

**CITY PLAN COMMISSION**

**THURSDAY, October 23, 2025**

**FILE NUMBER:** PLAT-25-000087 (S245-245)

**SENIOR PLANNER:** Hema Sharma

**LOCATION:** Silverado Drive, south of C.F. Hawn Freeway/U.S. Highway No. 175

**DATE FILED:** September 26, 2025

**ZONING:** CS

**CITY COUNCIL DISTRICT:** 8

**SIZE OF REQUEST:** 3.656-acres

**APPLICANT/OWNER:** Marlow's Enterprises

**REQUEST:** An application to replat a 3.75-acre tract of land containing all of Lot 1 in City Block C/8793 and part of City Block 8793 to create one lot on property located on Silverado Drive, south of C.F. Hawn Freeway/U.S. Highway No. 175.

**SUBDIVISION HISTORY:**

1. S190-013 was a request at the same location as present request to create a 2.556-acre lot from a tract of land in City Block 8793 on property located on C.F. Hawn Freeway (U.S. Highway No. 175) at Silverado Drive, southwest corner. The request was approved on November 7, 2019 and was recorded on October 8, 2020.
2. S178-223 was a request southwest of the present request to replat a 5.466-acre tract of land containing all of Lot 1 in City Block A/8793 and a tract of land in City Block 8793 to create one lot on property located on Kleberg Road and Silverado Drive, southwest of Starwood Circle. The request was approved on July 19, 2018 and has not been recorded.
3. S145-187 was a request southwest of the present request to create one 0.36-acre lot from a tract of land in City Block 8793 on property located at 11815 Kleberg Road. The request was approved June 4, 2015 and has not been recorded.

**STAFF RECOMMENDATION:** The request complies with the requirements of the CS Commercial Service District; therefore, staff recommend 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" (Note must be on Plat) 51A 8.611(e)

**Right-of way Requirements Conditions:**

15. On the final plat, dedicate 40 feet of right-of-way (via fee simple) from the established center line of Siverado Drive. *Section 51A 8.602(c)*
16. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via fee simple or street easement) at the intersection of C.F. Hawn Freeway/U.S. Highway No. 175 & Siverado Drive. Section 51A 8.602(d)(1)

17. 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)*
18. TXDOT approval may be required for any driveway modifications or new access.
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*

**Survey (SPRG) Conditions:**

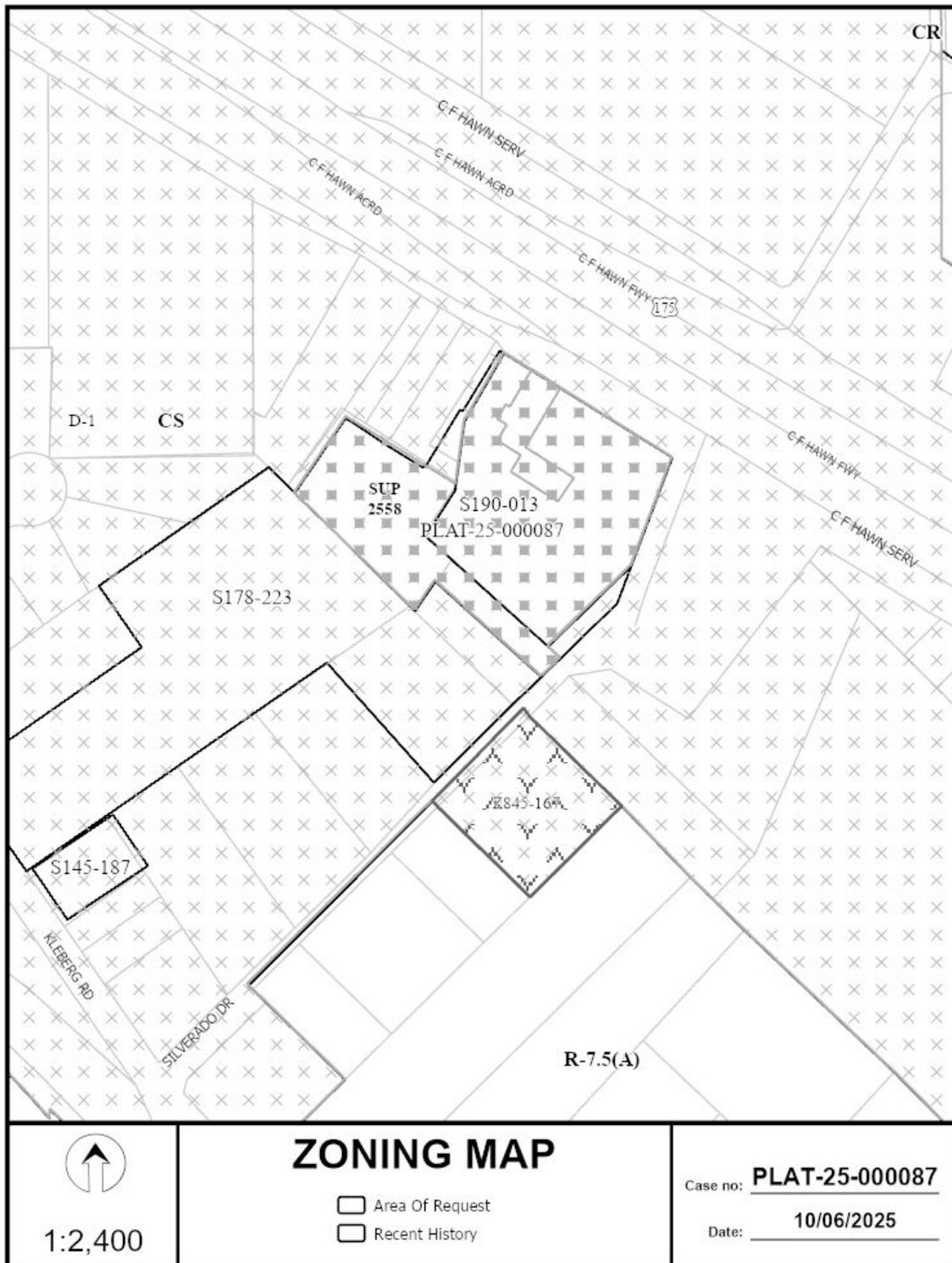
20. Prior to final plat, submit a completed final plat checklist and all supporting documents.
21. On the final plat, show the correct recording information for the subject property.
22. On the final plat, show how all adjoining right-of-way was created. *Section 51A-8.403(a)(1)(A)(xxii)*.
23. On the final plat, show distances/width across all adjoining right-of-way
24. On the final plat, show recording information on all existing easements within 150 feet of the property.
25. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. *Platting Guidelines*.
26. Show/List prior plat on map, in legal, and/or title block.
27. On the final plat, chose a new or different plat name.

**Dallas Water Utilities Conditions:**

28. 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.
29. 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.
30. 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/ Arborist/ Street Name/ GIS, Lot & Block Conditions:**

31. Prior to final plat, additional design information needed to complete review. Provide a brief description of the proposed project and a copy of the site plan to daniel.silva1@dallas.gov to determine street lighting requirements.
32. Prior to the final plat, a tree survey must be approved by the arborist for the plat release.
33. On the final plat, change "US HWY 175 Frontage Road C.F. Hawn Freeway" to "C.F. Hawn Freeway/U.S. Highway No. 175. Section 51A-8.403(a)(1)(A)(xii).
34. On the final plat, change "Silverado Drive" to "Silverado Drive (FKA Jett Road)". Section 51A-8.403(a)(1)(A)(xii).
35. On the final plat, change "C. L. Silverado Drive" to "Silverado Drive (FKA Jett Road)". Section 51A-8.403(a)(1)(A)(xii).
36. On the final plat, identify the property as Lot 1A in City Block C/8793.

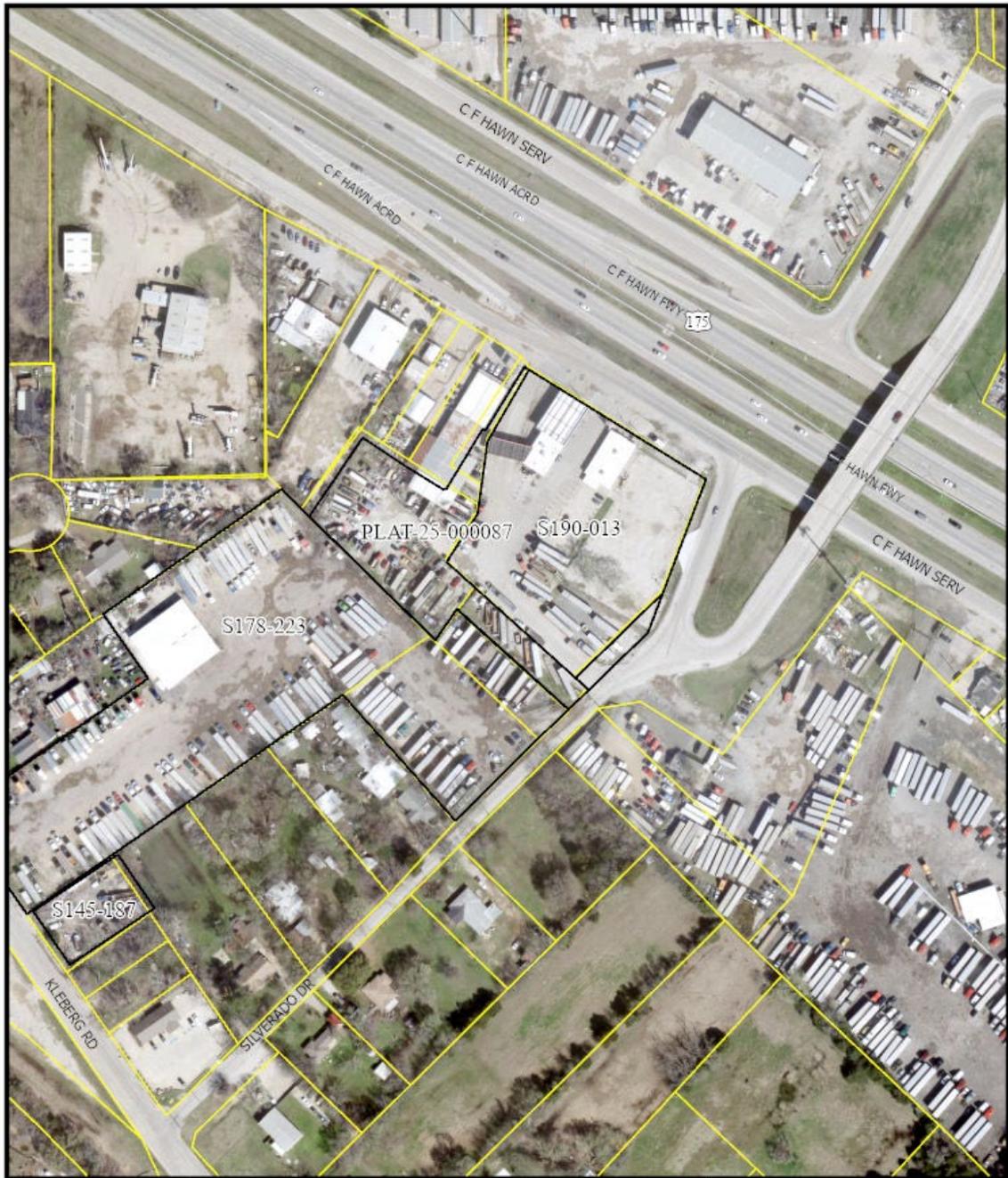


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### ZONING MAP

- Area Of Request
- Recent History

Case no: **PLAT-25-000087**  
 Date: **10/06/2025**



 1:2,400	<h3>AERIAL MAP</h3> <p><input type="checkbox"/> Area Of Request <input type="checkbox"/> Recent History</p>	Case no: <b>PLAT-25-000087</b> Date: <b>10/06/2025</b>
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