

**CITY PLAN COMMISSION****THURSDAY, FEBRUARY 15, 2024****FILE NUMBER:** S212-092R**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** between Prater Road and Haymarket Road, north of Lyndon B Johnson Freeway/Interstate Highway No. 20**DATE FILED:** January 17, 2024**ZONING:** PD 1076**PD LINK:** [Article 1076.pdf \(dallascityhall.com\)](https://www.dallascityhall.com/Article/1076.pdf)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 34.203-acres**APPLICANT/OWNER:** Liberty Banker Life Insurance Co.

**REQUEST:** An application to create a 161-lot single family subdivision with lots ranging in size from 5,248 square feet to 10,294 square feet and 7 common areas from a 34.203-acre tract of land in City Block 8779 on property located between Prater Road and Haymarket Road, north of Lyndon B Johnson Freeway/Interstate Highway No. 20.

**SUBDIVISION HISTORY:**

1. S223-111 was a request northwest of the present request to create five lots ranging in size from 13,995 square feet to 26,724 square feet from a 1.966-acre tract of land in City Block C/8779 on property located on Prater Road, south of Rylie Road. The request was denied by City Plan Commission on April 20, 2023.
2. S212-323 was a request northwest of the present request to replat a 0.342-acre tract of land containing all of Lots 34 and 35 in City Block 3/8778 to create one lot on property located on Rylie Road at Prater Road, southwest corner. The request was approved on September 15, 2022, but has not been recorded.
3. S212-072 was a request on the same location as the present request to create a 164-lot single family subdivision with lots ranging in size from 5,000 square feet to 10,647.56 square feet and 5 common areas from a 34.203-acre tract of land in City Block 8779 on property located between Prater Road and Haymarket Road, north of Lyndon B Johnson Freeway/ Interstate Highway No. 20. The request was withdrawn on February 2, 2022.
4. S201-651 was a request northeast of the present request to create a 76-lot single family subdivision with lots ranging in size from 6,000-square feet to 17,257-square feet with 7 common areas from a 22.923-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on south Ravenhill Road, west of F.M. 548. The request was approved on May 20, 2021, but has not been recorded.
5. S190-083 was a request east of the present request to create one 1.110-acre lot and one 0.413-acre lot from a 1.850-acre tract of land in City Block 8763 on

property located on Lyndon B. Johnson Freeway / Interstate Highway No. 20 at Haymarket Road, northwest corner. The request was approved on February 20, 2020, but has not been recorded.

**STAFF RECOMMENDATION:** The request complies with the requirements of PD 1076; 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 161 and 7 common areas.

### **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:**

15. On the final plat, dedicate 30 feet of right-of-way (via fee simple) from the established center line of Haymarket Road and Rylie Road. *Section 51A 8.602(c)*
16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Prater Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
17. On the final plat, dedicate 56 feet of right-of-way (via fee simple) for all internal streets. *Section 51A 8.602(c)*
18. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at all internal street intersections. Section 51A 8.602(d)(1)
19. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at all internal street and Rylie Road. Section 51A 8.602(d)(1)
20. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at all internal street and Haymarket Street. Section 51A 8.602(d)(1)
21. 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)*
22. TxDOT approval may be required for any driveway modification or new access point(s).
23. Provide 20-foot all weather paving material for Prater Road along the length of the proposed plat per the City of Dallas standard. Section 51A-8.604(b)(2)
24. 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, 51A-8.608

**Survey (SPRG) Conditions:**

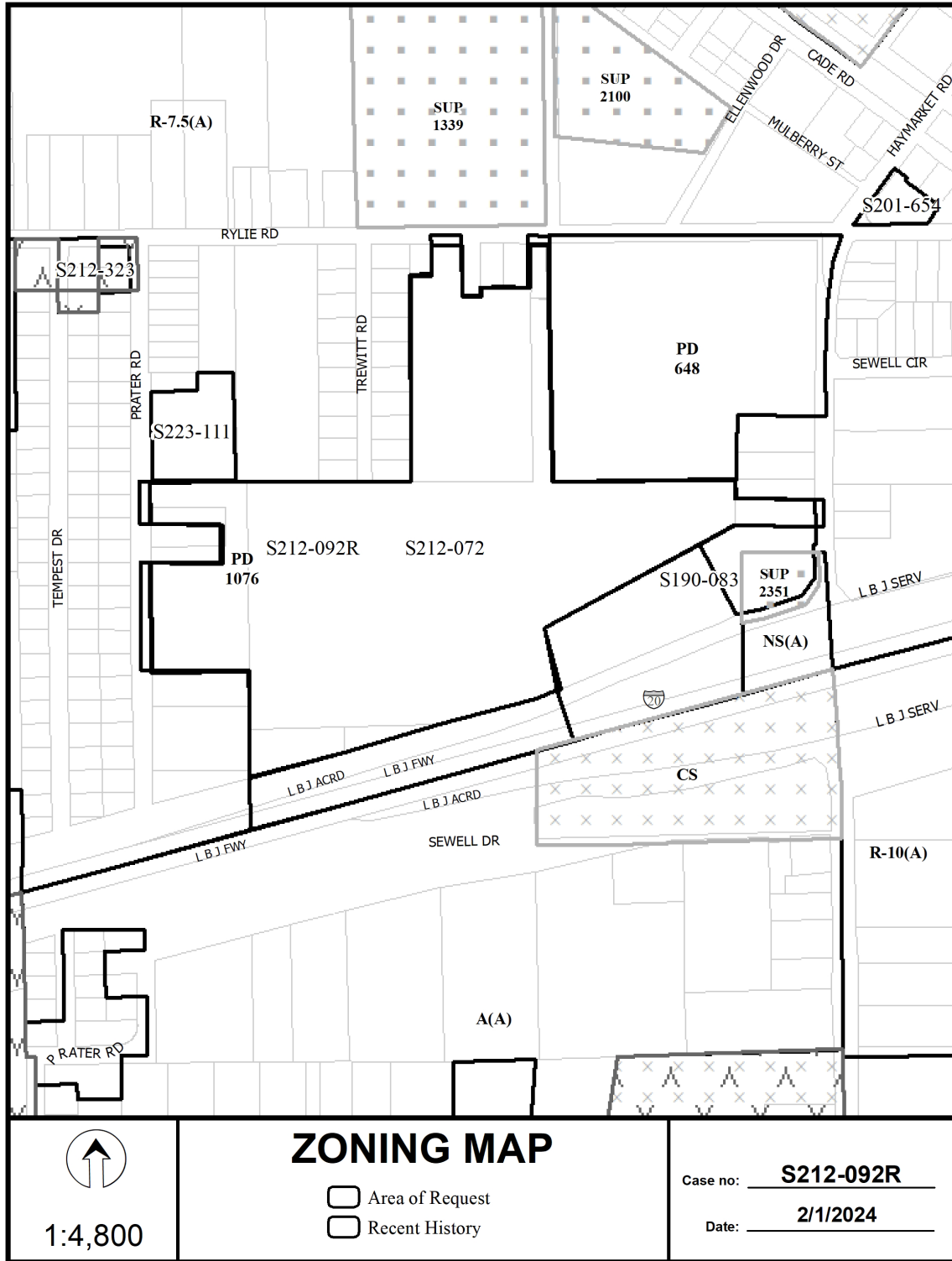
25. Prior to final plat, submit a completed final plat checklist and all supporting documents.
26. On the final plat, add/show Lien Holders Subordination Agreement.
27. On the final plat, show distances/width across all adjoining rights-of-way.
28. On the final plat, show recording information on all existing easements within 150 feet of the property.
29. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.
30. Show/list prior plat on map, in legal, and/or title block.

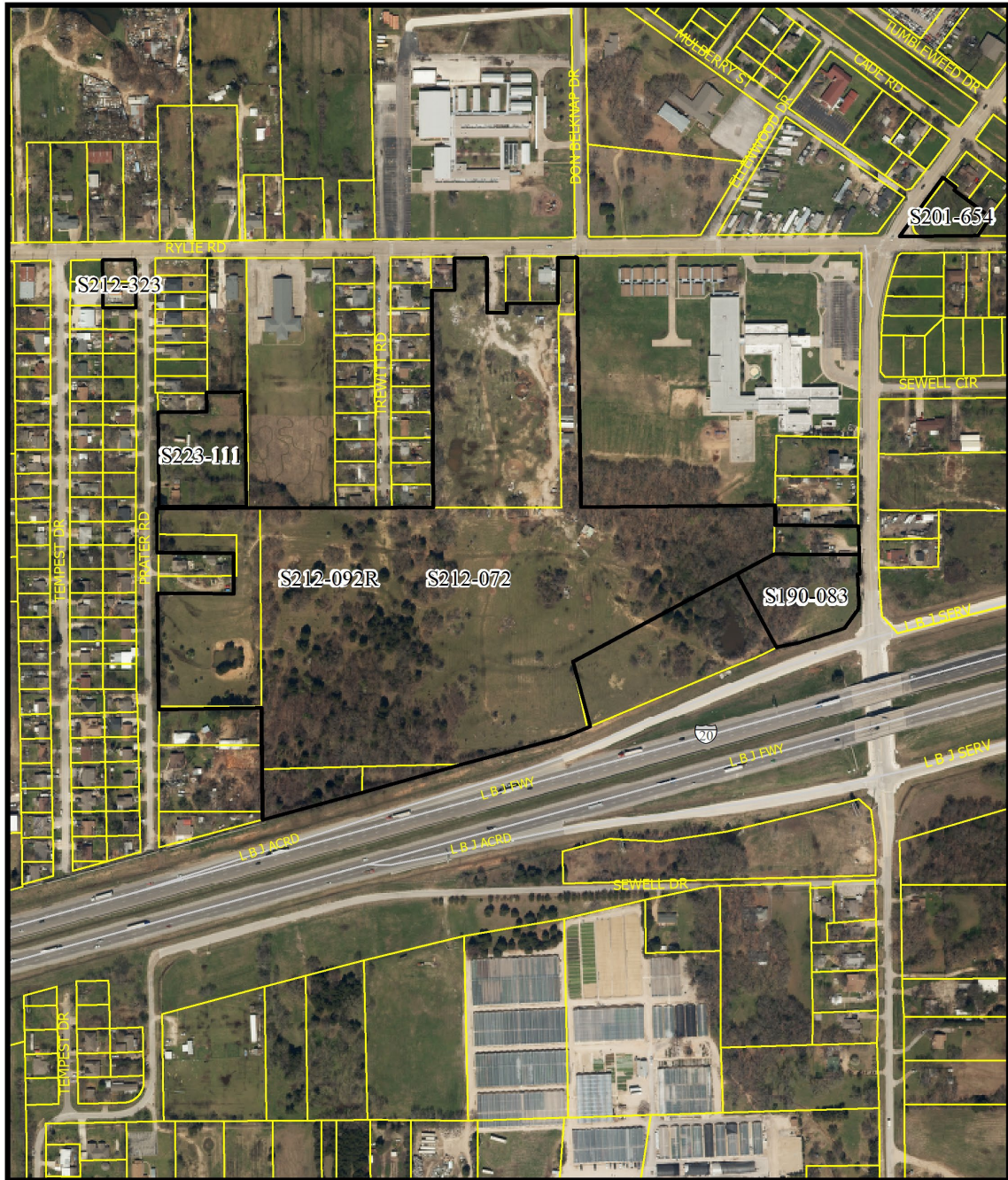
**Dallas Water Utilities Conditions:**

31. 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.
32. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
33. 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.
34. 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 Name / GIS, Lot & Block Conditions:**

35. On the final plat, change “Don Belknap Dr” to “Don Belknap Drive (FKA Tufts Road)”.
36. On the final plat, change “Lyndon B Johnson Freeway/Interstate 20” to “Lyndon B. Johnson Freeway/Interstate Highway No. 20”.
37. On the final plat, identify the property as City Blocks F/8779 through H/8779, City Block J/8779, and K/8779.





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## AERIAL MAP

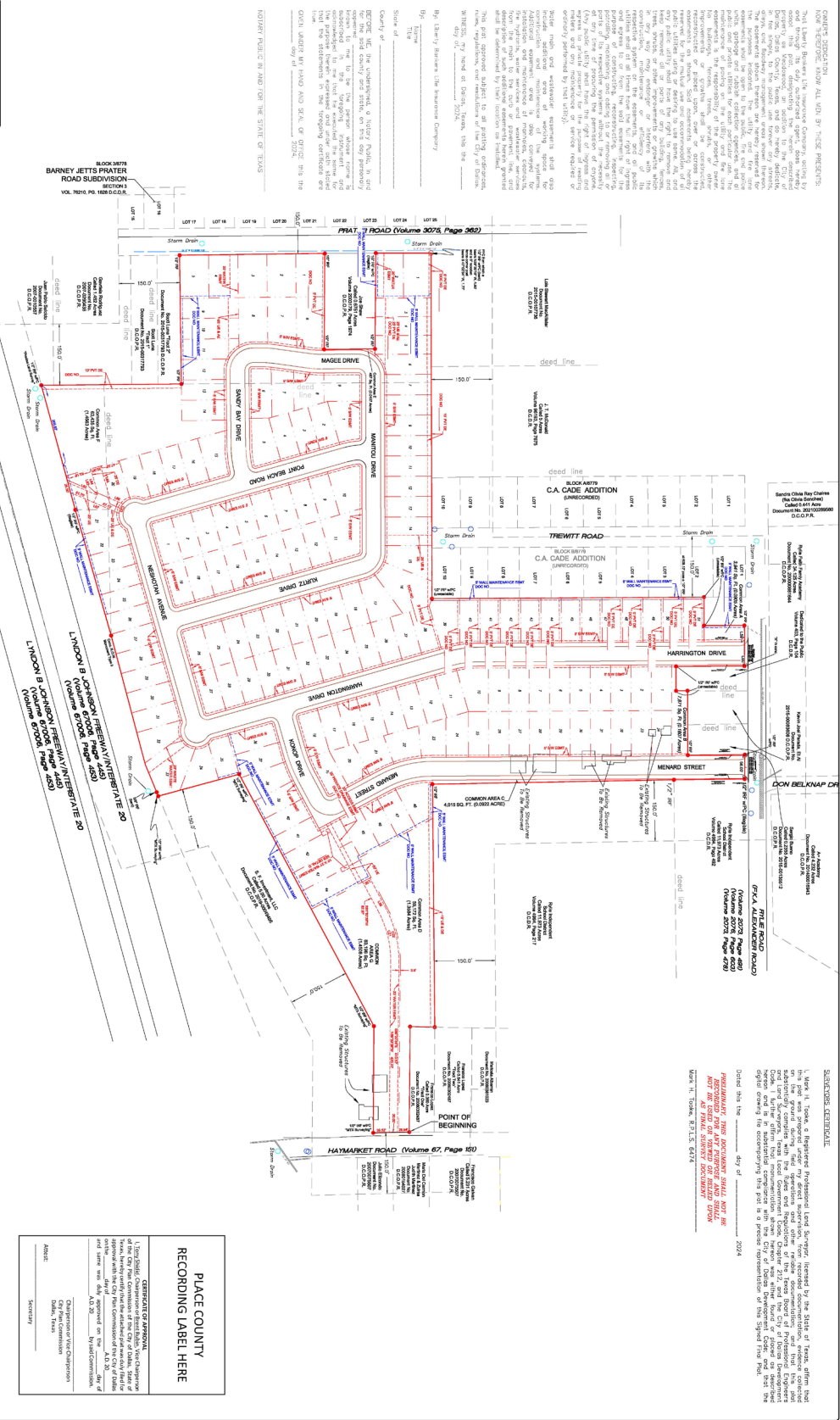
- Area of Request
- Recent History

Case no: S212-092R

Date: 2/1/2024



4681 East Grand Avenue, TX 75212  
TYPICAL SCHEDULED STAKES  
CITY PLAN NO. 21526  
PROJECT NO. 21526  
SCALE: 3/4" = 1'-0"  
CITY OF DALLAS



**PREPARED BY:**  
MEADOWOOD SUBDIVISION  
LOTS 1-51, BLOCK M8B72  
LOTS 1-54, BLOCK M8B70  
LOTS 1-58, BLOCK M8B71  
LOTS 1-8, BLOCK G8B78  
LOTS 1-18, BLOCK M8B78  
LOT 1-20, BLOCK M8B79  
S21 OF DALLAS, DALLAS COUNTY, TEXAS  
CITY CASE NO. S212-092R

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**COMMISSION OF EXAMINERS**  
The undersigned Commission of Examiners of the City of Dallas, State of Texas, do hereby approve the above and certify that the same have been approved on this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2024, by the following Commission:

City Plan Commission  
Dallas, Texas  
\_\_\_\_\_  
Secretary



**UNITED STATES**

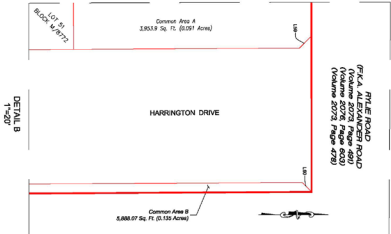
I, **John M. ...** of the County of **...** State of **...** do hereby certify that the foregoing instrument was duly executed by the persons whose names are subscribed to the same, and that the contents of the same are true and correct. Witness my hand and official seal this **...** day of **...** 2024.

By: **...**

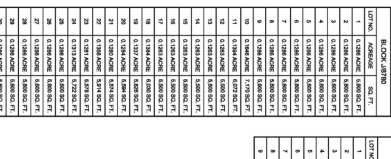
Notary Public in and for the State of Texas

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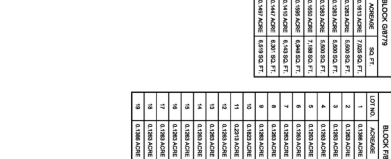
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Block 1	3	100.00	...
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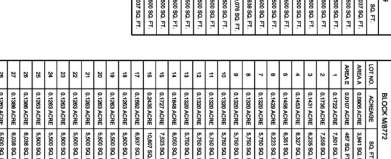
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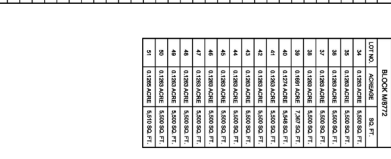
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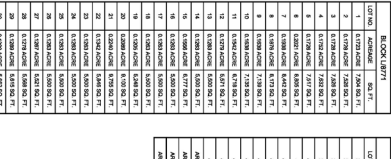
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Block 5	4	100.00	...
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Block 5	6	100.00	...
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Block	Lot	Area	Owner
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COMMISSIONER OF APPRAISAL  
 JAMES L. ...  
 1500 NORTH GILBERT STREET  
 AUSTIN, TEXAS 78703

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 COUNTY OF DALLAS  
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