

## Applicable Urban Design Priorities that Project Should Achieve

[1] **Parking, although a necessary element, may not directly support the pedestrian or an active streetfront environment. Explore opportunities to reduce the overall number of parking spaces, reconfigure parking space layout, and/or adjust on-site vehicle circulation.**

Allow for additional landscaping, hardscaping, and public amenities where possible. Creative temporary uses of the site could potentially host community events and activities that serve the objectives of the tenants and neighborhood.

[2] **Attention to detail in the design and arrangement of the site can have a strong impact in building community and enhancing the neighborhood.**

In addition to designing a safe environment, it will be important to include amenities such as bike racks, comfortable seating, and lighting arranged to extend the use and hours the site can be enjoyed.

[3] **Pedestrian access to the site will need to be carefully designed to ensure convenient, comfortable, and safe paths are provided.**

Sidewalks along Walnut Hill Lane should be designed with consideration to the pedestrians, including those utilizing nearby bus stops.

[4] **Consider how the existing surface parking lot can be enhanced with simple Low-Impact Development (LID), landscaping, tree preservation, and new planting strategies.**

Maximize opportunities to capture and reuse stormwater and reduce the visual and environmental impact of impermeable surfaces.



## Policy References

Forward Dallas 2.0

TIF Urban Design Guidelines

Part III, Part IV [Skillman Corridor District]

District 10 Strategic Plan (2006)

## Context Description

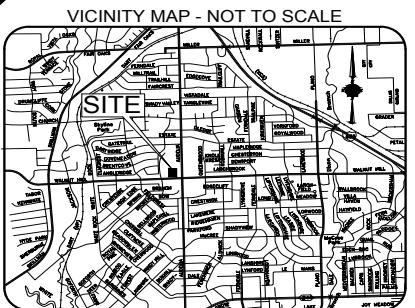
The Highlands Village Retail & Office Redevelopment is a proposed two-story, approximately 7,182 square-foot mixed-use commercial project located at 9715 Walnut Hill Lane in Lake Highlands. The development is being undertaken by TyGra Walnut Hill LLC and represents a high-quality reinvestment in the strategic Skillman Corridor TIF.

The project will replace an outdated and underutilized full-service car wash built in 1976 with a new contemporary building featuring ground-floor retail and second-floor professional office space. The development will include enhanced landscaping, upgraded lighting, new sidewalks, and modern architectural design intended to complement the surrounding community and support long-term economic vitality. The proposal will stimulate local investment, expand the City's tax base, and deliver neighborhood-serving retail and office uses consistent with the City's economic development and urban design objectives.

## Highlands Village

**TIF District:**  
Skillman Corridor

**Program:**  
Office  
Retail



30 15 0 15 30  
SCALE 1"=30'

GENERAL NOTES:  
1) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).  
2) THE PURPOSE OF THIS PLAT IS TO PLAT UNPLATTED TRACT OF LAND IN TO ONE LOT.  
3) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.  
4) ACCORDING TO THE F.I.R.M. NO. 48113C0215K, THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LINE WITHIN A FLOOD PRONE HAZARD AREA EXCEPT AS SHOWN.  
5) COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.  
6) BENCHMARKS: WATER DEPARTMENT BENCHMARK SET ON NORTH CONCRETE CURB OF DARTRIDGE DRIVE AND 75 FEET WEST OF THE CENTERLINE OF ADELIA RD. N: 7,008,834.241 E: 2,515,453.576 ELEV.= 555.13  
7) SQUARE CUT ON CONCRETE STORM SEWER DROP INLET AT NORTHEAST CORNER OF THE INTERSECTION OF BROKEN BOW RD. AND FIELDCREST RD. N: 7,006,418.761 E: 2,514,346.719 ELEV.= 486.04  
7) EXISTING TREE IS AS SHOWN.

LEGEND  
M.R.D.C.T.  
D.R.D.C.T.  
O.P.R.D.C.T.  
INST. NO.  
VOL. PG.  
SO.   
IRF   
"X"   
<CM>  
ASPHALT  
EASEMENT LINE  
BUILDING LINE  
BOUNDARY LINE  
CENTERLINE  
SANITARY SEWER LINE   
STORM SEWER LINE   
GAS LINE   
WATER LINE   
OVERHEAD SERVICE LINE   
OVERHEAD POWER LINE   
WOOD FENCE   
CHAINLINK FENCE   
PIPE RAIL FENCE

OWNER'S CERTIFICATE  
STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, TYGRA WALNUT HILL, LLC, is the owner of a 0.477 acre tract of land in City Block 2/8118 situated in the Joseph Prigrome Survey, Abstract No. 1160, City of Dallas, Dallas County, Texas, being that same tract of land as described in Special Warranty Deed to TYGRA WALNUT HILL, LLC, recorded in Instrument Number 20190215791, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 3/8 inch iron rod for the most southerly southeast corner of Lot 1, Block 2/8118, of Highland House Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 83130, Page 4890, Deed Records, Dallas County, Texas, same lying in the north right-of-way line of Walnut Hill Lane (F.K.A. Kingsley Road) (100 foot right-of-way);

THENCE North 00 degrees 47 minutes 36 seconds West, departing the said north right-of-way line of said Walnut Hill Lane, along an easterly line of said Lot 1, Block 2/8118, a distance of 154.89 feet to a 1/2 inch iron rod found with a plastic yellow cap stamped "5310", said point being an interior corner of said Lot 1, Block 2/8118, also being the northwest corner of said Tygra Walnut Hill tract;

THENCE North 88 degrees 29 minutes 29 seconds East, along a southerly line of said Lot 1, Block 2/8118 and the north line of said Tygra Walnut Hill tract, a distance of 134.20 feet to a 1/2 inch iron rod found with a plastic yellow cap stamped "5310", said point an interior corner of said Lot 1, Block 2/8118, also being the northeast corner of said Tygra Walnut Hill tract;

THENCE South 00 degrees 49 minutes 44 seconds East, along an easterly line of said Lot 1, Block 2/8118, also being the easterly line of said Tygra Walnut Hill tract, passing a distance of 5.00 feet an interior corner of said Lot 1, Block 2/8118, also being the northwest corner of that certain tract of land described in Warranty Deed to William W. Willingham recorded in Volume 85149, Page 3850, Deed Records, Dallas County, Texas, continuing along said line for a total distance of 154.70 feet to a 1/2 inch iron rod found, said point being the southwest corner of said Willingham tract, lying on the said north right-of-way line of Walnut Hill Lane;

THENCE South 88 degrees 24 minutes 06 seconds West, along the said north right-of-way line of Walnut Hill Lane, a distance of 134.30 feet to the POINT OF BEGINNING and containing 20,779 square feet or 0.477 acres of land more or less.

#### SURVEYOR'S STATEMENT

STATE OF TEXAS

I, J.R. JANUARY, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation, that this plat substantially complies with the Rules and Requirements of the State Board of Professional Engineers and Land Surveyors of Dallas Development Code (Ordinance No. 19455, as amended) and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown herein was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e), and that the digital drawing file accompanying this plat is a precise representation of this signed Final Plat.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (04/22/2025)

J.R. JANUARY  
Texas Registered Professional Land Surveyor No. 5382

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared J.R. JANUARY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

#### OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That TYGRA WALNUT HILL, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as HIGHLANDS VILLAGE an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, the public use of the streets, alleys, and right-of-way and pertinent areas shown therein. The easements shown, therefore, are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other growths which may encroach upon or interfere with the construction, maintenance, or efficiency of its respective system of easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water service, and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.  
TYGRA WALNUT HILL, LLC

By \_\_\_\_\_  
James L. Chapman III - Owner

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared James L. Chapman III, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

#### PLACE COUNTY RECORDING LABEL HERE

##### CERTIFICATE OF APPROVAL

I, Tony Shrid, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20, and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20, by said Commission.

Chairperson or Vice Chairperson  
City Plan Commission  
Dallas, Texas  
Attest: \_\_\_\_\_  
Secretary: \_\_\_\_\_

#### PRELIMINARY PLAT HIGHLANDS VILLAGE LOT 1, BLOCK 1/8119

BEING PART OF CITY BLOCK 8119  
SITUATED IN THE  
JOSEPH PRIGROME SURVEY,  
ABSTRACT NO. 1160  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S \_\_\_\_\_  
ENGINEERING PLAN NO. DP \_\_\_\_\_

DATE: 04/15/2025 / JOB # 2500711-1 / SCALE= 1" = 30' / DRAWN: JAM

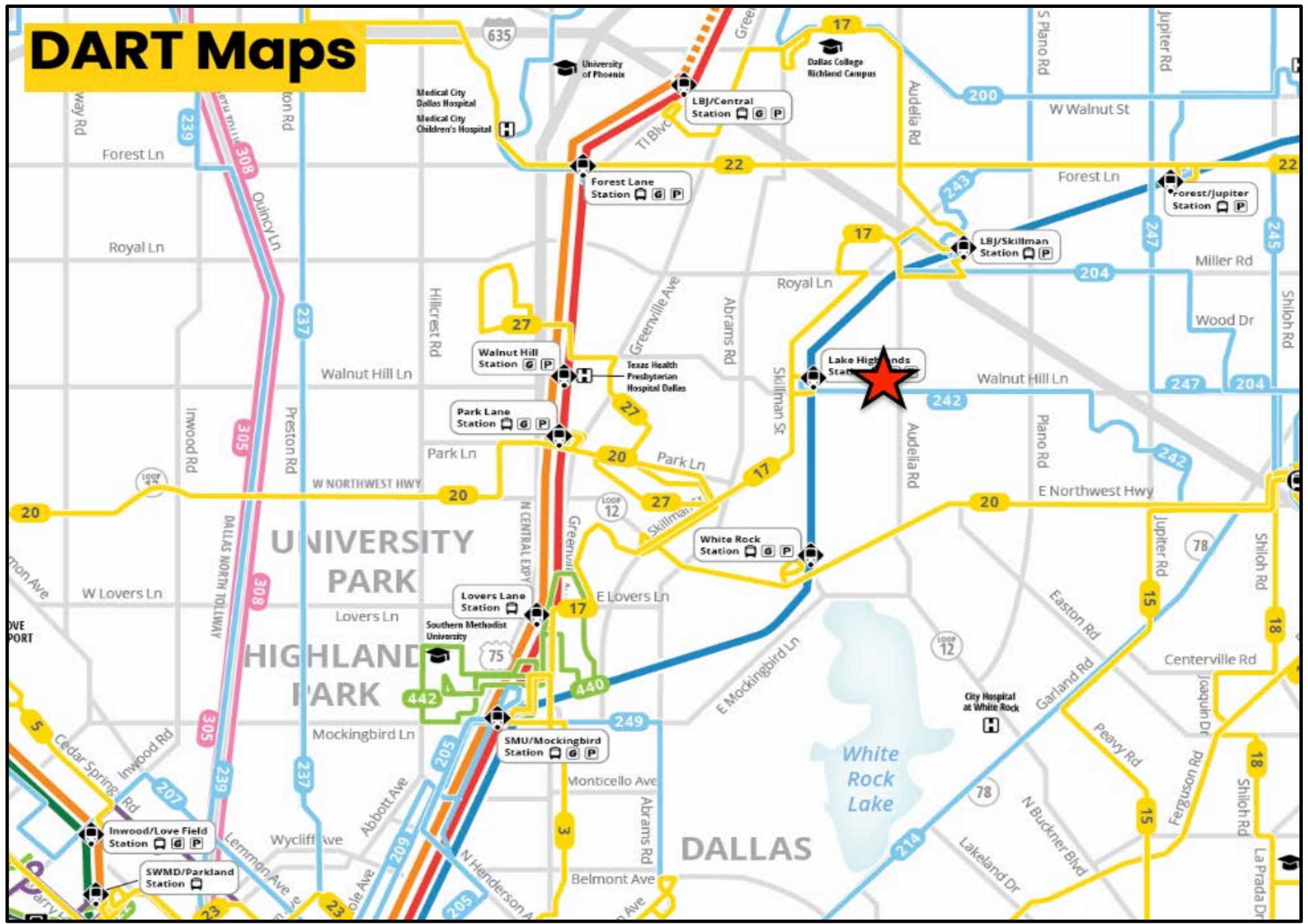
This slide is included for completeness; the key takeaway is that the site is fully constrained, with no expansion into adjacent properties or ROW beyond improvements.

**TEXAS HERITAGE SURVEYING, LLC**

OWNER  
TYGRA WALNUT HILL, LLC,  
9742 MAPLEHILL DRIVE  
DALLAS, TEXAS 75238  
ATTN: JAMES L. CHAPMAN III  
10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com  
Firm #10169300



## Site Location Map (DART)

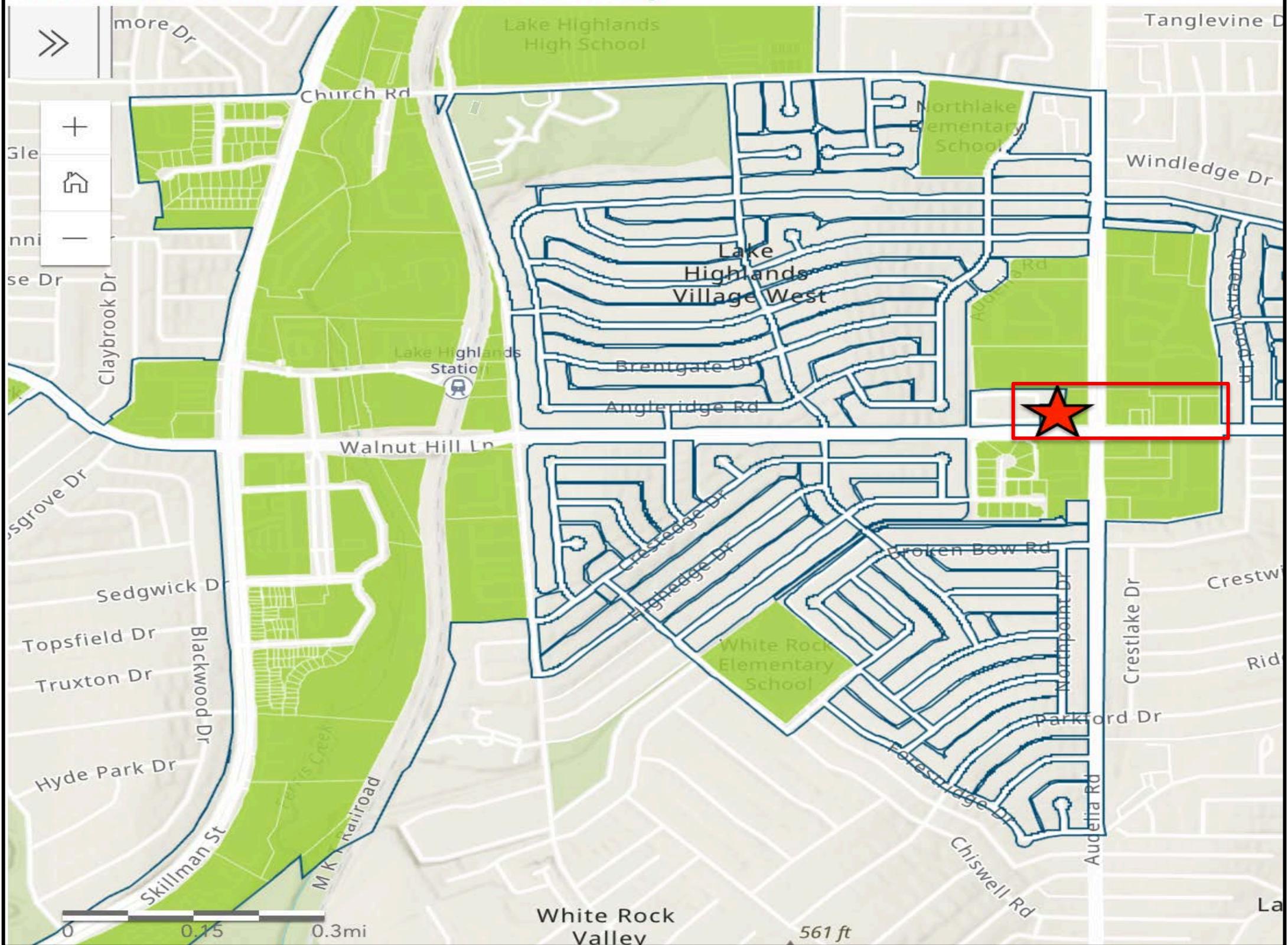


While the project includes parking for neighborhood convenience, the widened sidewalks, lighting, and building orientation are intentionally designed to support walk-up and transit-adjacent users.

HIGHLANDS VILLAGE

## Site Location Map (Skillman TIF District)

### **Skillman Corridor TIF District Map**



In partnership with the local City Councilmember, the goal of this redevelopment is to establish a positive benchmark for reinvestment along Walnut Hill Lane and demonstrate how private development can contribute to a more walkable and attractive corridor.

The project is intended to encourage similar, incremental improvements by adjacent property owners over time, supporting the long-term vision of the Skillman Corridor TIF.

**HIGHLANDS VILLAGE**

Storm Water Inlet



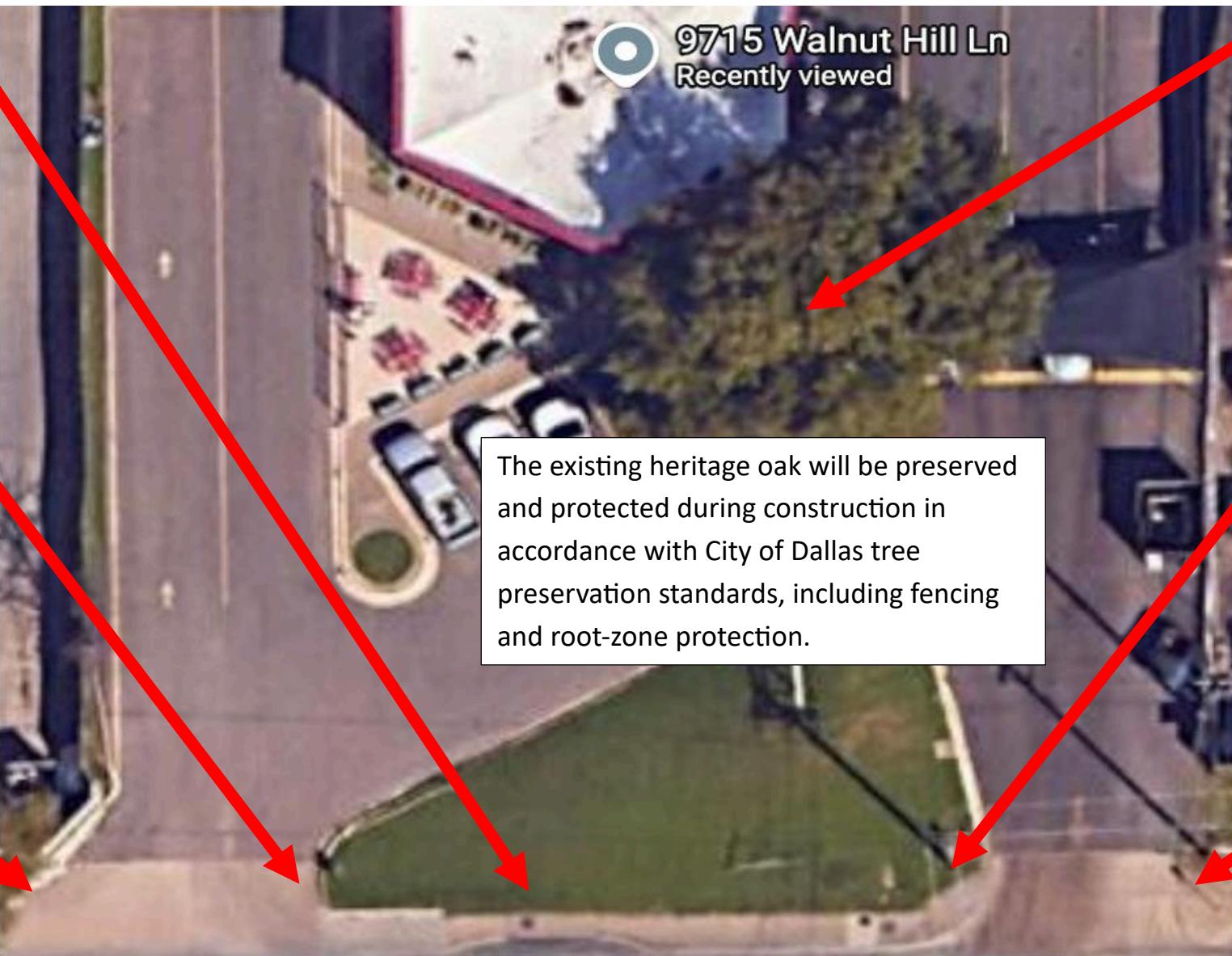
West Drive (looking East)



West Drive (looking West)

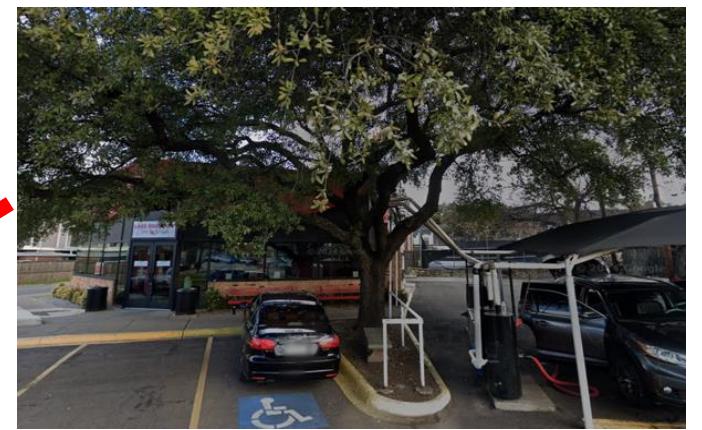


9715 Walnut Hill Existing Pictures



HIGHLANDS VILLAGE

Oak Tree Restriction



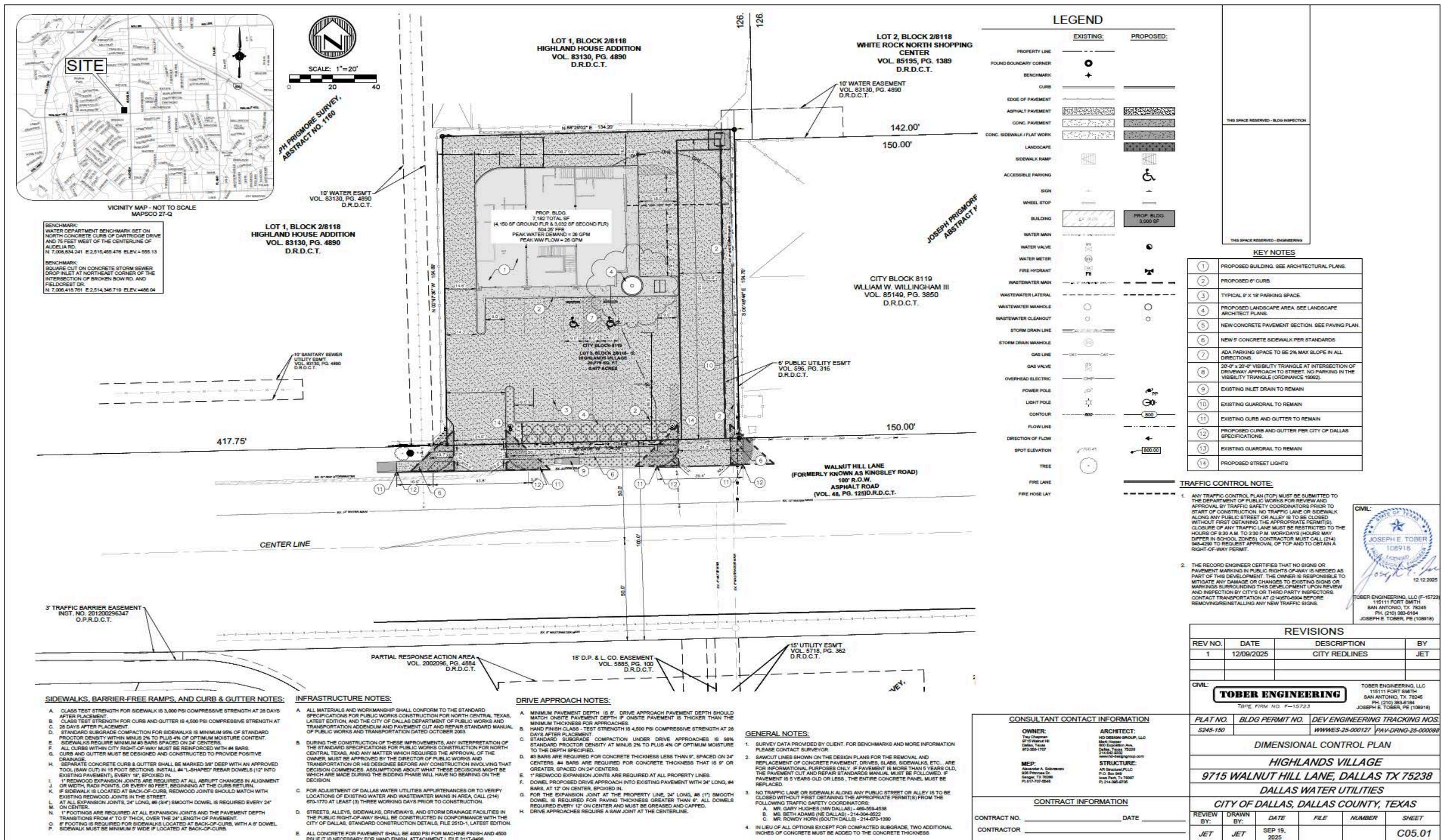
East Drive (looking West)



East Drive (looking East)



## Site Plan Post Redevelopment



## HIGHLANDS VILLAGE

## Rendered Site Plan Post Redevelopment



HIGHLANDS VILLAGE

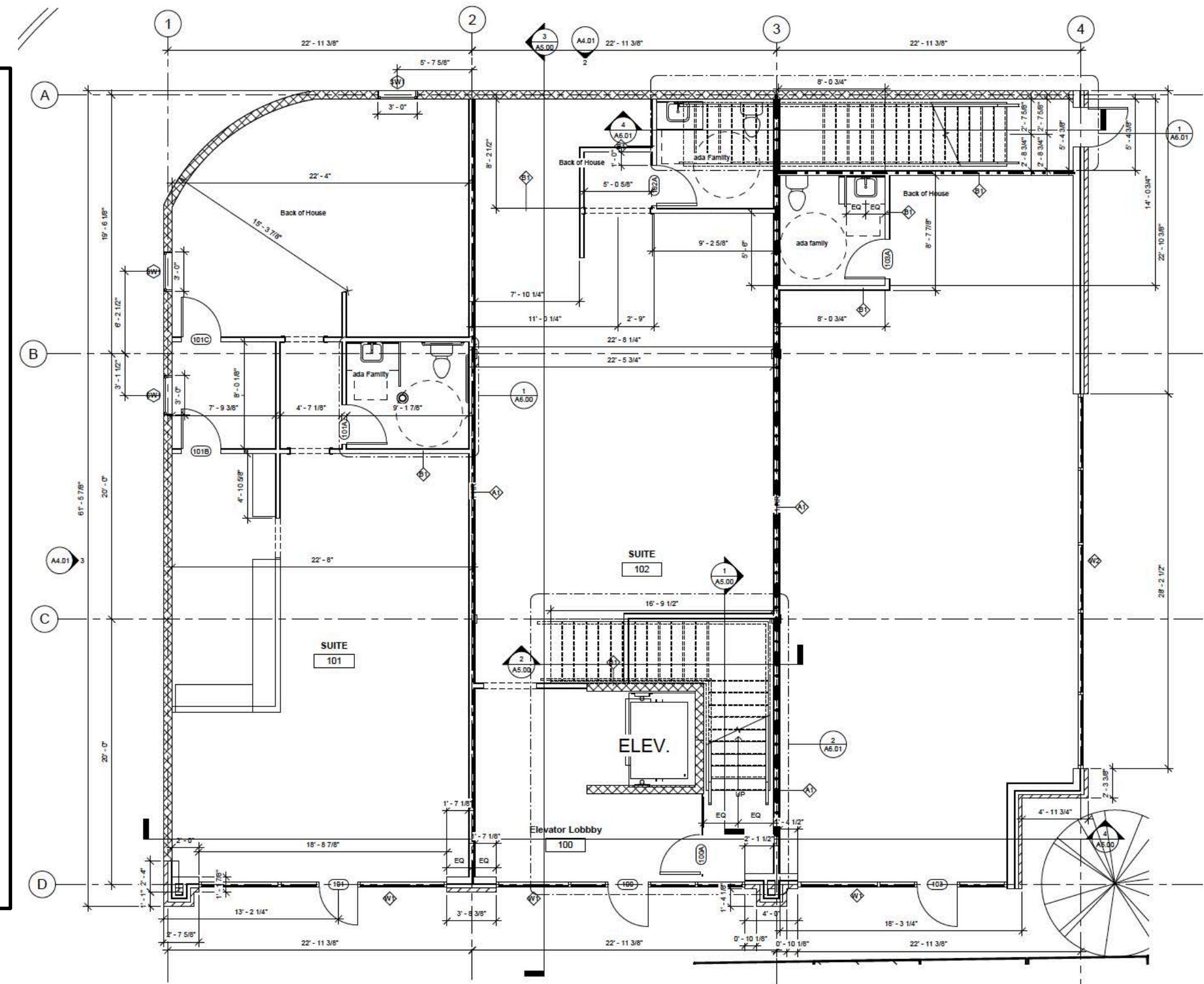
## Floorplan for 1<sup>st</sup> Floor

The ground floor is designed for flexible, neighborhood-serving retail or service uses with transparent storefronts that activate the public realm.

The building's flexible layout allows the tenant mix to evolve over time in response to neighborhood demand while maintaining a consistent pedestrian-oriented streetscape.

The site layout accommodates a potential drive-thru configuration and on-site parking in a manner that does not increase required parking counts, expand ROW impacts, or reduce sidewalk widths.

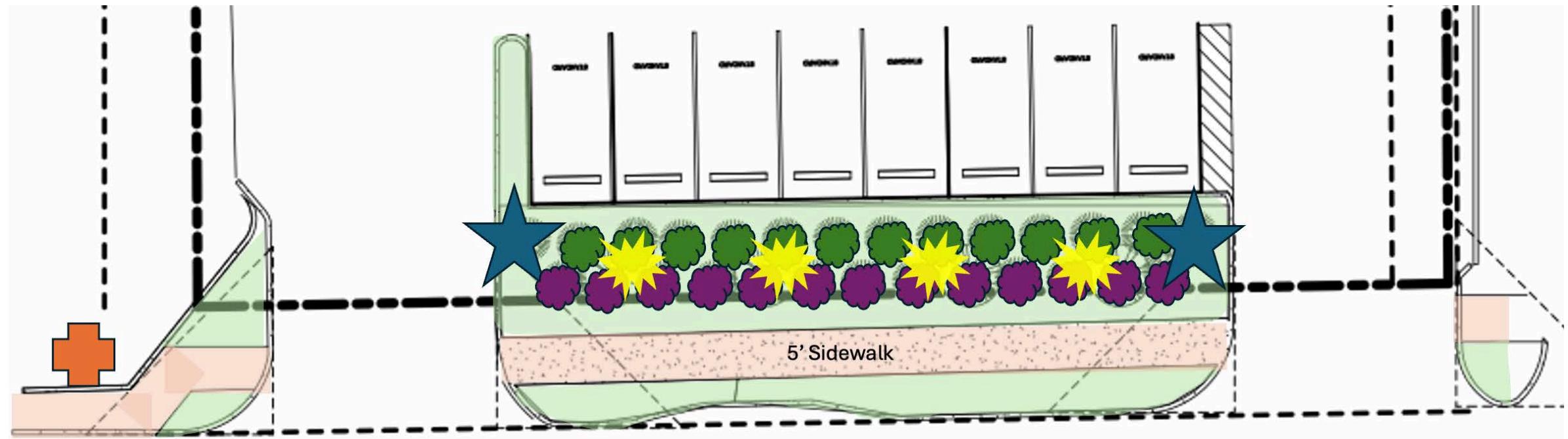
In addition, the site is designed to allow for the voluntary conversion of up to three drive parking spaces into expanded patio seating for tenants, should future uses prioritize enhanced pedestrian activity, without requiring additional approvals or changes to the public realm.



HIGHLANDS VILLAGE

## ROW & Streetscape Improvements

-  New Fire Hydrant
-  New Pedestrian Lighting
-  New Landscaping/Turf
-  New Buford Hollies
-  New Desert Willows
-  New Mexican Feathergrass



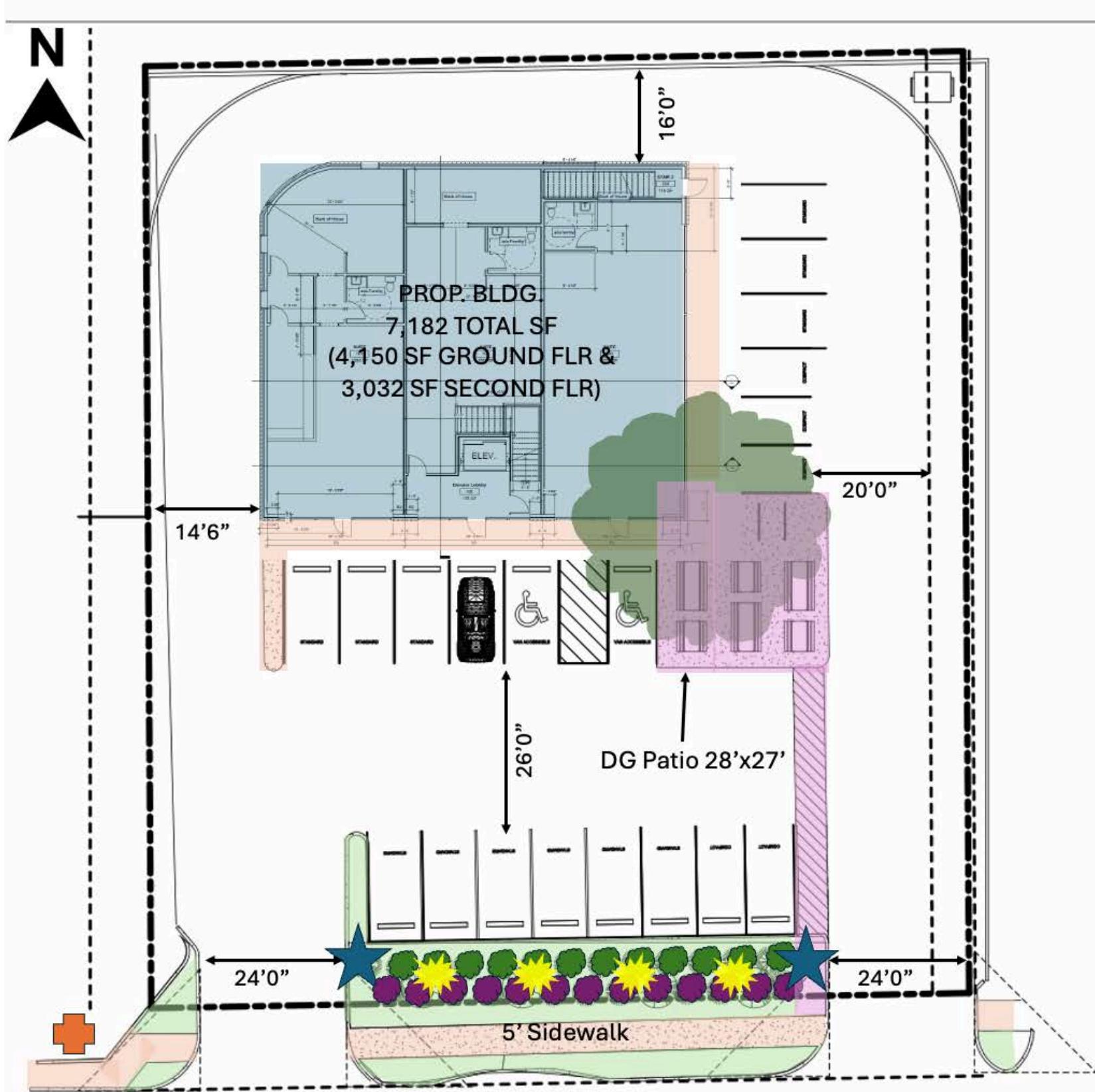
Several public improvements will be implemented with the redevelopment of Highlands Village and maintained by the owner.

1. New Fire Hydrant
2. New and improved wider sidewalk pushed back from the existing curb and ADA compliant at driveways
3. New Pedestrian Street Lighting (Qty. 2)
4. Improved Driveway radii on both East and West drives
5. New Three-tiered front streetscape plan
  - a. Mexican Feathergrass (Qty. 10)
  - b. 2" Dwarf Buford Holly hedge (Qty. 16)
  - c. New Desert Willows (Qty. 4)



HIGHLANDS VILLAGE

## Alternate DG Patio Configuration with Crosswalk – Highlands Village



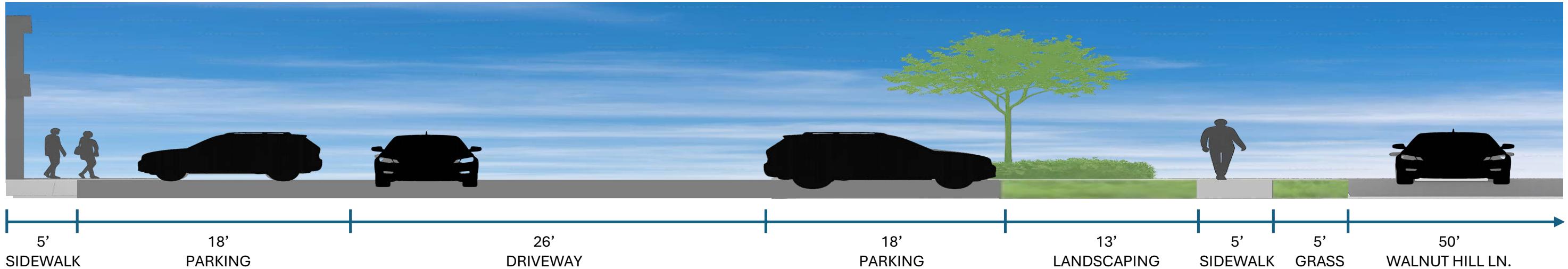
### Legend

- New Building Structure
- New sidewalks
- Heritage Oak Tree
- New Decomposed Granite Patio
- New Crosswalk
- New Fire Hydrant
- New Pedestrian Lighting
- New Landscaping/Turf
- New Buford Hollies
- New Desert Willows
- New Mexican Feathergrass

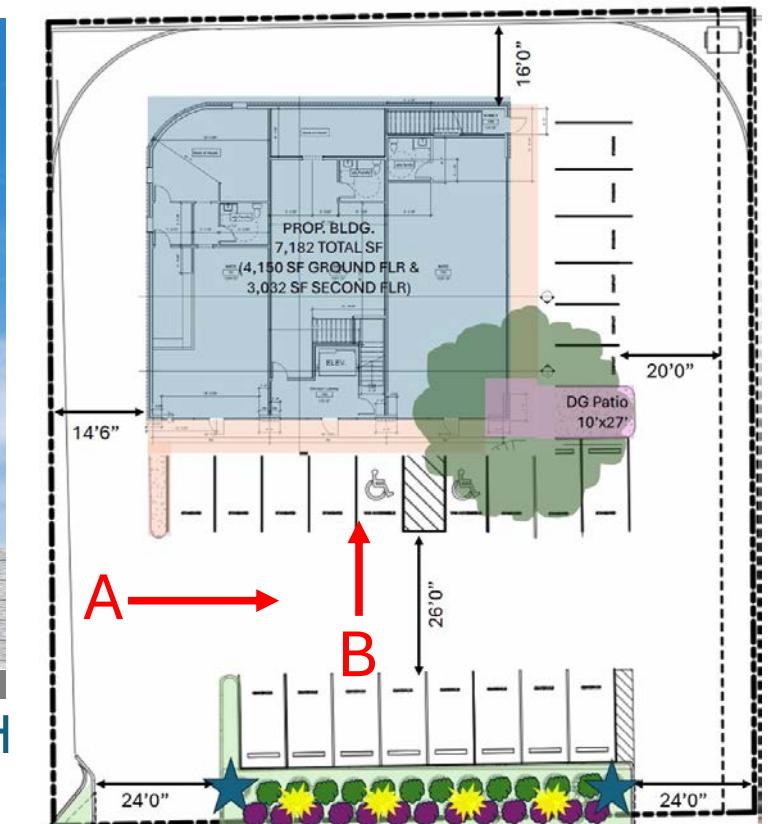
HIGHLANDS VILLAGE

## Section Views – Highlands Village

Section A



Section B



HIGHLANDS VILLAGE



HIGHLANDS VILLAGE



HIGHLANDS VILLAGE

