

CITY PLAN COMMISSION**THURSDAY, JULY 10, 2025****RECORD NO.:** PLAT-25-000033 (S245-198) **SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Great Trinity Forest Way/ State Highway Loop No. 12 at Jim Miller Road, southeast corner**DATE FILED:** June 13, 2025**ZONING:** PD 1131**PD LINK:** Not Available**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 16.9526-acres**APPLICANT/OWNER:** VSB Investments, LLC**REQUEST:** An application to create one 16.9526-acre lot from a tract of land in City Block 6264 on property located on Great Trinity Forest Way/ State Highway Loop No. 12 at Jim Miller Road, southeast corner.**SUBDIVISION HISTORY:**

1. S190-130 was a request north of the present request to replat a 2.9877-acre tract of land containing all of Lot 1A in City Block 6275 to create two lots on property located on Jim Miller Road at Great Trinity Forest Way, northeast corner. The request was approved on June 4, 2020, but has not been recorded.
2. S189-316 was a request northwest of the present request to create one 0.947-acre lot from a tract of land in City Block 6262 on property located on Jim Miller Road, north of Great Trinity Forest Way. The request was approved on October 17, 2019, but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of PD 1131; 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)
15. Existing drainage conveyance within the property is required to be sized in compliance with Section 51A-8.611(a)(1) of the City of Dallas Code.

Right-of way Requirements Conditions:

16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Jim Miller Road. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
17. On the final plat, dedicate 53.5 feet right-of-way (via fee simple) from the established centerline of Great Trinity Forest Way/ State Highway Loop No. 12. *Section 51A 8.602(c)*

18. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via fee simple or street easement) at the intersection of Great Trinity Forest Way/ State Highway Loop No. 12 and Jim Miller Road. Section 51A 8.602(d)(1)
19. 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)*
20. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development (Contact Srinivasa Veeramallu with Traffic Signals). *51A-8.606, 51A-8.608*

Floodplain Conditions:

21. On the final plat, determine the 100-year water surface elevation across this addition.
22. On the final plat, dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. *51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V*
23. On the final plat, include additional paragraph in Owner's Certificate (pertaining to the floodplain). *51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V*
24. On the final plat, specify minimum fill and minimum finished floor elevations if Fill Permit exists. *Section 51A-8.611(d), Trinity Watershed Management.*
25. On the plat, show the natural channel set back from the crest of the natural channel. *Section 51A-8.611(d), Trinity Watershed Management.*
26. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. *Section 51A-8.617(d)(1), (2), (3), and (4)*
27. Provide information regarding Fill Permit or Floodplain Alteration Permit if such a permit is applied for.

Survey (SPRG) Conditions:

28. Submit a completed Final Plat Checklist and All Supporting Documentation.
29. On the final plat, show recording information on all existing easements within 150 feet of property.
30. Show abstract line locations.

Dallas Water Utilities Conditions:

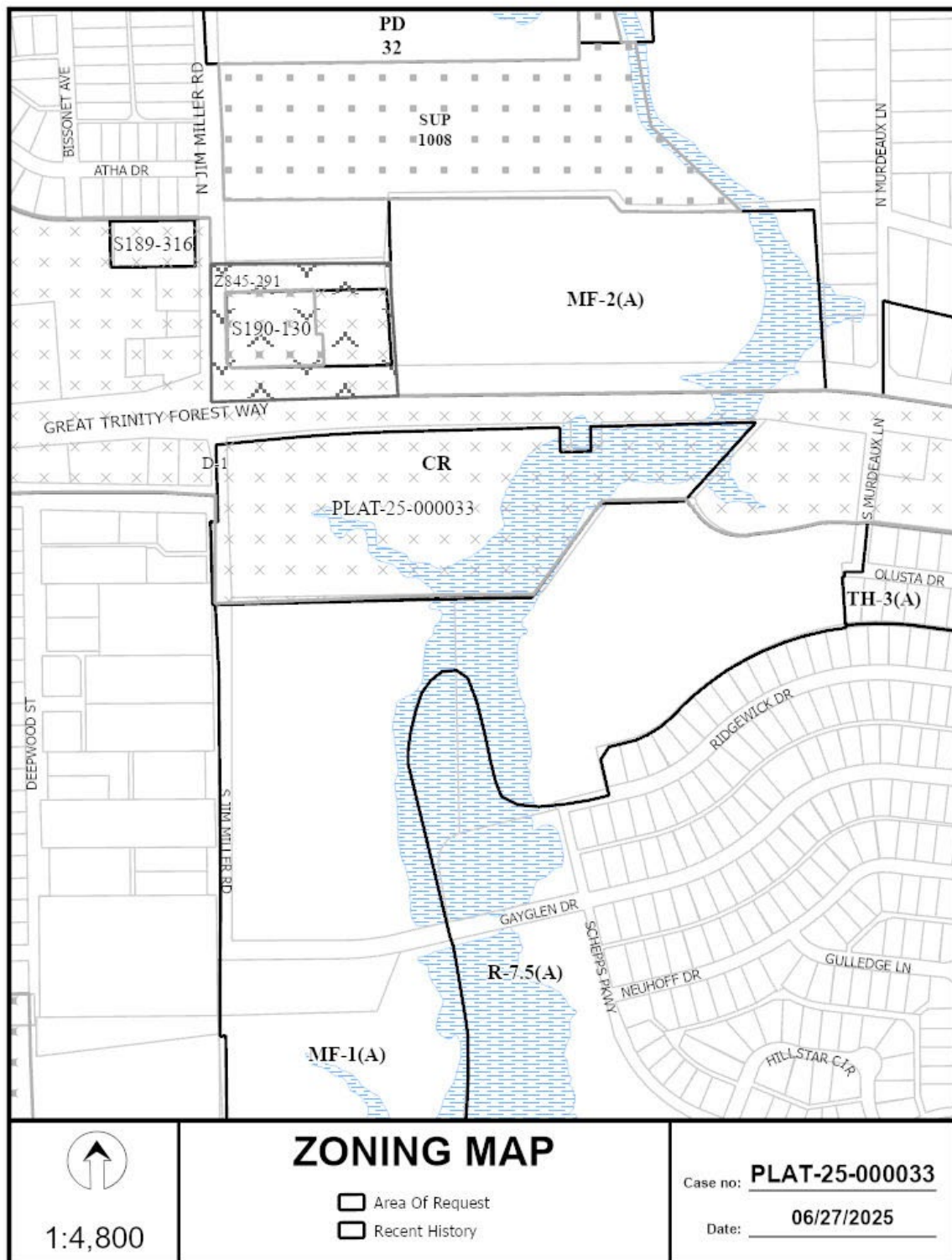
31. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed

water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

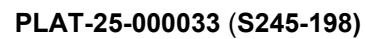
32. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater Engineering Plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
33. Existing and any proposed Water and Wastewater Easements must be shown and/or increased 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:

34. 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.
35. On the final plat, change "Great Trinity Forest Way (State Highway Loop 12)" to "Great Trinity Forest Way/ State Highway Loop No. 12".
36. On the final plat, identify the property as Lot 3 in City Block N/6264.







STATE OF TEXAS
COUNTY OF DALLAS

North 0°55'09" West, a distance of 270.00 feet to a 5/8-inch iron rod found for corner.
Scrib 80°±07" East, a distance of 25.04 feet to a 3/4" iron rod in the concrete measured of Iron Marker Point.

of Great Timmy Forest Way (State Highway Loop 12), a variable width right-of-way as described in the Right-of-Way Deed to the State of Texas, recorded in Volume 2936, Page 517, said Deed Records.

0.23 feet;
North 05031 West, a distance of 30.00 feet to a 5/8 inch iron rod found for corner, being on the said south right of way line;
North 8809029 East across the said south right of way line, a distance of 537.47 feet to a 5/8 inch iron rod found at the northeast corner of the said

THENCE with the southwestern line of the said called 10.9516 acre tract of land the following three (3) calls:

THENCE with the *southerly* line of the said called 16.9516 acre tract of land the following three (3) csk:

1/2-inch iron rod found at the northwest corner of said Block M8028, and containing in all a total distance of 794.00 feet to the **POINT OF BEGINNING** and containing 16,892.5 acres or 738,426 square feet of land, more or less.

OTHER & VARIOUS

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

The past approved subject to all pasting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this ____ day of _____, 2025.

By: Carol

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2005.

Notary Public in and for the State of _____

SURVEYOR'S STATEMENT

Dated this 15th day of June, 2005.

Delivered this 13th day of June, 2022.

PRELIMINARY
THIS DOCUMENT CONTAINS

SURVEY DOCUMENT
Ph. 817-336-8551
josh.wargo@wiley.com

STATE OF TEXAS
COUNTY OF TARRANT

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 13th day of June, 2005.

Notary Public in and for the State of Texas

[illegible]