

**CITY PLAN COMMISSION****THURSDAY, MAY 8, 2025****FILE NUMBER:** S245-144**SENIOR PLANNER:** Hema Sharma**LOCATION:** between Arapaho Road and La Cosa Drive, east of Meandering Way**DATE FILED:** April 9, 2025**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 11**SIZE OF REQUEST:** 13.9355-acres**APPLICANT/OWNER:** Richardson Independent School District

**REQUEST:** An application to create one 13.9355-acre lot from a tract of land in City Block 10/8916, and to dedicate right-of-way and easements on property located between Arapaho Road and La Cosa Drive, east of Meandering Way.

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

**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.

The request is to plat a property that will be utilized as an Institutional use. It is a policy of the city that institutional use generally requires greater land area than 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 requirements of the R-7.5(A) Single Family District; 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/marketing/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, dedicate 50 feet of right-of-way (via fee simple) from the established center line of Arapaho Road. *Section 51A 8.602(c)*
17. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Arapaho Road & the alley. *Section 51A-8.602(e)*
18. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of La Cosa Road & the alley. *Section 51A-8.602(e)*

**Survey (SPRG) Conditions:**

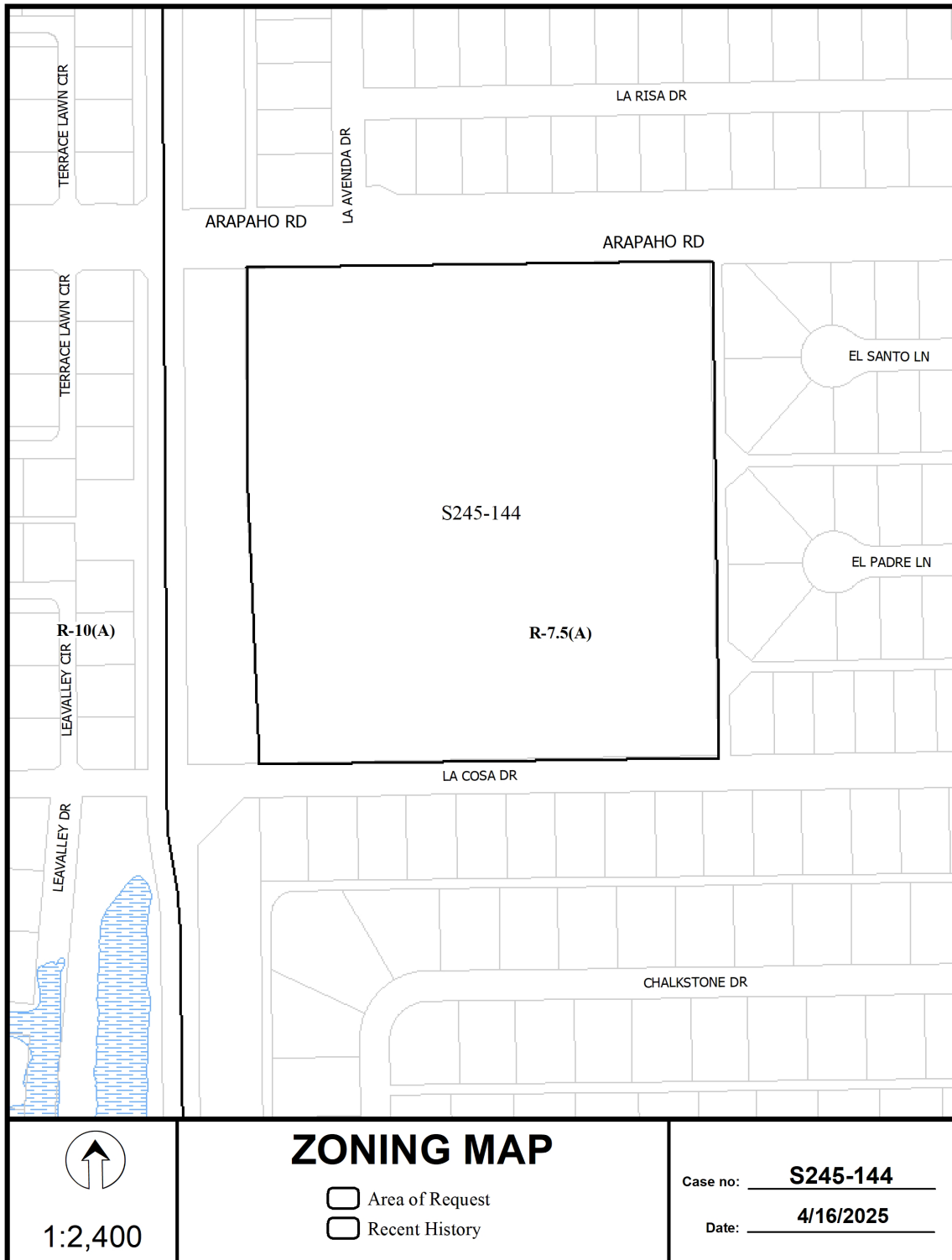
19. Prior to final plat, submit a completed final plat checklist and all supporting documents.
20. On the final plat, show recording information on all existing easements within 150 feet of the property.

**Dallas Water Utilities Conditions:**

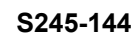
21. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering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

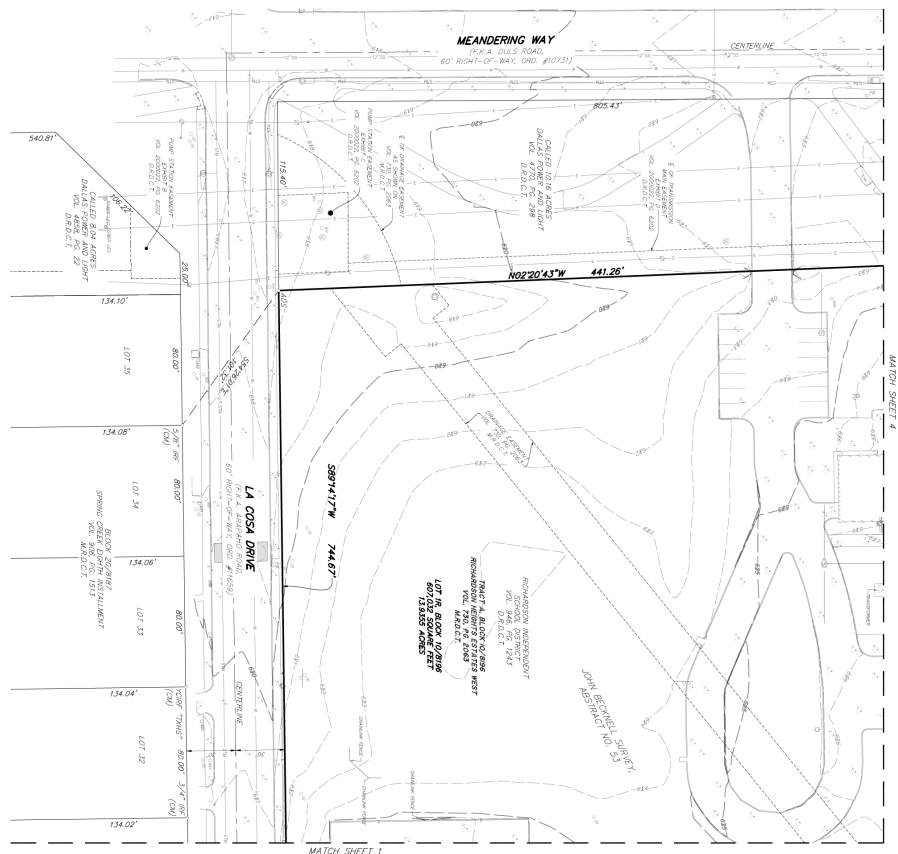
**Street Light/ Street Name/ GIS, Lot & Block Conditions:**

24. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
25. On the final plat, change "La Cosa Drive (FKA Arapaho Road)" to "La Cosa Drive (FKA Old Arapaho Road)". Section 51A-8.403(a)(1)(A)(xii).
26. On the final plat, identify the property as Lot 47 in City Block 10/8196.









MATCH SHEET 4

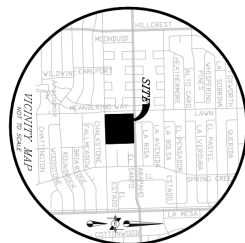
MATCH SHEET 1

LEGEND

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### GENERAL NOTES:

1. BASIS OF REVENUES. TEXAS COORDINATE SYSTEM OF REAL PROPERTY ZONE UTILIZING ALTERNATE CHAIN WITH A VERTICAL REFERENCE NETWORK.
2. CONTROLLING DOCUMENTS. AS SHOWN
3. LOT-TO-LOT DIMENSIONS WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS/SEVEN DIVISIONS ENGINEERING APPROVAL
4. STRUCTURES TO REMAIN.
5. COORDINATES BASED ON TEXAS STATE COORDINATE SYSTEM NORTH CENTRAL
6. NO PROJECTIONS. HORIZONTAL CHAIN OF 1983 ON GRID COORDINATE VALUES. NO SLOPE AND NO PROJECTIONS.
7. THE PURPOSE OF THIS PLAT IS TO RE-OPEN THE LOT FROM ONE EXISTING TRACT TO 6 EXISTING ADJACENT LOTS AND TO RE-OPEN ONE EXISTING TRACT TO 6



PRELIMINARY PLAT  
OF  
WJHS ADDITION  
LOT 1R, BLOCK 10/8196  
REPLAT  
OF  
RICHARDSON HEIGHTS ESTATES WEST  
TRACT A, BLOCK 10/8196  
JOHN BECKWELL, SURVEY, ABSTRACT NO. 53  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAT FILE NO. S245-144  
ENGINEERING NO. DP-  
SCALE: 1" = 30'  
DATE: APRIL 2025

OWNER	RAYMOND L. GOODSON JR., INC.			
	1123 S. GREENWILL AVENUE			
	DALLAS, TX 75243			
RAYMOND ISD	21-738-8100			
1123 S. GREENWILL AVENUE	21-738-8100			
RAYMOND, TX 75201	TX 75201			
409-330-9170	TELEPHONE NO. #0001-00			
DAVIS WATSON	SHEET 2 OF 5			
RECORDED	INDEX	DATE	TIME	DATE
2444292	2444292	2444292	2444292	2444292







