

CITY PLAN COMMISSION**THURSDAY, NOVEMBER 6, 2025****RECORD NO.:** Plat-25-000123**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** between Houston Street and Woodall Rodgers Freeway/ State Highway Spur No. 366, south of Field Street**DATE FILED:** October 10, 2025
582 (South Subdistrict)**ZONING:** PD 193 (CA-2, PDS 87), PD**PD LINK:** <https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=193-I><https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=193-II-S-87><https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=582>**CITY COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** 9.9242-acres**APPLICANT/OWNER:** Skyhouse Dallas LLC, Perot Museum of Nature and Science

REQUEST: An application to replat a 9.9242-acre tract of land containing all of Lot 1A in City Block A/390, part of Lot 1A and all of Lot 1B in City Block D/386, all of Lots 1 through 7 in City Block C/388, all of lots 8 through 14 in City Block D/386, all of lot 1 in City Block F/389, all of lots 12 through 16 in City Block G/385, and a portion of lots 2 through 5 in City Block F/389, all of lots 9 through 11 in City Block G/385, and portion of abandoned rights-of-way and alley to create one 1.6682-acre lot and one 8.2560-acre lot on property located between Houston Street and Woodall Rodgers Freeway/ State Highway Spur No. 366, south of Field Street.

SUBDIVISION HISTORY:

1. S245-131 was a request northeast of the present request to create one 0.4469-acre lot from a tract of land in City Block 293 on property bounded by Saint Paul Street, McKinney Avenue and Akard Street. The request was approved on April 10, 2025, but has not been recorded.
2. S234-173 was a request at the same location as the present request to replat an 8.2492-acre tract of land containing all of Lots 1 through 7 in City Block C/388, part of Lot 1A, all of Lot 1B, and all of Lots 8 through 14 in City Block D/386, all of Lot 1 and part of Lots 2 through 5 in City Block F/389, part of Lots 9 through 11 and all of Lots 12 through 16 in City Block G/385, and portion of abandoned rights-of-way and alley to create one lot on property located on Field Street at Broom Street, northwest corner. The request was approved on September 5, 2024, and has been withdrawn.
3. S223-147 was a request west of the present request to replat a 3.118-acre tract of land containing all of Lot 1B in City Block 7/409 to abandon existing easements and to create one lot on property located between Victory Avenue and Interstate Highway 35E, east of Dallas Area Rapid Transit. The request was approved on June 1, 2023, but has not been recorded.

4. S223-113 was a request southeast of the present request to replat a 4.7112-acre tract of land containing all of Lots 1 through 4 in City Block 17/219 to create three lots ranging in size from 1.0138-acre to 2.6228-acre on property located on Griffin Street at Corbin Street, south of Magnolia Street. The request was approved on April 20, 2023, but has not been recorded.
5. S212-256 was a request north of the present request to replat an 11.0046-acre tract of land containing all of Lot 1B in City Block B/370, part of abandoned streets and alleys to create one lot on property located on Field Street at Nowitzki Way, east of Houston Street. The request was approved July 21, 2022, but has not been recorded.
6. S201-577 was a request southeast of the present request to create one 0.517-acre lot from a part of City Block 214 on property located on Munger Avenue at Laws Street, southwest of Griffin Street. The request was approved March 4, 2021, and recorded March 7, 2018.

STAFF RECOMMENDATION: The request complies with the requirements of PD 193 (CA-2, PDS 87), PD 582 (South Subdistrict); 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 submitting 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 2.

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. Dedicate 25 feet of right of way (via Fee Simple or Street Easement) from established center line of Broom Street. Section 51A 8.602(c); 51A 8.604(c).
16. Dedicate a minimum 20-foot by 20-foot corner clip (via Fee Simple or Street Easement) at Field Street and Woodall Rodgers Freeway/ State Highway Spur No. 366. Section 51A 8.602(d)(1).
17. 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. 51A 8.602(d)(1), 51A 8.608(a).

Survey (SPRG) Conditions:

18. Submit a completed Final Plat Checklist and All Supporting Documentation.
19. All utility easement abandonments must be shown with recording information.
20. List utility easements as retained within street abandonments when stated in ordinance or follow the City of Dallas standard affidavit requirements.

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 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.
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 Coordinator/ Real Estate/ GIS, Lot & Block Conditions:

24. Additional design information needed to complete review. Provide a brief description of the proposed project and a copy of the site plan to daniel.silva@dallas.gov to determine street lighting requirements.
25. On the final plat, change "Woodall Rogers Freeway" to "Woodall Rodgers Freeway/ State Highway Spur No. 366".
26. On the final plat, change "Houston Street (FKA Wichita Street)" to "Houston Street (FKA Wichita Street Extension)".
27. Real Estate is currently processing wastewater easement abandonment and water and wastewater easement dedication. Add the abandonment and dedication to the plat. Submit recorded documents to Real Estate.
28. On the final plat, identify the property as Lots 1C and 1D in City Block D/386.









