

CITY PLAN COMMISSION

THURSDAY, October 23, 2025

FILE NUMBER: PLAT-25-000102 (S245-246)

SENIOR PLANNER: Hema Sharma

LOCATION: Chrysalis Drive at Hampton Road, southwest corner

DATE FILED: September 25, 2025

ZONING: CR

CITY COUNCIL DISTRICT: 8

SIZE OF REQUEST: 1.600-acres

APPLICANT/OWNER: KKMD Investments LLC, Mike Patel

REQUEST: An application to one create 1.600-acre lot from a tract of land in City Block 7554 on property located on Chrysalis Drive at Hampton Road, southwest corner.

SUBDIVISION HISTORY:

1. S189-257 was a request south of the present request to create one 0.58-acre lot from a tract of land in City Block 7554 on property located on Hampton Road, south of Chrysalis Drive. The request was approved on November 1, 2019, but has not been recorded.
2. S178-030 was a request south of the present request to replat a 0.826-acre tract of land containing part of City Block 7554 to create one lot on property located on Hampton Road, north of Cliff Creek Crossing. The request was approved November 30, 2017, and recorded on September 30, 2019.
3. S145-237 was a request south of the present request to create one 0.85-acre lot from a tract of land in City Block 7554 on property located at Hampton Road and Cliff Creek Crossing Drive, northwest corner. The request was approved August 20, 2015 and was recorded July 26, 2017.

STAFF RECOMMENDATION: The request complies with the requirements of the CR Community Retail District; 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 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" (Note must be on Plat) 51A 8.611(e)

Right-of way Requirements Conditions:

15. On the final plat, dedicate 50 feet of right-of-way (via fee simple) from the established center line of Hampton Road. *Section 51A 8.602(c)*

Survey (SPRG) Conditions:

16. Prior to final plat, submit a completed final plat checklist and all supporting documents.
17. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
18. On the final plat, show distances/width across all adjoining right-of-way

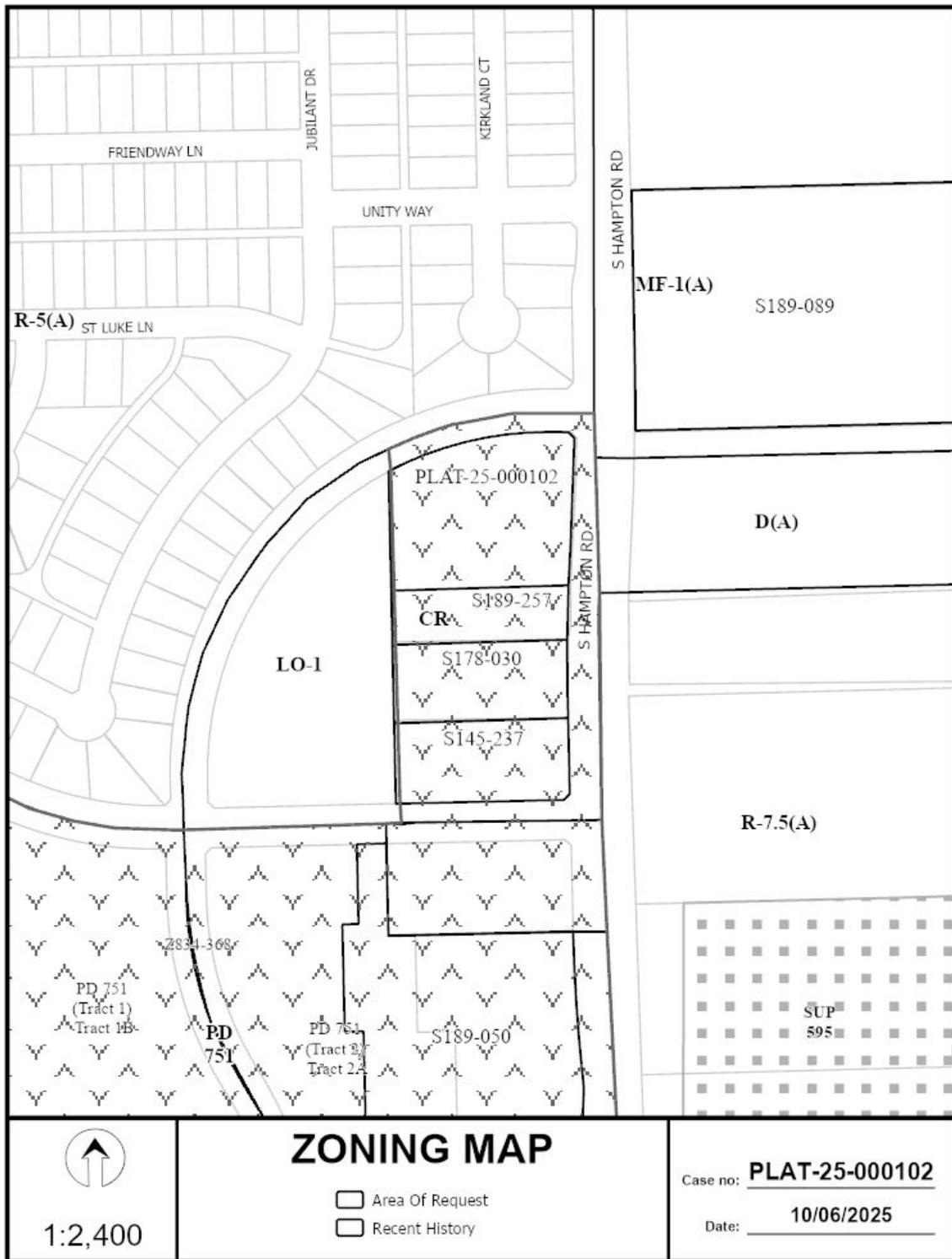
19. On the final plat, show recording information on all existing easements within 150 feet of the property.
20. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

Dallas Water Utilities Conditions:

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.

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

22. Prior to final plat, additional design information needed to complete review. Provide a brief description of the proposed project and a copy of the site plan to daniel.silva1@dallas.gov to determine street lighting requirements.
23. On the final plat, change "Chrysalis Dr" to "Chrysalis Drive". Section 51A-8.403(a)(1)(A)(xii).
24. On the final plat, change "Jubilant Dr" to "Jubilant Drive". Section 51A-8.403(a)(1)(A)(xii).
25. On the final plat, identify the property as Lot 5 in City Block M/7554.





 1:2,400	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area Of Request <input type="checkbox"/> Recent History 	Case no: PLAT-25-000102 Date: <u>10/06/2025</u>
--	---	---

SURVEYOR'S CERTIFICATE

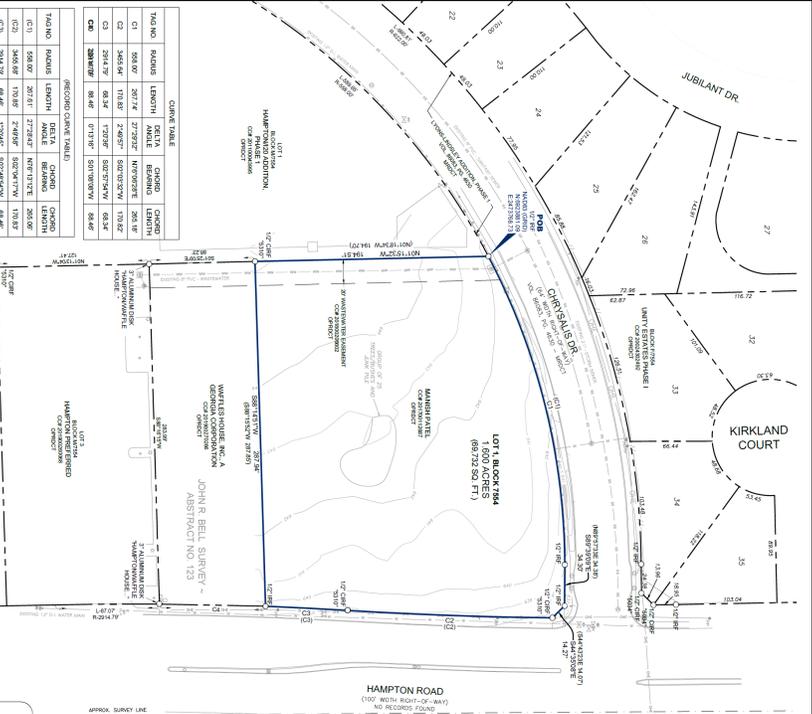
THIS IS TO CERTIFY THAT I, **DAVID BEAVER**, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE SUPERVISED AND CONDUCTED THE SURVEY OF THE PLAT HEREON, AND THAT THE PLAT CORRECTLY REPRESENTS THE FIELD SURVEY. I HAVE BEEN ADVISED BY THE PERSONS WHOSE NAMES ARE BEING PROPERLY PLACED ON THE PLAT THAT THE PLAT CORRECTLY REPRESENTS THE FIELD SURVEY. I HAVE BEEN ADVISED BY THE PERSONS WHOSE NAMES ARE BEING PROPERLY PLACED ON THE PLAT THAT THE PLAT CORRECTLY REPRESENTS THE FIELD SURVEY.

PRELIMINARY

This document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.

ISSUED: SEPTEMBER 15, 2025
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS

SECTION	LENGTH	BEARING	AREA	BEARING	LENGTH
C1	306.86'	S 07° 17' 27" W	10,729.27	S 07° 17' 27" W	306.86'
C2	306.86'	S 07° 17' 27" W	10,729.27	S 07° 17' 27" W	306.86'
C3	306.86'	S 07° 17' 27" W	10,729.27	S 07° 17' 27" W	306.86'
TOTAL	920.58'	S 07° 17' 27" W	32,187.81	S 07° 17' 27" W	920.58'



STATE OF TEXAS

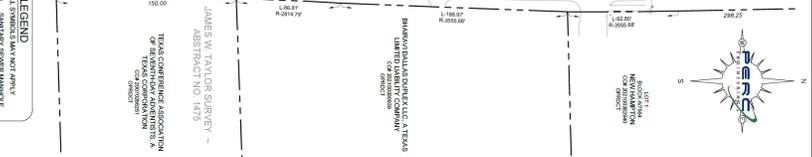
COUNTY OF TARRANT

OWNER/DEVELOPER:
ROAD INVESTMENTS LLC
 CONTACT NAME: PAUL
 5502 STAVESMAN LANE
 FRODO, TX 75034

OWNER/DEVELOPER:
JOHANN CONSULTING ENGINEERS, INC.
 CONTACT: HOUSHAO JIAHANI
 PROJECT: 214-784-9900
 2141 CAROLINA, TEXAS

LEGEND

- ① SURVEYED POINT
- ② UNADJUSTED POINT
- ③ ADJUSTED POINT
- ④ POINT OF BEGINNING
- ⑤ POINT OF IRREGULARITY
- ⑥ POINT OF NON-COMPARISON
- ⑦ POINT OF DISCONTINUITY
- ⑧ POINT OF DISCONTINUITY
- ⑨ POINT OF DISCONTINUITY
- ⑩ POINT OF DISCONTINUITY
- ⑪ POINT OF DISCONTINUITY
- ⑫ POINT OF DISCONTINUITY
- ⑬ POINT OF DISCONTINUITY
- ⑭ POINT OF DISCONTINUITY
- ⑮ POINT OF DISCONTINUITY
- ⑯ POINT OF DISCONTINUITY
- ⑰ POINT OF DISCONTINUITY
- ⑱ POINT OF DISCONTINUITY
- ⑲ POINT OF DISCONTINUITY
- ⑳ POINT OF DISCONTINUITY
- ㉑ POINT OF DISCONTINUITY
- ㉒ POINT OF DISCONTINUITY
- ㉓ POINT OF DISCONTINUITY
- ㉔ POINT OF DISCONTINUITY
- ㉕ POINT OF DISCONTINUITY
- ㉖ POINT OF DISCONTINUITY
- ㉗ POINT OF DISCONTINUITY
- ㉘ POINT OF DISCONTINUITY
- ㉙ POINT OF DISCONTINUITY
- ㉚ POINT OF DISCONTINUITY
- ㉛ POINT OF DISCONTINUITY
- ㉜ POINT OF DISCONTINUITY
- ㉝ POINT OF DISCONTINUITY
- ㉞ POINT OF DISCONTINUITY
- ㉟ POINT OF DISCONTINUITY
- ㊀ POINT OF DISCONTINUITY
- ㊁ POINT OF DISCONTINUITY
- ㊂ POINT OF DISCONTINUITY
- ㊃ POINT OF DISCONTINUITY
- ㊄ POINT OF DISCONTINUITY
- ㊅ POINT OF DISCONTINUITY
- ㊆ POINT OF DISCONTINUITY
- ㊇ POINT OF DISCONTINUITY
- ㊈ POINT OF DISCONTINUITY
- ㊉ POINT OF DISCONTINUITY
- ㊊ POINT OF DISCONTINUITY
- ㊋ POINT OF DISCONTINUITY
- ㊌ POINT OF DISCONTINUITY
- ㊍ POINT OF DISCONTINUITY
- ㊎ POINT OF DISCONTINUITY
- ㊏ POINT OF DISCONTINUITY
- ㊐ POINT OF DISCONTINUITY
- ㊑ POINT OF DISCONTINUITY
- ㊒ POINT OF DISCONTINUITY
- ㊓ POINT OF DISCONTINUITY
- ㊔ POINT OF DISCONTINUITY
- ㊕ POINT OF DISCONTINUITY
- ㊖ POINT OF DISCONTINUITY
- ㊗ POINT OF DISCONTINUITY
- ㊘ POINT OF DISCONTINUITY
- ㊙ POINT OF DISCONTINUITY
- ㊚ POINT OF DISCONTINUITY
- ㊛ POINT OF DISCONTINUITY
- ㊜ POINT OF DISCONTINUITY
- ㊝ POINT OF DISCONTINUITY
- ㊞ POINT OF DISCONTINUITY
- ㊟ POINT OF DISCONTINUITY
- ㊠ POINT OF DISCONTINUITY
- ㊡ POINT OF DISCONTINUITY
- ㊢ POINT OF DISCONTINUITY
- ㊣ POINT OF DISCONTINUITY
- ㊤ POINT OF DISCONTINUITY
- ㊥ POINT OF DISCONTINUITY
- ㊦ POINT OF DISCONTINUITY
- ㊧ POINT OF DISCONTINUITY
- ㊨ POINT OF DISCONTINUITY
- ㊩ POINT OF DISCONTINUITY
- ㊪ POINT OF DISCONTINUITY
- ㊫ POINT OF DISCONTINUITY
- ㊬ POINT OF DISCONTINUITY
- ㊭ POINT OF DISCONTINUITY
- ㊮ POINT OF DISCONTINUITY
- ㊯ POINT OF DISCONTINUITY
- ㊰ POINT OF DISCONTINUITY
- ㊱ POINT OF DISCONTINUITY
- ㊲ POINT OF DISCONTINUITY
- ㊳ POINT OF DISCONTINUITY
- ㊴ POINT OF DISCONTINUITY
- ㊵ POINT OF DISCONTINUITY
- ㊶ POINT OF DISCONTINUITY
- ㊷ POINT OF DISCONTINUITY
- ㊸ POINT OF DISCONTINUITY
- ㊹ POINT OF DISCONTINUITY
- ㊺ POINT OF DISCONTINUITY
- ㊻ POINT OF DISCONTINUITY
- ㊼ POINT OF DISCONTINUITY
- ㊽ POINT OF DISCONTINUITY
- ㊾ POINT OF DISCONTINUITY
- ㊿ POINT OF DISCONTINUITY



GENERAL NOTES

1. THE SURVEY WAS CONDUCTED BY THE SURVEYOR AND HIS ASSISTANTS ON THE DATE INDICATED ON THE PLAT. THE SURVEYOR HAS REVIEWED THE PLAT AND HAS FOUND IT TO BE A CORRECT REPRESENTATION OF THE FIELD SURVEY.

2. THE SURVEYOR HAS BEEN ADVISED BY THE PERSONS WHOSE NAMES ARE BEING PROPERLY PLACED ON THE PLAT THAT THE PLAT CORRECTLY REPRESENTS THE FIELD SURVEY.

3. THE SURVEYOR HAS BEEN ADVISED BY THE PERSONS WHOSE NAMES ARE BEING PROPERLY PLACED ON THE PLAT THAT THE PLAT CORRECTLY REPRESENTS THE FIELD SURVEY.

4. THE SURVEYOR HAS BEEN ADVISED BY THE PERSONS WHOSE NAMES ARE BEING PROPERLY PLACED ON THE PLAT THAT THE PLAT CORRECTLY REPRESENTS THE FIELD SURVEY.

5. THE SURVEYOR HAS BEEN ADVISED BY THE PERSONS WHOSE NAMES ARE BEING PROPERLY PLACED ON THE PLAT THAT THE PLAT CORRECTLY REPRESENTS THE FIELD SURVEY.

6. ALL DIMENSIONS AND BEARINGS ARE BASED ON SPECIAL WARRANTY DEED WITH REFERENCE TO THE SURVEY.

OWNER/DEVELOPER:
ROAD INVESTMENTS LLC
 CONTACT NAME: PAUL
 5502 STAVESMAN LANE
 FRODO, TX 75034

OWNER/DEVELOPER:
JOHANN CONSULTING ENGINEERS, INC.
 CONTACT: HOUSHAO JIAHANI
 PROJECT: 214-784-9900
 2141 CAROLINA, TEXAS

STATE OF TEXAS

COUNTY OF TARRANT

OWNER/DEVELOPER:
ROAD INVESTMENTS LLC
 CONTACT NAME: PAUL
 5502 STAVESMAN LANE
 FRODO, TX 75034

OWNER/DEVELOPER:
JOHANN CONSULTING ENGINEERS, INC.
 CONTACT: HOUSHAO JIAHANI
 PROJECT: 214-784-9900
 2141 CAROLINA, TEXAS

GENERAL NOTES

1. THE SURVEY WAS CONDUCTED BY THE SURVEYOR AND HIS ASSISTANTS ON THE DATE INDICATED ON THE PLAT. THE SURVEYOR HAS REVIEWED THE PLAT AND HAS FOUND IT TO BE A CORRECT REPRESENTATION OF THE FIELD SURVEY.

2. THE SURVEYOR HAS BEEN ADVISED BY THE PERSONS WHOSE NAMES ARE BEING PROPERLY PLACED ON THE PLAT THAT THE PLAT CORRECTLY REPRESENTS THE FIELD SURVEY.

3. THE SURVEYOR HAS BEEN ADVISED BY THE PERSONS WHOSE NAMES ARE BEING PROPERLY PLACED ON THE PLAT THAT THE PLAT CORRECTLY REPRESENTS THE FIELD SURVEY.

4. THE SURVEYOR HAS BEEN ADVISED BY THE PERSONS WHOSE NAMES ARE BEING PROPERLY PLACED ON THE PLAT THAT THE PLAT CORRECTLY REPRESENTS THE FIELD SURVEY.

5. THE SURVEYOR HAS BEEN ADVISED BY THE PERSONS WHOSE NAMES ARE BEING PROPERLY PLACED ON THE PLAT THAT THE PLAT CORRECTLY REPRESENTS THE FIELD SURVEY.

6. ALL DIMENSIONS AND BEARINGS ARE BASED ON SPECIAL WARRANTY DEED WITH REFERENCE TO THE SURVEY.

APPLICATION FILE NUMBER
PRELIMINARY PLAT
HAMPTON ROAD VILLAGE ADDITION
BEING 1,600 ACRES LOCATED IN THE
JOHN R. BELL SURVEY, ABSTRACT
NO. 123, CITY BLOCK 7554
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. PLAT-25-000102 & S245-246

PLATE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

THE COMMISSIONER OF THE STATE OF TEXAS HAS REVIEWED THE PLAT AND HAS FOUND IT TO BE A CORRECT REPRESENTATION OF THE FIELD SURVEY.

COMMISSIONER OF THE STATE OF TEXAS

