

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 5, 2025****RECORD NO.:** PLAT-26-000005**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Keller Springs Road, west of Preston Road**DATE FILED:** January 8, 2026**ZONING:** PD 992**PD LINK:** <https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=992>**CITY COUNCIL DISTRICT:** 11**SIZE OF REQUEST:** 14.681-acres**APPLICANT/OWNER:** Keller Springs Estate, LTD.

REQUEST: An application to create 26 single family lots ranging in size from 4,903 square feet to 7,262 square feet, one common area, and to dedicate a private street from a 14.681-acre tract of land in City Block 8215 on property located on Keller Springs Road, west of Preston 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 PD 992; 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 26 and one common area.

Paving and 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. 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 Plat). 51A 8.611(e)

Right-of-way conditions:

15. Dedicate 40 feet of right-of-way (via fee simple) from the established center line of Keller Springs Road. Section 51A 8.602(c)

Flood Plain 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. Need Lien Holder's Subordination Agreement.
25. Show how all adjoining right-of-way was created.
26. Show recording information on all existing easements within 150 feet of property.

Dallas Water Utilities Conditions:

27. 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.
28. 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.
29. 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/ Street Name Coordinator/ Arborist/ Real Estate/ 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 will be required to support the submitted street lighting plan.
31. Contact Addressing Team with appropriate name for proposed right-of-way. "Estates" already exists.
32. Provide tree survey legend.
33. Confirm the existing slope easement abandonment referenced on the northeast side of Keller Springs Road has been processed and update language to the following: Abandonment authorized by Ordinance No._____, recorded as Inst. No. _____. Utility Easements retained. If abandonment has not been processed, contact Real Estate division to process slope easement abandonment.
34. On the final plat, identify the property as Lots 1 through 10 in City Block A/8217 and Lots 1 through 16 in City Block B/8217 and Common Area CA "A".





