CITY PLAN COMMISSION **THURSDAY, JULY 23, 2026**

FILE NUMBER: PLAT-26-000169 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: Washington Avenue, southeast of Worth Street

DATE FILED: June 26, 2026 **ZONING:** PD 749 (Subdistrict A)

PD LINK: https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=749

CITY COUNCIL DISTRICT: 2 **SIZE OF REQUEST:** 12.0535-acres

APPLICANT/OWNER: Baylor health care system and Baylor University Medical Center

REQUEST: An application to replat a 12.0535-acre tract of land containing all of Lot 3D in City Block 11/827 and all of Lots 3F in City Block 14/827 to create one lot on property located on Washington Avenue, southeast of Worth Street.

SUBDIVISION HISTORY:

1. S223-048 was a request north of the present request to replat a 1.4746-acre tract of land containing all of Lots 5, 6, 8A and a portion of Lot 7 in City Block C/789 to create one lot on property located on Haskell Avenue at Junius Street, southwest corner. The request was approved on January 5, 2023, but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of PD 749 (Subdistrict A); 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 one.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marking/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. “Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval” (Note must be on the Plat). 51A 8.611(e)

15. On the final plat, include a note that the site is within the 55 DNL contour of Love field airport and this noise level may require special construction standards for certain uses per the building code. Dallas Building Code, Section 425.

Flood Plain Conditions:

16. Needs to coordinate with Floodplain Management regarding the 1% Stormwater Hazard Area to determine any requirements or impacts associated with this plat.

Right-of-way Conditions:

17. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established center line of Crutcher Street. Sections 51A 8.602(c); 51A 8.604(c).

18. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established center line of Worth Street. Sections 51A 8.602(c); 51A 8.604(c).

19. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via fee simple or street easement) at Worth Street and Washington Avenue. Section 51A 8.602(d)(1).

20. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances, within the area of the corner clip. 51A 8.602(d)(1), 51A 8.608(a).

Survey (SPRG) Conditions:

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

22. Show how all adjoining right-of-way was created.

23. Show distances/width across all adjoining right-of-way.

24. Access easement(s) must be recorded by separate instrument(s).

25. Show recording information on all existing easements within 150 feet of property.

26. All utility easement abandonments must be shown with recording information.

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 feet of property with recording information.

29. Show/List prior plat on map, in legal, and/or title block.

Dallas Water Utilities Conditions:

30. 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.

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

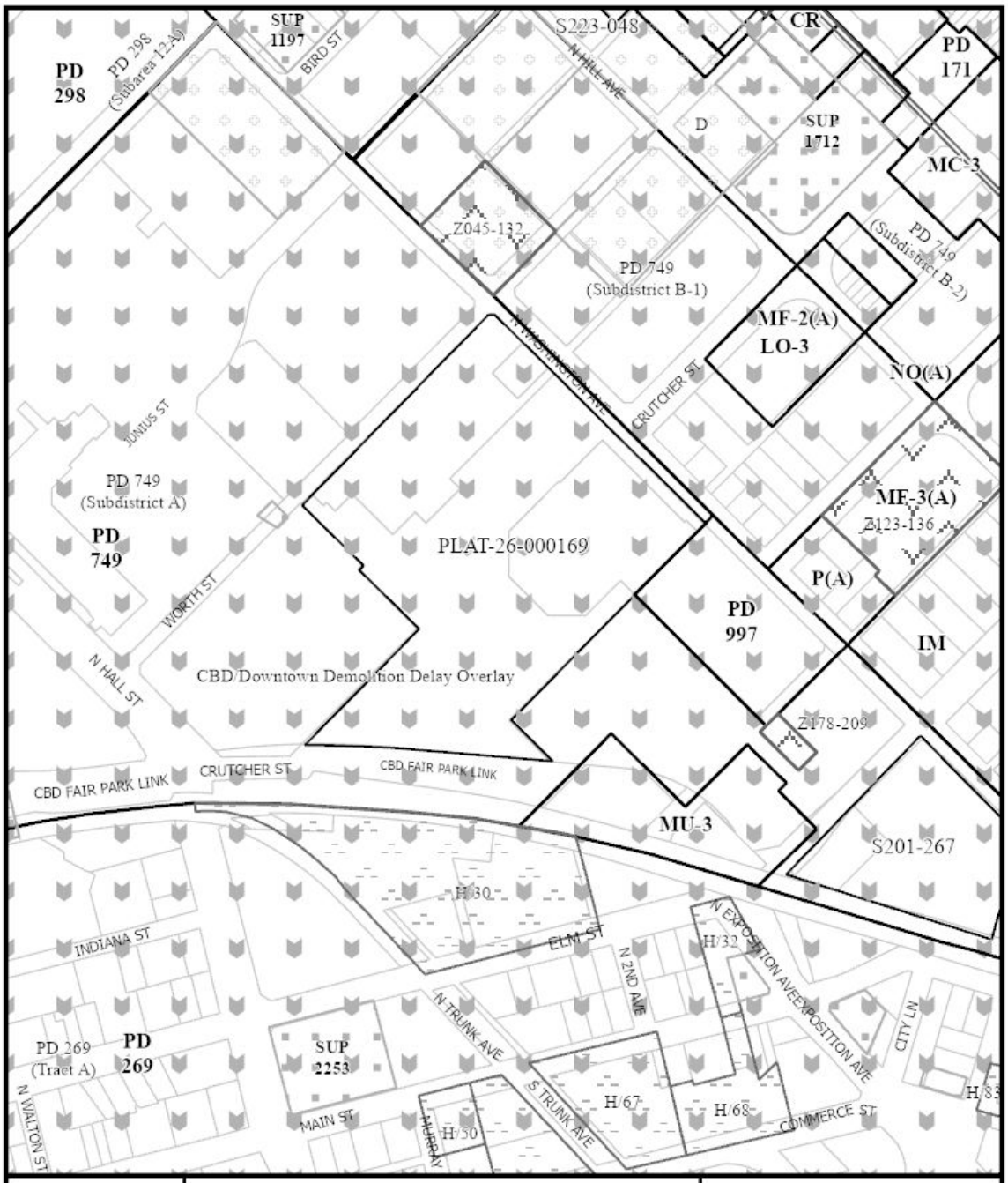
32. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. Notice: Minimum DWU easement size 20’ for one utility and 25’ for both water and sewer. Larger diameter or deeper mains may require additional width.

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

33. Ensure that abandonments for Ordinance Nos 27982 and 27732 including the abandonment of a portion of Worth Street are shown on the plat as follows: Abandonments authorized by Ordinance No.____, recorded as Inst. Nos. (Cert. ORD No._____, QCD No. _____). Utility Easements retained.

34. On the final plat, change “Worth Street (Formerly Barksdale Street)” to “Worth Street (FKA Barksdale Street FKA Junius Street)”.

35. On the final plat, identify the property as Lot 3H in City Block 14/827.



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ZONING MAP

Area Of Request

Recent History

Case no: PLAT-26-000169

Date: 07/13/2026

1:3,600

AERIAL MAP

Area Of Request

Recent History

Case no: PLAT-26-000169

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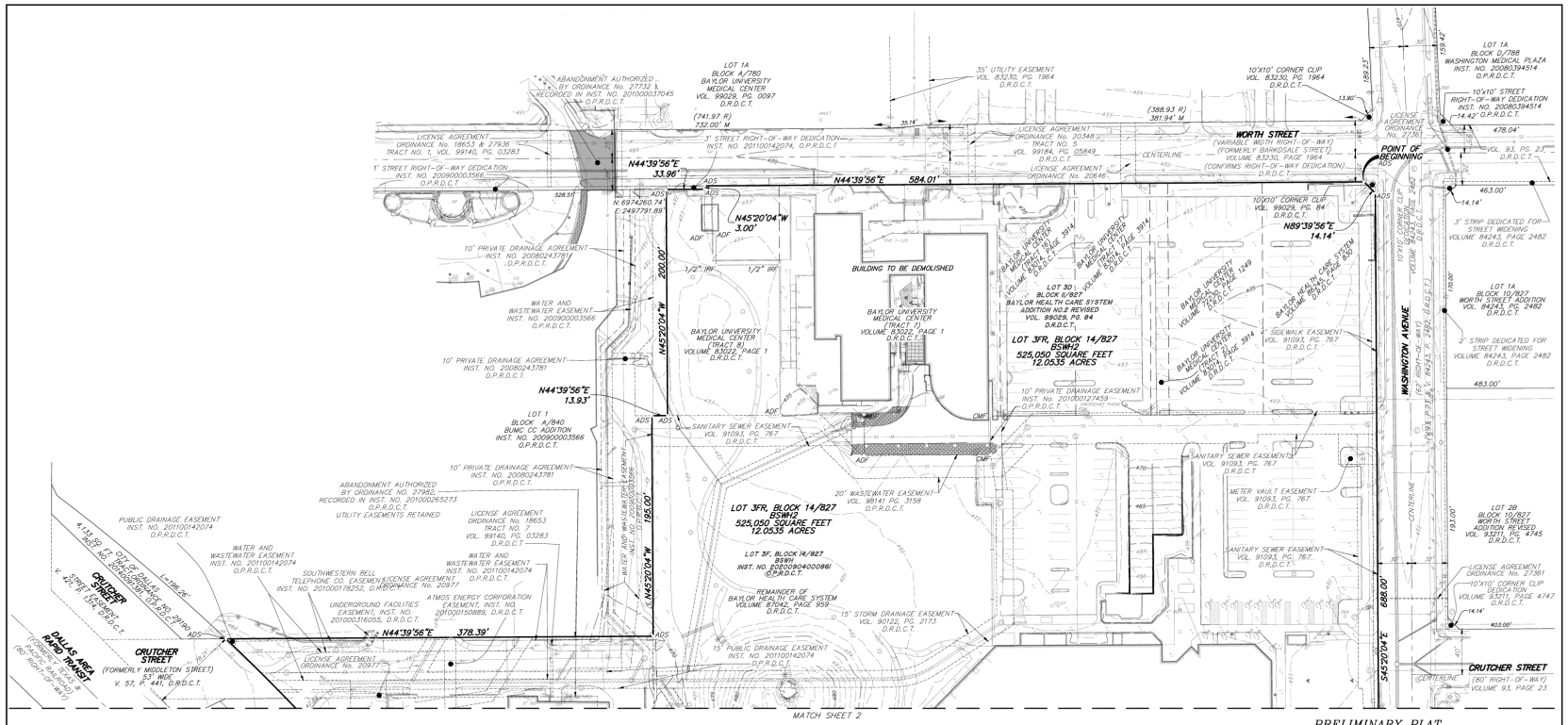
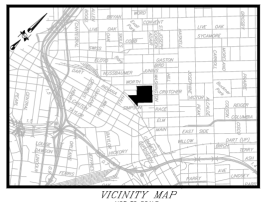




VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, NAD 83 (2011) EPOCH 2010.00, BASED ON REAL-TIME KINEMATIC OBSERVATIONS UTILIZING ALLTERRA CENTRAL'S VIRTUAL REFERENCE NETWORK.
2. CONTROLLING MONUMENTS: AS SHOWN
3. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.
4. COORDINATES BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
5. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM TWO EXISTING LOTS.

LEGEND

PROPERTY LINE
EASEMENT LINE
BUILDING
ASPHALT
CONCRETE
LIGHT POLE
LIGHT STANDARD
LIGHT BOLLARD
BOLLARD
WATER VALVE
WATER METER
FIRE HYDRANT
STAND PIPE
CLEAN OUT
MAIL BOX
TELEPHONE PEDESTAL
POWER POLE
POWER POLE WITH U/G CONDUIT
GUY WIRE
SIGN
SANITARY SEWER MANHOLE
STORM SEWER MANHOLE
GAS MANHOLE
ELECTRIC MANHOLE
TELEPHONE MANHOLE
FIBER OPTIC MANHOLE
COMMUNICATIONS MANHOLE
ELECTRIC BOX
ELECTRIC METER
TRAFFIC SIGNAL
TRAFFIC SIGNAL BOX
POST INDICATION VALVE
OVERHEAD POWER
GAS LINE
SEWER LINE
STORM SEWER LINE
WATER LINE
EXISTING CONTOUR LINE
EXISTING SPOT ELEVATION
1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" SET
1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "____" FOUND
IRON ROD FOUND
MAG NAIL SET / FOUND
CHISELED "X" SET / FOUND
CUT "X" SET / FOUND
CONTROLLING MONUMENT
MAP RECORDS, DALLAS COUNTY, TX
DEED RECORDS, DALLAS COUNTY, TX
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
INSTRUMENT NUMBER
VOLUME, PAGE
AREA DRAIN & SIZE IN INCHES
POOL DRAIN
CURB DRAIN
PULL BOX
PULL BOX ELECTRIC
PULL BOX TELEPHONE
PULL BOX FIBER OPTIC
CREPE MYRTLE
TREE

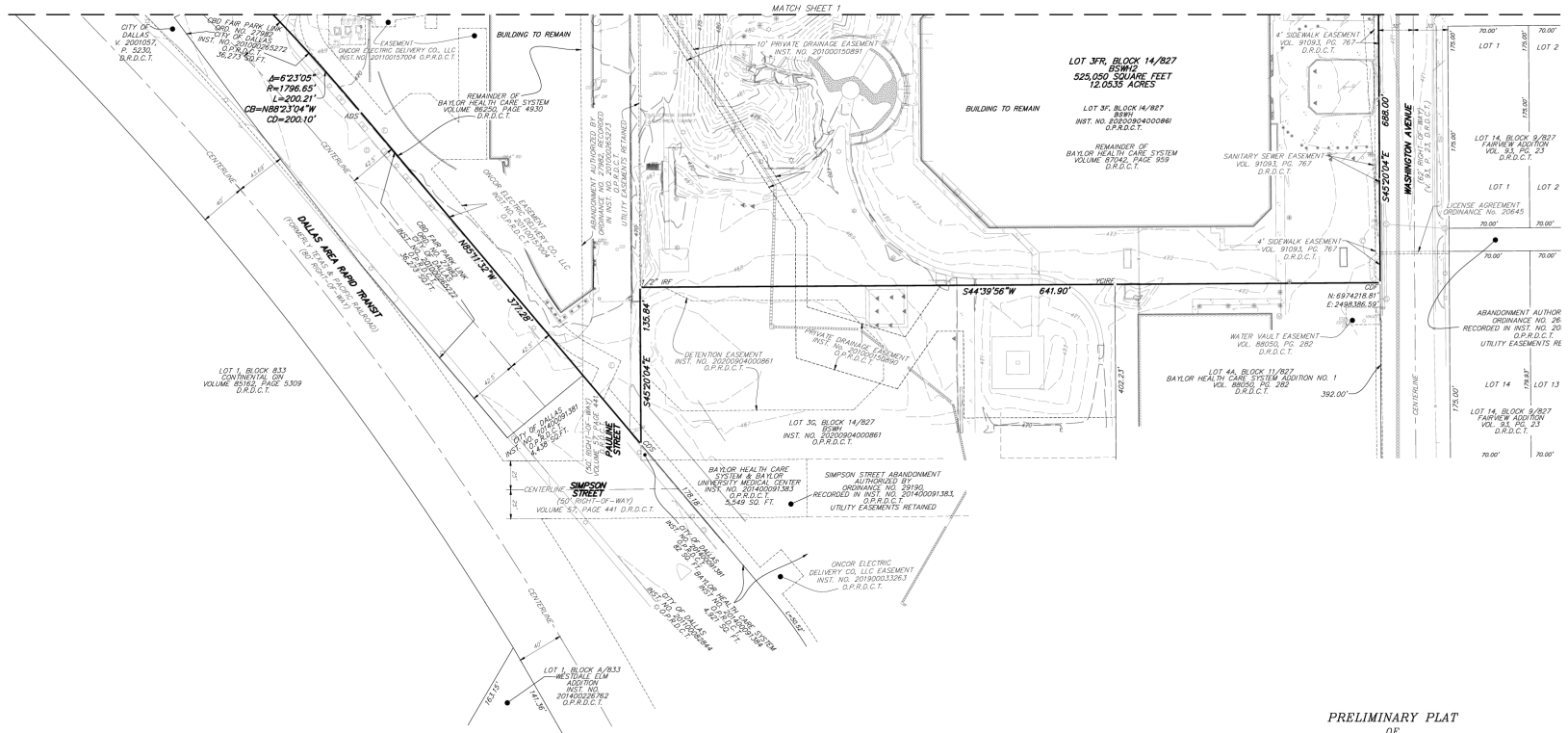
PRELIMINARY PLAT
OF
BSWH2 ADDITION
LOT 3FR, BLOCK 14/827
REPLAT
OF
BSWH ADDITION
LOT 3F, BLOCK 14/827
AND
BAYLOR HEALTH CARE SYSTEM ADDITION NO. 2 REVISED
LOT 3D, BLOCK 11/827
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. PLAT-26-000169

SCALE: 1" = 40' DATE: JUNE 2026

OWNER:
BAYLOR HEALTH CARE SYSTEM &
BAYLOR UNIVERSITY MEDICAL CENTER
301 N. WASHINGTON AVE.
DALLAS, TX 75246
(214) 820-8674
C/O CHARLES SHELBURNE

SURVEYOR:
RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX 75243
214-739-8100
rlg@rlginc.com
TX PE REG #F-493
TBPELS REG #100341-00

RECORDED	INST#	–	JOB NO.	2611.017	E-FILE	2611.017PP	SHEET	1 OF 3
							DWG NO.	29,020W



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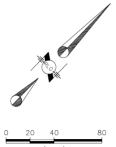

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FENCE LINE
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BOLLARD
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FIRE HYDRANT
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RECORDED	INST#	–	JOB NO.	2611.017	E-FILE	2611.017PP	DWG NO.	29,020W	SHEET	2 OF 3

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **BAYLOR HEALTH CARE SYSTEM** and **BAYLOR UNIVERSITY MEDICAL CENTER**, acting by and through it's duly authorized agent, does hereby adopt this plat, designating the herein described property as **BSWH2 ADDITION**, an addition to the City of Dallas, Dallas County, Texas ,and do hereby dedicate, in fee simple, to the public use forever any streets, alleys and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the_____ day of_____, 2026.

BAYLOR HEALTH CARE SYSTEM and **BAYLOR UNIVERSITY MEDICAL CENTER**

By: _____

Charles Shelburne, Vice President of Campus Planning

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared **Charles Shelburne**, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2026.

_____
Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, **BRIAN R. WADE**, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance no. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2026.

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.

_____
Brian R. Wade
Texas Registered Professional
Land Surveyor No. 6098

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared **BRIAN R. WADE**, 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 considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the _____ day of

_____, 2026.

_____
Notary Public in and for the State of Texas

OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, Baylor Health Care System & Baylor University Medical Center are the sole owners of a 525,050 square foot (12.0535 acres) tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, being all of Lot 3D, Block 11/827, Baylor Health Care System Addition No. 2 Revised, an addition to the City of Dallas according to the plat recorded in Volume 99029, Page 84, Deed Records, Dallas County, Texas, and being all of Lot 3F, Block 14/827, BSWH, an addition to the City of Dallas according to the plat recorded in Instrument Number 20200090400861, Official Public Records, Dallas County, Texas and being all or part of Multiple Warranty Deeds to Baylor University Medical Center recorded in Volume 72230, Page 1249, Volume 83014, Page 3914, and Volume 83022, Page 1, all in the Deed Records, of Dallas County, Texas, and being all or part of Multiple Warranty Deeds to Baylor Health Care System, recorded in Volume 86245, Page 830, Volume 82850, Page 4830, and Volume 87042, Page 959 Deed Records, Dallas County, Texas, and being all of that tract of land described in a Quitclaim Deed to Baylor Health Care System, recorded in Instrument Number 201000265273, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 3-1/4" aluminum disk set on top of a 1/2" iron rod stamped "BSWH2 & RLG INC" for the westerly corner of a corner clip located at the intersection of the southeast right-of-way line of Worth Street (a variable width right-of-way) and the southwest right-of-way line of Washington Avenue (a 62' right-of-way) for the westerly north corner of said Lot 3D;

THENCE North 89°39'56" East, along said corner clip, a distance of 14.14 feet to a 3-1/4" aluminum disk set on top of a 1/2" iron rod stamped "BSWH2 & RLG INC" for the easterly north corner of said Lot 3D;

THENCE South 45°20'04" East, along the common line between said Washington Avenue and said Lot 3D and in part said Lot 3F, a distance of 688.00 feet to a copper disk found for the the east corner of said Lot 3F and the north corner of Lot 4A, Block 11/827, Baylor Health Care System Addition No. 1, an addition to the City of Dallas according to the plat recorded in Volume 88050, Page 282, Deed Records, Dallas County, Texas;

THENCE South 44°39'56" West, along the common line between said Lot 4A and in part Lot 3G, Block 14/827 of said BSWH addition, a distance of 641.90 feet to a 1/2" iron rod found for an interior ell corner of said Lot 3F and the west corner of said Lot 3G

THENCE South 45°20'04" East, along the common line between Lot 3G and 3F, a distance of 135.84 feet to a copper disk set corner corner;

THENCE along the south line of said Lot 3F, the following bearings and distances:

North 85°11'32" West, a distance of 377.28 feet to a 3-1/4" aluminum disk set on top of a 1/2" iron rod stamped "BSWH2 & RLG INC" set for the beginning of a tangent curve to the left;

In a northwesterly direction along said tangent curve to the left, whose chord bears North 88°23'04" West a distance of 200.10 feet, having a radius of 1796.65 feet, a central angle of 06°23'05", and an arc length of 200.21 feet to a 3-1/4" aluminum disk set on top of a 1/2" iron rod stamped "BSWH2 & RLG INC" at the end of said curve, for the southeast corner of Lot 1, Block A/940, BUMC CC Addition, an addition to the City of Dallas according to the plat recorded in Instrument Number 20090000356, Official Public Records, Dallas County, Texas, for the southwest corner of said Lot 3F;

THENCE along the common line between said Lot 3F and said Lot 1, the following bearings and distances:

North 44°39'56" East, a distance of 378.39 feet to a 3-1/4" aluminum disk set on top of a 1/2" iron rod stamped "BSWH2 & RLG INC" for corner;

North 45°20'04" West, a distance of 195.00 feet to a 3-1/4" aluminum disk set on top of a 1/2" iron rod stamped "BSWH2 & RLG INC" for corner;

North 44°39'56" East, a distance of 13.93 feet to a 3-1/4" aluminum disk set on top of a 1/2" iron rod stamped "BSWH2 & RLG INC" for corner;

North 45°20'04" West, a distance of 200.00 feet to a 3-1/4" aluminum disk set on top of a 1/2" iron rod stamped "BSWH2 & RLG INC" in the southwest right-of-way line of said Worth Street, for the north corner of said Lot 1 and the west corner of said Lot 3D;

THENCE along the common line between said Lot 3D and said Worth Street, the following bearings and distances:

North 44°39'56" East, a distance of 33.96 feet to a 3-1/4" aluminum disk set on top of a 1/2" iron rod stamped "BSWH2 & RLG INC" for corner;

North 45°20'04" West, a distance of 3.00 feet to a 3-1/4" aluminum disk set on top of a 1/2" iron rod stamped "BSWH2 & RLG INC" for corner;

North 44°39'56" East, a distance of 584.01 feet to the **POINT OF BEGINNING** containing 525,050 acres of land, more or less.

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I,_____, Chairperson or
I,_____, Vice Chairperson
of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the _____day of _____ A.D. 20_____ and same was duly approved on the _____day of _____A.D. 20_____, by said Commission.

_____
Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:
_____
Secretary

PRELIMINARY PLAT
OF
BSWH2 ADDITION
LOT 3FR, BLOCK 14/827
REPLAT
OF
BSWH ADDITION
LOT 3F, BLOCK 14/827
AND
BAYLOR HEALTH CARE SYSTEM
ADDITION NO. 2 REVISED
LOT 3D, BLOCK 11/827
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. PLAT-26-000169

SCALE: 1" = 40' *DATE: JUNE 2026*

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SHEET 3 OF 3