

CITY PLAN COMMISSION

THURSDAY, OCTOBER 24, 2024

FILE NUMBER: S234-212

SENIOR PLANNER: Hema Sharma

LOCATION: Simpson Stuart Road at Highland Hills Drive, southeast corner

DATE FILED: September 26, 2024

ZONING: PD 975 (Subarea A)

PD LINK: <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20975.pdf>

CITY COUNCIL DISTRICT: 8

SIZE OF REQUEST: 9.636-acres

APPLICANT/OWNER: President Michael Sorrell, Paul Quinn College

REQUEST: An application to create one 9.636-acre lot from a tract of land in City Block 6866 on property located on Simpson Stuart Road at Highland Hills Drive, southeast 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 PD 975 (Subarea A); 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. 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 53.5 feet of right-of-way (via fee simple) from the established center line of Simpson Stuart Road. *Section 51A 8.602(c)*
17. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Highland Hills Drive. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
18. On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Highland Hills Drive & Simpson Stuart Road. Section 51A 8.602(d)(1)
19. 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*

Flood Plain Conditions:

20. On the final plat, determine the 100-year water surface elevation across this addition.

21. 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
22. 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
23. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
24. On the final plat, show the natural channel set back from the crest of the natural channel. *Section 51A-8.611(d), Trinity Watershed Management.*
25. 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)*
26. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

Survey (SPRG) Conditions:

27. Prior to final plat, submit a completed final plat checklist and all supporting documents.

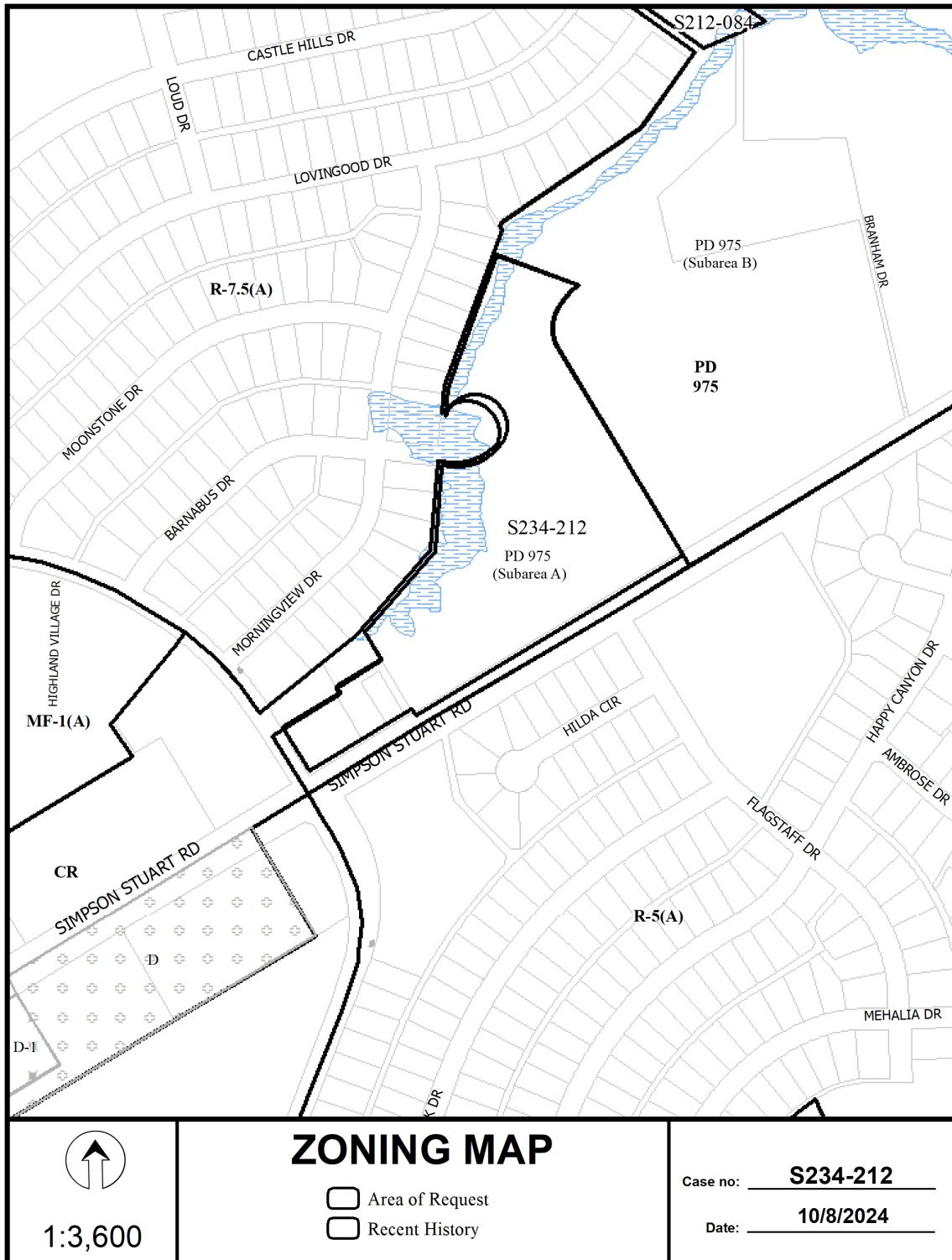
Dallas Water Utilities Conditions:

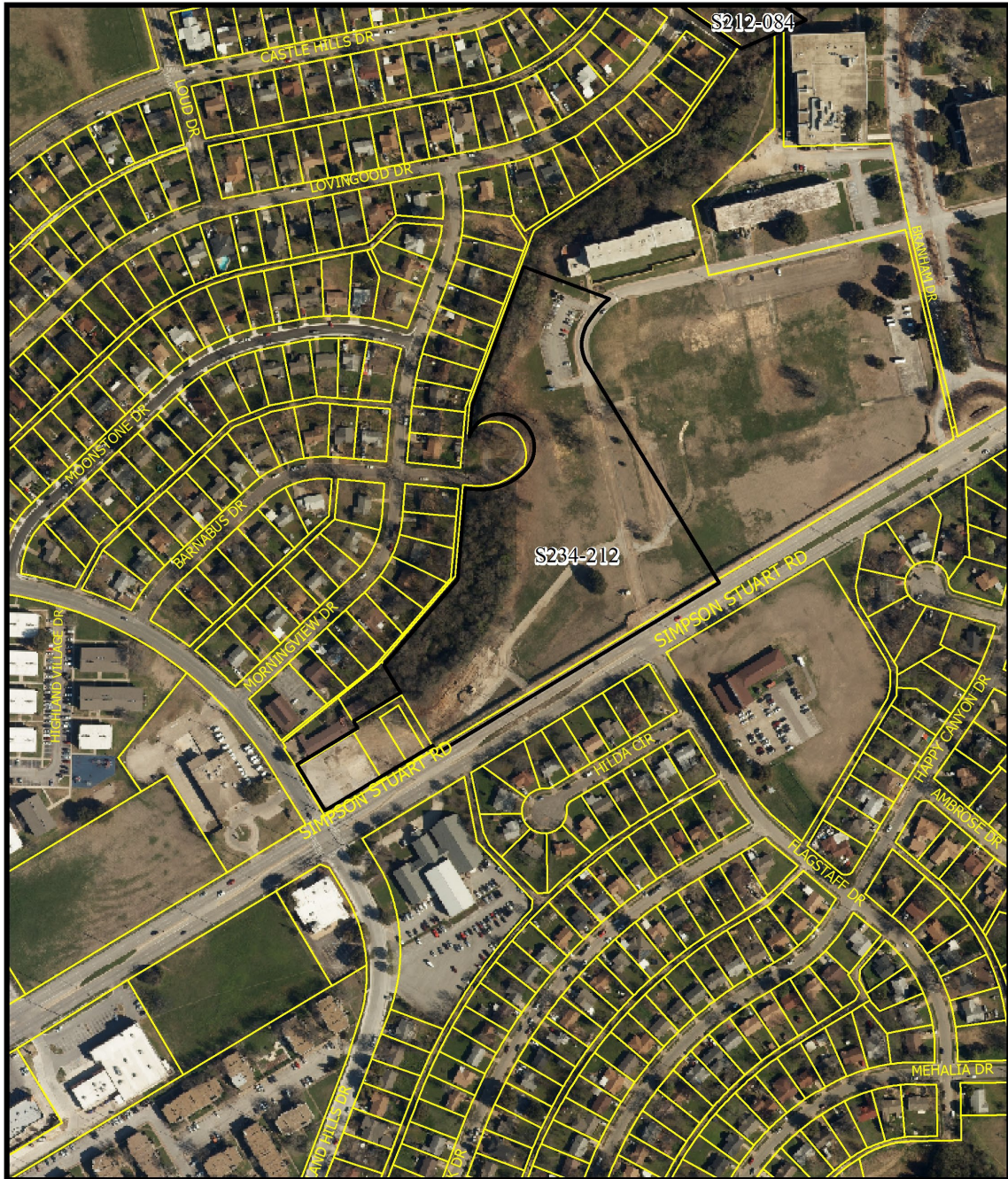
28. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
29. Additional design information is required for assessment. Site plan must be submitted showing proposed development, 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.
30. Water and Wastewater main improvements is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
31. 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.


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

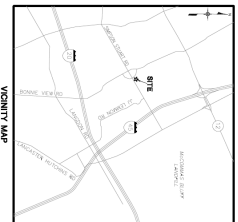
32. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.

33. Prior to the final plat, please provide a copy of documentation from the City of Dallas and Utility Companies which allows the gate and supporting structure for the gate to be located across the 50' Public Utility Easement dedicated by Vol. 531, Pg. 830.
34. On the final plat, provide documentation for "County Road No. 304".
35. On the final plat, identify the property as Lot 1 in City Block B/6866.

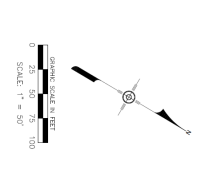
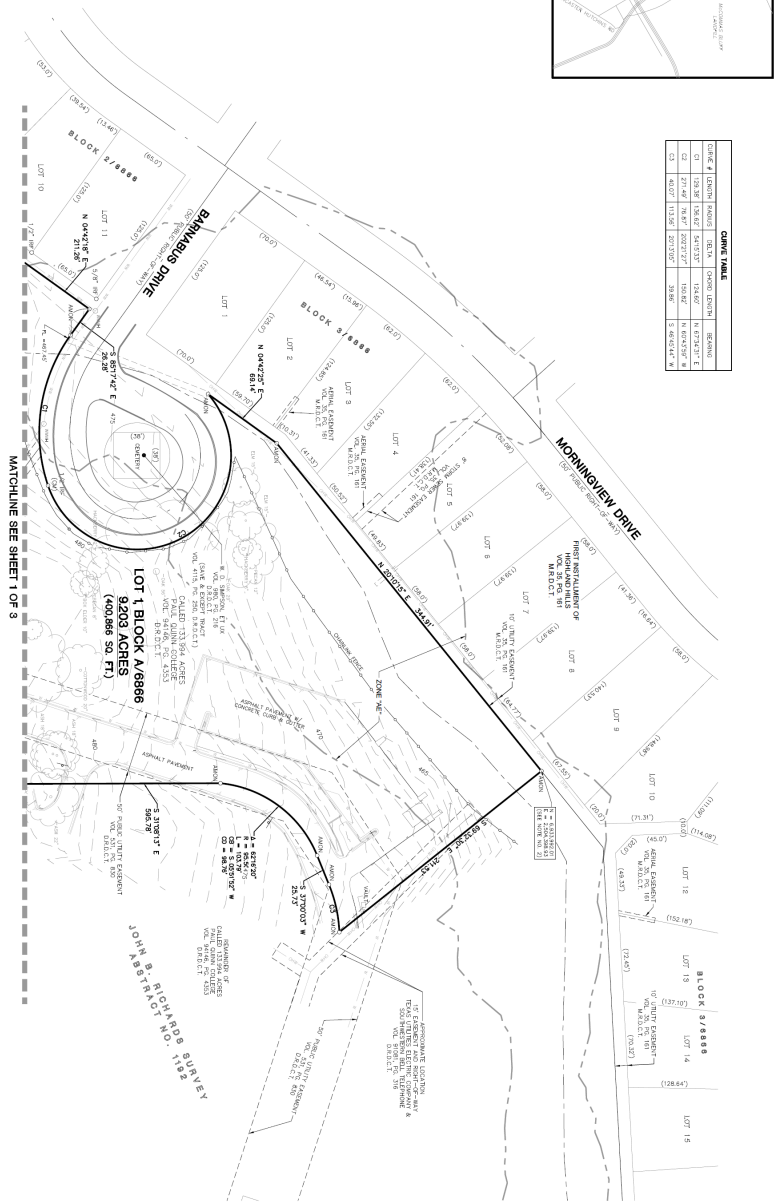




 1:3,600	<h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S234-212 </u> Date: <u> 10/8/2024 </u>
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CHANGING TABLE	
DATE	DESCRIPTION
01/23/24	PRELIMINARY PLAN
02/27/24	REVISION 1
03/27/24	REVISION 2
04/23/24	REVISION 3
05/27/24	REVISION 4
06/27/24	REVISION 5
07/27/24	REVISION 6
08/27/24	REVISION 7
09/27/24	REVISION 8
10/27/24	REVISION 9
11/27/24	REVISION 10
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05/27/32	REVISION 100



GENERAL NOTES

1. BASIS OF DESIGN IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
2. EXISTING CONDITIONS SHOWN HEREON ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (SPT83) ON SCALE FACTOR AND NO PROJECTIONS.
3. BLOCK BOUNDARY OF THIS PLAN IS TO CORRECT ONE LOT FROM AN UNQUANTIFIED PLANT OF LAND SHOWN IN CITY RECORDS.
4. LOT 10 TO 15 SHOWN ARE NOT BE ADJUSTED WITHOUT ENGINEERING DESIGN APPROVAL.
5. SUBJECT TO THE CITY ENGINEER'S REVIEW AND APPROVAL, THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND THE EXISTING CONDITIONS TO BE AS SHOWN ON THIS PLAN. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING CONDITIONS AND HAS FOUND THE EXISTING CONDITIONS TO BE AS SHOWN ON THIS PLAN. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING CONDITIONS AND HAS FOUND THE EXISTING CONDITIONS TO BE AS SHOWN ON THIS PLAN. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING CONDITIONS AND HAS FOUND THE EXISTING CONDITIONS TO BE AS SHOWN ON THIS PLAN.
6. CITY OF DALLAS ENGINEER'S SEAL:



STANTEC PROJECT NO. 1725000403

PRELIMINARY PLAN
 PROJECT NO. 1725000403
 PROJECT NAME: PREPARATORY ACADEMY
 PROJECT LOCATION: 9203 ACRES (400,886 SQ. FT.)
 PROJECT OWNER: CITY OF DALLAS
 PROJECT ENGINEER: STANTEC
 PROJECT DATE: SEPTEMBER 23, 2024

PRELIMINARY PLAN
FREDERICK D. HAYNES
PREPARATORY ACADEMY
 LOT 1, BLOCK A/6886
 BEING A PART OF THE JOHN B. RICHARDS SURVEY, INSTRUMENT NO. 1192
 CITY OF DALLAS, TEXAS
 CITY PLAN FILE NO. S234-212
 SEPTEMBER 23, 2024

SHEET 2 OF 3

