

CITY PLAN COMMISSION**THURSDAY, APRIL 10, 2025****FILE NUMBER:** S245-127**SENIOR PLANNER:** Hema Sharma**LOCATION:** Lake Highlands Drive at Harter Road, south of Peavy Road**DATE FILED:** March 12, 2025**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 9**SIZE OF REQUEST:** 2.074-acres**APPLICANT/OWNER:** 75218 Property Company

REQUEST: An application to replat a 2.074-acre tract of land containing all of Lots 16 through 23 and to abandon a portion of an alley in City Block H/6133 to create one lot on property located on Lake Highlands Drive at Harter Road, south of Peavy Road.

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

PROPERTY OWNER NOTIFICATION: On March 21, 2025, 23 notices were sent to property owners within 200 feet of the proposed plat boundary.

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 is to plat a property that will be utilized as an Institutional use. It is a policy of the city that institutional use generally requires greater land area than residential or non-residential lots and generally serve, and are compatible with the neighborhood; therefore, staff concludes that the request is in compliance with Section 51A-8.503 and with requirements of the R-7.5(A) Single Family 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 50 feet of right-of-way (via fee simple) from the established center line of Lake Highlands Drive. *Section 51A 8.602(c)*
16. On the final plat, dedicate 7.5 feet of right-of-way (via fee simple) from the established center line of Alley. *Section 51A 8.602(c)*
17. On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Peavy Road & Lake Highlands Drive. *Section 51A 8.602(d)(1)*

18. 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)*
19. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Peavy Road & the alley. *Section 51A-8.602(e)*

Transportation Conditions:

20. On the final plat, dedicate a minimum 10' x 10' corner clip (via Fee Simple or Street Easement) at intersection of Peavy Rd and E Lake Highlands Dr per 51A 8.602(d)(1).

Flood Plain 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. *Section 51A-8.611(d), Trinity Watershed Management.*
25. 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.*
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 permit is applied for.

Survey (SPRG) Conditions:

28. Prior to final plat, submit a completed final plat checklist and all supporting documents.
29. On the final plat, show how all adjoining right-of-way was created. *Section 51A-8.403(a)(1)(A)(xxii).*
30. On the final plat, show distances/width across all adjoining rights-of-way.
31. On the final plat, list utility easements as retained within street abandonments when stated in the abandonment ordinance or follow the City of Dallas standard affidavit requirements.
32. On the final plat, chose a new or different plat name.

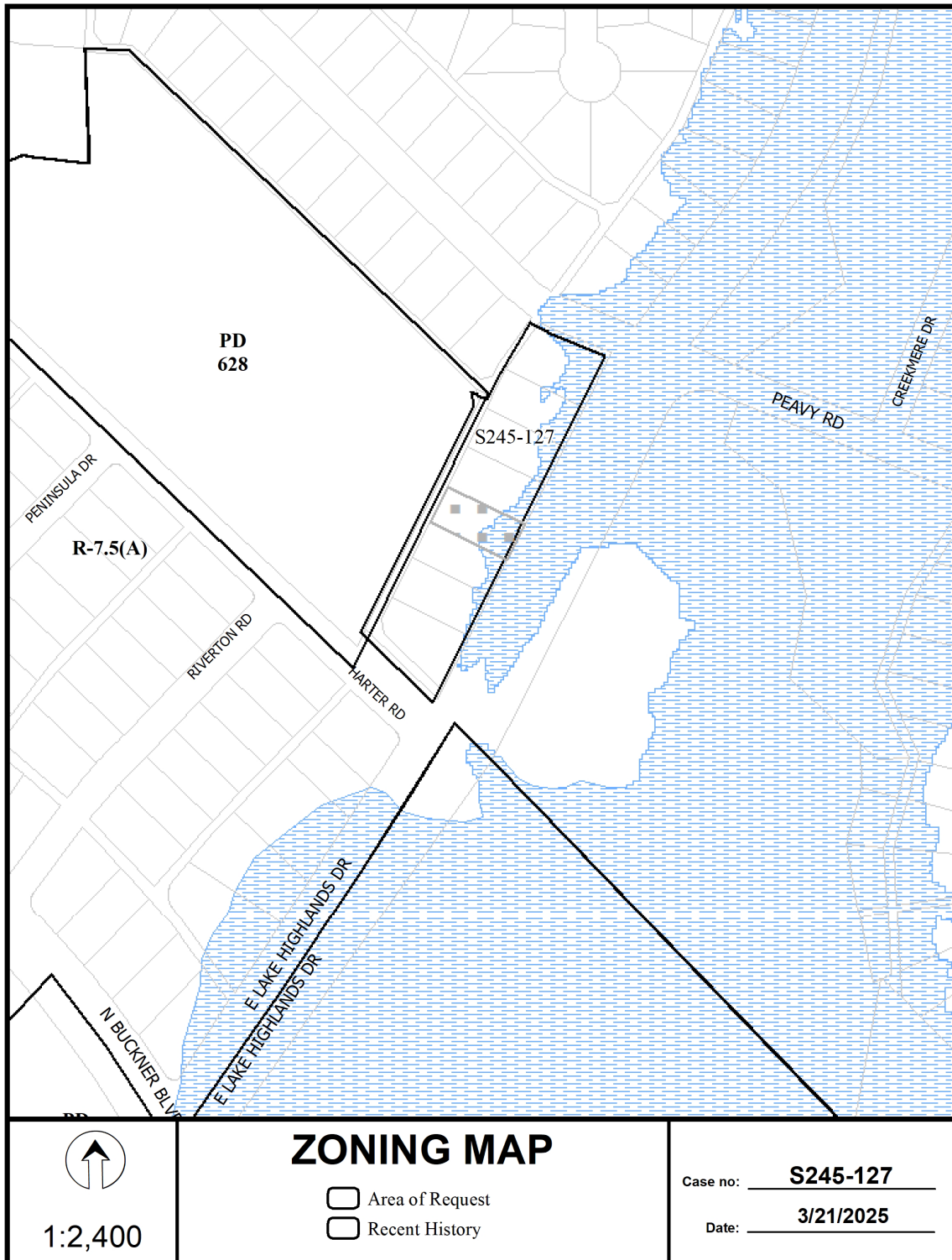
33. On the final plat, clarify existing building lines.

Dallas Water Utilities Conditions:

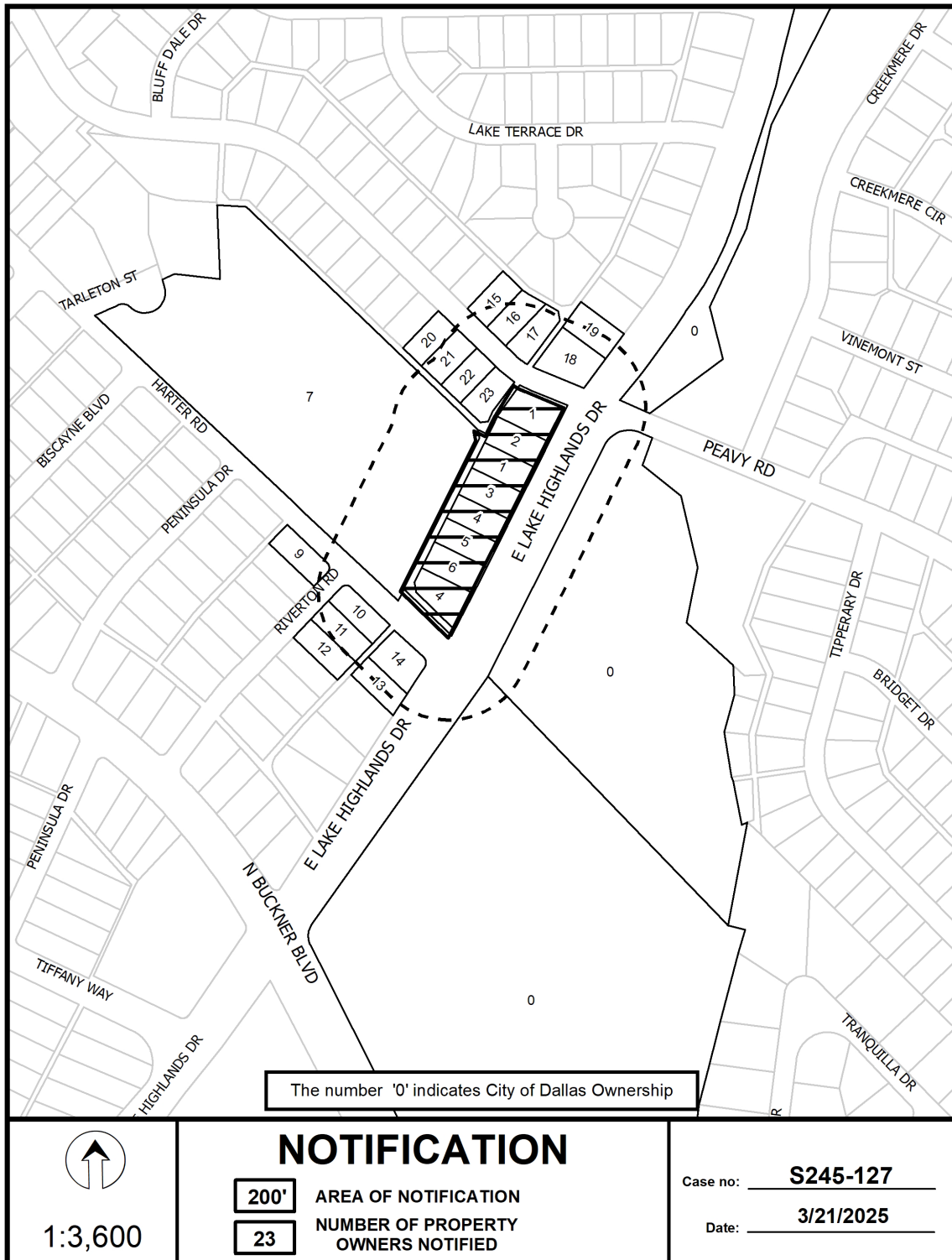
34. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering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

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

36. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
37. Prior to the final plat, please show the alley abandonment on the plat as follows: Abandonment authorized by Ordinance No._____, recorded as Inst. No._____, Utility Easements retained.
38. On the final plat, identify the property as Lot 16A in City Block H/6133.







Notification List of Property Owners

S245-127

23 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9649 E LAKE HIGHLANDS DR	75218 PPTY COMPANY
2	9643 E LAKE HIGHLANDS DR	75218 PROPERTY COMPANY
3	9631 E LAKE HIGHLANDS DR	75218 PROPERTY CO
4	9627 E LAKE HIGHLANDS DR	75218 PROPERTY COMPANY INC
5	9621 E LAKE HIGHLANDS DR	75218 PROPERTY COMPANY INC
6	9617 E LAKE HIGHLANDS DR	75218 PPTY CO INC
7	848 HARTER RD	CORPORATION OF EPISCOPAL
8	848 HARTER RD	75218 PROPERTY COMPANY
9	9549 RIVERTON RD	LINDSEY RICKY A
10	9552 RIVERTON RD	BURNS LISA GAIL LIFE ESTATE
11	9546 RIVERTON RD	DAVIS JAMES BYRON &
12	9542 RIVERTON RD	KING DONNA L
13	9543 LAKE HIGHLANDS DR	MC FARLAND ANNA L
14	9551 LAKE HIGHLANDS DR	HELMKE MICHELLE C
15	868 PEAVY RD	DUVALL ADRIANNE RUTH
16	874 PEAVY RD	HARPER ERIN ARNISE
17	878 PEAVY RD	SMITH JANET DORA
18	9705 E LAKE HIGHLANDS DR	LAUTEN MICHAEL B
19	9711 E LAKE HIGHLANDS DR	STREET PENROD D
20	865 PEAVY RD	Taxpayer at
21	869 PEAVY RD	HVEE SIX
22	875 PEAVY RD	LEEVEER SCOTT
23	879 PEAVY RD	ODELL CLAUDIA

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