

CITY PLAN COMMISSION**THURSDAY, MAY 22, 2025****FILE NUMBER:** S245-158**SENIOR PLANNER:** Hema Sharma**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:

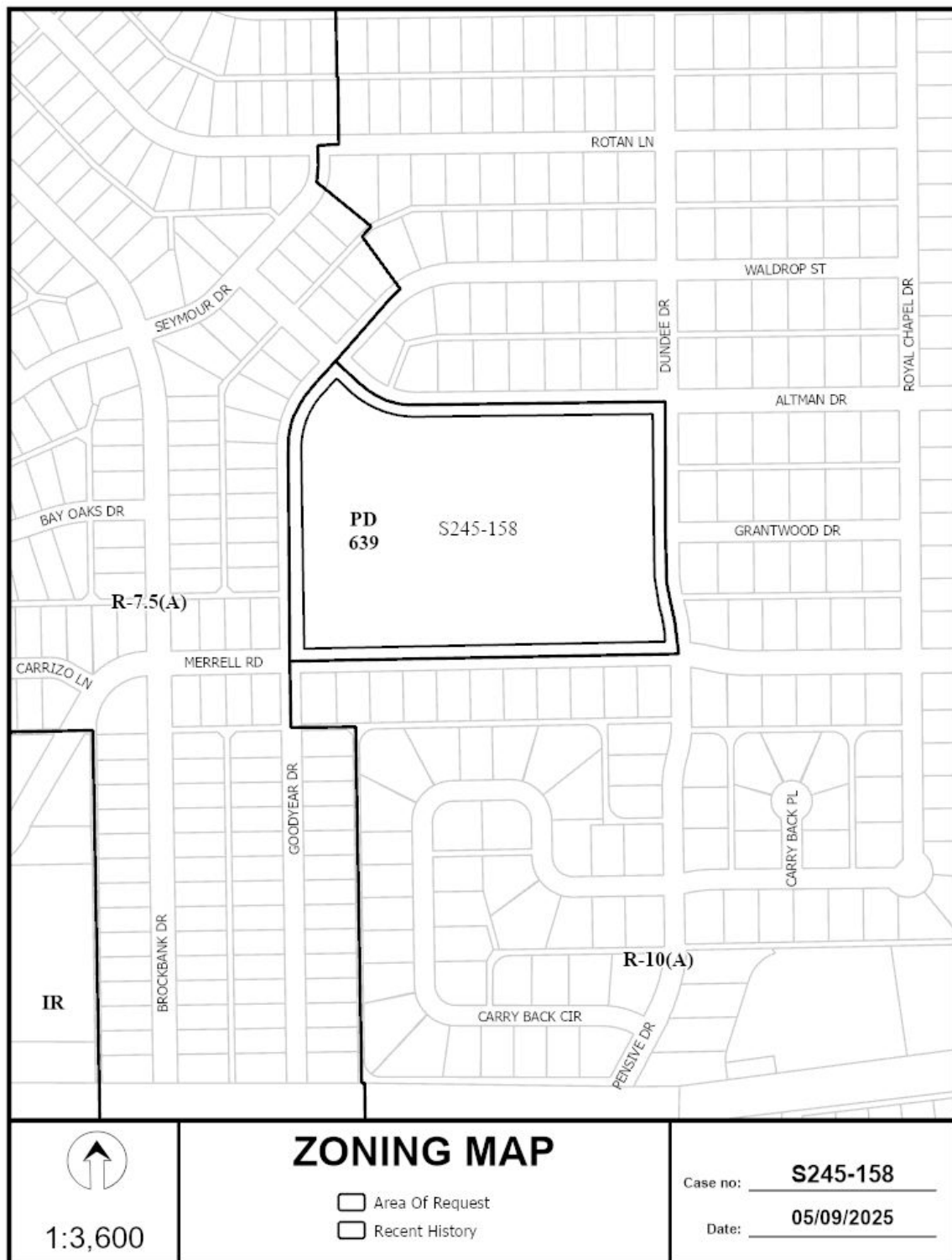
21. Prior to final plat, submit a completed final plat checklist and all supporting documents.
22. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
23. On the final plat, show Volume 4157, Page 618, Deed Records, Dallas County, Texas.
24. On the final 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.

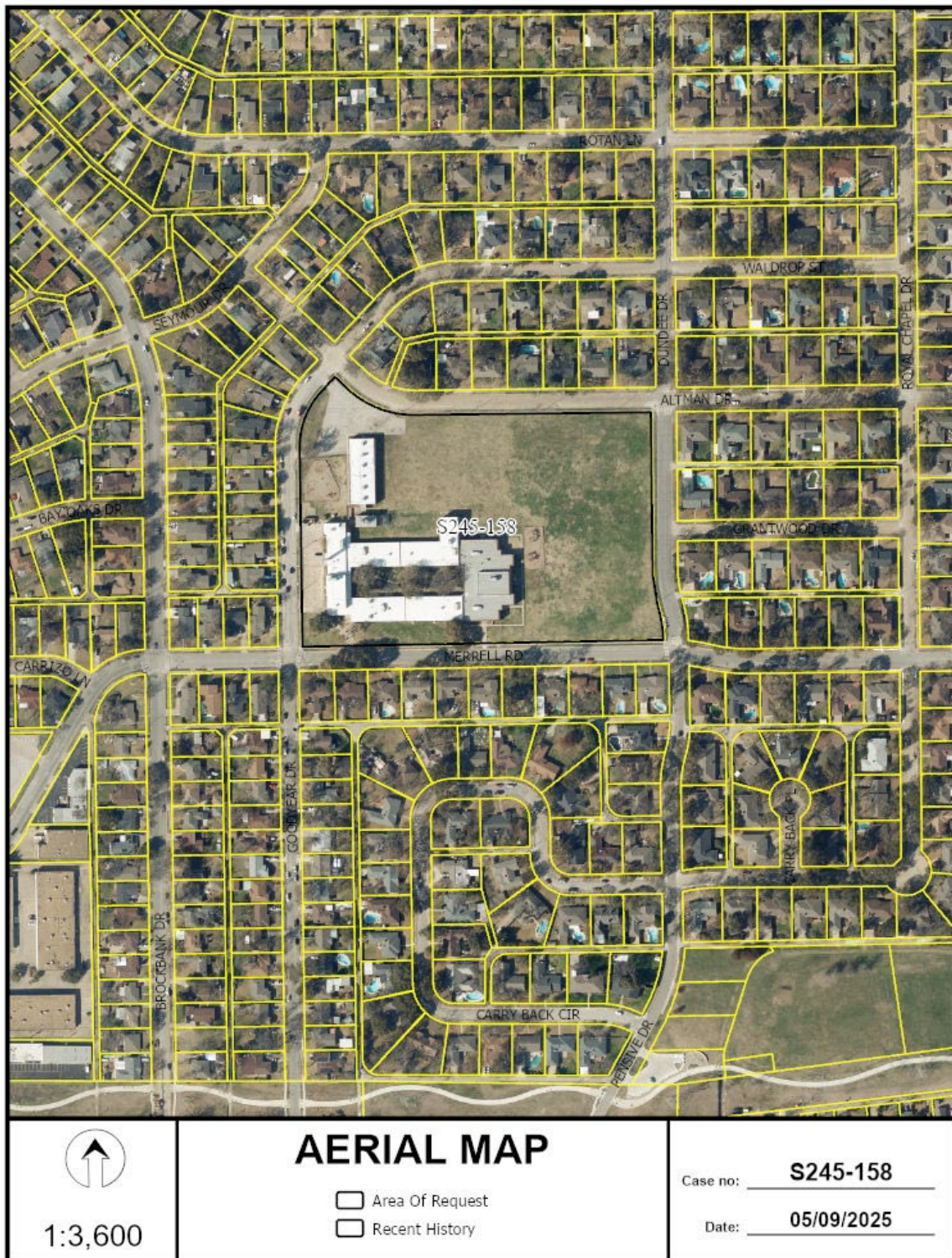
Dallas Water Utilities Conditions:

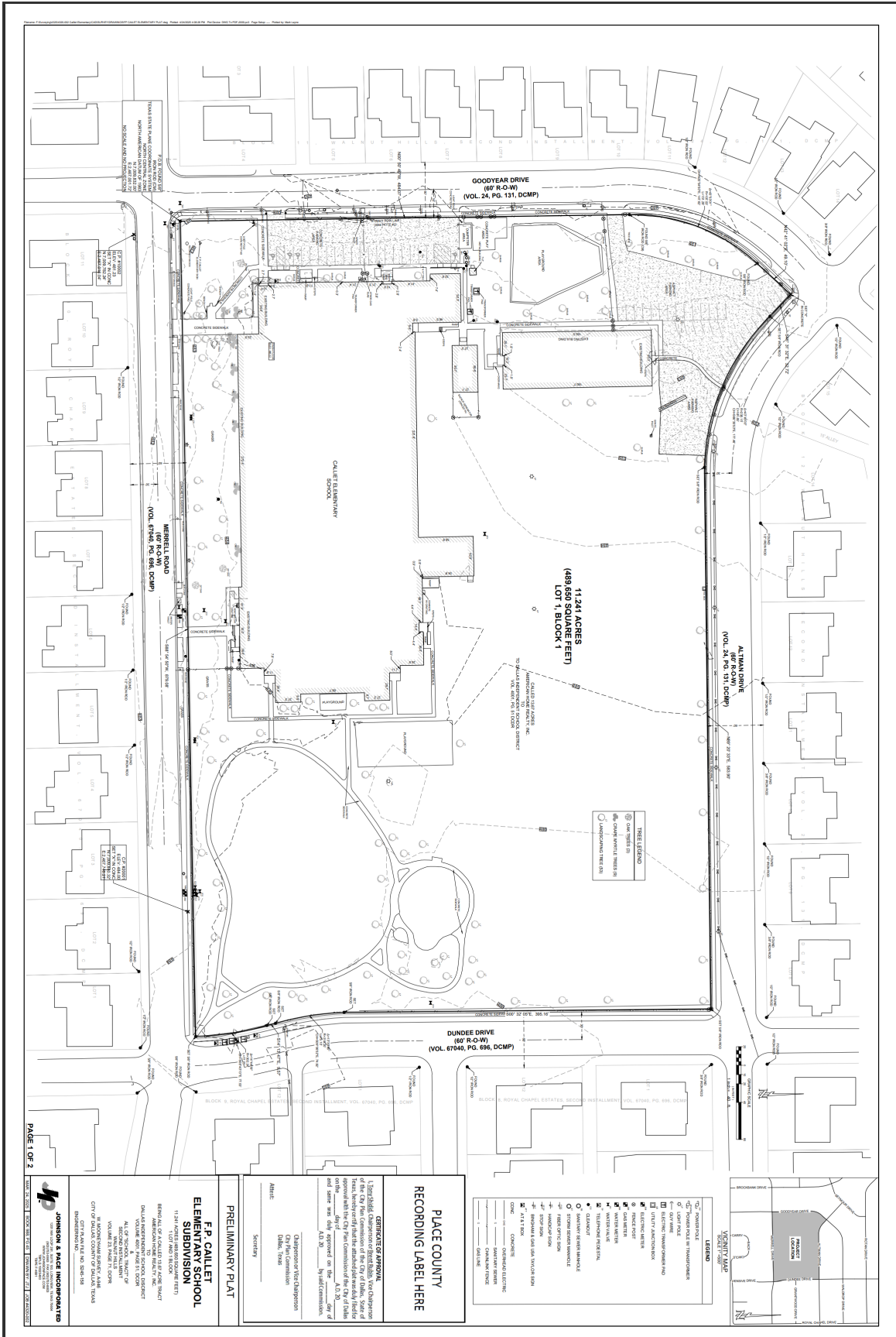
27. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering 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.





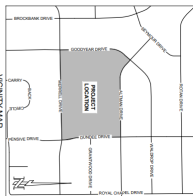


- OWNERS' DISCRETION.** The following information is provided for the owner's discretion. The owner is not required to provide this information, and the absence of this information does not constitute an admission of fault or liability. The owner is not required to provide this information, and the absence of this information does not constitute an admission of fault or liability.
- PRELIMINARY**
- NAME _____
- DATE _____

[illegible][illegible][illegible][illegible]

WRITES AND SPEAKS DESCRIPTION

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- | LEADS | |
|-----------------------------------|------------------------------|
| 101 POWER POLE | 102 POWER POLE IN TRANSDUCER |
| 103 LIGHT POLE | |
| 104 WIRE | |
| 105 ELECTRIC TRANSFORMER NO. | |
| 106 LIGHT ANTILOCK BOX | |
| 107 ELECTRIC METER | |
| 108 FENCE POST | |
| 109 GAS METER | |
| 110 WATER METER | |
| 111 MAXIMUM VALUE | |
| 112 TELEPHONE FEEDER | |
| 113 CLEANUP | |
| 114 STANDARD BENT WARE | |
| 115 STEEL BENT WARE | |
| 116 FIBER OPTIC SION | |
| 117 HANDCUP SIGN | |
| 118 STOP SIGN | |
| 119 BROADWAY 604 VAN TAIL ON SIGN | |
| 120 AT A LOOK | |
| 121 CONCERTE | |
| 122 OVERHEAD SIGN | |
| 123 SUNDAY EVENING | |
| 124 CHINA WARE | |
| 125 DAY LINE | |

_____, Secretary of the City of Dallas, Texas, hereby certifies that the attached plan was duly approved with the City Plan Commission of the City of Dallas on the _____ day of _____, A.D. 20____.

_____, Secretary

_____, Secretary of the City of Dallas, Texas, hereby certifies that the attached plan was duly approved with the City Plan Commission of the City of Dallas on the _____ day of _____, A.D. 20____.

_____, Secretary

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

11 1/41 JONES (669 2500) (1987)
1 LOT 107 AND 108

BENJO ALI OF CALLET'S FIVE ACRE TRACT
WAS RECENTLY REDEVELOPED BY
YAMAGUCHI REALTY, INC.
TO
DALLAS COUNTY LAND SUBDIVISION
AND
AL OF SON'S TRACT OF
SECOND INSTALLMENT
VOLUME 21, PAGE 17, CON
IN WOODBRIDGE SEPTER, ARLES
CITY OF DALLAS, COUNTY OF DALLAS, TEXAS
(OFFICIAL FILE NO. 246-518)
ENCLOSURE

JOHNSON & WACE INCORPORATED
10000 N. CENTRAL EXPRESSWAY
SUITE 1000
DALLAS, TEXAS 75243
(214) 343-8800

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ELEMENTARY SCHOOL
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JOHNSON & WACE INCORPORATED
10000 N. CENTRAL EXPRESSWAY
SUITE 1000
DALLAS, TEXAS 75243
(214) 343-8800

ADVERTISE:
ENGINEER
JOE HART, P.E.
5001 NW LOOP 281, SUITE 900
LONGVIEW, TEXAS 75604

BARRENTOH
THOMAS MAXWELL, P.E., S.E.
5001 NW LOOP 281, SUITE 900
LONGVIEW, TEXAS 75604

APPLICANT/OWNER
DALLAS INDEPENDENT SCHOOL DISTRICT
3003 HEMPHILL, R.D. DALLAS, TX 75228

PAGE 2 OF 2

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