

**CITY PLAN COMMISSION****THURSDAY, SEPTEMBER 4, 2025****RECORD NO.:** PLAT-25-000070 (S245-220) **SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Baraboo Drive, southeast of Mehalia Drive**DATE FILED:** August 6, 2025**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 19.925-acres**APPLICANT/OWNER:** Lincoln Avenue Communities, MT Tabor Baptist Church

**REQUEST:** An application to create one 19.925-acre lot from a tract of land in City Block 6869 and 6870 on property located on Baraboo Drive, at the terminus of Happy Canyon Drive.

**SUBDIVISION HISTORY:**

1. S190-086 was a request east of the present request to create 258 Residential Lots ranging in size from 5,000 square feet to 11,554 square feet and 4 common areas from a 67.296-acre tract of land in City Block 8260 on property located on JJ Lemmon Road south of Simpson Stuart Road. The request was approved on February 20, 2020, and was recorded on December 21, 2022.
2. S190-059 was a request east of the present request to replat a 0.465-acre tract of land containing all of Lot 2 in City Block 3/8260 and part of City Block 8260 to create one lot on property located on Robertson Drive at Sunrise Hill Lane, southwest corner. The request was approved January 9, 2020, and was recorded on June 10, 2020.
3. S156-157 was a request south of the present request to create three 0.15 acre lots from a 0.44-acre tract of land in City Block 4/6870 on property located on Silverhill Drive between Bonnie View Road and Baraboo Drive. The request was approved on April 21, 2016, and was recorded on November 8, 2016.

**STAFF RECOMMENDATION:** Section 51A-8.503 states that “lots must conform in width, depth and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of the streets.”

The request lies in MF-2(A) Multi Family District which has a minimum lot area requirement of 1,000 square feet for single family structures and 6,000 square feet for duplex structures. The minimum lot area for multifamily structures depends on the number of bedrooms. The proposed lot area is 19.925 acres.

Staff finds that there is a variation in the lot pattern within the immediate vicinity of the request (refer to the existing analysis map and aerial map). The request complies with the zoning requirement of the MF-2(A) Multifamily District and is in compliance with Section 51A-8.503; therefore, staff recommends approval 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 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)

**Transportation Conditions:**

15. On the final plat dedicate alley right-of-way of at least 7.5 feet from centerline. Section 51A 8.507(b)(1).
16. On the final plat, dedicate 25 feet of right-of-way (via fee simple or street easement) if new alleys are constructed off of Baraboo Drive, or if no alley are proposed, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established center line of Baraboo Drive. Section 51A 8.611(e); 51A 8.602(c); 51A 8.604(c).
17. Plans must comply with sidewalk design standards: sidewalks must comply with a minimum five-foot width plus five-foot buffer.

**Survey (SPRG) Conditions:**

18. Submit a completed Final Plat Checklist and All Supporting Documentation.
19. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii)
20. On the final plat, show distances/width across all adjoining right-of-way.
21. On the final plat, show recording information on all existing easements within 150 feet of the property.
22. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.

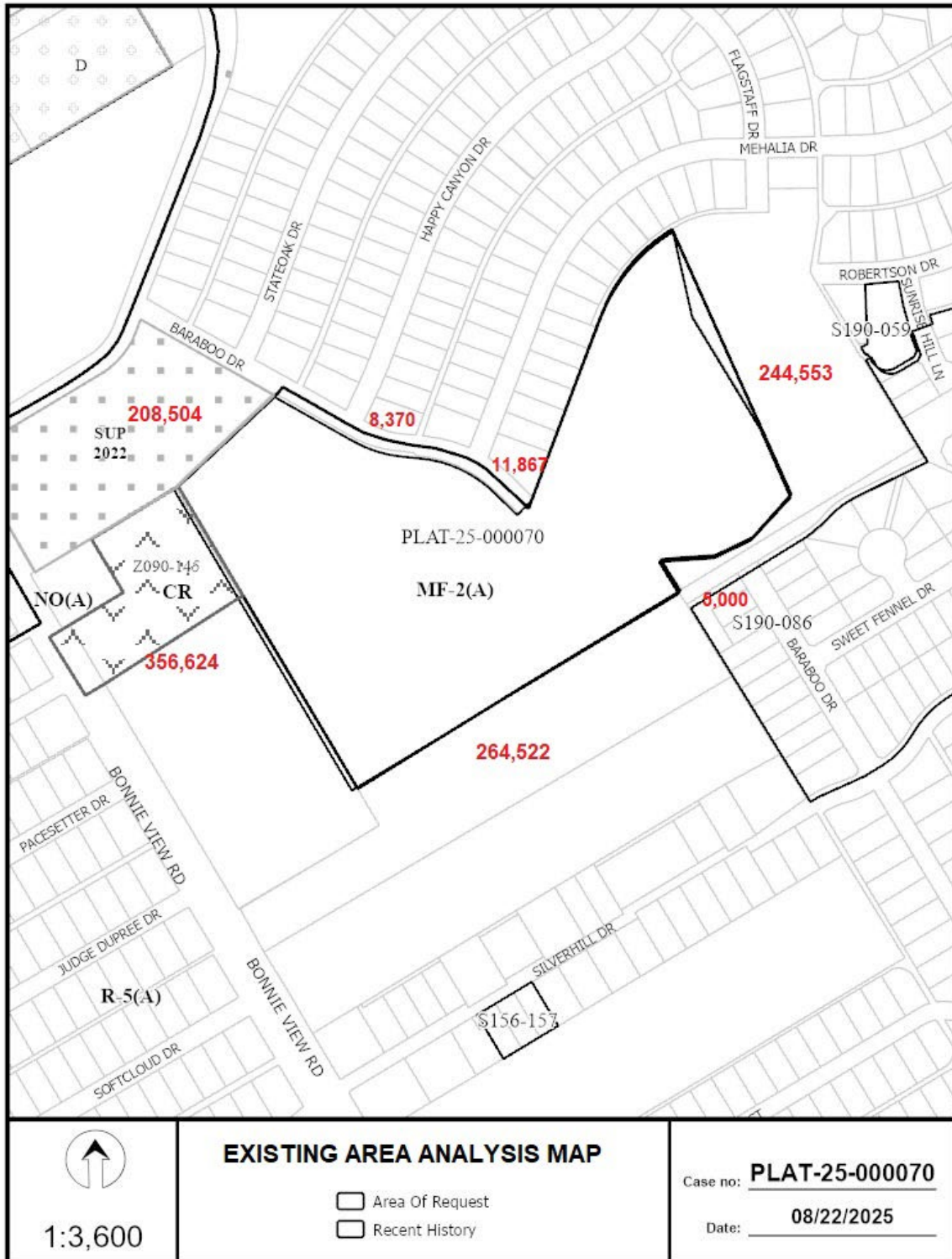
**Dallas Water Utilities Conditions:**

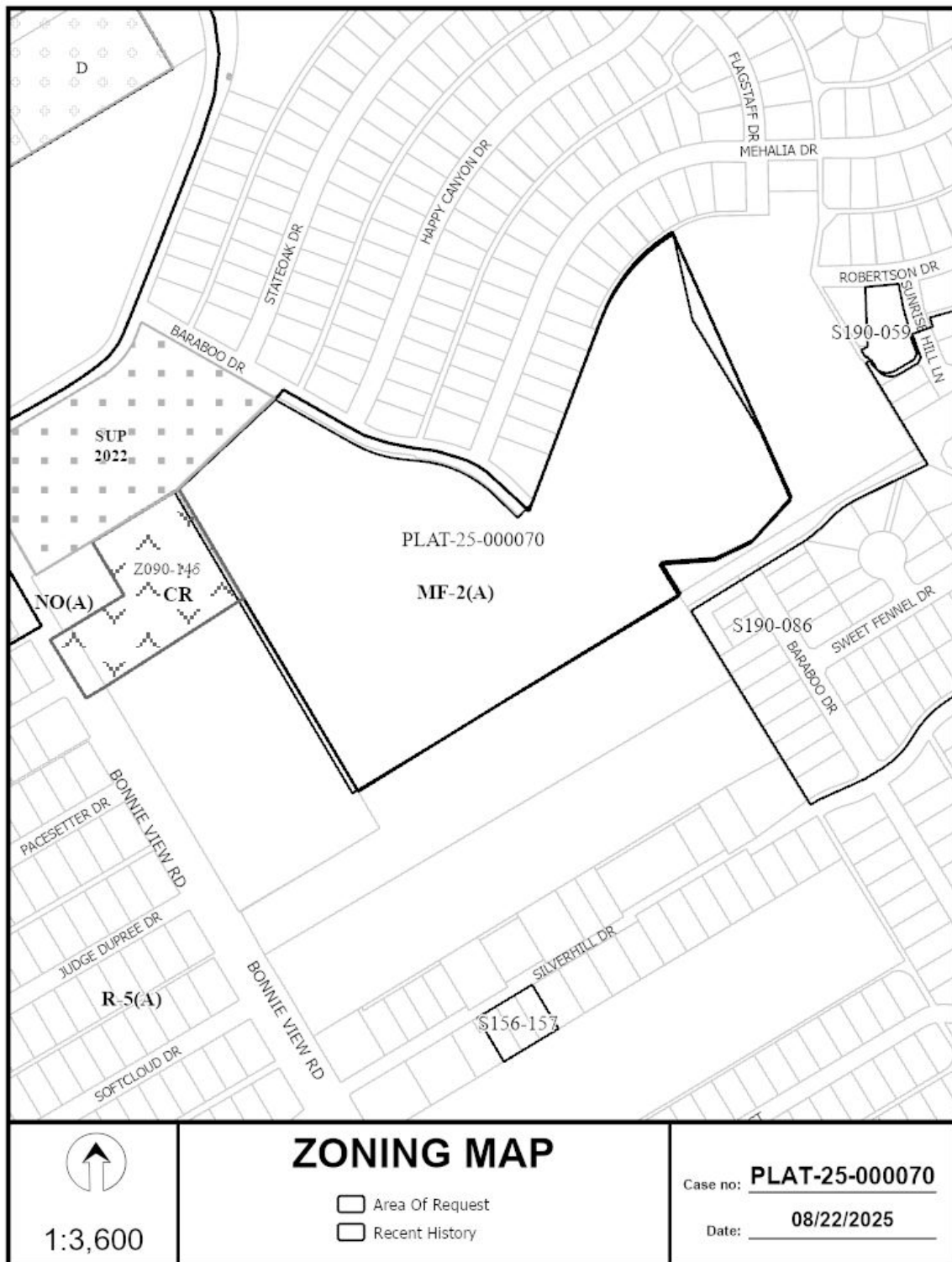
23. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
24. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater Engineering Plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
25. 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.

**Streetlight/ Street Name Coordinator/ GIS, Lot & Block Conditions:**

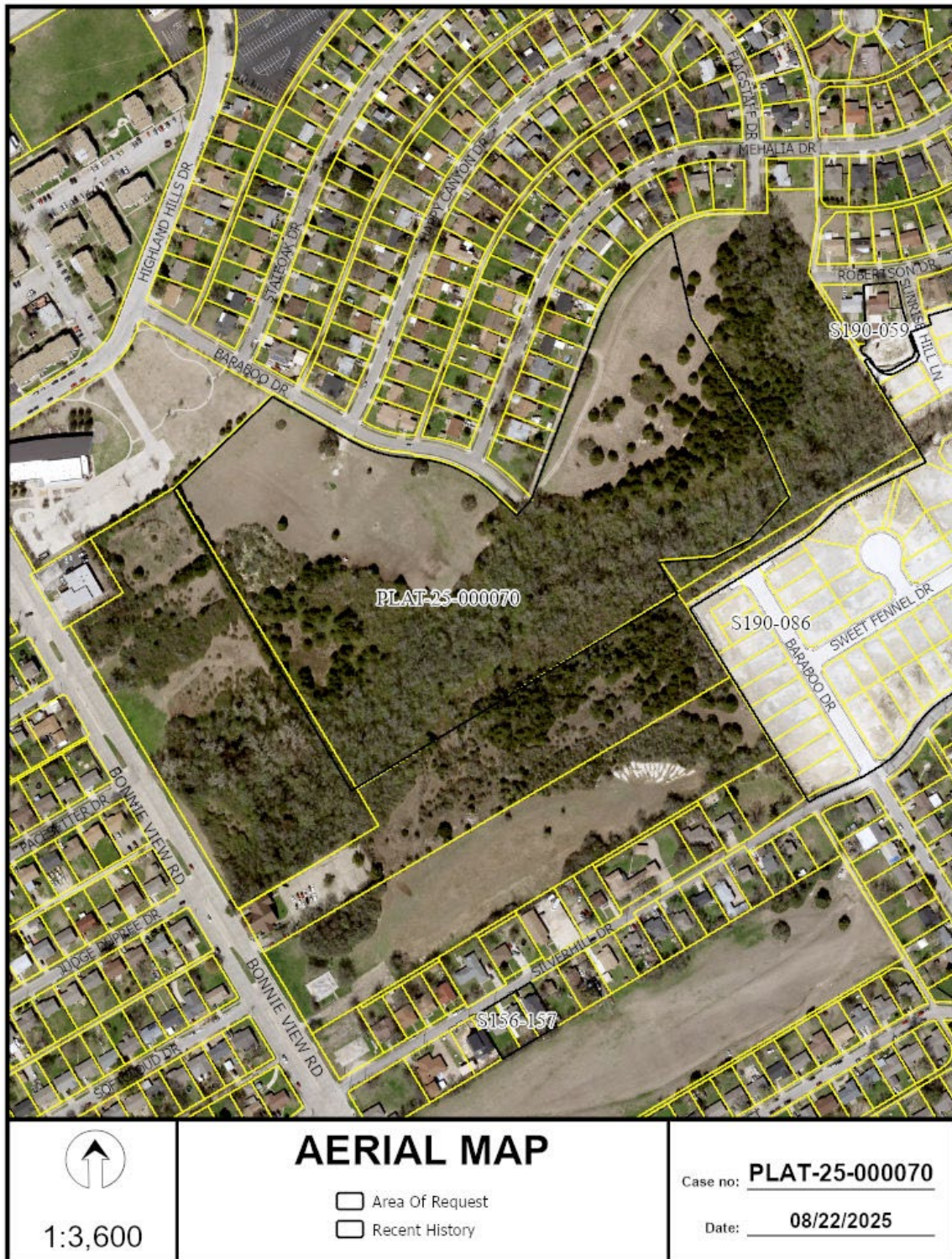
26. Additional design information needed to complete review. Provide a brief description of the proposed project and a copy of the preliminary plat to daniel.silva1@dallas.gov to determine street lighting requirements.
27. Add "Skyrocket Drive" to the final page of plat drawing.
28. Add "Baraboo Drive" to the final page of plat drawing.
29. On the final plat, identify the property as Lot 1 in City Block A/6869.

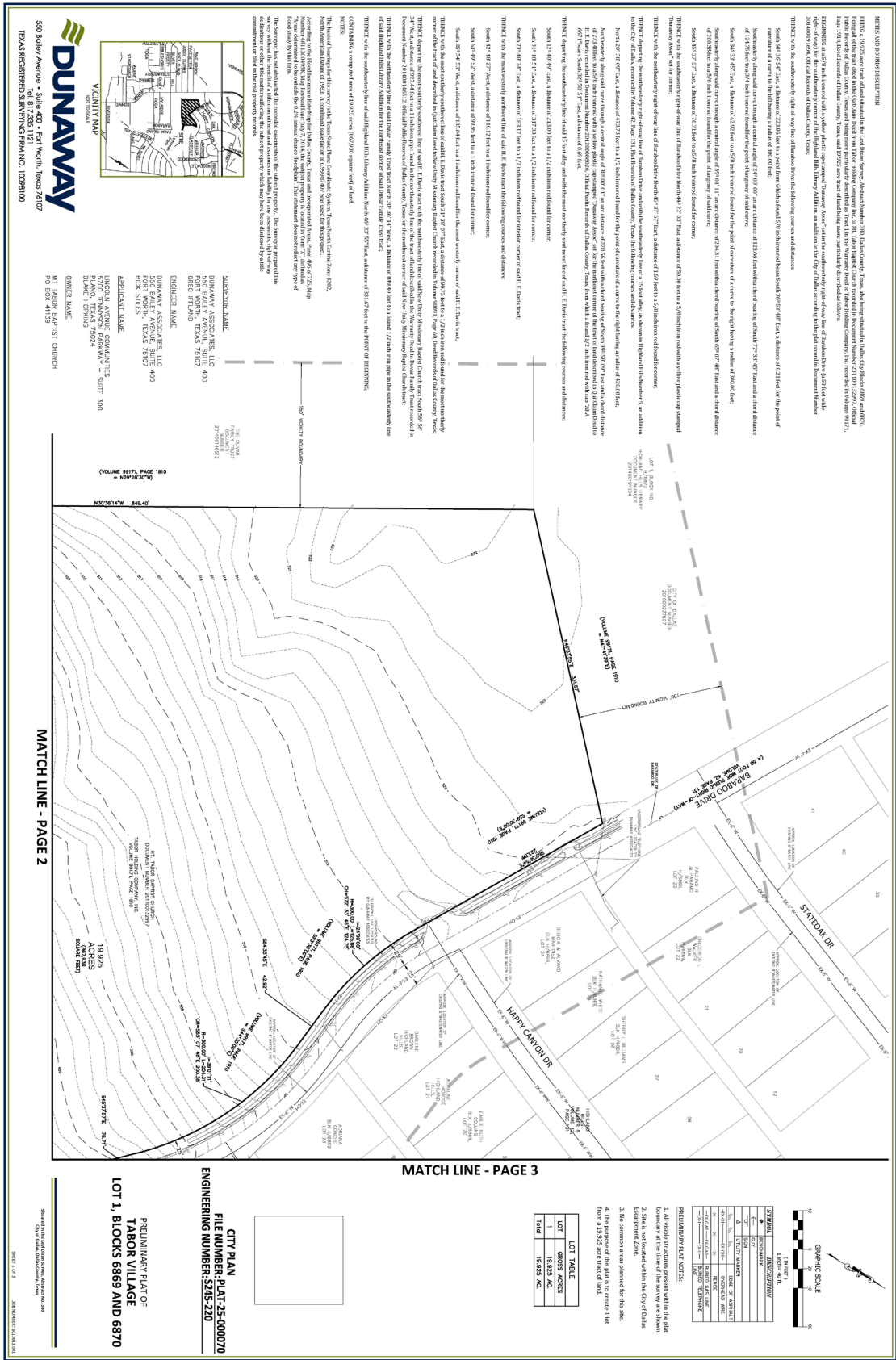
ALL AREAS ARE IN SQUARE FEET



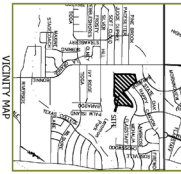








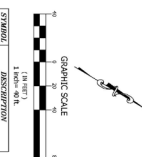
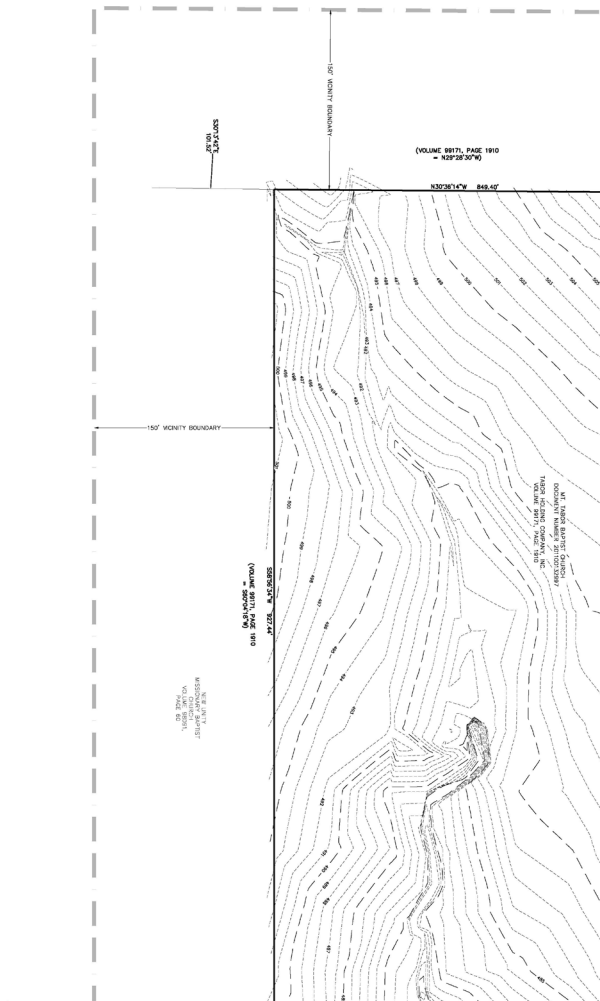




NOTES:

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**MATCH LINE - PAGE 1**



◆	BEND MARK
◄	GUY
□	SON
Δ	UTILITY MARKER
—	EDGE OF ASPHALT
—	CONCRETE WALL
—	POLE
—	ROADSIDE GAS LINE
—	ROADSIDE TELEPHONE LINE

[illegible]

1. All visible structures present within the plat boundary at the time of the survey are shown.
2. Site is not located within the City of Dallas Escarpment Zone.
3. No common areas planned for this site.
4. The purpose of this plat is to create 1 lot from a 19,925 acre tract of land.

LOT TABLE	
LOT	GROSS ACRES
1	19.925 AC.
Total	19.925 AC.

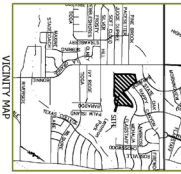
CITY CASE NUMBER

CITY PLAN  
FILE NUMBER: PLAT-25-000070  
ENGINEERING NUMBER: 5245-220

PRELIMINARY PLAT OF  
**TABOR VILLAGE**  
**LOT 1, BLOCKS 6869 AND 6870**



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107  
Tel: 817.335.1121  
TEXAS REGISTERED SURVEYING FIRM NO. 10098100



NOTES:

[illegible]

According to the Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Panel 495 of 725, Map Number 48113C0495K, Map Received Date: July 7, 2014, the subject property is located in Zone "X", defined as "Areas determined to be outside the 2% annual chance floodplain". This statement does not reflect any type of flood study by this firm.

The Surveyor has not abstracted the recorded easements of the subject property. The Surveyor prepared this survey without the benefit of a title commitment and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property which may have been disclosed by a title commitment or filed in the real property records.

SURVEYOR NAME \_\_\_\_\_

DUNAWAY ASSOCIATES, LLC  
550 BAILEY AVENUE, SUITE 400

FORT WORTH, TEXAS 76107  
GREG IFILAND

ENGINEER NAME

DINAWAY ASSOCIATES

550 BAILEY AVENUE, SUITE 400  
FORT WORTH, TEXAS 76107

RICK STILES

APPLICANT NAME

LINCOLN AVENUE COMMUNITIES  
8700 KENILWORTH PARKWAY SUITE 300  
CHICAGO, ILLINOIS 60654-4000  
TEL: 773/329-1100 FAX: 773/329-1101  
WWW.LINCOLN-CHICAGO.COM

2700 LENTIN DR. - SUITE 200  
PLANO, TEXAS 75024

## REFERENCES

OWNER NAME \_\_\_\_\_

MT TABOR BAPTIST CHURCH  
PO BOX 41139

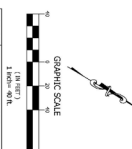
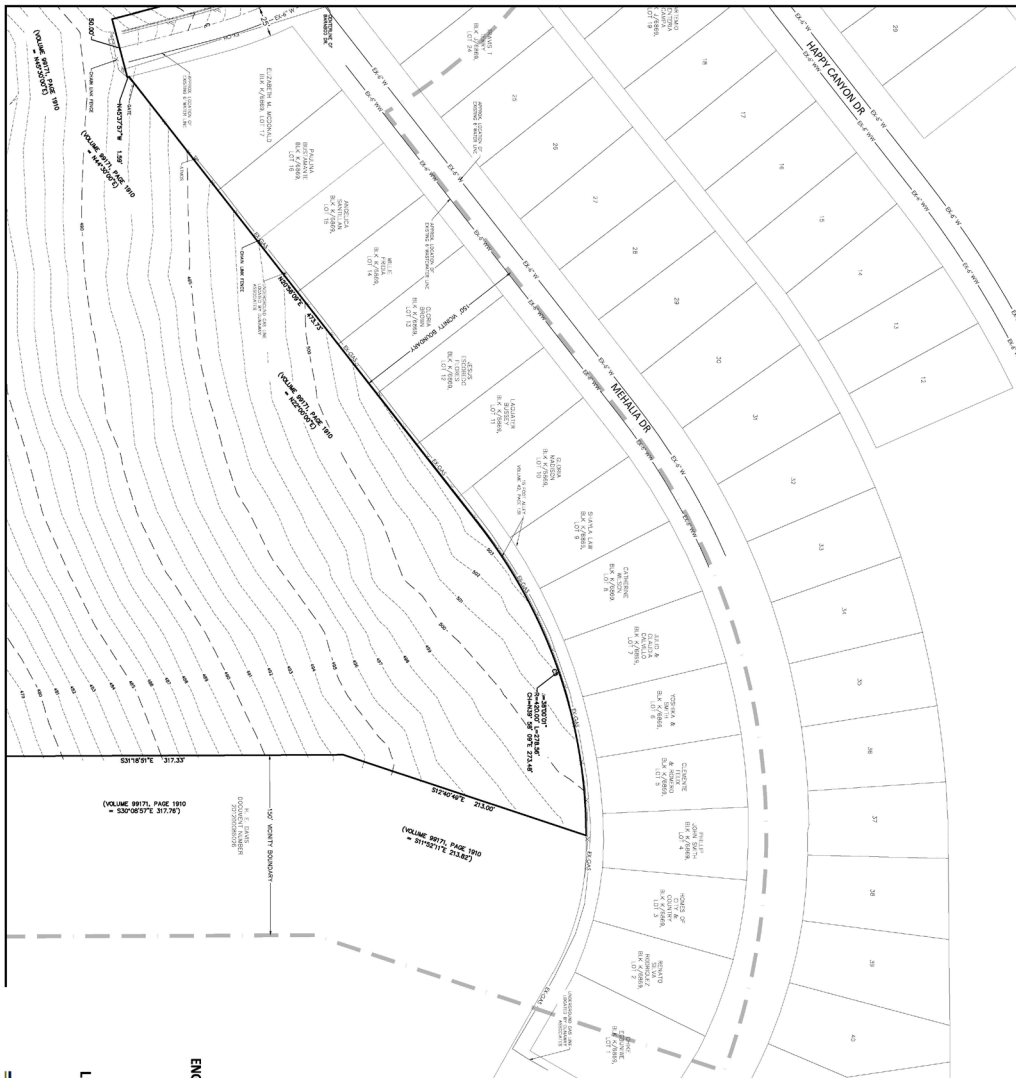
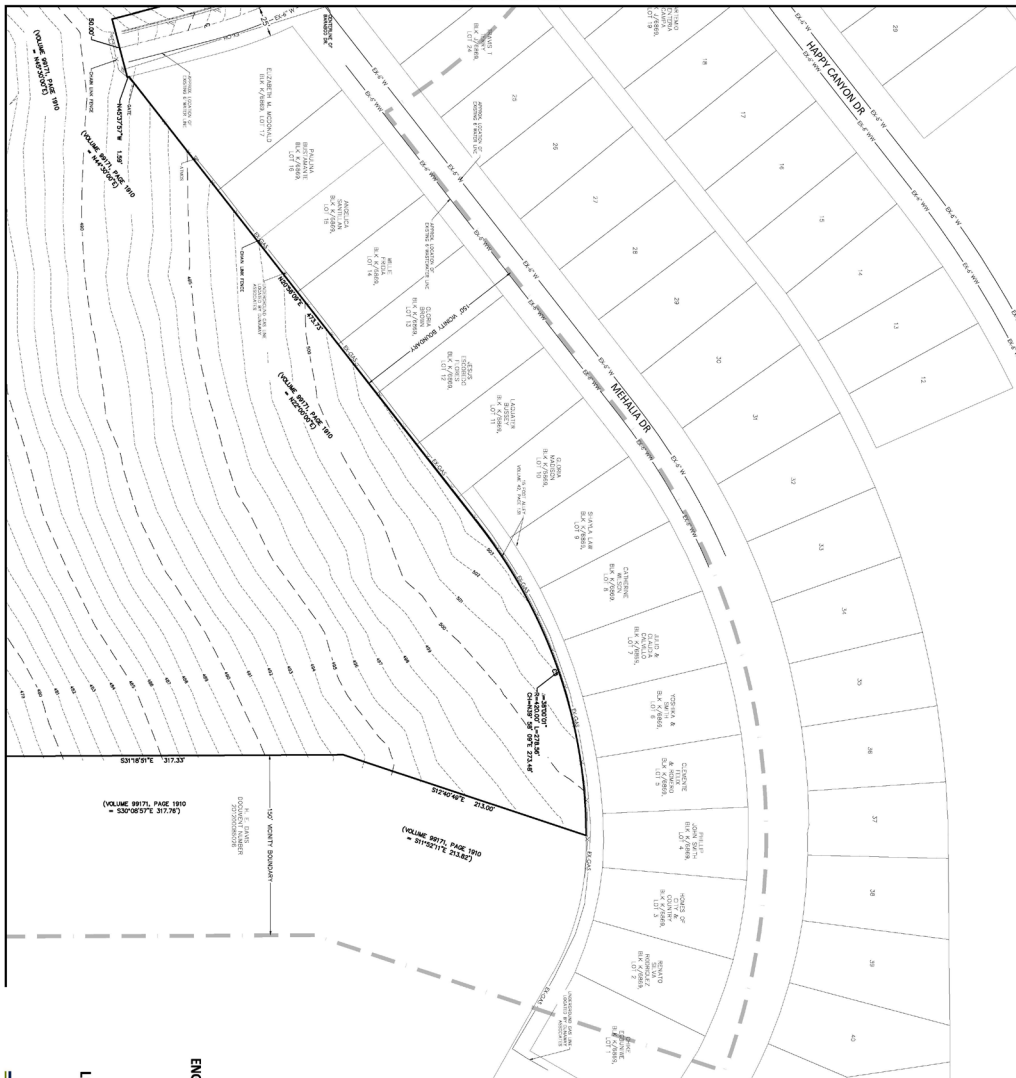


**DUNAWAY**

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107  
Tel: 817.335.1121  
TEXAS REGISTERED SURVEYING EPLA NO. 10092100

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SYMBOL	DESCRIPTION
◆	BEND MARK
←	CLAY
□	SOIL
Δ	UTILITY MARKER
SA SA SA	EDGE OF ASPHALT
—X—X—X—	OVERHEAD WIRE
—X—X—X—	FENCE
—X—X—X—	BURIED GAS LINE
—X—X—X—	BURIED TELEPHONE LINE

1. All visible structures present within the boundary at the time of the survey are shown.
2. Site is not located within the City of Denver Escarpment Zone.
3. No common areas planned for this site.
4. The purpose of this plat is to create 1 lot from a 19.925-acre tract of land.

LOT TABLE	
LOT	GROSS ACRES
1	19.925 AC.
Total	19.925 AC.

CITY PLAN  
FILE NUMBER: PLAT-25-000070  
ENGINEERING NUMBER: 5245-220

**PRELIMINARY PLAT OF  
TABOR VILLAGE  
LOT 1, BLOCKS 6869 AND 6870**

sited in the Leaf Blotch Survey, Abstract No. 200  
City of Dallas, Dallas County, Texas

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