION
LOT 1R, B/6509, SERIAL NO. 201800382319 AND
PUC# ADDITION LOT 2, B/6509, SERIAL NO. 201800382319
IN THE CITY OF ATLANTA, ATLANTA COUNTY, TEXAS

TOTAL OF 3 LOTS

RECONFIGURE THREE EXISTING LOTS

PREPARED BY JULY, 2025

CITY PLAIN FILE NO. PLA-25-000044 & S/24-209