

CITY PLAN COMMISSION**THURSDAY, JANUARY 23, 2025****FILE NUMBER:** S245-054**SENIOR PLANNER:** Hema Sharma**LOCATION:** Northwest Highway/State Highway Loop No. 12, west of Devonshire Drive**DATE FILED:** December 26, 2024**ZONING:** PD 1120**PD LINK:** [link](#) not available**CITY COUNCIL DISTRICT:** 13**SIZE OF REQUEST:** 3.015-acres**APPLICANT/OWNER:** The Compass School of Texas

REQUEST: An application to replat a 3.015-acre tract of land containing all of Lot 1 in City Block A/5664 and a tract of land in City Block 5579 to create one lot on property located on Northwest Highway/State Highway Loop No. 12, west of Devonshire Drive.

SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

PROPERTY OWNER NOTIFICATION: On January 3, 2025, 13 notices were sent to property owners within 200 feet of the proposed plat boundary.

STAFF RECOMMENDATION: Section 51A-8.503 states that “lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of the streets.”

It is a policy of the city that institutional uses generally require greater land area than traditional residential or non-residential lots and generally serve, and are compatible with the neighborhood; therefore, staff concludes that the request is in compliance with Section 51A-8.503 and with the requirements of PD 1120 (approved on November 13, 2024); 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 one.

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. 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. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)." No citation.

Survey (SPRG) Conditions:

17. Prior to final plat, submit a completed final plat checklist and all supporting documents.
18. On the final plat, show recording information on all existing easements within 150 feet of the property.

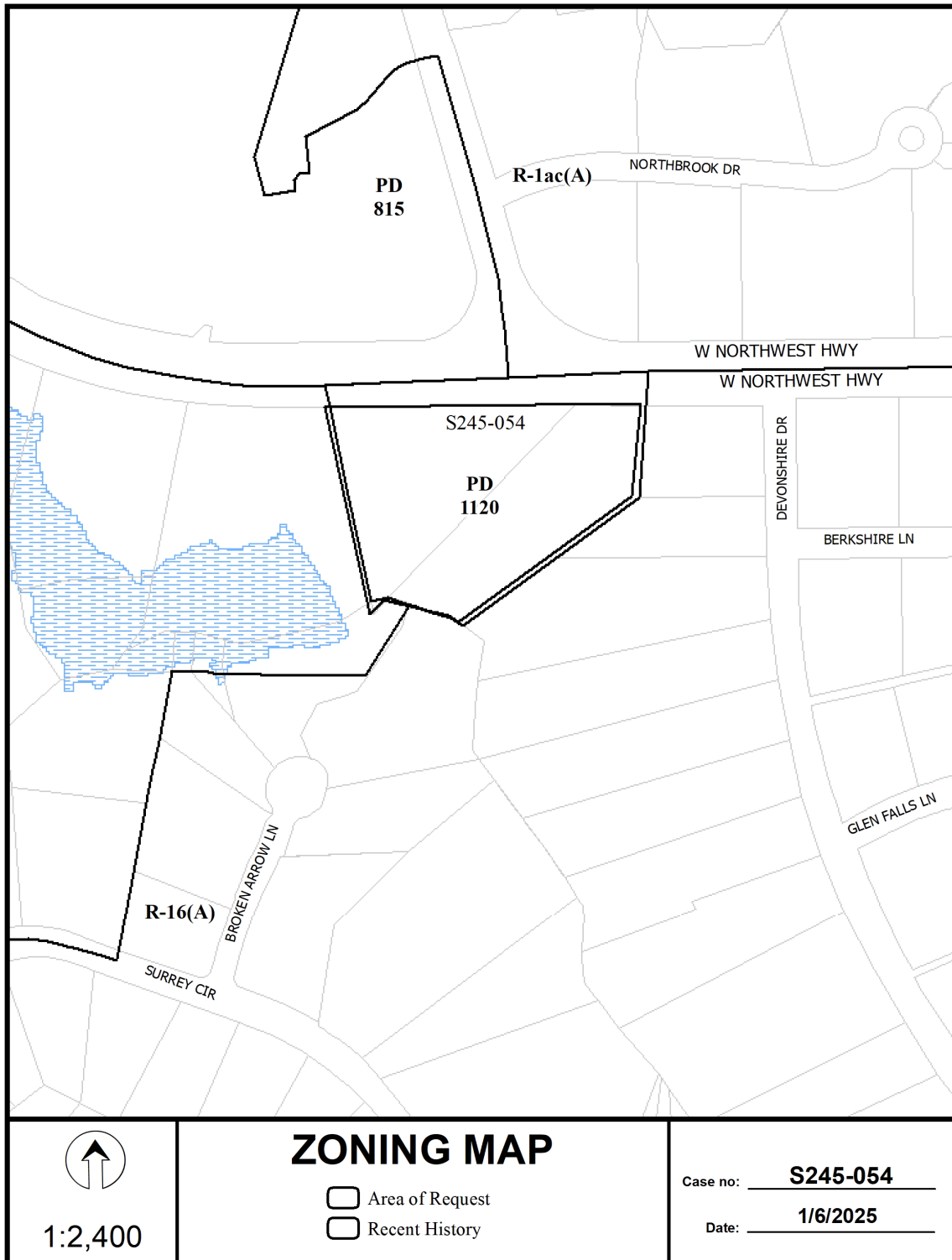
19. On the final plat, all utility easement abandonments must be shown with the correct recording information. Platting Guidelines.
20. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

Dallas Water Utilities Conditions:


21. 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).
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 is 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 Name/ GIS, Lot & Block Conditions:

25. On the final plat, change “W. Northwest Highway” to “Northwest Highway/State Highway Loop No. 12”.
26. On the final plat, identify the property as Lot 1A in City Block A/5664.





 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S245-054 </u> Date: <u> 1/6/2025 </u>
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1:3,600

NOTIFICATION

200' AREA OF NOTIFICATION
13 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **S245-054**

Date: **1/6/2025**

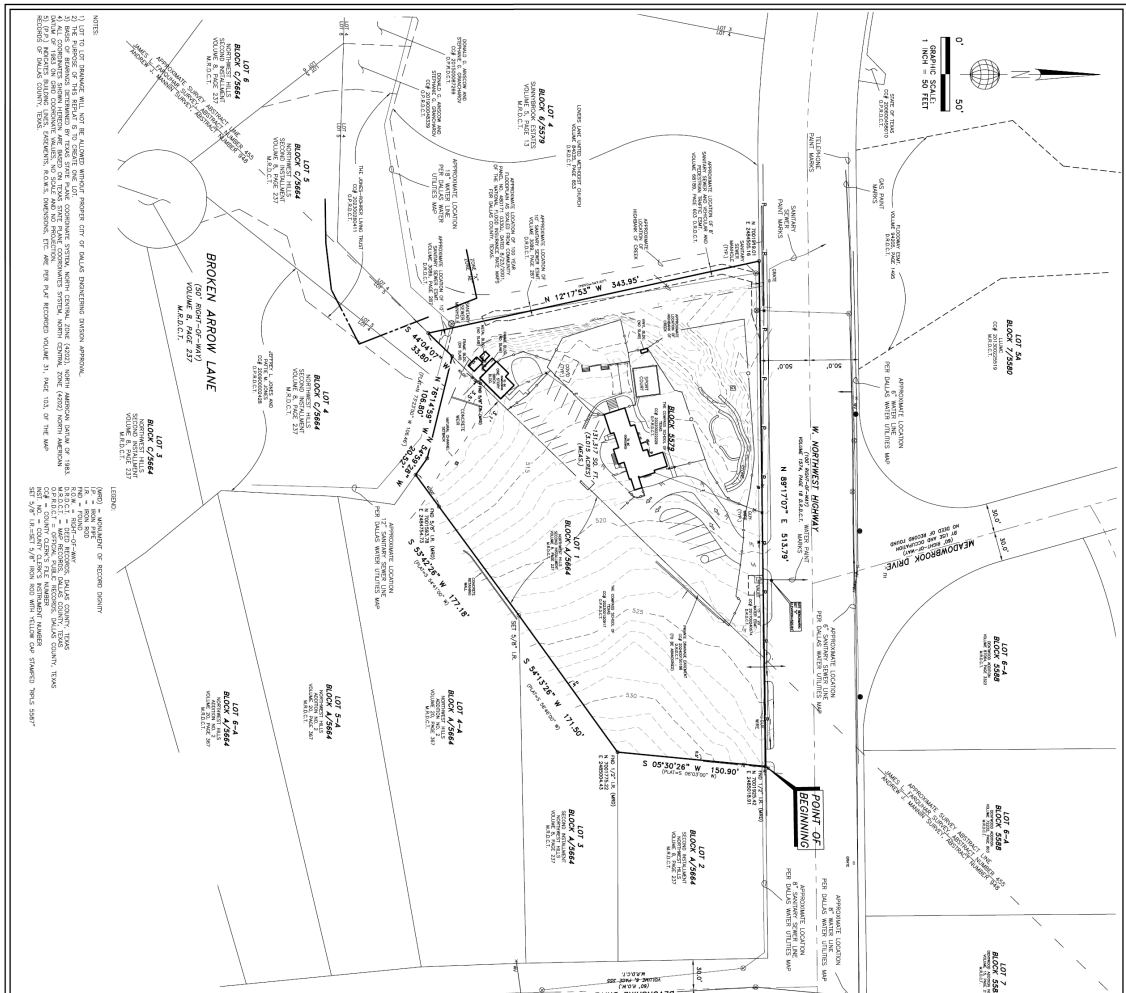
01/02/2025

Notification List of Property Owners

S245-054

13 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5414 W NORTHWEST HWY	COMPASS SCHOOL OF TEXAS
2	5324 W NORTHWEST HWY	LOVERS LANE UNITED METHODIST CHURCH
3	5500 W NORTHWEST HWY	COMPASS SCHOOL OF TEXAS THE
4	9030 BROKEN ARROW LN	JONES JEFFREY L & PATTIE M
5	9035 BROKEN ARROW LN	JONESROHRER LIVING TRUST THE
6	5430 NORTHBROOK DR	IVY CHRISTOPHER M &
7	5444 NORTHBROOK DR	NIE INVESTMENTS LLC
8	9143 DEVONSHIRE DR	AP WEALTH MANAGEMENT LLC
9	9139 DEVONSHIRE DR	COFFMAN ALESIA KAYE
10	9131 DEVONSHIRE DR	CINDY LYNN DEVONSHIRE LLC
11	9123 DEVONSHIRE DR	WILSON ADDISON III
12	9200 INWOOD RD	LOVERS LANE UNITED
13	5420 NORTHBROOK DR	MAHONEY MICHAEL H



NOTES:

- 1) LOT 10 TO 15: ENCUMBRANCE WILL NOT BE AVOIDING IMPACT PROPERTY OF DALLAS DEVELOPING TRUST COMPANY.
- 2) BLOCK A/5664: THIS BLOCK IS BEING DEVELOPED AS A RESIDENTIAL SUBDIVISION.
- 3) BLOCK A/5664: THIS BLOCK IS BEING DEVELOPED AS A RESIDENTIAL SUBDIVISION.
- 4) BLOCK A/5664: THIS BLOCK IS BEING DEVELOPED AS A RESIDENTIAL SUBDIVISION.
- 5) BLOCK A/5664: THIS BLOCK IS BEING DEVELOPED AS A RESIDENTIAL SUBDIVISION.

LEGEND:

(A) = MANAGER OF RECORD COUNTY

(B) = MANAGER OF RECORD COUNTY

(C) = MANAGER OF RECORD COUNTY

(D) = MANAGER OF RECORD COUNTY

(E) = MANAGER OF RECORD COUNTY

(F) = MANAGER OF RECORD COUNTY

OWNER'S CERTIFICATE
 COUNTY OF DALLAS

PROPERTY DESCRIPTION:

BEING A PORTION OF BLOCK A/5664, SUBDIVISION OF BROKEN ARROW, TRACT OF LAND BEING 30.616 ACRES OF LAND SITUATED IN THE SECOND INSTALLMENT OF NORTHWEST HILLS ADDITION AND A PORTION OF THE JAMES L. FARQUHAR STREET, ABSTRACT NUMBER 455, BEING 30.616 ACRES OF LAND SITUATED IN THE JAMES CITY OF DALLAS, DALLAS COUNTY, TEXAS

OWNER'S STATEMENT
 COUNTY OF DALLAS

I, JAMES L. FARQUHAR, STATE AND COUNTY AND TRACT ON WHICH THIS CERTIFICATE IS BEING FILED, BEING 30.616 ACRES OF LAND SITUATED IN THE SECOND INSTALLMENT OF NORTHWEST HILLS ADDITION AND A PORTION OF THE JAMES L. FARQUHAR STREET, ABSTRACT NUMBER 455, BEING 30.616 ACRES OF LAND SITUATED IN THE JAMES CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S245-004
PRELIMINARY PLAT
LOT 1A, BLOCK A/5664
THE COMPASS SCHOOL OF TEXAS ADDITION
SECOND INSTALLMENT OF NORTHWEST HILLS ADDITION AND A PORTION OF THE JAMES L. FARQUHAR STREET, ABSTRACT NUMBER 455
BEING 30.616 ACRES OF LAND SITUATED IN THE JAMES CITY OF DALLAS, DALLAS COUNTY, TEXAS

OWNER'S DEDICATION

THIS DEED, EXECUTED BY THE ABSTRACTOR, IS HEREBY DEDICATED TO THE PUBLIC USE OF THE CITY OF DALLAS, TEXAS, AS A PUBLIC PARK AND RECREATION AREA. THIS DEED IS HEREBY DEDICATED TO THE PUBLIC USE OF THE CITY OF DALLAS, TEXAS, AS A PUBLIC PARK AND RECREATION AREA. THIS DEED IS HEREBY DEDICATED TO THE PUBLIC USE OF THE CITY OF DALLAS, TEXAS, AS A PUBLIC PARK AND RECREATION AREA.

STATEMENT OF INTENT

I, JAMES L. FARQUHAR, STATE AND COUNTY AND TRACT ON WHICH THIS CERTIFICATE IS BEING FILED, BEING 30.616 ACRES OF LAND SITUATED IN THE SECOND INSTALLMENT OF NORTHWEST HILLS ADDITION AND A PORTION OF THE JAMES L. FARQUHAR STREET, ABSTRACT NUMBER 455, BEING 30.616 ACRES OF LAND SITUATED IN THE JAMES CITY OF DALLAS, DALLAS COUNTY, TEXAS

