

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/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. 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:

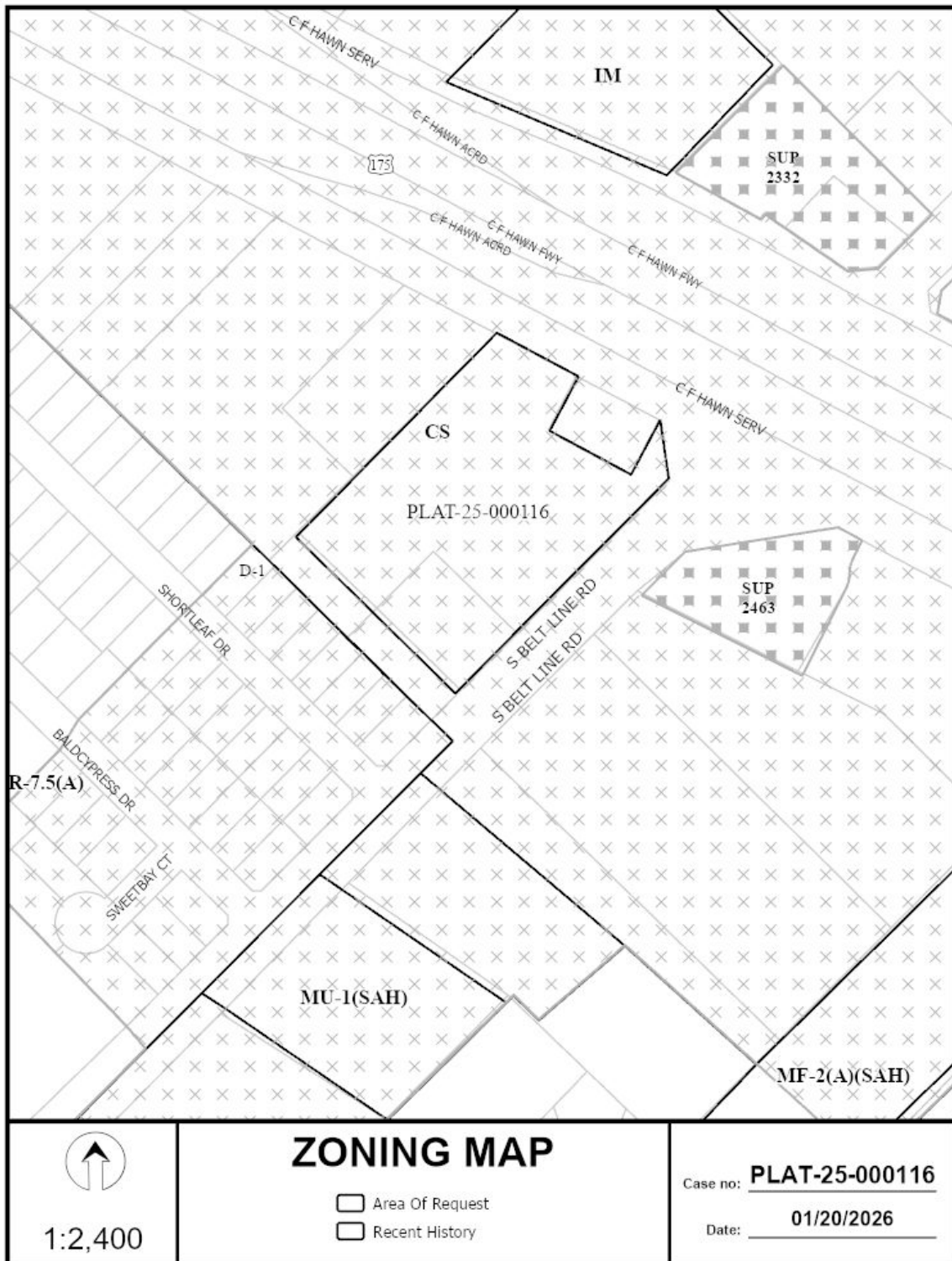
22. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering

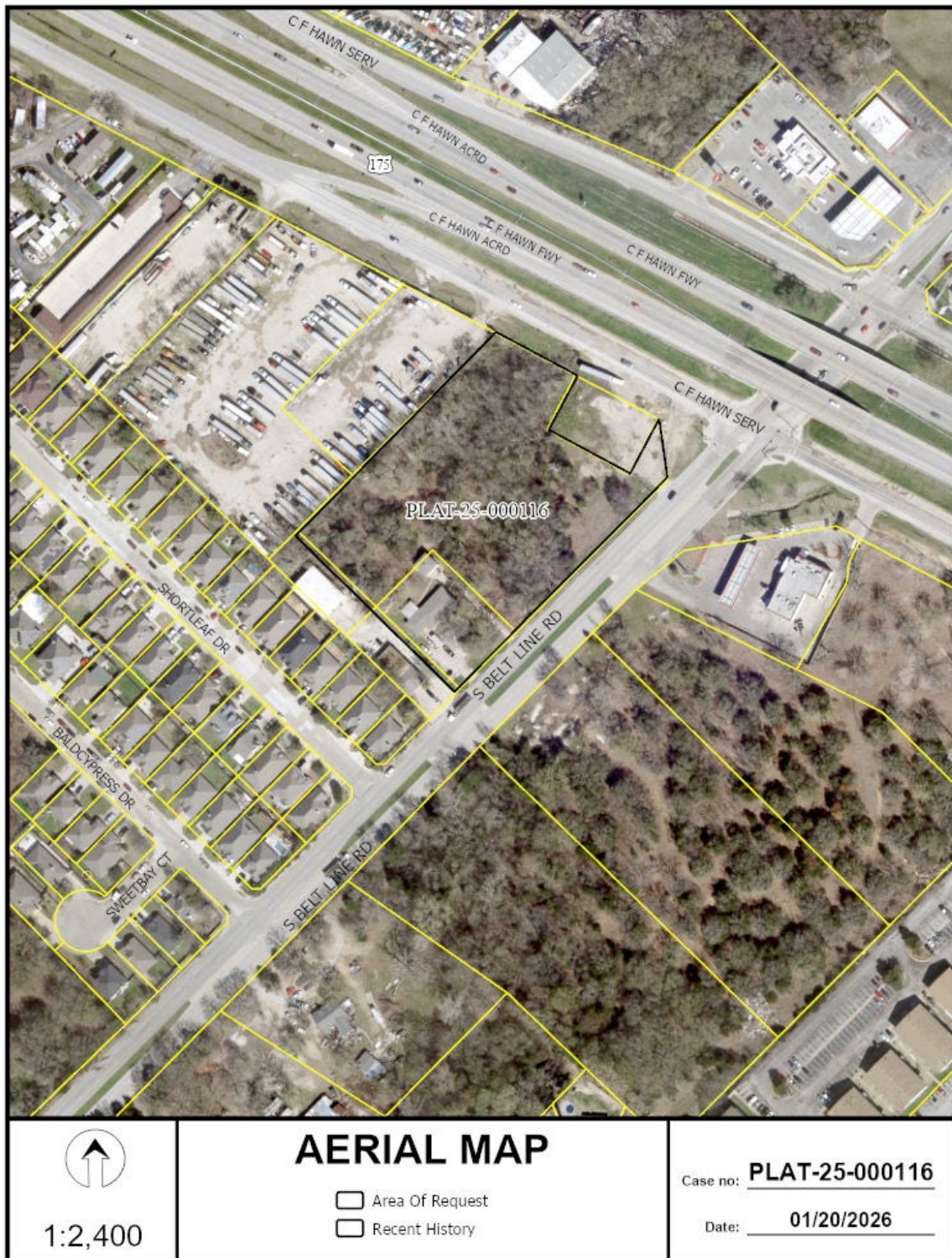
plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

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.





COLUMBIA HOSPITAL
TRACT OF LAND LOCATED IN THE ROBERT KLEBERG SURVEY, ABSTRACT N

Senior Engineer
Markland Consulting
8144 Walnut Hill Lane - Suite 750
Dallas, TX 75231
469-972-7815
jeremy@markland.com

Engineer
Fulmer Lamm
2002 Richard Jones R.
Nashville, TN 37215
615-245-3772
Reo Lamm PE
ross@fulmerlamm.com

LAWYER
 T Bossett LLC
 3441 Legacy Drive # 204A122
 Plano, TX 75023

A detailed map of the Survey Site area. The map shows a proposed road alignment running diagonally from the bottom left towards the top right. Key streets include JORDAN VALLEY RD at the top, and several residential streets such as 1ST ST, 2ND ST, 3RD ST, 4TH ST, 5TH ST, 6TH ST, 7TH ST, 8TH ST, 9TH ST, 10TH ST, 11TH ST, 12TH ST, 13TH ST, 14TH ST, 15TH ST, 16TH ST, 17TH ST, 18TH ST, 19TH ST, 20TH ST, 21ST ST, 22ND ST, 23RD ST, 24TH ST, 25TH ST, 26TH ST, 27TH ST, 28TH ST, 29TH ST, 30TH ST, 31ST ST, 32ND ST, 33RD ST, 34TH ST, 35TH ST, 36TH ST, 37TH ST, 38TH ST, 39TH ST, 40TH ST, 41ST ST, 42ND ST, 43RD ST, 44TH ST, 45TH ST, 46TH ST, 47TH ST, 48TH ST, 49TH ST, 50TH ST, 51ST ST, 52ND ST, 53RD ST, 54TH ST, 55TH ST, 56TH ST, 57TH ST, 58TH ST, 59TH ST, 60TH ST, 61ST ST, 62ND ST, 63RD ST, 64TH ST, 65TH ST, 66TH ST, 67TH ST, 68TH ST, 69TH ST, 70TH ST, 71ST ST, 72ND ST, 73RD ST, 74TH ST, 75TH ST, 76TH ST, 77TH ST, 78TH ST, 79TH ST, 80TH ST, 81ST ST, 82ND ST, 83RD ST, 84TH ST, 85TH ST, 86TH ST, 87TH ST, 88TH ST, 89TH ST, 90TH ST, 91ST ST, 92ND ST, 93RD ST, 94TH ST, 95TH ST, 96TH ST, 97TH ST, 98TH ST, 99TH ST, 100TH ST. The Survey Site is indicated by a curved arrow pointing to a specific location on the proposed road alignment.

COMMERCIAL SERVICE (CS)

COLUMBIA HOSPITAL AT CITY
DALLAS SUBSIDIARY LP
PO BOX 80610
INDIANAPOLIS, INDIANA 462800610

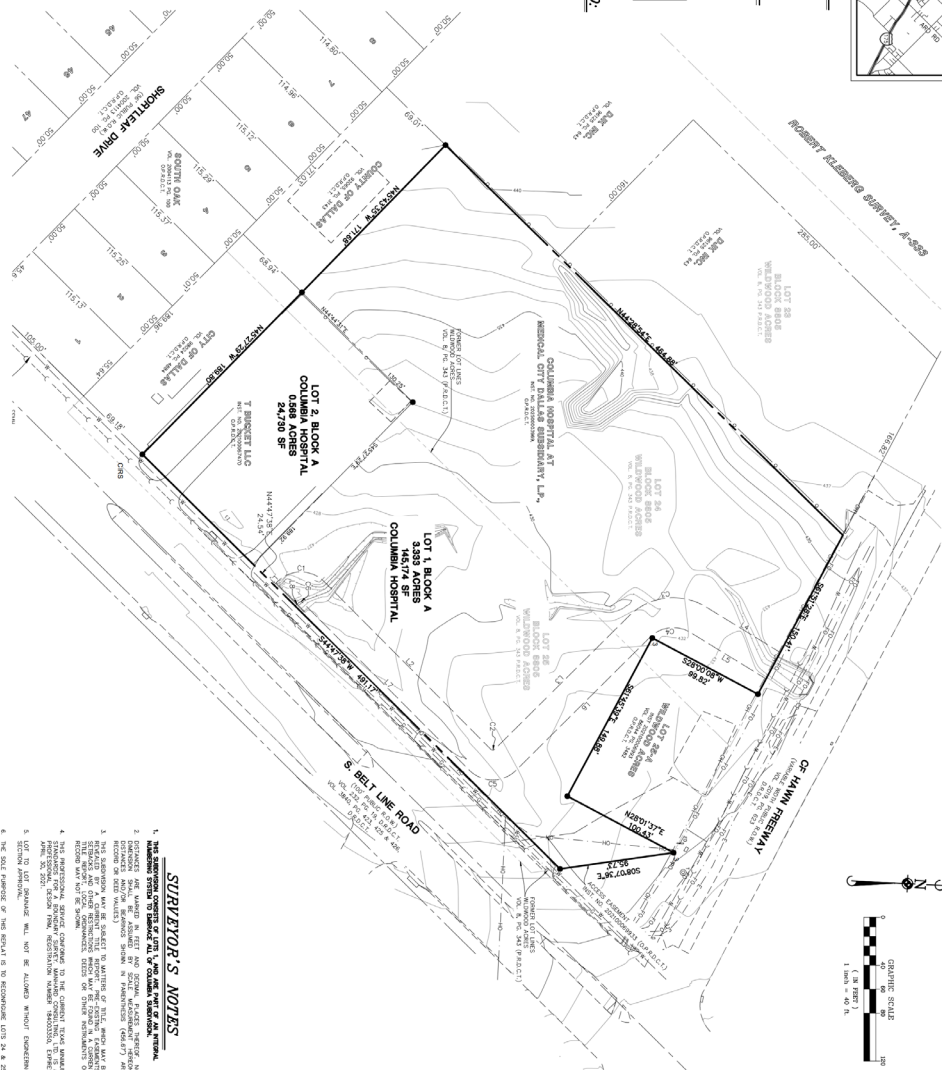
505 PECAN STREET, SUITE 200
FORT WORTH, TX 76102
(817) 865-5344
ATTN: JEREMY L. DEAL, RPLS

LOT 1 = 145,174 SQ. FT. (3.333 ACRES)
TOTAL AREA = 145,174 SQ. FT. (3.333 ACRES)

2 - FOUND 1/2" IRON ROD YELLOW
CAP MARCH 1981'S 4511

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R.O.W. = RIGHT-OF-WAY
INST. NO. = INSTRUMENT NUMBER
VOL./PG. = VOLUME/PAGE
P.O.C.T. = PLAT RECORDS DALLAS COUNTY TEXAS
O.P.O.C.T. = OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
CHES = SET 5/8" COATED RICH RED WAXED
UNMAILED CONSULTING

COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (NAD 83), UTILIZING THE ALBERTA CENTRAL NINETEEN EIGHTY EIGHT NETWORK. COORDINATES ARE GRID VALUES. TO CONVERT TO GRID COORDINATES, APPLY A COMBINED SCALE FACTOR OF 1.000090.



1. THIS SUBDIVISION CONSISTS OF LOTS 1, AND ARE PART OF AN INTERESTING SYSTEM TO PURCHASE ALL OF COLUMBIA SUBDIVISION.

PRELIMINARY PLAT
COLUMBIA HOSPITAL
LOT 1 AND LOT 2, BLOCK A
BEING 3.33 ACRES
SITUATED IN THE ROBERT KIEBERG SURVEY,
ABSTRACT NO. 716
CITY DALLAS, DALLAS COUNTY, TEXAS

OCTOBER 13, 2026

Manhard
CONSULTING

CAME VALUE	
CHRG	CHRG RELING
C1	27.50°
C2	2.50°
C3	22.50°
C4	22.50°
C5	27.50°
C6	2.50°

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1819	3,6,8,10,12,14,16	473
1818	3,6,8,10,12,14,16	473
1817	3,6,8,10,12,14,16	473
1816	3,6,8,10,12,14,16	473
1815	3,6,8,10,12,14,16	473
1814	3,6,8,10,12,14,16	473
1813	3,6,8,10,12,14,16	473
1812	3,6,8,10,12,14,16	473
1811	3,6,8,10,12,14,16	473
1810	3,6,8,10,12,14,16	473
1809	3,6,8,10,12,14,16	473
1808	3,6,8,10,12,14,16	473
1807	3,6,8,10,12,14,16	473
1806	3,6,8,10,12,14,16	473
1805	3,6,8,10,12,14,16	473
1804	3,6,8,10,12,14,16	473
1803	3,6,8,10,12,14,16	473
1802	3,6,8,10,12,14,16	473
1801	3,6,8,10,12,14,16	473
1800	3,6,8,10,12,14,16	473
1799	3,6,8,10,12,14,16	473
1798	3,6,8,10,12,14,16	473
1797	3,6,8,10,12,14,16	473
1796	3,6,8,10,12,14,16	473
1795	3,6,8,10,12,14,16	473
1794	3,6,8,10,12,14,16	473
1793	3,6,8,10,12,14,16	473
1792	3,6,8,10,12,14,16	473

the 1990s, the authors have been able to identify a number of factors that have contributed to the decline in the use of the word "black" in the media. These factors include the increasing use of the word "African American" as a more respectful and accurate term, the growing awareness of the importance of race and ethnicity in American society, and the increasing influence of African American writers and scholars who have challenged the use of the word "black" in the media. The authors also note that the decline in the use of the word "black" in the media is not necessarily a reflection of a change in the way that African Americans are perceived in society, but rather a reflection of a change in the way that the media is reporting on African Americans.

PRELIMINARY PLAT
OF
COLUMBIA HOSPITAL

BENING A 3.333 ACRE TRACT OF LAND LOCATED IN THE ROBERT KIEBERG SURVEY, ABSTRACT NO. 716, DALLAS COUNTY TEXAS, BEING PART OF LOTS 24 AND 25, BLOCK 8603, WILDMOOD ACRES, AN ADDITION TO THE CITY OF DALLAS, AS RECORDED IN VOLUME 8, PAGE 343, MAP RECORDS, DALLAS COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED BY SPECIAL WARRANTY DEED TO COLUMBIA HOSPITAL AT MEDICAL CITY DALLAS SUBSIDIARY, L.P. AS RECORDED IN INSTRUMENT NO. 20254000019663 TO COLUMBIA PLACER RECORDS DALLAS COUNTY TEXAS (PRODUCT) AND BEING ALL OF CERTAIN

OWNER'S CERTIFICATION AND CONVEYANCE OF RIGHT-OF-WAY

THIS IS TO CERTIFY THAT _____ IS/ARE THE OWNER(S) OF THE RIGHT-OF-WAY DESCRIBED ABOVE AND AS OWNER(S) HEREBY GRANT, CONVEY AND WARRANT TO THE PEOPLE OF THE STATE OF TEXAS, DEPARTMENT OF TRANSPORTATION THE RIGHT-OF-WAY HEREIN ABOVE DESCRIBED.

DATED THIS _____ DAY OF _____ 20__

BY _____
SIGNATURE _____

NAME AND TITLE _____
BY: _____

SIGNATURE

NAME AND TITLE

**TEXAS DEPARTMENT OF
TRANSPORTATION ACCEPTANCE**

THE PROPOSED CONVICTION OF HIGH-O-MAT TO THE PEOPLE OF THE STATE OF TEXAS, DEPARTMENT OF TRANSPORTATION IS HEREBY ACCEPTED.

971 _____ (DATE) _____ 20 _____
ANTHONY J. QUIGLEY, P.E., RECORD ONE ENGINEER

ACCESS NOTES

**TEXAS DEPARTMENT OF
TRANSPORTATION CERTIFICATE**

THIS PLAN HAS BEEN APPROVED BY THE TEXAS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLANS," AS AMENDED. A PLAN THAT VIOLATES THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S POLICY ON PERMITS FOR ACCESS DISSENTS TO STATE HIGHWAYS WILL BE REQUIRED BY THE DEPARTMENT.

JOHN A. FORTMAN, P.E.

DEPUTY DIRECTOR OF MINERALS
REGION ONE ENGINEER

PERMISSION TO RECORD

STATE OF TEXAS)
COUNTY OF)
JMS

DAY OF _____, A.D. 20____

FOR REVIEW ONLY

ISSUING AGENCY: _____
 LICENSE EXPIRES: _____, 20____

SURVEYORS CERTIFICATE

STATE OF TEXAS)
COUNTY OF)
JOS)

THIS IS TO DECLARE THAT THE PROPERTY DESCRIBED HEREON WAS
CONSULTING, LTD., UNDER THE SUPERVISION OF AN IDEAS PRO-
DUCE SERVICE. THERE IS A CORRECT REPRESENTATION OF EACH OF

COLUMBIA HOSPITAL
SILVERDUST DRIVE
SILVERDUST, PA 15140-1000

OTHERWISE NOTED.

DECLARE THAT THE FEDERAL EMERGENCY MANAGEMENT AGENCY FILED THIS WITH AN EFFECTIVE DATE OF _____ INDICATES _____

FILED WITHIN AN AREA DESIGNATED AS ZONE X (UNSHADED). 2

THIS IS ALSO TO DECLARE THAT THE FEDERAL EMERGENCY MANAGEMENT
NUMBER _____ WITH AN EFFECTIVE DATE OF _____
DECLARED PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE _____

DEFINING AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE WILL NOT FLOOD.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____

FOR REVIEW ONLY

TEXAS PROFESSIONAL LAND SURVEYOR NO. _____
LICENSE EXPIRES _____

DESIGN FIRM PROFESSIONAL REGISTRATION
NO. _____ - EXPIRES _____)

LAND SURVEYOR NO. _____

PLAT-25-000116

 Manhard CONSULTING	
616-7770033 2 OF 2	
616-7770033	
1" x 36"	
6/26/2003	
616-7770033	
2 OF 2	

[illegible]

AS PUBLIC UTILITY AND/OR DRAINAGE AND UTILITY EASEMENTS ON THE
 GRANTED TO THE CITY OF WHEATON AND ALSO AS A NON-EXCLUSIVE EASE
 PLANES OPERATING UNDER FRANCHISE FROM THE CITY OF WHEATON INCL

and then, through a series of meetings, a working committee, and a series of public hearings, the city and its citizens developed a plan for the city's future. The plan was adopted by the city council in 1991 and has since been revised and updated. The plan is a living document that is constantly being revised and updated as the city and its citizens develop new ideas and plans for the future. The plan is a reflection of the city's values and priorities, and it is a guide for the city's future development. The plan is a reflection of the city's vision for the future, and it is a guide for the city's future development. The plan is a reflection of the city's vision for the future, and it is a guide for the city's future development.

AS STREAMWATER MANAGEMENT ESSENTIALS ARE RESERVED TO ITS SUCCESSORS AND ASSIGNS ON A NON-EXCLUSIVE BASIS, THIS ESSENTIAL MAY BE USED FOR OTHER PURPOSES.

IN THE CITY OF WASHINGTON, I, the undersigned, an attorney-at-law, do hereby certify that the following is a true and correct copy of the original of the same as the same is on file in my office:

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said office, at Washington, D. C., this 10th day of May, 1966.

Attorney-at-Law

A REGISTERED PROFESSIONAL LAND SURVEYOR, AUSTIN, TEXAS, AFFIRMED THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT THE INFORMATION AND RECORDING DOCUMENTATION, EVIDENCE COLLECTED ON THE PROPERTY, AND THE DATA AND CALCULATIONS THEREON, ARE TRUE AND CORRECT.

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.

DATE: _____ DAY: _____ 20__

ANY SPECIAL FLOOD HAZARD AREAS AS
ADULT AGENCY (FEMA) ON FLOOD INSURANCE
WITH LOANS 16-06-30000 WITH AN EFFECTIVE

THE SUBJECT PROPERTY IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) OR FLOOD INSURANCE RATE MAP (FIRM) - MAP NUMBER 481130045K, WITH LOAN 16-06-3086P WITH AN EFFECTIVE DATE OF 07/09/2017.

[illegible]