

CITY PLAN COMMISSION

THURSDAY, MARCH 21, 2024

FILE NUMBER: S234-064

SENIOR PLANNER: Sharmila Shrestha

LOCATION: bounded by Forest Cliff Drive, Greenmeadow Drive, John West Road, and Lakeland Drive

DATE FILED: February 21, 2024

ZONING: PD 674

PD LINK: [Microsoft Word - Article 674.doc \(dallascityhall.com\)](#)

CITY COUNCIL DISTRICT: 7

SIZE OF REQUEST: 10.737-acres

APPLICANT/OWNER: Dallas Independent School District

REQUEST: An application to create one 10.737-acre lot from a tract of land in City Blocks 7295 and 7390 to create one lot on property bounded by Forest Cliff Drive, Greenmeadow Drive, John West Road, and Lakeland Drive.

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

STAFF RECOMMENDATION: The request complies with the requirements of PD 674; 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:

15. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Lakeland Drive and Forest Cliff Drive. Section 51A 8.602(d)(1)
16. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of John West Road and Green Meadow Drive. Section 51A 8.602(d)(1)
17. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Green Meadow Drive and Forest Cliff 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. 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.
20. 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) Section 51A-8.606, 51A-8.608

Survey (SPRG) Conditions:

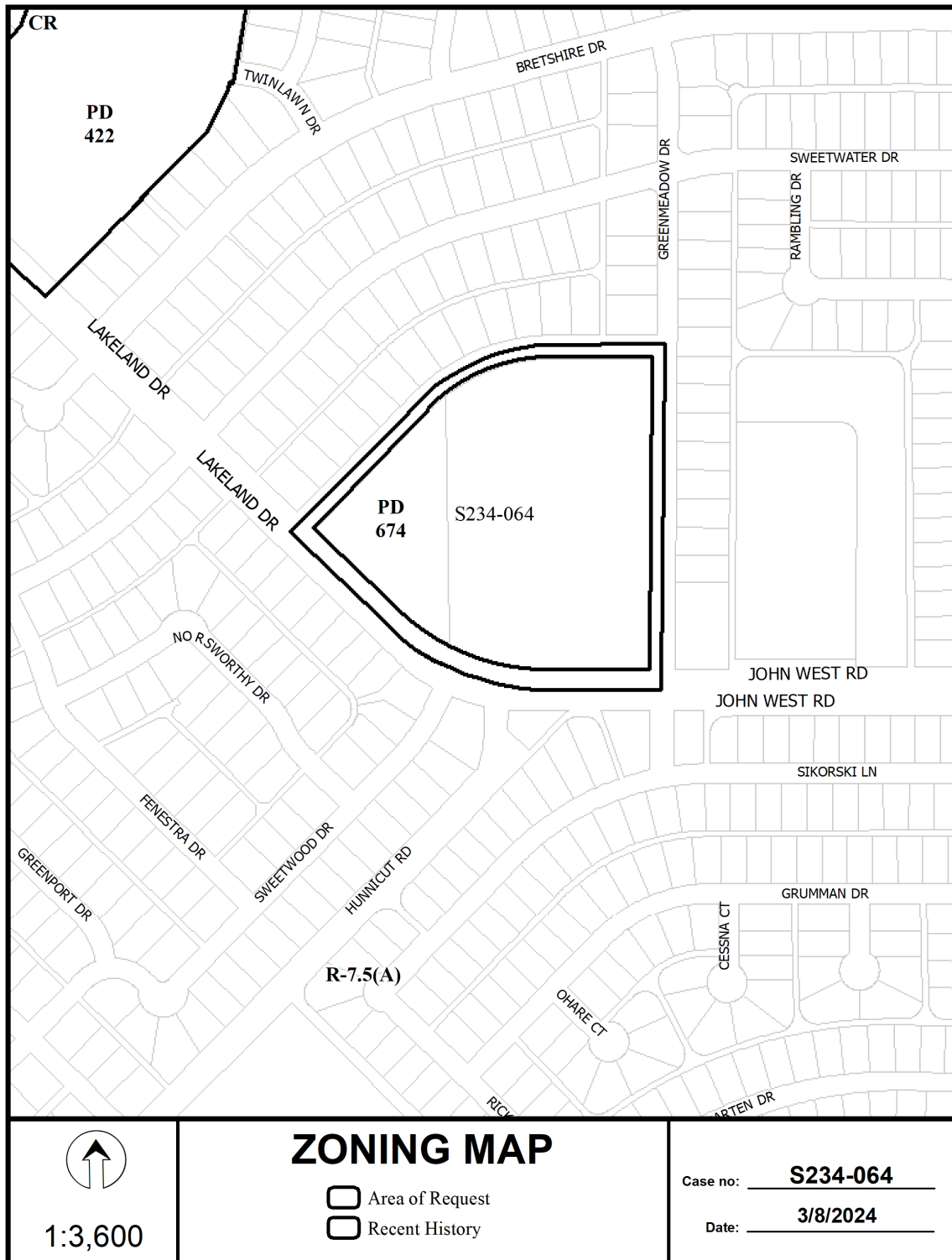
21. Prior to final plat, submit a completed final plat checklist and all supporting documents.
22. On the final plat, show recording information on all existing easements within 150 feet of the property.
23. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.

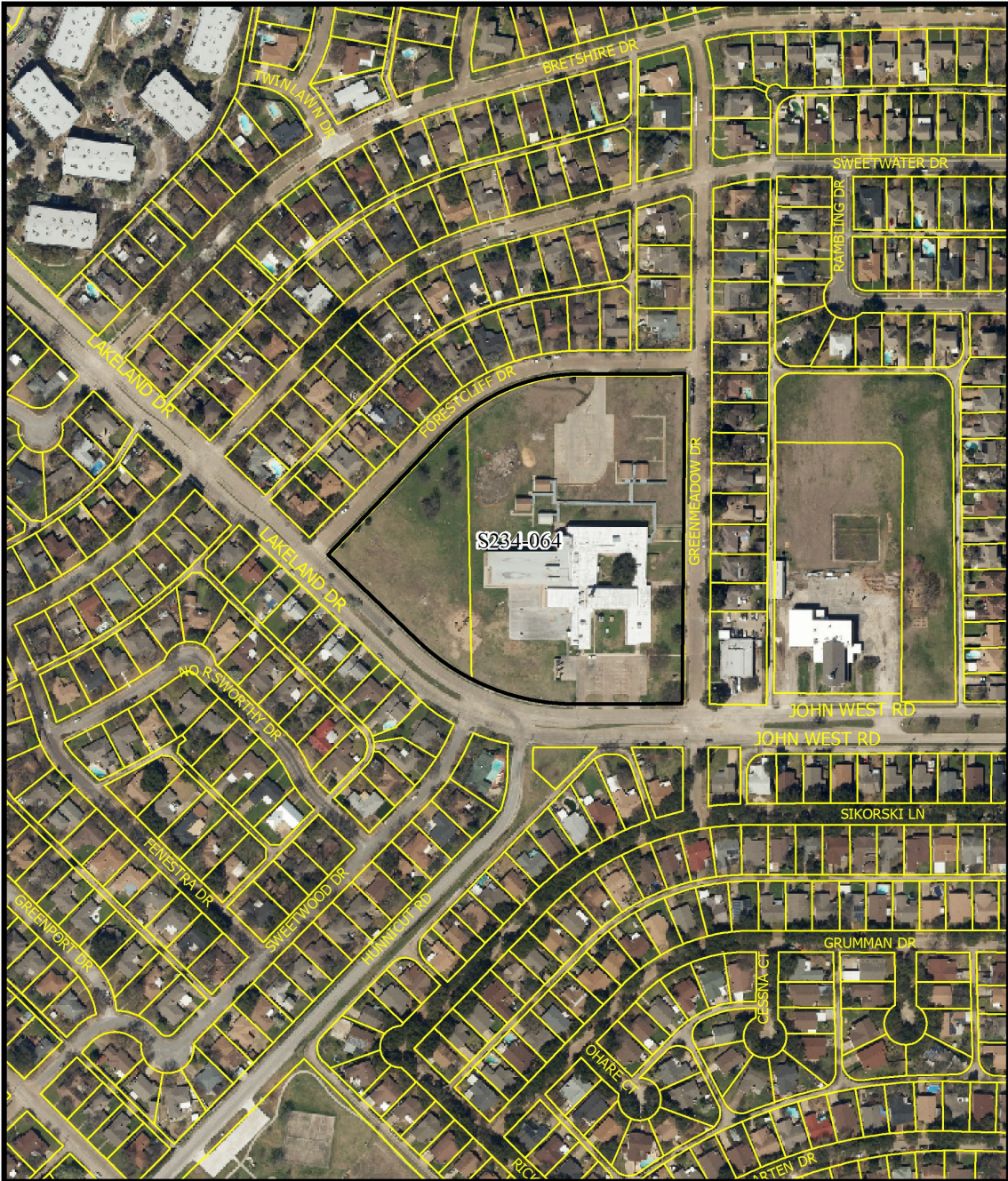
Dallas Water Utilities Conditions:


24. 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.
25. 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).
26. 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.

Street Name / GIS, Lot & Block Conditions:

27. On the final plat, change “Lakeland Drive” to “Lakeland Drive (FKA John West Road)”.
28. On the final plat, change “Hunnicut Road” to “Hunnicut Road (FKA Cox Road)”.
29. On the final plat, identify the property as Lot 1 in City Block A/7390.

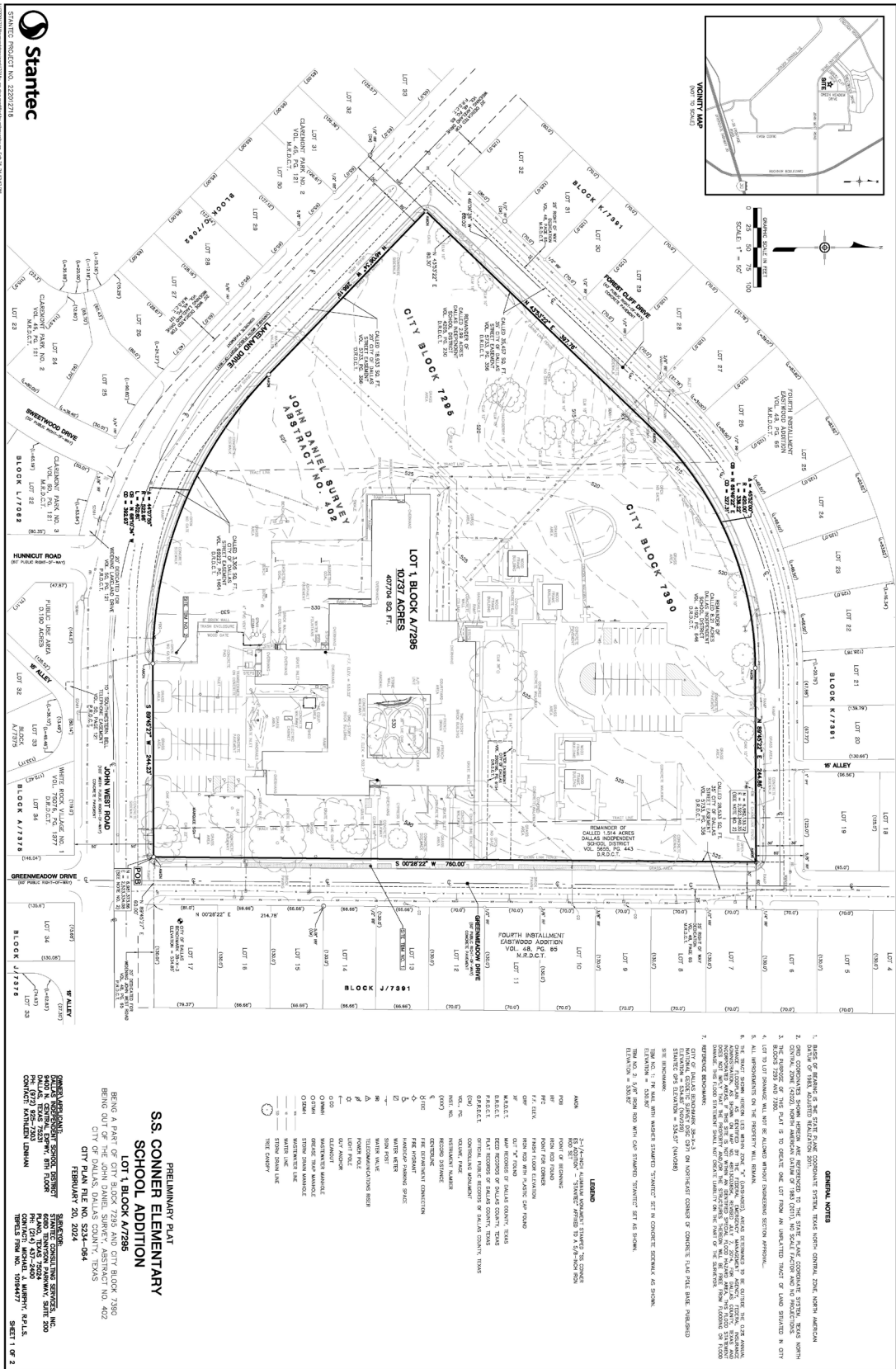




 1:3,600	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S234-064 </u> Date: <u> 3/8/2024 </u>
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STANTEC PROJECT NO. 222072718



- GENERAL NOTES**
1. BASIS OF PLANNING: THE SITE PLAN AND CONCRETE SYSTEM, STATE NORTH CENTRAL ZONE NORTH AMERICAN
 2. GRID COMPONENTS SHOWN HEREON ARE REFERRED TO THE STATE PLANE COORDINATE SYSTEM, STATE NORTH CENTRAL ZONE (S202) NORTH AMERICAN DATUM OF 1983 (NAD 83) IN SOUTH DATUM AND NO PROJECTIONS. STATE NORTH ZONE 7855 AND 7920 (NAD 83) TO CORRECT ONE (1) FOOT FROM AN UNCORRECTED FOOT OF LAND SHOWN. N CITY
 3. ALL DIMENSIONS WILL NOT BE ALTERED UNLESS OTHERWISE SPECIFIED.
 4. ALL DIMENSIONS ON THE PROPERTY WILL BE TAKEN.
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LEGEND

ASPH	ASPH	ASPH	ASPH
CONC	CONC	CONC	CONC
GRASS	GRASS	GRASS	GRASS
PAV	PAV	PAV	PAV
WATER	WATER	WATER	WATER
SEWER	SEWER	SEWER	SEWER
STREET	STREET	STREET	STREET
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PRELIMINARY PLAT
S.S. CONNER ELEMENTARY
SCHOOL ADDITION
 LOT 1, BLOCK A7296
 BEING A PART OF CITY BLOCK 789 AND CITY BLOCK 788
 BEING OUT OF THE JOHN DANIEL BUREK ABSTRACT NO. 402
 CITY PLAN FILE NO. S24-064
 FEBRUARY 20, 2024

PREPARED BY: STANTEC
DESIGNED BY: STANTEC
DRAWN BY: STANTEC
CHECKED BY: STANTEC
APPROVED BY: STANTEC

