

**LOCATION:** bounded by Altman Drive, Dundee Drive, Merrell Road and Goodyear Drive

**DATE FILED:** April 25, 2025

**ZONING:** PD 639

**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20639.pdf>

**CITY COUNCIL DISTRICT:** 13

**SIZE OF REQUEST:** 11.241-acres

**APPLICANT/OWNER:** Cbre Vanir, Dallas Independent School District

**REQUEST:** An application to create one 11.241-acre lot from a tract of land in City Block 6461 on property bounded by Altman Drive, Dundee Drive, Merrell Road and Goodyear Drive.

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

**STAFF RECOMMENDATION:** The request complies with the requirements of PD 639; 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)

**Right-of way Requirements Conditions:**

15. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Goodyear Drive & Altman Drive. Section 51A 8.602(d)(1)
16. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Altman Drive & Dundee Drive. Section 51A 8.602(d)(1)
17. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Dundee Drive & Merrell Road. Section 51A 8.602(d)(1)
18. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Merrell Road & Goodyear Drive. Section 51A 8.602(d)(1)
19. 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)*

20. 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). 51A-8.606, 51A-8.608

**Survey (SPRG) Conditions:**

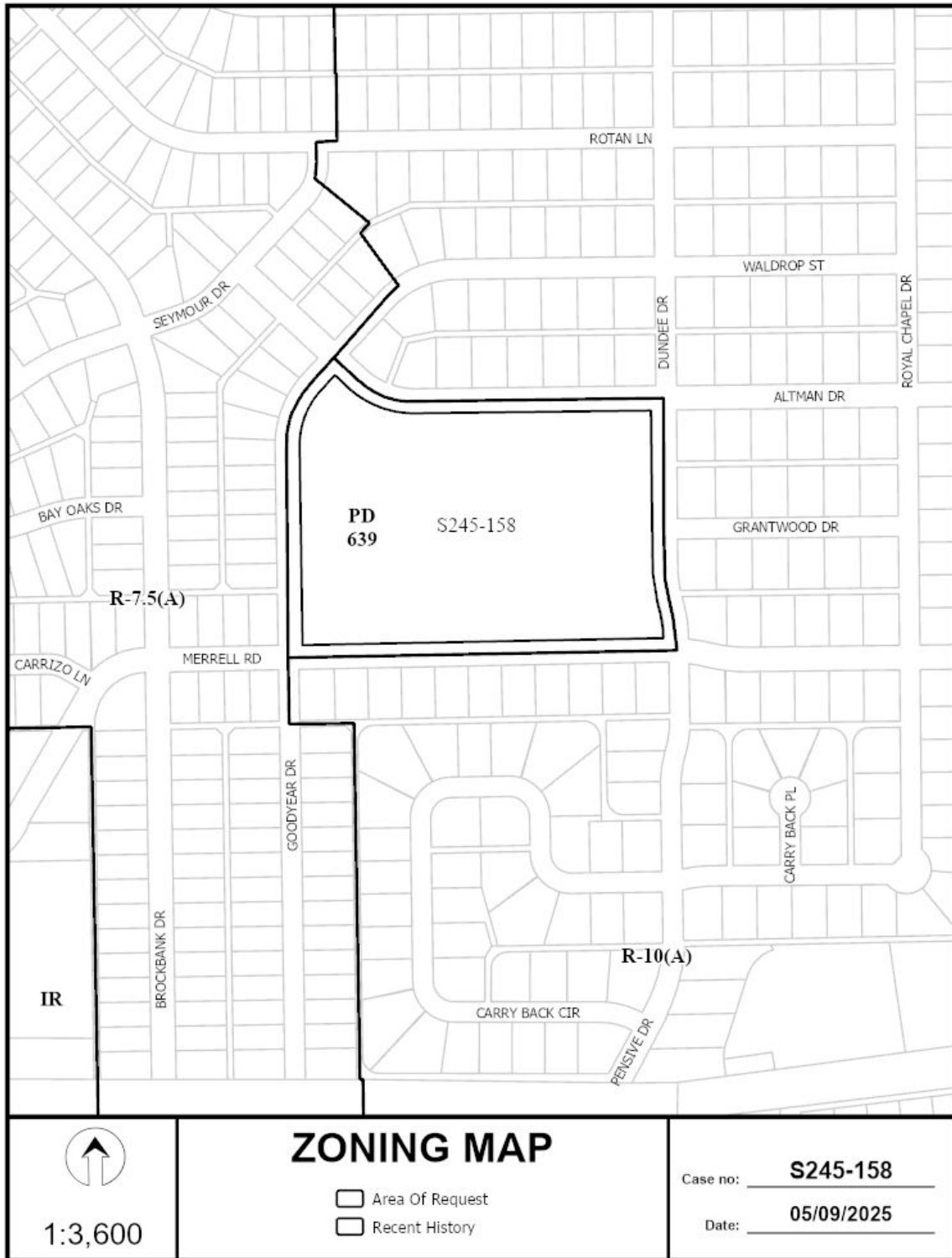
21. Prior to final plat, submit a completed final plat checklist and all supporting documents.
22. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
23. On the final plat, show Volume 4157, Page 618, Deed Records, Dallas County, Texas.
24. On the final plat, show Volume 67113, Page 908, Deed Records, Dallas County, Texas.
25. Dedicate street easements in fee simple.
26. On the final plat, show Volume 80, Page 1149, Deed Record, Dallas County, Texas.

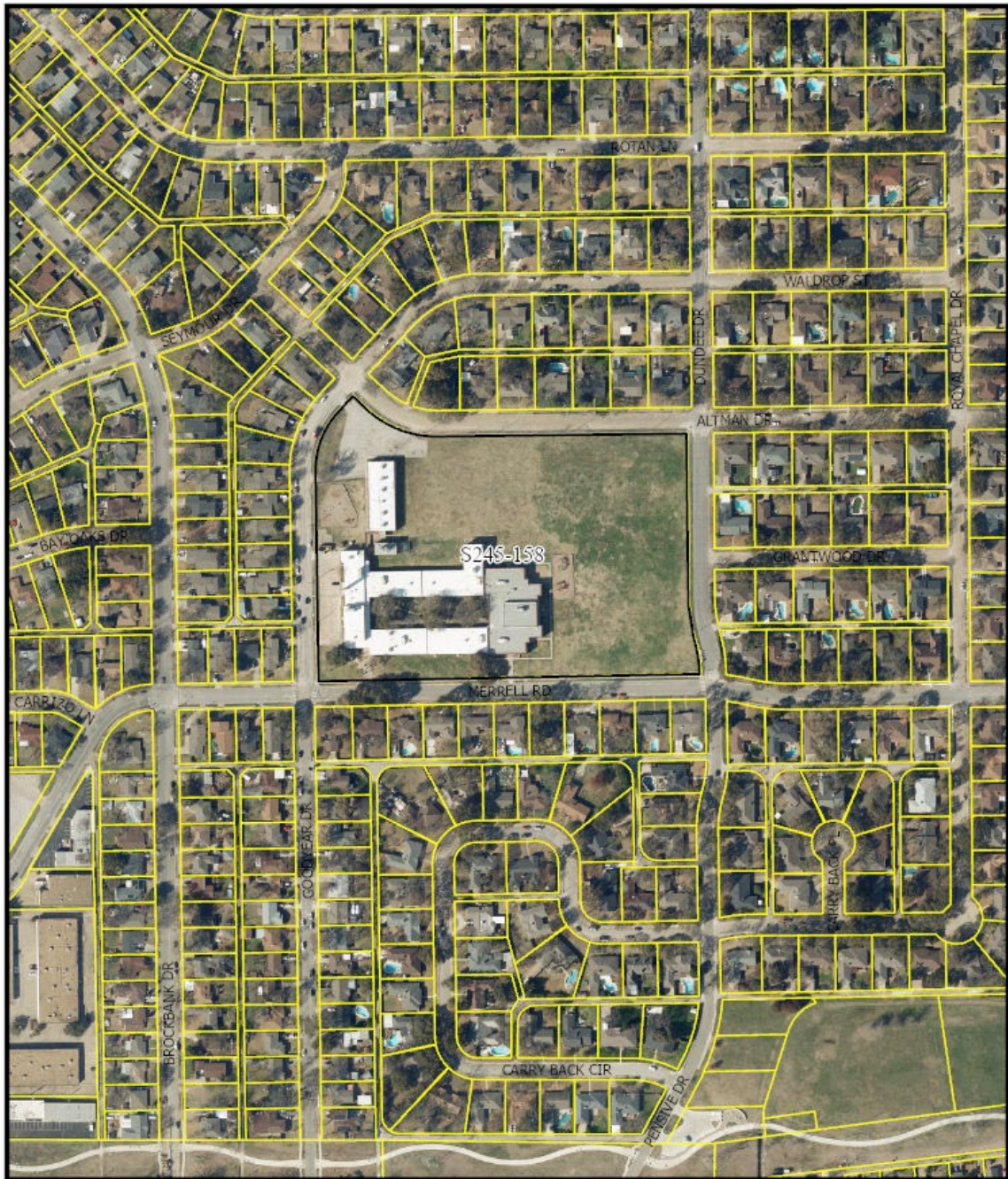
**Dallas Water Utilities Conditions:**

27. 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.
28. 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.

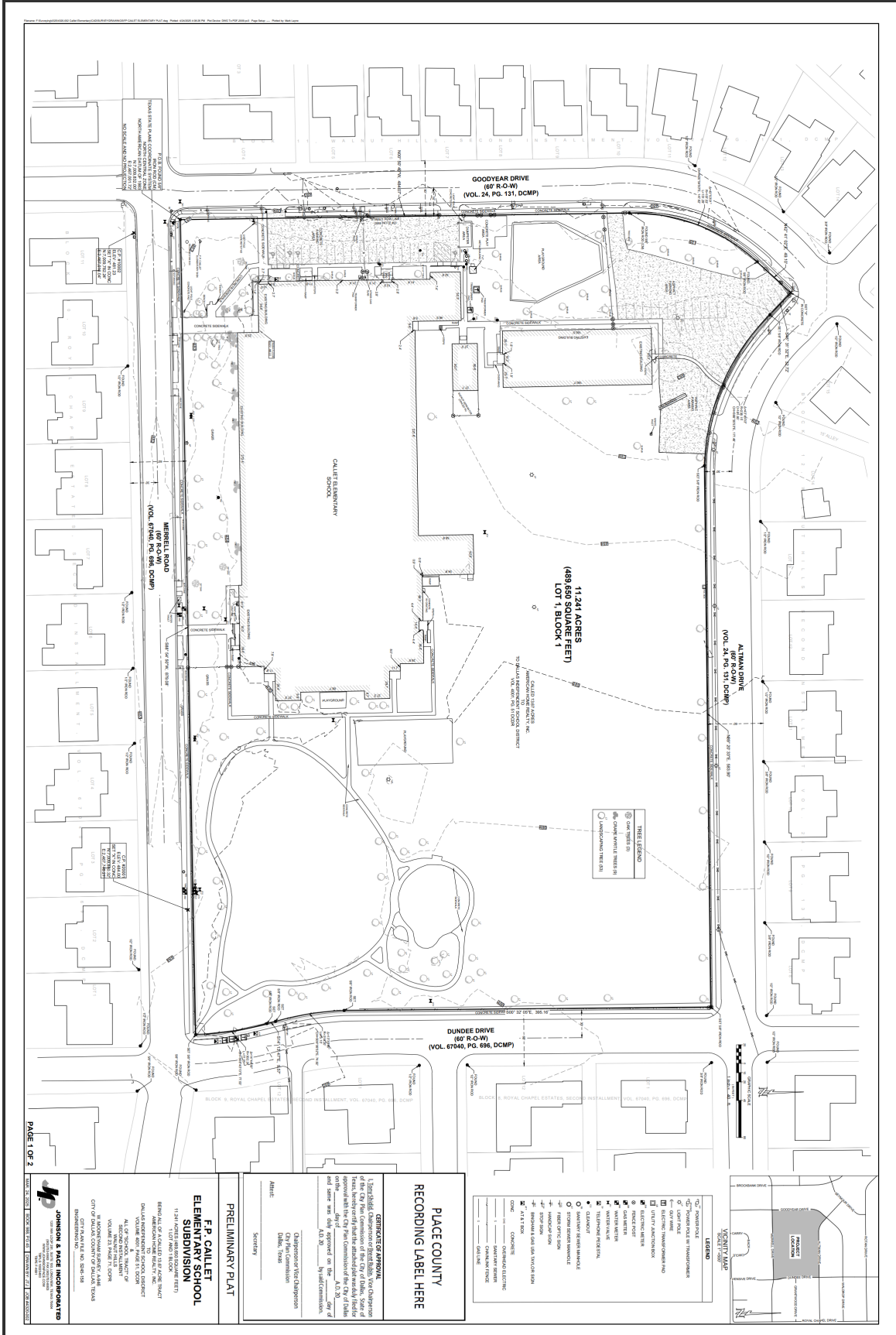
**Street Light/ Real Estate/ Street Name/ GIS, Lot & Block Conditions:**

29. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
30. Prior to the final plat, remove the fence encroachment located along Altman Drive, Goodyear Drive, and Merrell Road and provide written documentation and pictures to Real Estate division.
31. On the final plat, identify the property as Lot 1 in City Block 35/6461.





 1:3,600	<h3>AERIAL MAP</h3> <ul style="list-style-type: none"><li><input type="checkbox"/> Area Of Request</li><li><input type="checkbox"/> Recent History</li></ul>	Case no: <u>S245-158</u> Date: <u>05/09/2025</u>
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1. REFLECTS AND COMPLIES WITH ALL REGULATIONS OF THE PLANNING COMMISSION
2. PRESENTS THE PROPOSED PROJECT WITH ALL NECESSARY INFORMATION AND DATA
3. ALL INFORMATION SUBMITTED HEREON IS TRUE AND CORRECT
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**PRELIMINARY**

DATE: \_\_\_\_\_

APPROVED: \_\_\_\_\_

PROJECT LOCATION: \_\_\_\_\_

**OWNER'S DECLARATION:**

I, the undersigned, being the owner of the above described property, hereby certify that the information herein is true and correct and that I am the owner of the property and that I am not aware of any other person claiming an interest in the property.

DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

**NEEDS AND BENEFITS DESCRIPTION:**

The proposed project is located in an area that is currently undeveloped and is in need of a residential subdivision. The project will provide housing for the community and will be a benefit to the area. The project will also provide a source of revenue for the City of Dallas.

**PLATE COUNTY RECORDING LABEL HERE**

**CERTIFICATE OF APPROVAL**

I, the undersigned, being the Chairperson of the City of Dallas Planning Commission, hereby certify that the proposed project has been approved by the Commission and that the information herein is true and correct.

DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

**PRELIMINARY PLAT**

**F.P. CALLET ELEMENTARY SCHOOL SUBDIVISION**

11.34 ACRES (APPROXIMATE)

BEHIND ALL OF KOWALSKI STREET IN THE CITY OF DALLAS, TEXAS

APPROXIMATE LOT CORNER COORDINATES:

W. 11.34 ACRES (APPROXIMATE)

APPROXIMATE AREA: 11.34 ACRES (APPROXIMATE)

APPROXIMATE PERCENTAGE OF ACRES: 100%

APPROXIMATE TOTAL AREA: 11.34 ACRES (APPROXIMATE)

APPROXIMATE TOTAL PERCENTAGE OF ACRES: 100%

APPROXIMATE TOTAL AREA: 11.34 ACRES (APPROXIMATE)

APPROXIMATE TOTAL PERCENTAGE OF ACRES: 100%

APPROXIMATE TOTAL AREA: 11.34 ACRES (APPROXIMATE)

APPROXIMATE TOTAL PERCENTAGE OF ACRES: 100%

**JOHNSON & PAACE INCORPORATED**

1000 W. WYCKOFF STREET, SUITE 200

DALLAS, TEXAS 75201

PHONE: 214.781.1234

FAX: 214.781.1235

WWW.J&P.COM

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