

CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 18, 2025****FILE NUMBER:** PLAT-25-000082 (S245-232)**SENIOR PLANNER:** Hema Sharma**LOCATION:** between Interstate Highway 30 and Adler Drive, east of Communications Drive**DATE FILED:** August 21, 2025**ZONING:** IM**CITY COUNCIL DISTRICT:** 1**SIZE OF REQUEST:** 19.946-acres**APPLICANT/OWNER:** Pinnacle Park 1, LLC; Communications Hospitality, LLC

REQUEST: An application to replat a 19.946-acre tract containing all of Lots 1 and 2A and part of Lot 2 in City Block A/7211 to create one 2.156-acre lot, one 5.708-acre foot lot, and one 12.082-acre lot on property located between Interstate Highway 30 and Adler Drive, east of Communications Drive.

SUBDIVISION HISTORY:

1. S156-220 was a request south of the present request to replat a 1.610-acre tract of land containing part of Lot 2 in City Block A/7211 to create one lot on property located on Adler Street at Communications Drive, north corner. The request was approved on July 16, 2016 and recorded on January 11, 2018.

STAFF RECOMMENDATION: The request complies with the requirements of IM Industrial Manufacturing 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 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 three.

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)
15. TXDOT approval may be required for any driveway modifications or new access.

Survey (SPRG) Conditions:

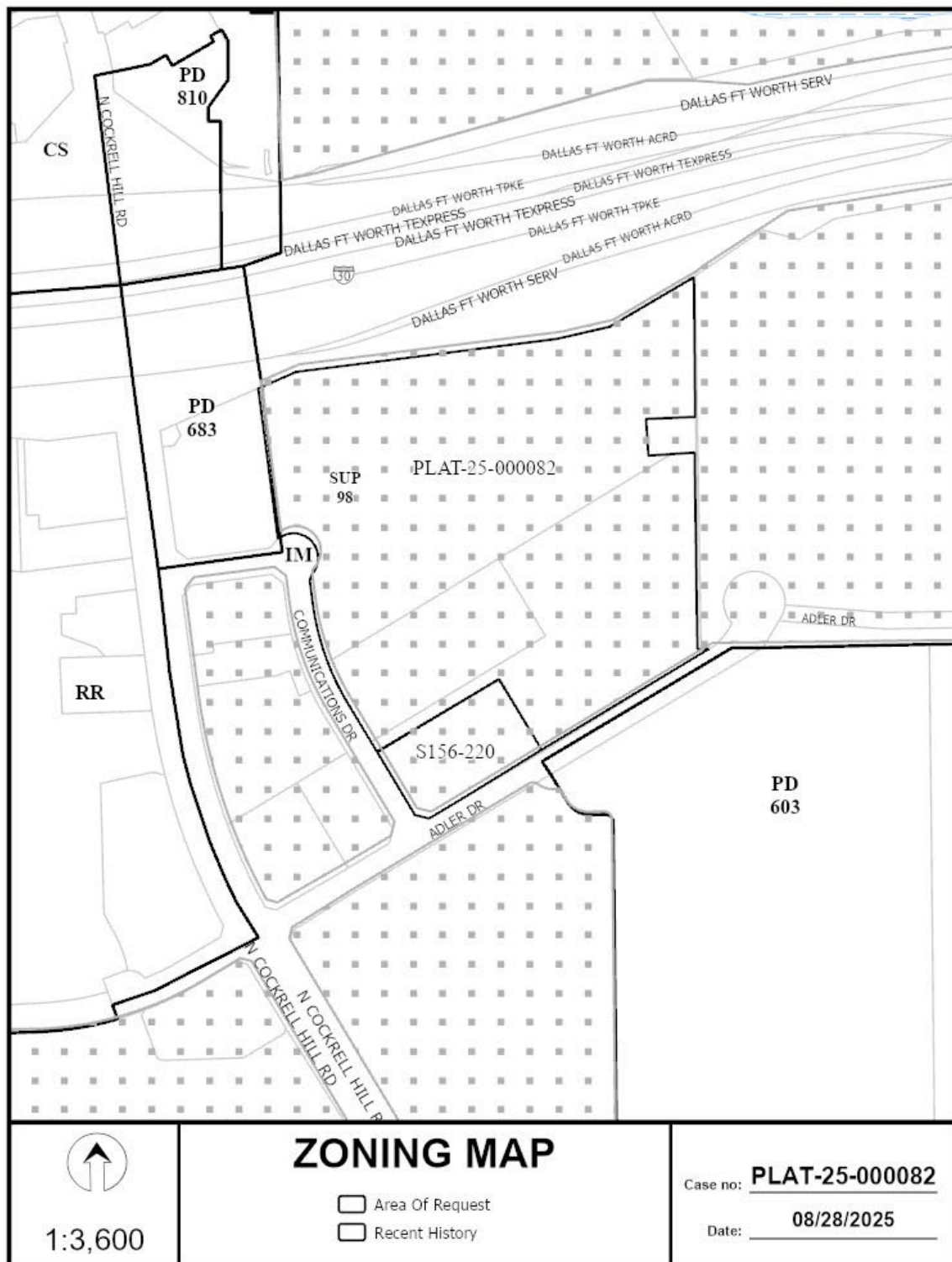
16. Prior to final plat, submit a completed final plat checklist and all supporting documents.
17. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
18. On the final plat, show distances/width across all adjoining right-of-way
19. On the final plat, show recording information on all existing easements within 150 feet of the property.
20. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
21. On the final plat, chose a new or different plat name.

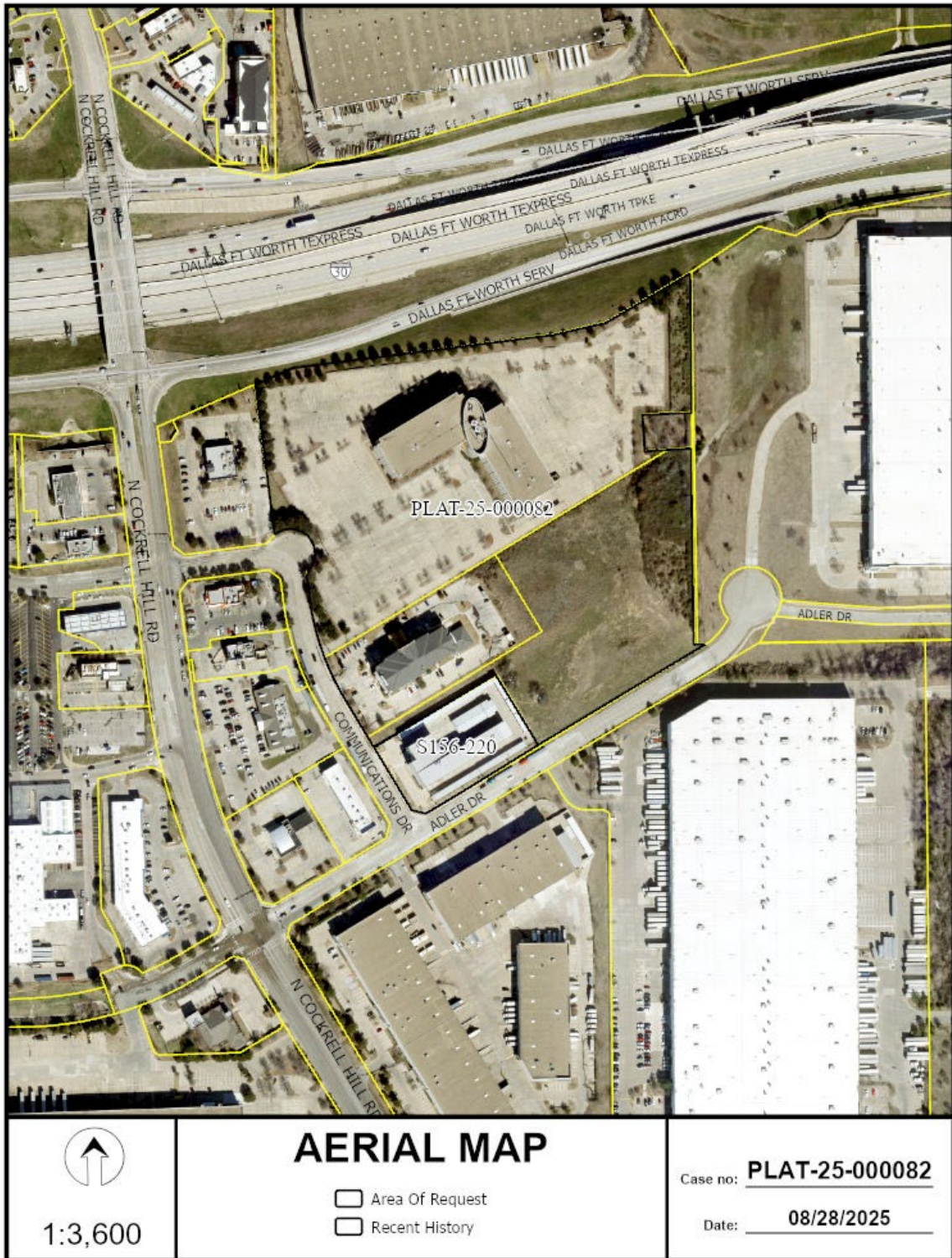
Dallas Water Utilities Conditions:

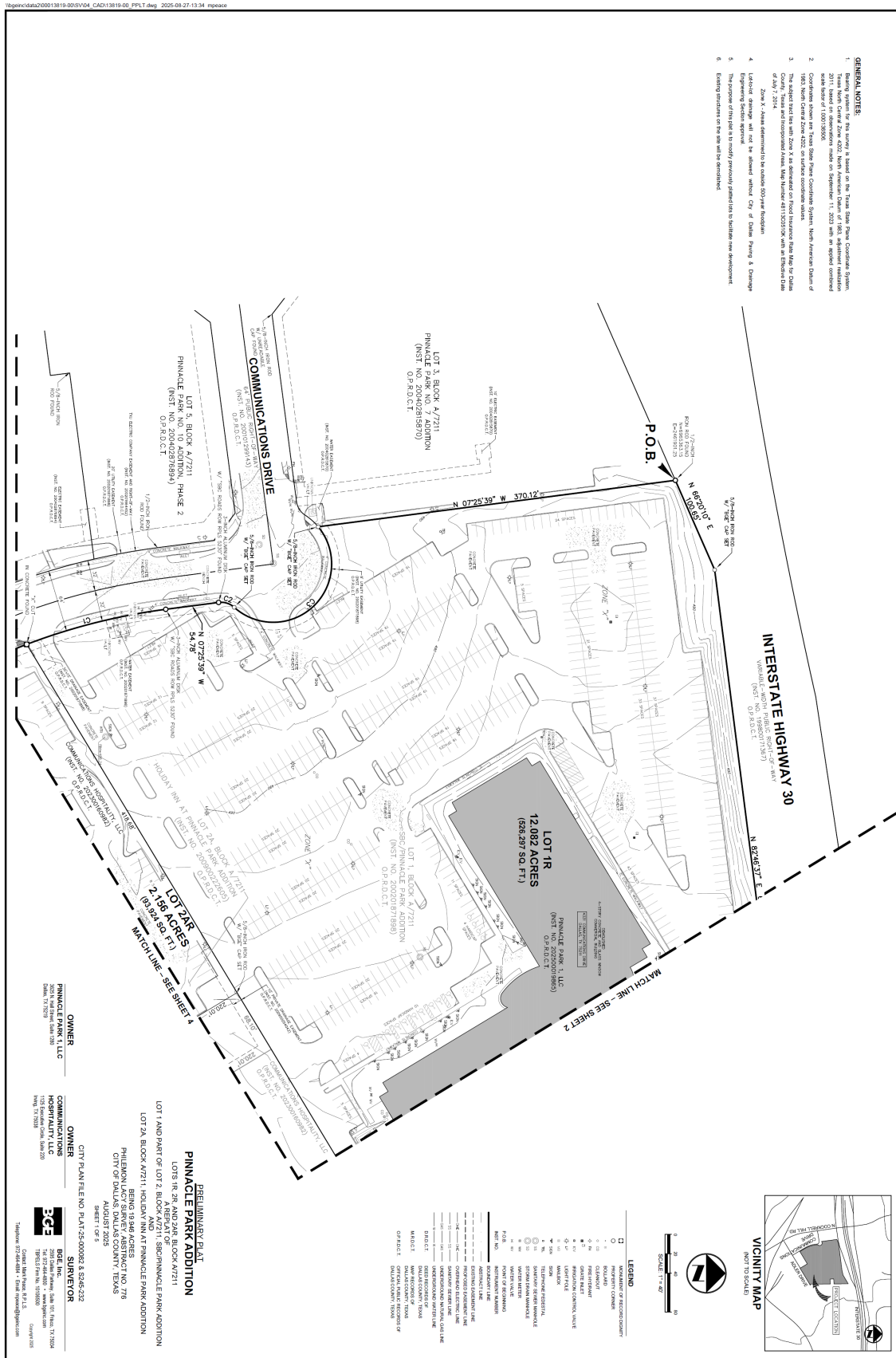
22. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
23. Water main improvement is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
24. 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.
25. 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.

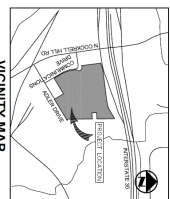
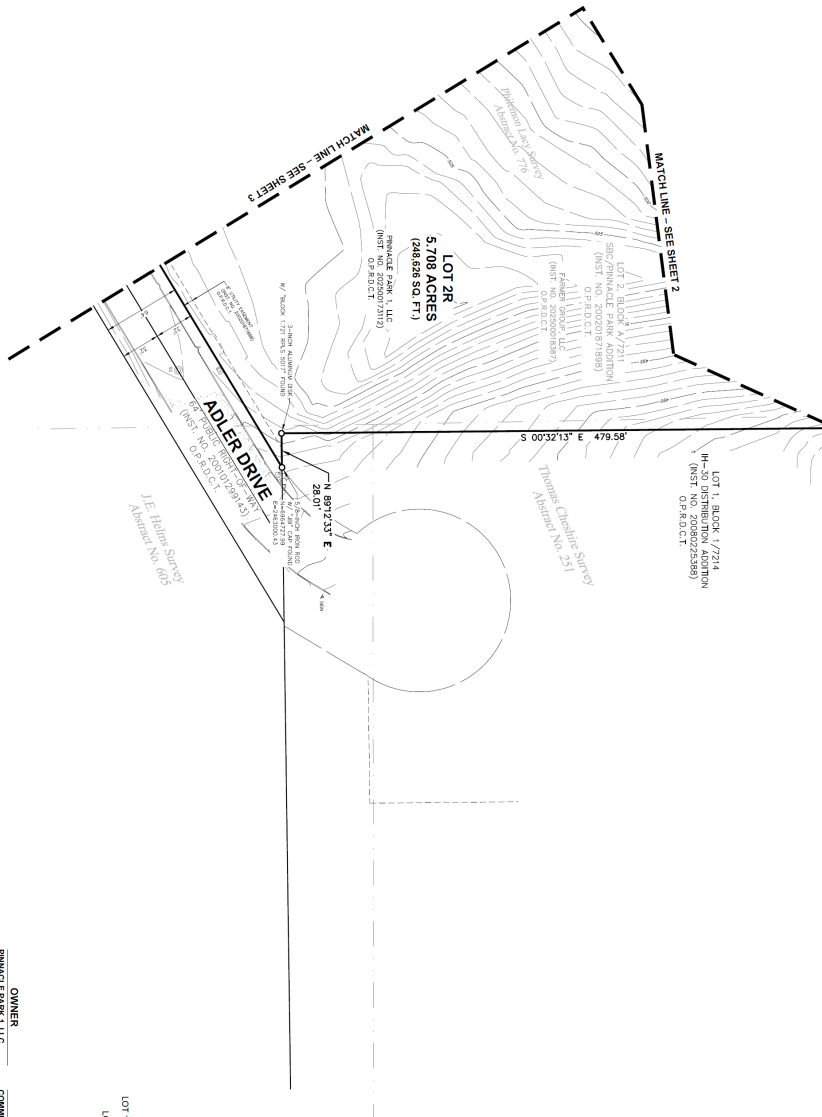
Arborist/ Street Name/ GIS, Lot & Block Conditions:

26. Prior to final plat, please upload a tree survey containing both size and species of trees. Common name or scientific name are acceptable; however, both are preferred.
27. On the final plat, change "Interstate Highway 30" to "Dallas-Fort Worth Turnpike/Interstate Highway No. 30". Section 51A-8.403(a)(1)(A)(xii).
28. On the final plat, identify the property as Lots 1A, 2C & 3D in City Block A/7211.









PROPERTY	UNIT	DESCRIPTION
1	1	ROLLS
2	2	PROPERTY CHARGES
3	3	PROPERTY TAXES
4	4	PROPERTY TAXES
5	5	PROPERTY TAXES
6	6	PROPERTY TAXES
7	7	PROPERTY TAXES
8	8	PROPERTY TAXES
9	9	PROPERTY TAXES
10	10	PROPERTY TAXES
11	11	PROPERTY TAXES
12	12	PROPERTY TAXES
13	13	PROPERTY TAXES
14	14	PROPERTY TAXES
15	15	PROPERTY TAXES
16	16	PROPERTY TAXES
17	17	PROPERTY TAXES
18	18	PROPERTY TAXES
19	19	PROPERTY TAXES
20	20	PROPERTY TAXES
21	21	PROPERTY TAXES
22	22	PROPERTY TAXES
23	23	PROPERTY TAXES
24	24	PROPERTY TAXES
25	25	PROPERTY TAXES
26	26	PROPERTY TAXES
27	27	PROPERTY TAXES
28	28	PROPERTY TAXES
29	29	PROPERTY TAXES
30	30	PROPERTY TAXES
31	31	PROPERTY TAXES
32	32	PROPERTY TAXES
33	33	PROPERTY TAXES
34	34	PROPERTY TAXES
35	35	PROPERTY TAXES
36	36	PROPERTY TAXES
37	37	PROPERTY TAXES
38	38	PROPERTY TAXES
39	39	PROPERTY TAXES
40	40	PROPERTY TAXES
41	41	PROPERTY TAXES
42	42	PROPERTY TAXES
43	43	PROPERTY TAXES
44	44	PROPERTY TAXES
45	45	PROPERTY TAXES
46	46	PROPERTY TAXES
47	47	PROPERTY TAXES
48	48	PROPERTY TAXES
49	49	PROPERTY TAXES
50	50	PROPERTY TAXES
51	51	PROPERTY TAXES
52	52	PROPERTY TAXES
53	53	PROPERTY TAXES
54	54	PROPERTY TAXES
55	55	PROPERTY TAXES
56	56	PROPERTY TAXES
57	57	PROPERTY TAXES
58	58	PROPERTY TAXES
59	59	PROPERTY TAXES
60	60	PROPERTY TAXES
61	61	PROPERTY TAXES
62	62	PROPERTY TAXES
63	63	PROPERTY TAXES
64	64	PROPERTY TAXES
65	65	PROPERTY TAXES
66	66	PROPERTY TAXES
67	67	PROPERTY TAXES
68	68	PROPERTY TAXES
69	69	PROPERTY TAXES
70	70	PROPERTY TAXES
71	71	PROPERTY TAXES
72	72	PROPERTY TAXES
73	73	PROPERTY TAXES
74	74	PROPERTY TAXES
75	75	PROPERTY TAXES
76	76	PROPERTY TAXES
77	77	PROPERTY TAXES
78	78	PROPERTY TAXES
79	79	PROPERTY TAXES
80	80	PROPERTY TAXES
81	81	PROPERTY TAXES
82	82	PROPERTY TAXES
83	83	PROPERTY TAXES
84	84	PROPERTY TAXES
85	85	PROPERTY TAXES
86	86	PROPERTY TAXES
87	87	PROPERTY TAXES
88	88	PROPERTY TAXES
89	89	PROPERTY TAXES
90	90	PROPERTY TAXES
91	91	PROPERTY TAXES
92	92	PROPERTY TAXES
93	93	PROPERTY TAXES
94	94	PROPERTY TAXES
95	95	PROPERTY TAXES
96	96	PROPERTY TAXES
97	97	PROPERTY TAXES
98	98	PROPERTY TAXES
99	99	PROPERTY TAXES
100	100	PROPERTY TAXES

OWNER PINNACLE PARK 1, LLC 3625 N. Hall Street, Suite 200 Dallas, TX 75219	OWNER COMMUNICATIONS HOSPITALITY, LLC 1132 Executive Circle, Suite 220 Irving, TX 75039	SURVEYOR BGE, Inc. 2955 Dallas Parkway, Suite 207, Frisco, TX 75034 Tel: 972-674-0100 • www.bgeinc.com 1191517.Fri.Hel.10/19/2010
---	--	---

PRELIMINARY PLAT
PINNACLE PARK ADDITION
LOTS 1R, 2R, 2S AND 2AR, BLOCK #17211
ALLENDALE
LOT 1 AND PART OF LOT 2, BLOCK #11, SUGARPINNACLE PARK ADDITION
LOT 2A, BLOCK #17211, HOLIDAY INN AT PINNACLE PARK ADDITION
BEING 19.946 ACRES
PHILEMON LACY SURVEY, ABSTRACT NO. 776
CITY OF DALLAS, DALLAS COUNTY, TEXAS
AUGUST 2025
SHEET 3 OF 5

