

**CITY PLAN COMMISSION****THURSDAY, OCTOBER 9, 2025****RECORD NO.:** Plat-25-000096 (S245-238)      **SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Northwest Highway/State Highway Loop No. 12, west of Devonshire Drive**DATE FILED:** September 12, 2025**ZONING:** PD 1120**PD LINK:** <https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=1120>**CITY COUNCIL DISTRICT:** 13**SIZE OF REQUEST:** 3.015-acres**APPLICANT/OWNER:** The Compass School of Texas

**REQUEST:** An application to replat a 3.015-acre tract of land containing all of Lot 1 in City Block A/5664 and a tract of land in City Block 5579 to create one lot on property located on Northwest Highway/State Highway Loop No. 12, west of Devonshire Drive.

**SUBDIVISION HISTORY:**

1. S156-188 was a request northeast of the present request to replat a 3.492-acre tract of land to adjust the lot line between Lots 1A and 12A in City Block 5588 on property located at 5330 South Dentwood Drive and 9250 Meadowbrook Drive. The request was approved on June 2, 2016, but has not been recorded.
2. S145-287 was a request south of the present request to replat a 2.161-acre tract of land containing all of Lots 8A and 9A in City Block A/5664 into one 1.5489-acre lot and one 0.6116-acre lot on property located at 9031 and 9039 Devonshire Drive. The request was approved on October 15, 2015, and expired on September 15, 2023.

**PROPERTY OWNER NOTIFICATION:** On September 23, 2025, 13 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.”

It is a policy of the city that institutional uses generally require greater land area than traditional 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 the requirements of PD 1120 (approved on November 13, 2024); 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 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)
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 Northwest Highway.
17. TXDOT approval may be required for any driveway modifications or new access.

**Survey (SPRG) Conditions:**

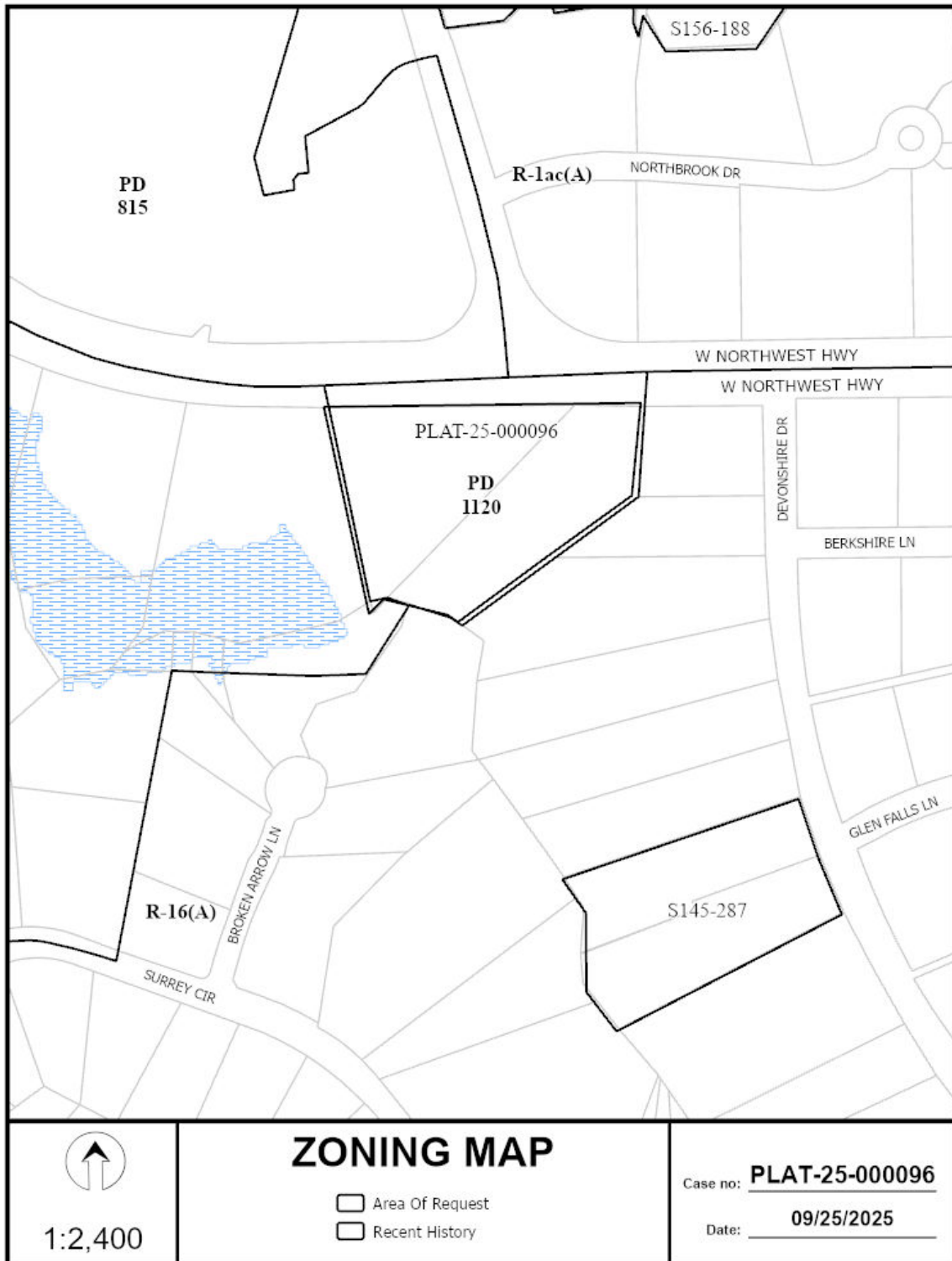
18. Submit a completed Final Plat Checklist and All Supporting Documentation.

**Dallas Water Utilities Conditions:**

19. 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.
20. Water 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.
21. 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.

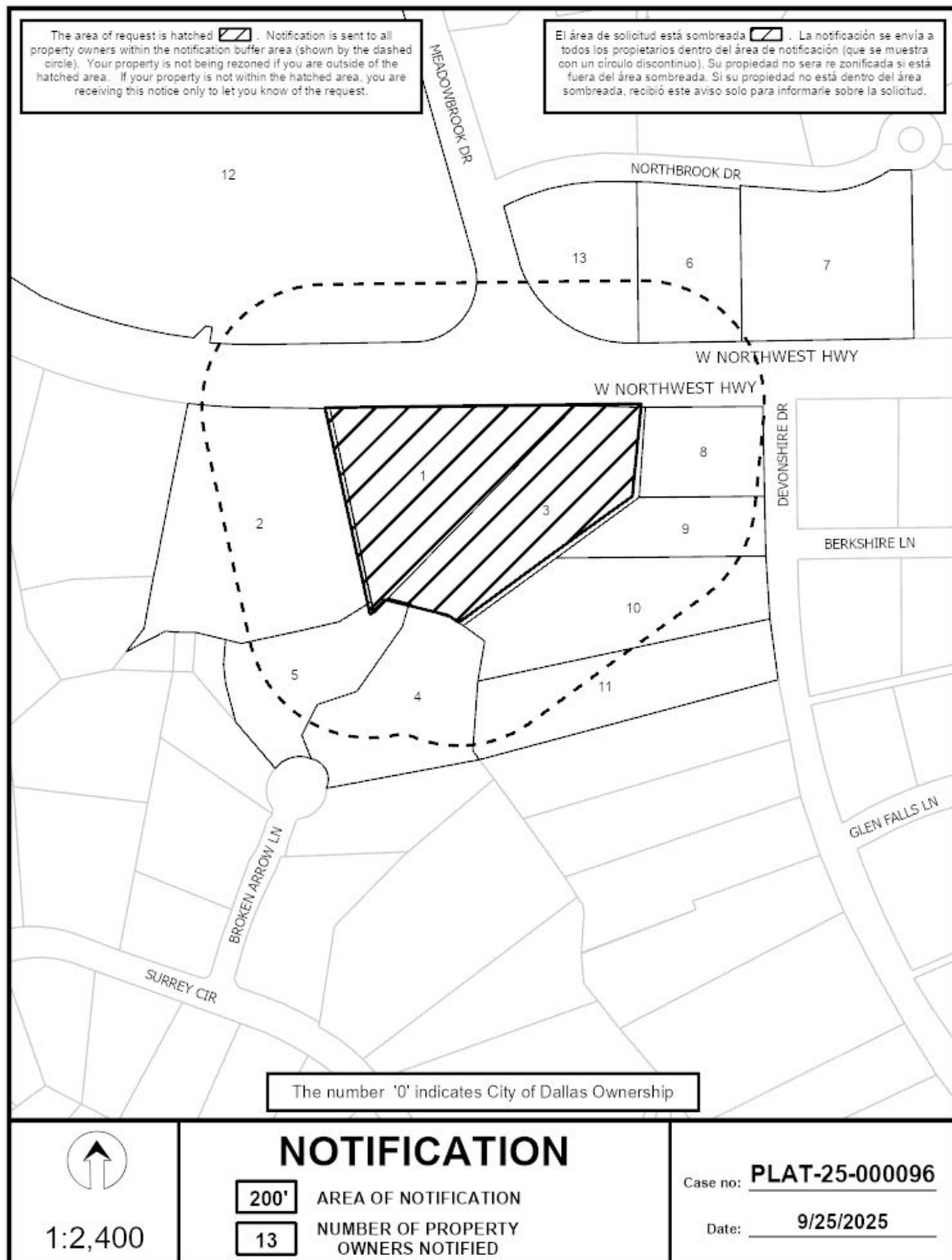
**Street Light/ GIS, Lot & Block Conditions:**

22. 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](mailto:daniel.silva1@dallas.gov) to determine street lighting requirements.
23. On the final plat, identify the property as Lot 1 A in City Block A/5664.









09/19/2025

## ***Notification List of Property Owners***

***PLAT-25-000096***

### ***13 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	5414 W NORTHWEST HWY	COMPASS SCHOOL OF TEXAS
2	5324 W NORTHWEST HWY	LOVERS LANE UNITED METHODIST CHURCH
3	5500 W NORTHWEST HWY	COMPASS SCHOOL OF TEXAS THE
4	9030 BROKEN ARROW LN	JONES JEFFREY L & PATTIE M
5	9035 BROKEN ARROW LN	JONESROHRER LIVING TRUST THE
6	5430 NORTHBROOK DR	IVY CHRISTOPHER M &
7	5444 NORTHBROOK DR	NIE INVESTMENTS LLC
8	9143 DEVONSHIRE DR	AP WEALTH MANAGEMENT LLC
9	9139 DEVONSHIRE DR	COFFMAN ALESIA KAYE
10	9131 DEVONSHIRE DR	CINDY LYNN DEVONSHIRE LLC
11	9123 DEVONSHIRE DR	WILSON ADDISON III
12	9200 INWOOD RD	LOVERS LANE UNITED
13	5420 NORTHBROOK DR	MAHONEY MICHAEL H



