

CITY PLAN COMMISSION**THURSDAY, January 15, 2026****FILE NUMBER:** PLAT-25-000177**SENIOR PLANNER:** Hema Sharma**LOCATION:** Lyndon B. Johnson Freeway/Interstate Highway No. 635, west of Greenville Avenue**DATE FILED:** December 18, 2025**ZONING:** MU-3**CITY COUNCIL DISTRICT:** 10**SIZE OF REQUEST:** 1.021-acres**APPLICANT/OWNER:** Sai Park Central Investment, LLC**REQUEST:** An application to replat a 1.021-acre tract of land containing portion of Lots 4C and 4D in City Block C/8408 to create one lot on property located on Lyndon B. Johnson Freeway/Interstate Highway No. 635, west of Greenville Avenue.**SUBDIVISION HISTORY:**

1. S223-109 was a request southeast of the present request to replat a 0.687-acre tract of land containing portion of Lot 3 in City Block 1/8415 to create one lot on property located on Greenville Avenue at Lyndon B. Johnson Freeway / Interstate Highway No. 635. The request was approved on April 20, 2023, and was recorded on February 24, 2025.
2. S212-337 was a request south of the present request to replat a 1.3117-acre tract of land containing a portion of Lot 5 in City Block C/8404 to create one lot on property located on Greenville Avenue at Lyndon B. Johnson Freeway/Interstate Highway 635, southwest corner. The request was approved on October 6, 2022, but has not been recorded.
3. S201-715 was a request northeast of the present request to replat a 4.925-acre tract of land containing a portion of Lot 1 in City Block M/8416 to create 5 lots ranging in size from 34,615-square feet to 59,669-square feet on property located on Lyndon B. Johnson Freeway / Interstate Highway No. 635 at Greenville Avenue, northeast corner. The request was approved on August 19, 2021, and was recorded on February 24, 2025.

STAFF RECOMMENDATION: The request complies with the requirements of the MU-3 Mixed Use 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. "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" (Note must be on the Plat). 51A 8.611(e)

Right-of way Requirements Conditions:

15. TXDOT approval may be required for any driveway modifications or new access.

Survey (SPRG) Conditions:

16. Prior to final plat, show correct recording information for subject property (Owner & record information)
17. Prior to final plat, submit a completed final plat checklist and all supporting documents.
18. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
19. On the final plat, show distances/width across all adjoining right-of-way
20. On the final plat, show recording information on all existing easements within 150 feet of the property.
21. 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:

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. 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.

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

24. Prior to the final plat, please submit tree survey to the arborist, it is required.
25. Prior to the final plat, please contact Real Estate to clarify if the sign easement recorded in Vol. 2000081, Pg. 1573 is in, across, above, or under a City of Dallas easement or right-of-way.
26. On the final plat, change "LBJ Freeway (Interstate Highway 635)" to "Lyndon B. Johnson Freeway/Interstate Highway No. 635". Section 51A-8.403(a)(1)(A)(xii).
27. On the final plat, identify the property as Lot 4E in City Block C/8408.





