

CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 18, 2025****FILE NUMBER:** PLAT-25-000080 (S245-230)**SENIOR PLANNER:** Hema Sharma**LOCATION:** bounded by Brentfield Drive, Meadowcreek Drive, LA Manga Drive and Shadybank Drive**DATE FILED:** August 21, 2025**ZONING:** PD 500**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20500.pdf>**CITY COUNCIL DISTRICT:** 12**SIZE OF REQUEST:** 19.8794-acres**APPLICANT/OWNER:** Richardson ISD

REQUEST: An application to replat a 19.8794-acre tract of land containing all of Lot 1 in City Block 27/8195 to create one lot and to dedicate easements and right-of-way on property bounded by Brentfield Drive, Meadowcreek Drive, LA Manga Drive and Shady Bank Road.

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 PD 500; 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)

Right-of way Requirements Conditions:

15. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Shadybank Road & Brentfield Drive. Section 51A 8.602(d)(1).
16. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of LA Manga Drive & Shadybank Road. Section 51A 8.602(d)(1).
17. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of LA Manga Drive & Meadowcreek Drive. Section 51A 8.602(d)(1).
18. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Brentfield Drive & Meadowcreek Drive. Section 51A 8.602(d)(1).
19. 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. *Section 51A 8.602(d)(1), 51A 8.608(a)*

Flood Plain Conditions:

20. On the final plat, determine the 100-year water surface elevation across this addition.
21. 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
22. 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
23. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
24. 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.*
25. 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)*
26. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

Survey (SPRG) Conditions:

27. Prior to final plat, submit a completed final plat checklist and all supporting documents.
28. On the final plat, show recording information on all existing easements within 150 feet of the property.

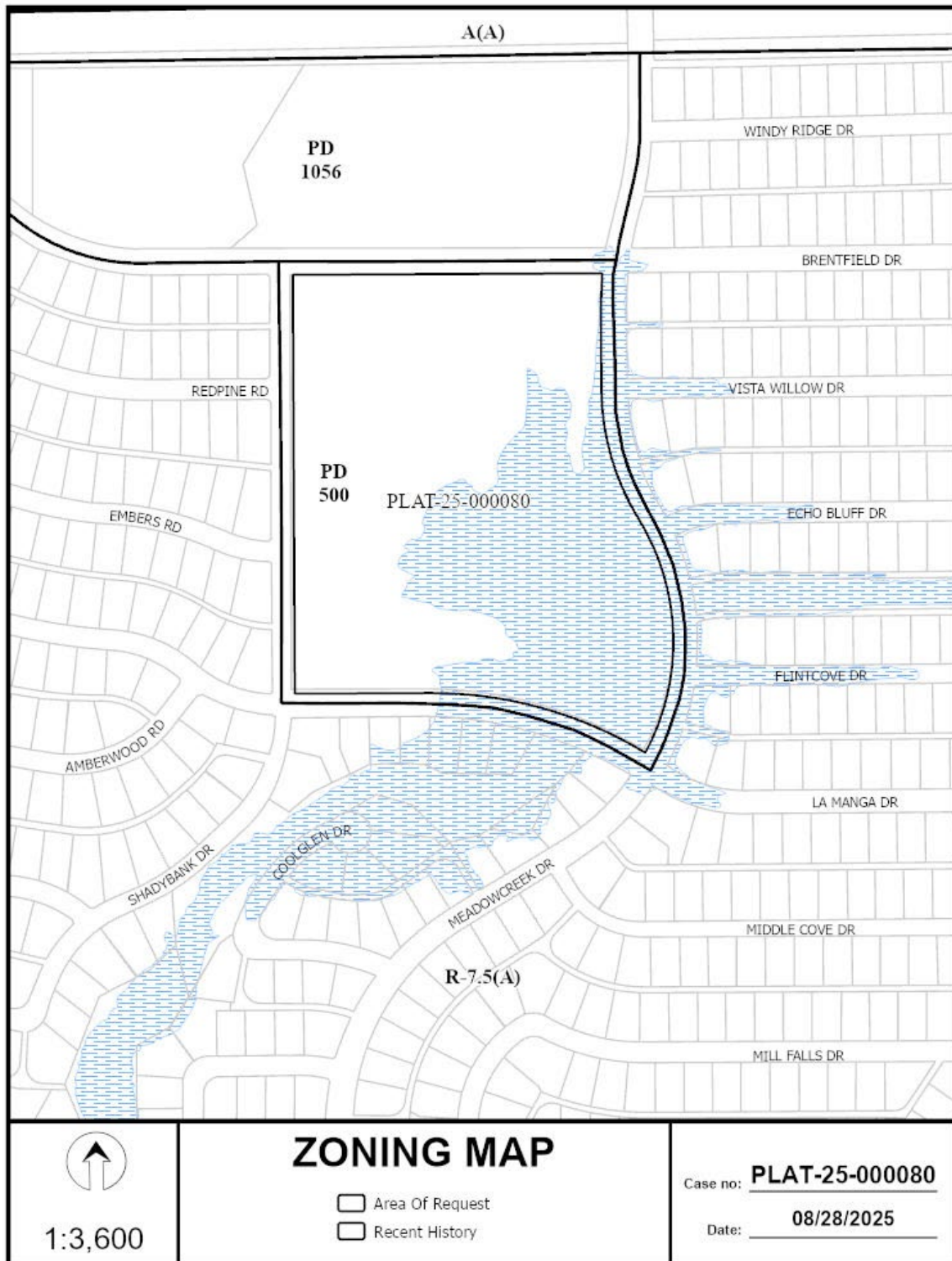
Dallas Water Utilities Conditions:

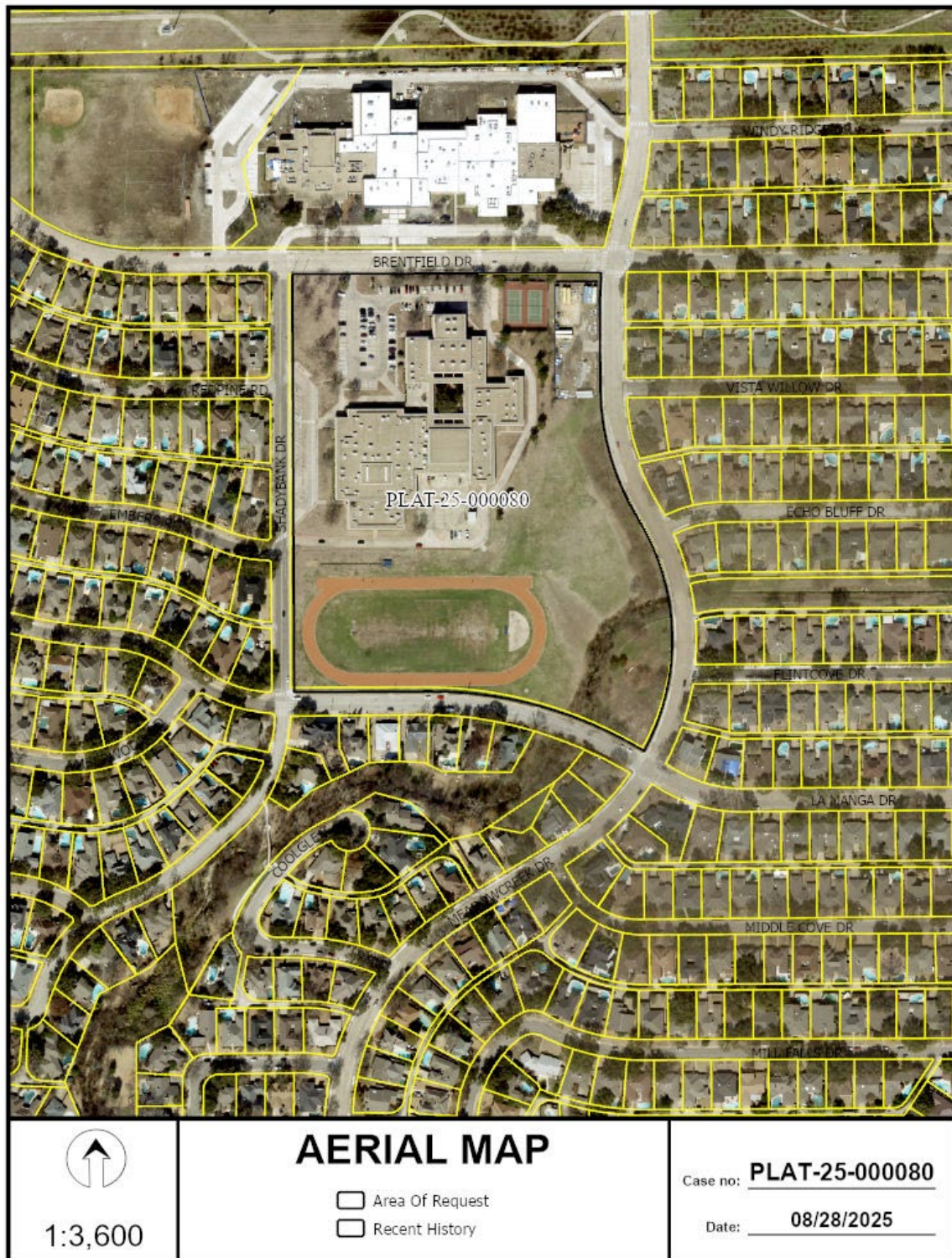
29. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
30. Wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

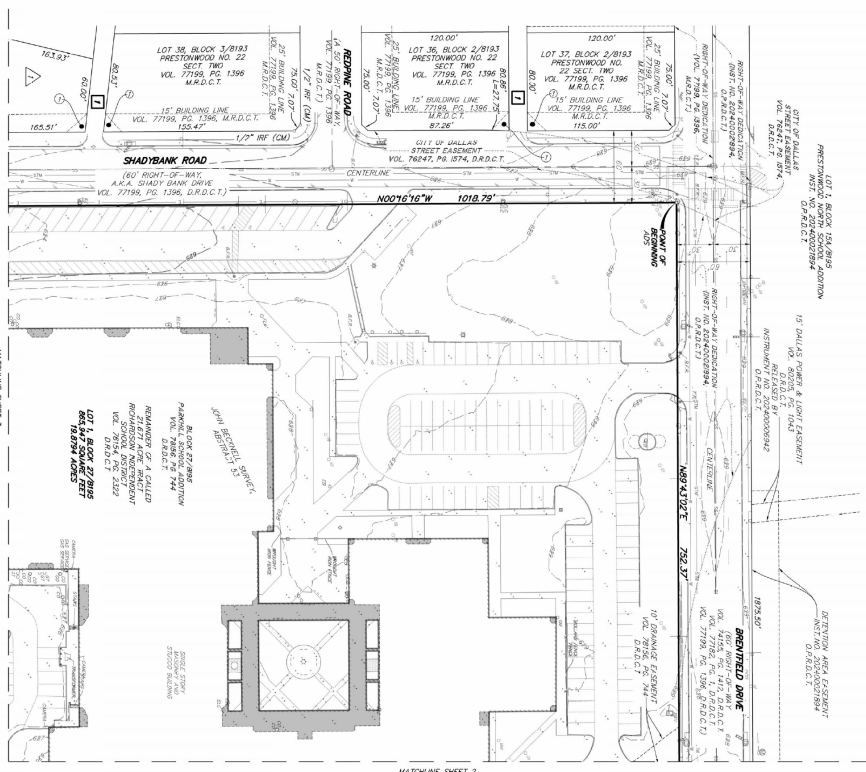
Real Estate/ Street Name/ GIS, Lot & Block Conditions:

31. Prior to the final plat, remove fences in the right-of-way of Brentfield, Meadowcreek, and La Manga Drives and Shadybank Road and provide pictures and written documentation of the removal to Real Estate.
32. Prior to the final plat, contact Real Estate to process any abandonments needed.

33. On the final plat, change "Echo Bluff" to "Echo Bluff Drive". Section 51A-8.403(a)(1)(A)(xii).
34. On the final plat, change "Flintcove Drive" To "Flintcove Drive (AKA Flint Cove Drive)" Section 51A-8.403(a)(1)(A)(xii).
35. On the final plat, identify the property as Lot 1 in City Block 27A/8195.

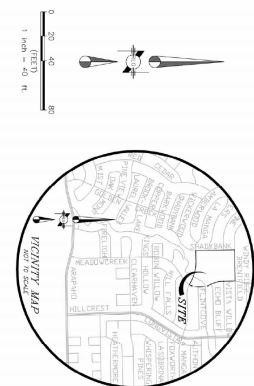






1. BASED ON RESEARCH, THIS COORDINATE SYSTEM OF 1001 NORTH CENTRAL, ZONE 1 AND 2 (211) EXCEEDS CRITERIA BASED ON PRE- AND POST-VEGETATION OBSERVATIONS UTILIZING AERIAL PHOTOGRAPHS AND AERIAL PHOTOGRAPHIC INTERCOMPARISON.
2. CORRELATING COORDINATES, AS SUCH ARE
3. LOT-TO-LOT DRAINAGE, WILL NOT BE ALLOWED WITHOUT PERMIT CITY OF DALLAS ENGINEERING DIVISION APPROVAL.
4. STRUCTURES TO REMAIN
5. COORDINATES ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL AND NO PROJECTIONS ON BASIS OF AND COORDINATE VALUES, NO SCALE
6. THE PURPOSE OF THIS PLAT IS TO OBTAIN ONE LOT FROM ONE EXISTING LOT TO PROVIDE ADDITIONAL PARKING AND MORE OF A MIX.

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OWNER'S DEDICATION
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

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Water main and wastewater assessments shall also include additional areas of working space for coexisting maintenance of the systems. Additional assessment areas to be also covered for installation and maintenance, chemicals, the hydrants, water services and wastewater services from the main to the curb at private, and descriptions of such additional assessments herein granted shall be determined by their location as this plot approved subject to all pitting ordinances, rules, regulations, and resolutions of the City of Denver.

Richardson Independent School District

Chris Poteet
Board President

REFERENCE: the undersigned author(s), on this day personally appeared Chris Potteff, 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 day of 2025.

Notary Public in and for the State of Texas

I, BRYAN R. WATZ, Registered Professional Land Surveyor, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during the period of the survey, and that the same is a true and correct representation of the land described in the foregoing plat. I further affirm that the same is in accordance with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, Chapter 215, 1 Dallas Development Code Ordinance No. 149235, as amended, and Texas Local Government Code, Chapter 215, 1 Dallas Development Code Ordinance No. 149235, as amended, and that the plat is in compliance with the City of Dallas Development Code Ordinance No. 149235, as amended, and that the digital drawing accompanying this plat is a precise representation of the above described land.

Signed this _____ day of _____, 2025.

Bryan R. Watz

BECKHE ME, the undersigned voluntarily, on this day personally appeared SEAN R. WIDE, known to me to be the same 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 _____ day of _____, 2025.

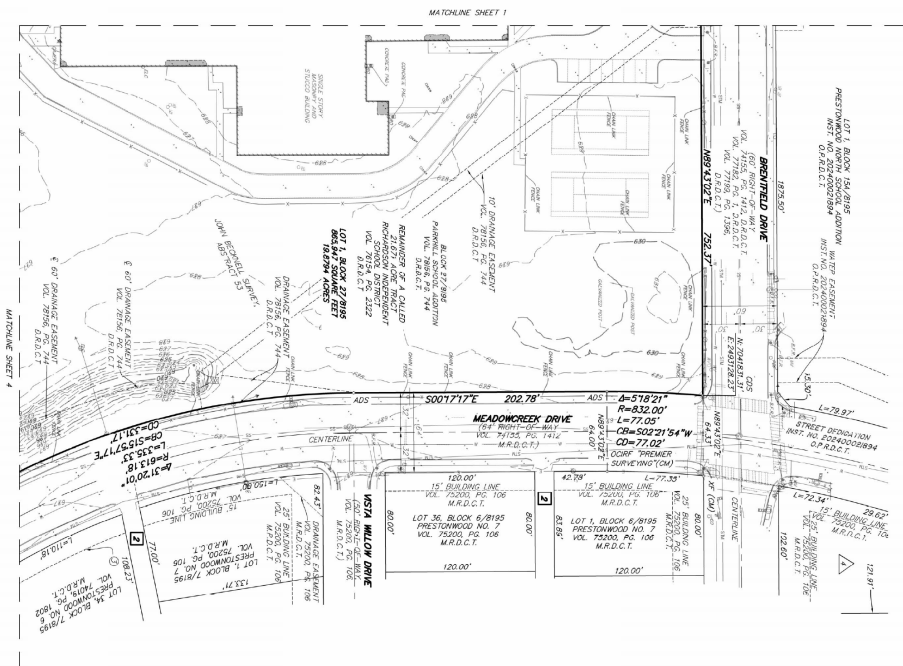
OR

Notary Public in and for the State of Texas

PRELIMINARY PLAT
OF
PJHS ADDITION
LOT 1, BLOCK 27/8195
REFPLAT
OP
PARKHILL SCHOOL ADDITION
BLOCK 27/8195
JOHN BECKELL, SURVEY, ABSTRACT NO. 53
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAT FILE NO. PLAT-55-000040 & S546-230
ENGINEERING NO. DP-_____
SCALE: 1" = 40'
DATE: MAY 2025

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|--|--|
| <p>△ LOT 11, BLOCK 5/8/93
PRESWINDING NO. 22
VOL. M-60.67 1286</p> | <p>① SPOT PLACEMENT
VOL. M-60.67 1286</p> |
| <p>△ LOT 7, BLOCK 10/8/93
PRESWINDING NO. 22
VOL. 71/93.9 1286</p> | <p>② 10' BUILDING LINE
VOL. M-60.67 1286</p> |
| <p>△ LOT 77, BLOCK 10/8/93
PRESWINDING NO. 6
VOL. M-60.67 1283</p> | <p>③ 15' BUILDING LINE
VOL. 74/93.9 1283</p> |
| <p>△ LOT 11, BLOCK 5/8/93
PRESWINDING NO. 7</p> | |



STATE OF TEXAS
COUNTY OF DALLAS

Microbial Risk Assessment

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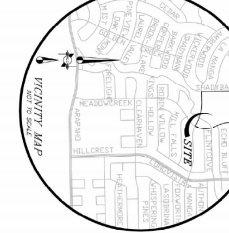
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0618/12 V707B

ENGINEERING NO. DP-

RAYMOND L.

LA 15 AUG 82
TBPLS RRC #10

PLAT-25-000080 (S245-230)

