

CITY PLAN COMMISSION

THURSDAY, November 20, 2025

FILE NUMBER: PLAT-25-000124

SENIOR PLANNER: Hema Sharma

LOCATION: Dairy Milk Lane at Zodiac Lane, southwest corner

DATE FILED: October 22, 2025

ZONING: IR

CITY COUNCIL DISTRICT: 6

SIZE OF REQUEST: 2.071 -acres

APPLICANT/OWNER: C.K.S. Packaging, Inc.; John R. Sewell

REQUEST: An application to replat a 2.071-acre tract of land containing part of Lot 3 in City Block A/6461 to create one lot on property located on Dairy Milk Lane at Zodiac Lane, southwest corner.

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

STAFF RECOMMENDATION: The request complies with the requirements of the IR Industrial Research 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/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 Dairy Milk Lane & Zodiac Lane. Section 51A 8.602(d)(1)
16. 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)*
17. Plans must comply with sidewalk design standards: sidewalks must comply with a minimum five-foot width plus five-foot buffer.
18. Plans must comply with City's Street lighting standards. See illumination standards in Street Design Manual.

Survey (SPRG) Conditions:

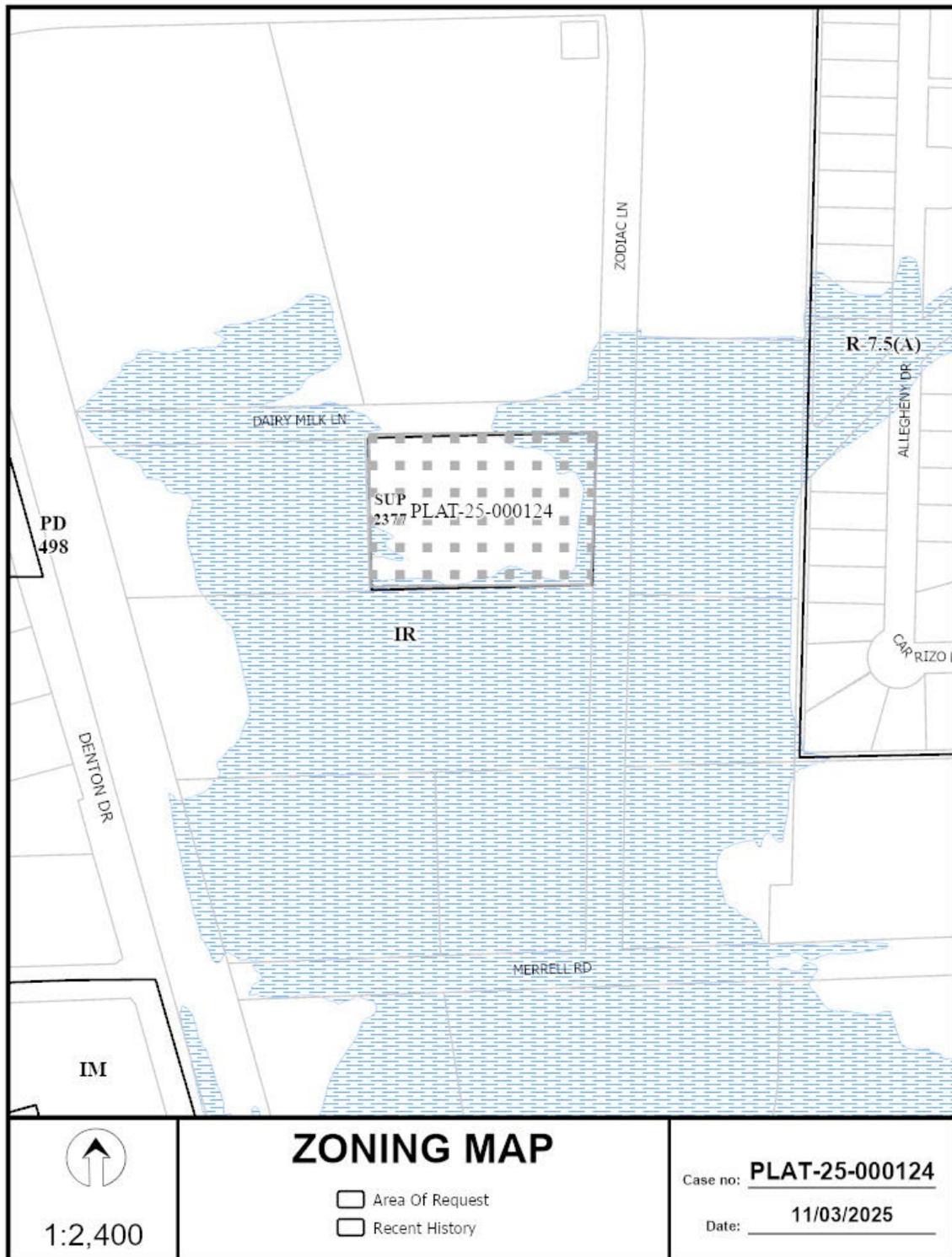
19. Prior to final plat, submit a completed final plat checklist and all supporting documents.
20. On the final plat, show recording information on all existing easements within 150 feet of the property.
21. On the final plat, chose a new or different plat name.

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.

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

23. Prior to the final plat, tree survey is required to be provided to the Arborist.
24. On the final plat, identify the property as Lot 3A in City Block A/6461.





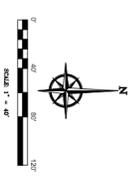
1:2,400

AERIAL MAP

- Area Of Request
- Recent History

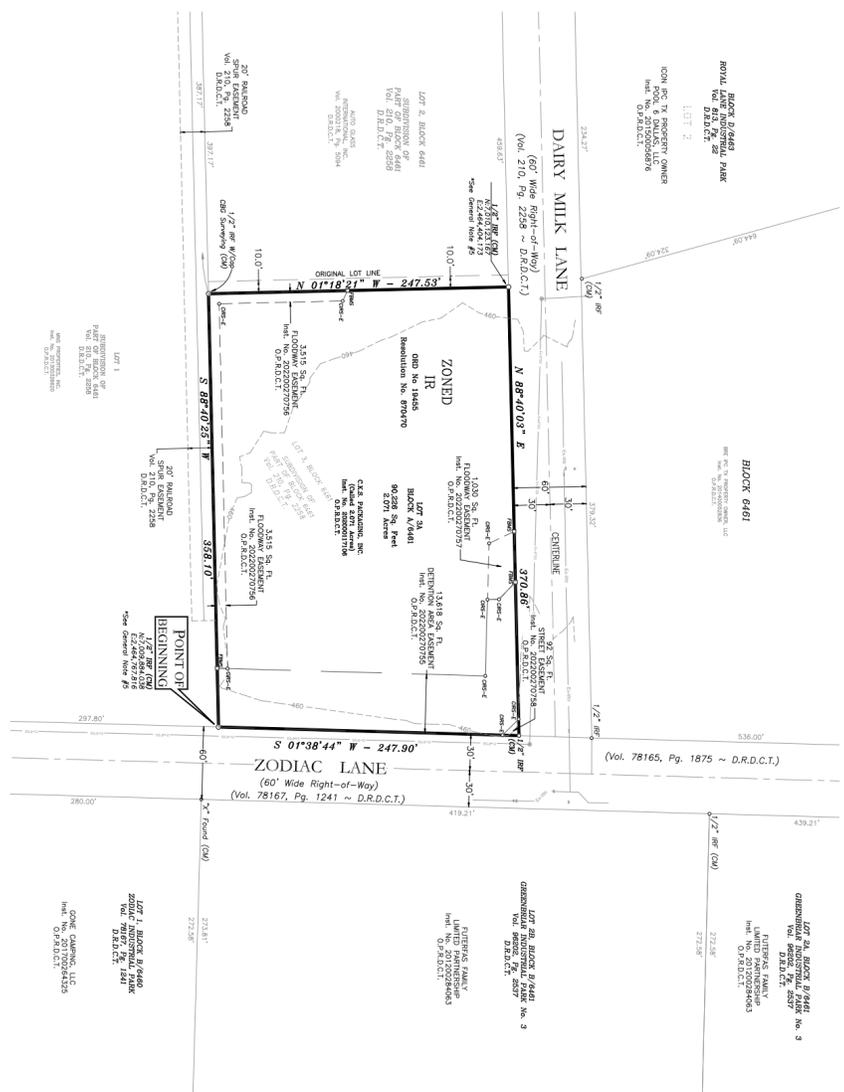
Case no: PLAT-25-000124

Date: 11/03/2025



- GENERAL NOTES:**
1. This subdivision is shown for general information and is based upon the Texas State Plane Coordinate System, NAD 83, North Central Zone (4202).
 2. The boundaries of the lots are shown as they exist and are not intended to be construed as a warranty of title or a guarantee of the accuracy of the information shown hereon.
 3. All dimensions are in feet and inches.
 4. Lot to Lot Discharge will not be Allowed Without Approval of Dallas Engineering Department.
 5. The boundaries shown hereon are of the Texas State Plane Coordinate System, North Central Zone, NAD 83, North Central Zone (4202).
 6. There are no existing utility lines shown within the boundaries of the proposed plat.
 7. All Roadway/Portion Area, Easement, Easement are shown as they exist.

- LEGEND**
- ◊ FIRE HYDRANT
 - M WATER VALVE
 - SANITARY SEWER MANHOLE
 - EASEMENT CORNER
 - PROPERTY CORNER
 - PLAT OF STANDARD CITY OF DALLAS (CONVEYED BY SURVEY)
 - ADJOINER BOUNDARY LINE
 - - - EASEMENT LINE
 - - - FLOODWAY BOUNDARY LINE
 - WATER LINE
 - SANITARY SEWER LINE
 - 6" TO 12" CONCRETE STRUCTURAL PIPE



ABBREVIATIONS:

Vol. = Volume
 Pg. = Page
 Inst. = Instrument Number
 D.R.D.C.T. = Deed Records, Dallas County, Texas
 O.R.D.C.T. = Official Public Records Dallas County, Texas
 C.S. = Controlling Survey
 CK = Controlling Corner
 H.P. = 1/2" Iron Rod Found

OWNER:
 C&K PACKAGING, INC.
 3800 Texas Southwestern Parkway
 Dallas, Texas 75246
 972-442-1800
 info@ckpackaging.com

SURVEYOR:
 RINGLEY & ASSOCIATES, INC.
 1011 S. Tennessee Street
 Suite 200
 Dallas, Texas 75216
 972-442-1800
 info@ringley.com

PRELIMINARY FOR REVIEW PURPOSES ONLY

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City of Dallas, Dallas County, Texas

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