

CITY PLAN COMMISSION

THURSDAY, FEBRUARY 5, 2025

RECORD NO.: PLAT-25-000116

SENIOR PLANNER: Sharmila Shrestha

LOCATION: South Belt Line Road, southwest of C.F. Hawn Freeway

DATE FILED: January 8, 2026

ZONING: CS

CITY COUNCIL DISTRICT: 8

SIZE OF REQUEST: 3.901-acres

APPLICANT/OWNER: Columbia Hospital at City Dallas Subsidiary, LP., T Bucket LLC

REQUEST: An application to replat a 3.901-acre tract of land containing part of Lots 24 and 25 in City Block 8805 to create one 0.588-acre lot and one 3.333-acre lot on property located on South Belt Line Road, southwest of C.F. Hawn Freeway.

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 CS Commercial Service 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 2.

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.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 53.5 feet of right-of-way (via fee simple) from the established center line of South Beltline 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 recording information on all existing easements within 150 feet of property.
21. Show all additions or tracts of land within 150 feet of property with recording information.

Dallas Water Utilities Conditions:

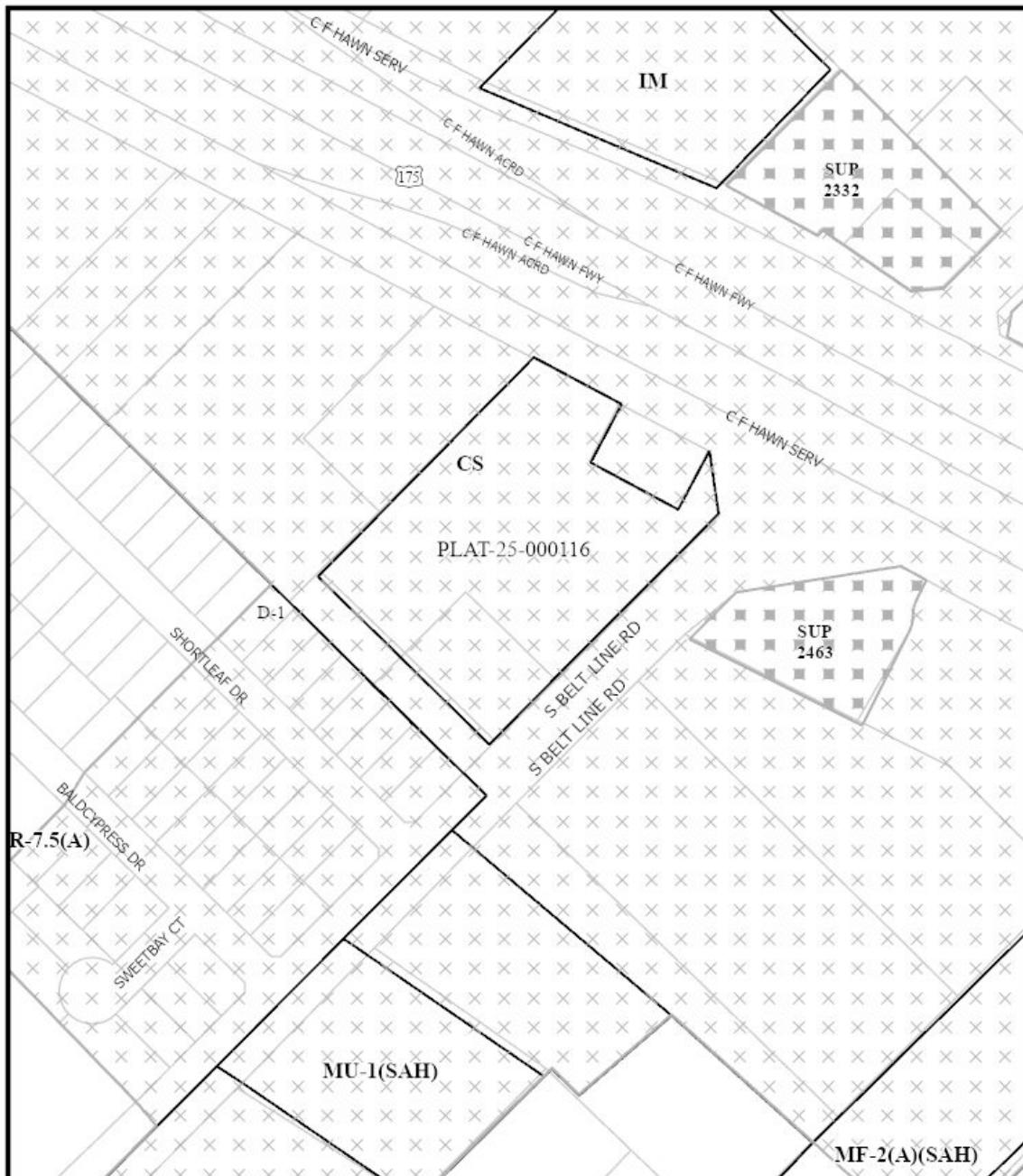
22. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering

plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

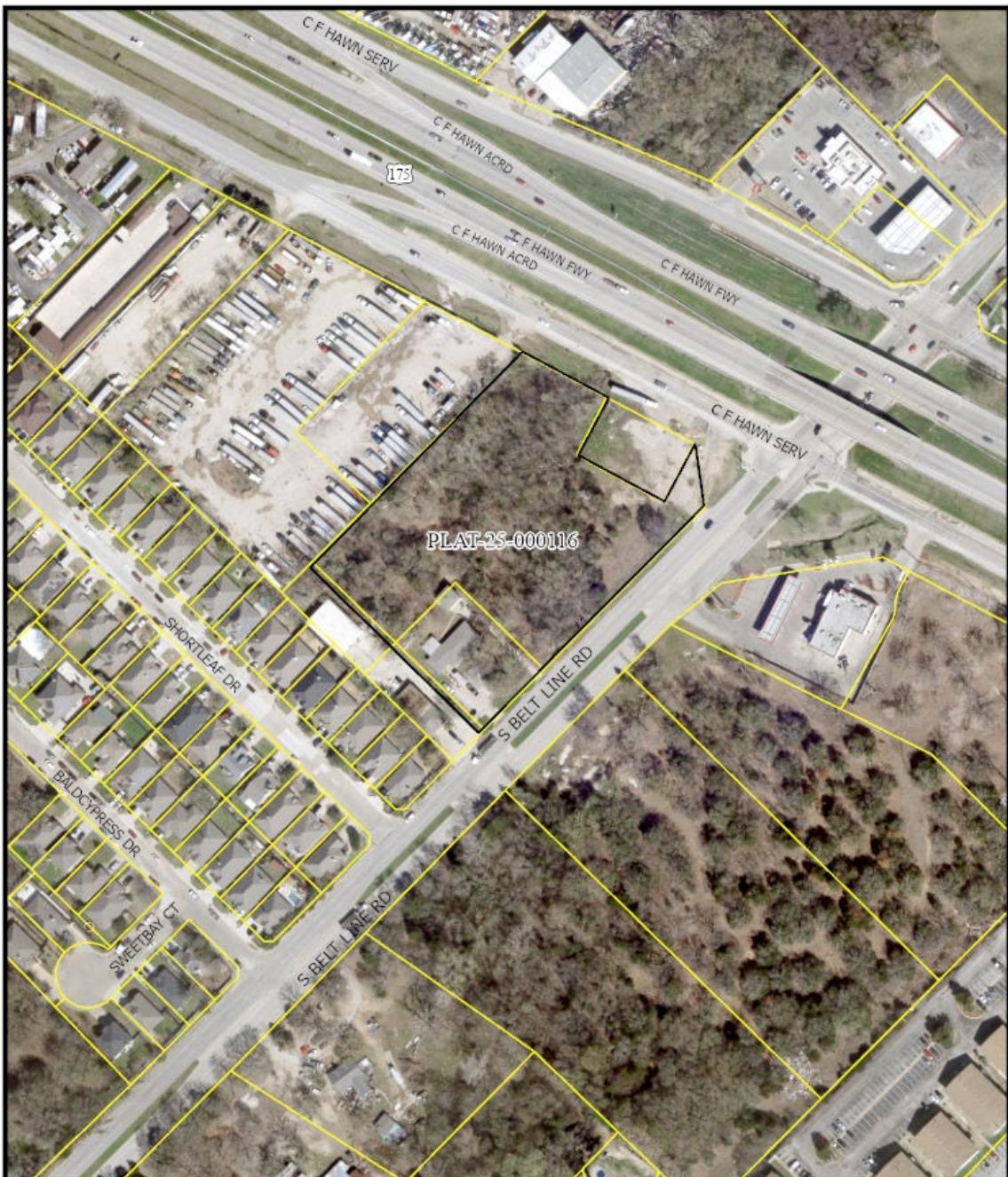
23. Water and wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
24. Existing and any proposed Water and Wastewater Easements must be shown and/or increased 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/ GIS, Lot & Block Conditions:

25. Additional design information needed to complete review. Provide a brief description of the proposed project and a copy of the site plan to daniel.silva1@dallas.gov to determine street lighting requirements.
26. On the final plat, change "S. Belt Line Road" to "South Belt Line Road (FKA Belt Line Road)".
27. On the final plat, change "CF Hawn Freeway" to "C.F. Hawn Freeway/ U.S. Highway No. 175".
28. On the final plat, identify the property as Lots 1 and 2 in City Block D/8805.



	ZONING MAP	Case no: <u>PLAT-25-000116</u>
1:2,400	<input type="checkbox"/> Area Of Request <input type="checkbox"/> Recent History	Date: <u>01/20/2026</u>



 1:2,400	AERIAL MAP <input type="checkbox"/> Area Of Request <input type="checkbox"/> Recent History	Case no: <u>PLAT-25-000116</u> Date: <u>01/20/2026</u>
--	--	---

