

**CITY PLAN COMMISSION****THURSDAY, FEBRUARY 19, 2025****RECORD NO.:** PLAT-25-000183**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Frankford Road, south of President George Bush Turnpike**DATE FILED:** January 21, 2026**ZONING:** A(A)**CITY COUNCIL DISTRICT:** 12**SIZE OF REQUEST:** 33.586-acres**APPLICANT/OWNER:** Oncor Electric Delivery Company, LLC

**REQUEST:** An application to replat a 33.586-acre tract of land containing all of Lot 1A in City Block A/8759 and a tract of land in City Block A/8759 to create one lot on property located on Frankford Road, south of President George Bush Turnpike.

**SUBDIVISION HISTORY:**

1. Plat-25-000137 was a request adjacent to the present request to replat a 2.218-acre tract of land containing City Block A/8759 and part of Lot 1A in City Block A/8759 to create one lot on property located on Frankford Road, east of Hillcrest Road. The request has been withdrawn.

**STAFF RECOMMENDATION:** The request complies with the requirements of the A(A) Agricultural District; 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/marketing/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. 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)
15. Existing drainage conveyance within the property is required to be sized in compliance with Section 51A-8.611(a)(1) of the City of Dallas Code.

**Right-of way Requirements Conditions:**

16. Dedicate 50 feet of right-of-way (via fee simple) from the established center line of Frankford Road. Section 51A 8.602(c).
17. TXDOT approval may be required for any driveway modifications or new access.
18. 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). Section 51A-8.606, Section 51A-8.608

**Survey (SPRG) Conditions:**

19. Submit a completed Final Plat Checklist and All Supporting Documentation.
20. Show correct recording information for subject property.
21. Show how all adjoining right-of-way was created.
22. Show distances/width across all adjoining right-of-way
23. Show recording information on all existing easements within 150 feet of property.

24. Show all additions or tracts of land within 150 feet of property with recording information.

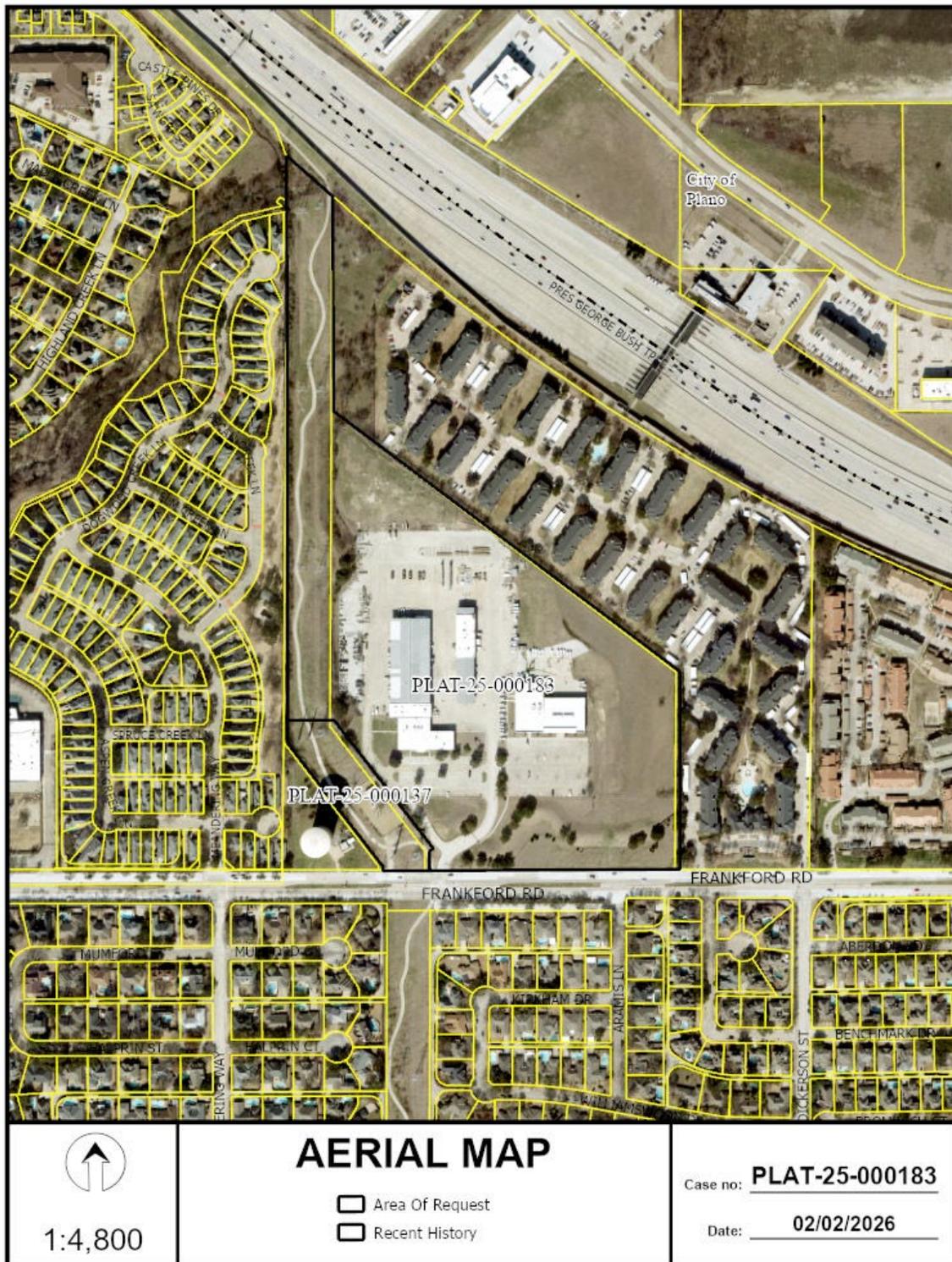
**Dallas Water Utilities Conditions:**

25. 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.
26. Water and wastewater main improvement may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
27. 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 is 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

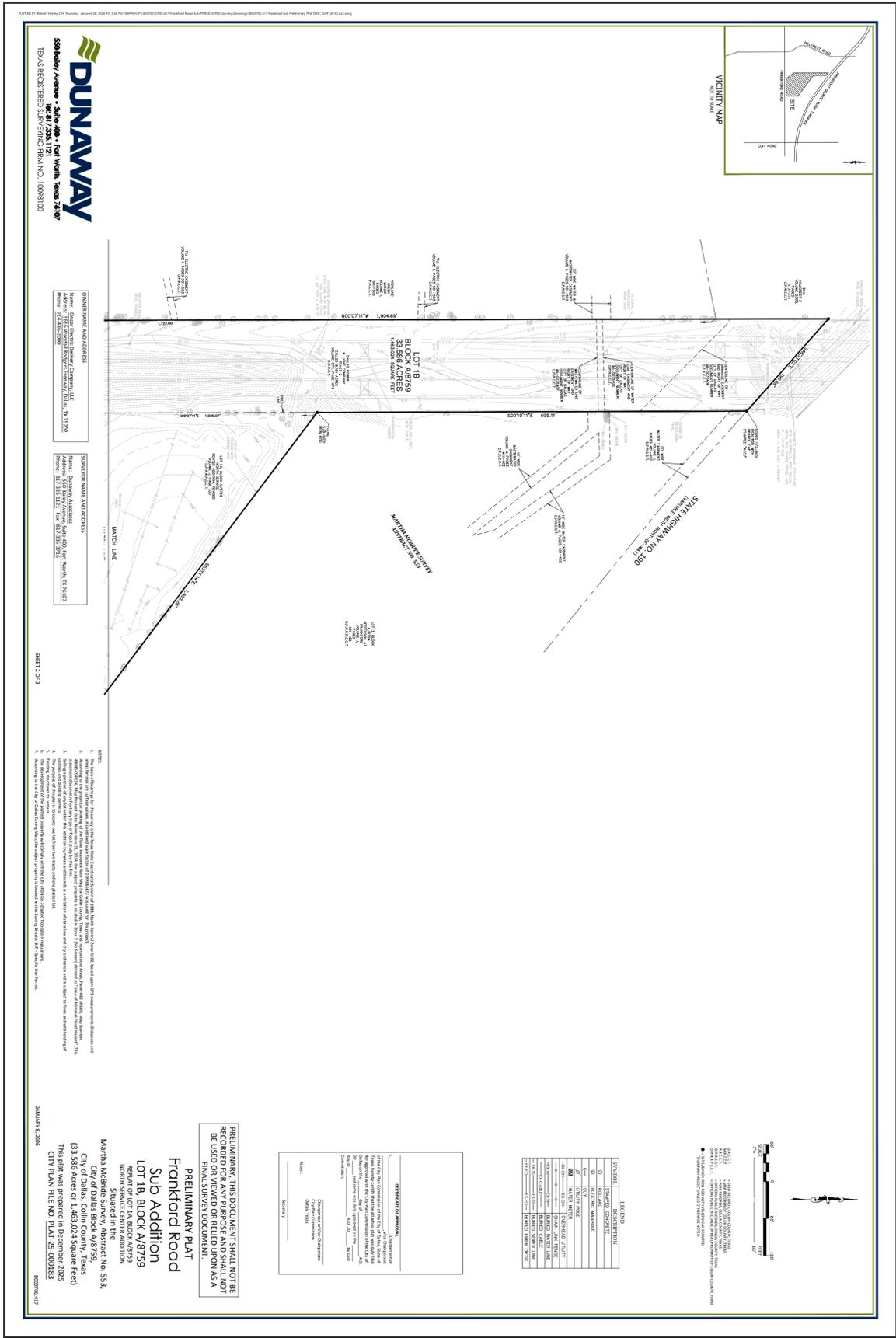
**Street Light/ Arborist/ Street Name Coordinator/ GIS, Lot & Block Conditions:**

28. Additional design information needed to complete review. Provide a brief description of the proposed project and a copy of the site plan to [daniel.silva@dallas.gov](mailto:daniel.silva@dallas.gov) to determine street lighting requirements.
29. No tree removal until the required permits have been obtained
30. On the final plat, change “Frankford Rd” to “Frankford Road”.
31. On the final plat, change “State Highway No. 190” to “President George Bush Turnpike/ State Highway No. 190”.
32. On the final plat, identify the property as Lot 1B in City Block A/8759.









**DUNAWAY**  
 550 Holly Avenue • Suite 400 • Fort Worth, Texas 76107  
 Tel: 817.355.1121  
 TEXAS REGISTERED SURVEYING FIRM NO. 10298100

**OWNER NAME AND ADDRESS**  
 Name: DUNAWAY ENGINEERING, INC.  
 1400 W. FRANKFORD ROAD, SUITE 400  
 FORT WORTH, TEXAS 76107  
 Phone: 817.355.1121

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 1400 W. FRANKFORD ROAD, SUITE 400  
 FORT WORTH, TEXAS 76107  
 Phone: 817.355.1121

SHEET 2 OF 3

- NOTES:
1. This plat is subject to the terms and conditions of the plat of Block A8759, Lot 1B, Block A8759, Sub Addition, North Service Center Addition, City of Dallas, Texas, recorded in Plat 25-000183.
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MAINTAIN MAPS FILED IN THE  
 City of Dallas, Texas  
 (31.586 Acres or 1,463,024 Square Feet)  
 THIS PLAT WAS PREPARED IN DECEMBER 2025  
 CITY PLAN FILE NO. PLAT-25-000183  
 JANUARY 8, 2026  
 8002706.447

**PRELIMINARY PLAT**  
**Frankford Road**  
**Sub Addition**  
**LOT 1B, BLOCK A8759**  
**NORTH SERVICE CENTER ADDITION**

**STATEMENT OF PREPARATION**  
 I, the undersigned, being a duly Licensed Professional Engineer in the State of Texas, do hereby certify that I am the author of the foregoing plat and that the same is a true and correct copy of the original as the same appears on the records of the City of Dallas, Texas, and that the same is a true and correct copy of the original as the same appears on the records of the City of Dallas, Texas, and that the same is a true and correct copy of the original as the same appears on the records of the City of Dallas, Texas.

\_\_\_\_\_  
 Engineer  
 Dallas, Texas

LEGEND

SYMBOL	DESCRIPTION
○	STANDARD CONCRETE
□	ELECTRIC MANHOLE
○	UTILITY POLE
○	WATER METERS
○	SEWER MANHOLE
○	STORM DRAIN TRENCH
○	STORM DRAIN
○	SEWER DRAIN
○	SEWER
○	STORM DRAIN
○	STORM DRAIN

