

CITY PLAN COMMISSION**THURSDAY OCTOBER 13, 2022****FILE NUMBER:** S212-351**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Buckner Boulevard, east of Ripplewood Drive**DATE FILED:** September 23, 2022**ZONING:** PD 1088**PD LINK:** Not Available**CITY COUNCIL DISTRICT:** 7 **SIZE OF REQUEST:** 13.715-acres **MAPSCO:** 38X**OWNER:** White Rock Hills, LLC**REQUEST:** An application to create one 13.715-acre lot from a tract of land in City Block 7382 on property located on Buckner Boulevard, east of Ripplewood Drive.**SUBDIVISION HISTORY:**

1. S201-552 was a request southeast of the present request to replat a 0.597-acre tract of land containing part of Lot 2B in City Block G/7380 to create one lot on property located on Buckner Boulevard, north of Peavey Road. The request was approved on August 19, 2021 but has not been recorded.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 1088; therefore, staff recommends approval 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 structure, new or existing, 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 submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of 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 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. Section 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. Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval (Note must be on Plat). Section 51A 8.611(e)

Right-of way Requirements Conditions:

15. On the final plat, dedicate 53.5 feet of right-of-way (via fee simple) from the established center line of Buckner Boulevard. Section 51A 8.602(c).
16. TxDOT approval may be required for any driveway modifications or new access.

Flood Plain Conditions:

17. Determine the 100-year water surface elevation across this addition.
18. 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
19. Include additional paragraph in Owner's Certificate (pertaining to the floodplain). 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
20. Specify minimum fill and minimum finished floor elevations if Fill Permit exists.
21. Show natural channel set back from the crest of the natural channel.
22. Set floodway monument markers and provide documentation.

23. Provide information regarding Fill Permit or Floodplain Alteration Permit if applied for.

Survey (SPRG) Conditions:

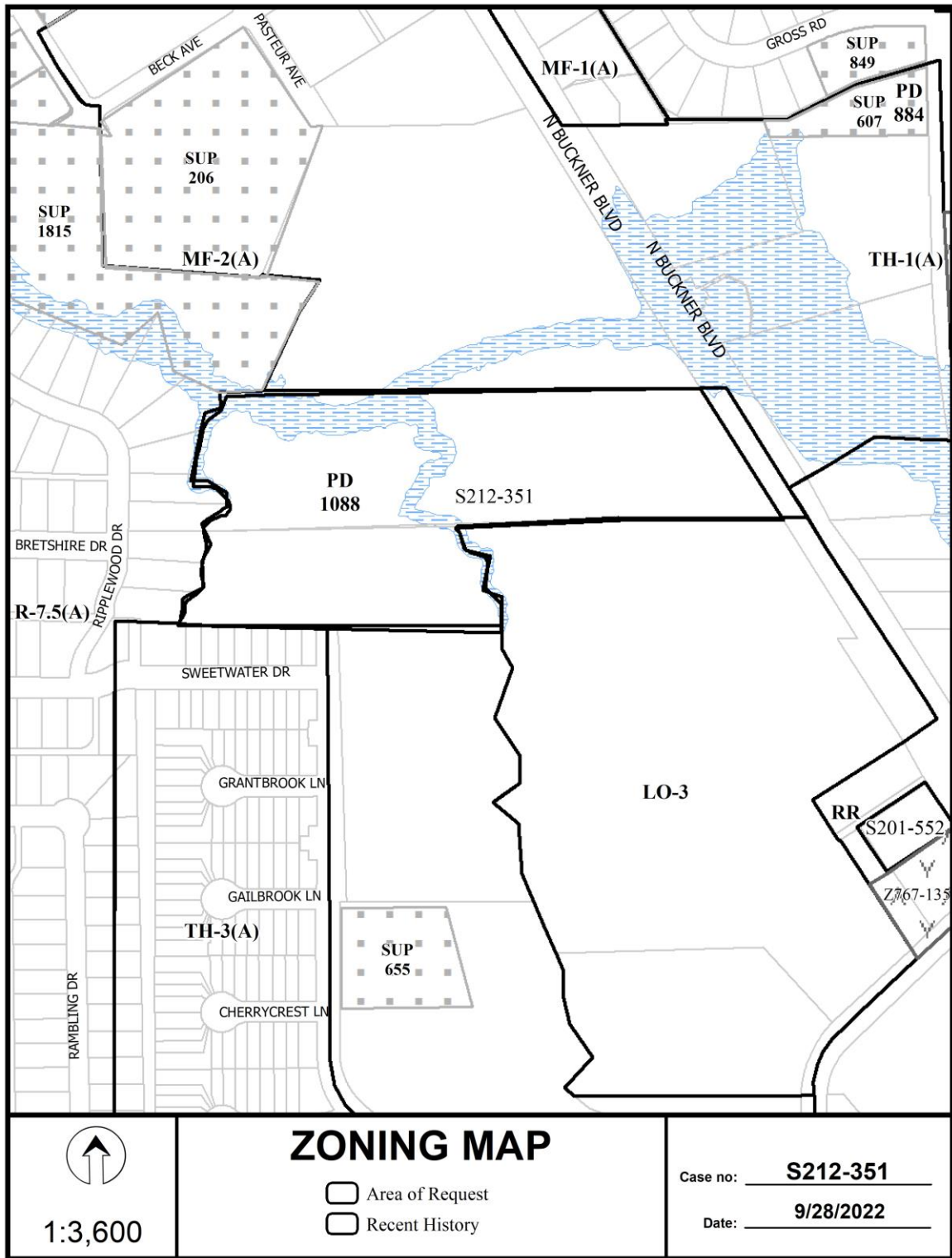
24. On the final plat, show how all adjoining right-of-way was created.
25. On the final plat, show distances/width across all adjoining right-of-way.
26. On the final plat, show recording information on all existing easements within 150 feet of property.
27. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.
28. On the final plat, show/list prior plat on map, in legal, and /or title block.

Dallas Water Utilities Conditions:


29. 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.
30. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
31. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
32. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum Dallas Water Utility easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

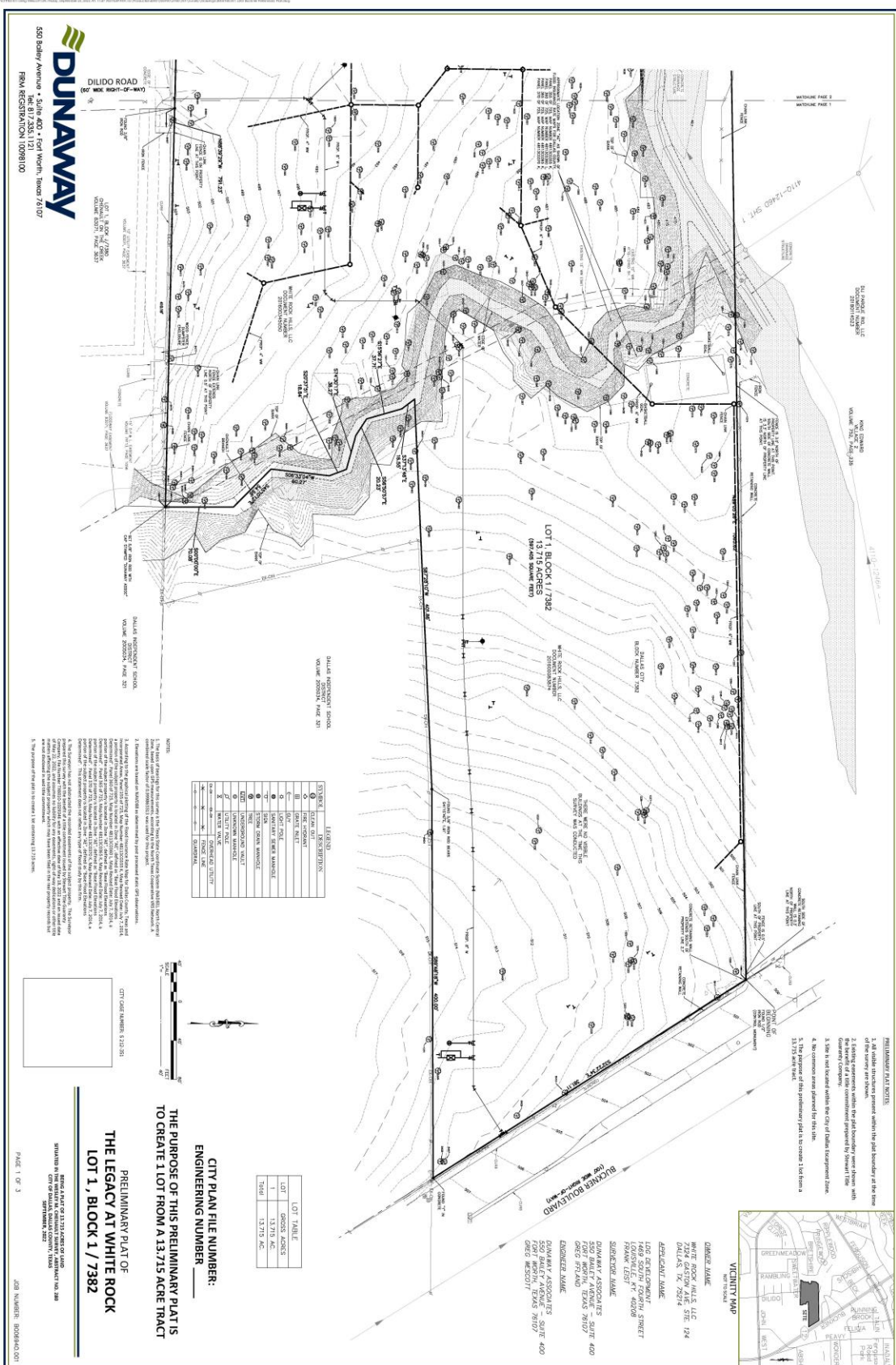
GIS, Lot & Block Conditions:

33. On the final plat, identify the property as Lot 1 in City Block A/7382. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





 <p>1:3,600</p>	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	<p>Case no: <u> S212-351 </u></p> <p>Date: <u> 9/28/2022 </u></p>
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DUNAWAY
 550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
 Tel: 817.338.1121
 FROM REGISTRATION 1028100

PRELIMINARY PLAT NOTES:

- All existing structures present within the plat boundary of the first plat shall be shown on this plat. Any structure shown on this plat shall be shown in accordance with the plat boundary shown on this plat.
- There are no easements shown on this plat.
- This plat is not intended to be a substitute for a site survey or other information that may be necessary to complete a project. It is the responsibility of the user of this plat to obtain all necessary information for a project.
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LEGEND:

SYMBOL	DEFINITION
(Symbol)	EXISTING STRUCTURE
(Symbol)	PROPOSED STRUCTURE
(Symbol)	PROPOSED DRIVEWAY
(Symbol)	PROPOSED WALKWAY
(Symbol)	PROPOSED BIKEWAY
(Symbol)	PROPOSED UTILITY
(Symbol)	PROPOSED EASEMENT
(Symbol)	PROPOSED POLE
(Symbol)	PROPOSED SIGN
(Symbol)	PROPOSED TREE
(Symbol)	PROPOSED FENCE
(Symbol)	PROPOSED SIGNAGE
(Symbol)	PROPOSED LIGHTING
(Symbol)	PROPOSED LANDSCAPE
(Symbol)	PROPOSED PAVEMENT
(Symbol)	PROPOSED CONCRET
(Symbol)	PROPOSED ASPHALT
(Symbol)	PROPOSED GRAVEL
(Symbol)	PROPOSED DIRT
(Symbol)	PROPOSED EXISTING UTILITIES
(Symbol)	PROPOSED EXISTING STRUCTURE

SCALE:
 1" = 10' - 0"

LOT TABLE:

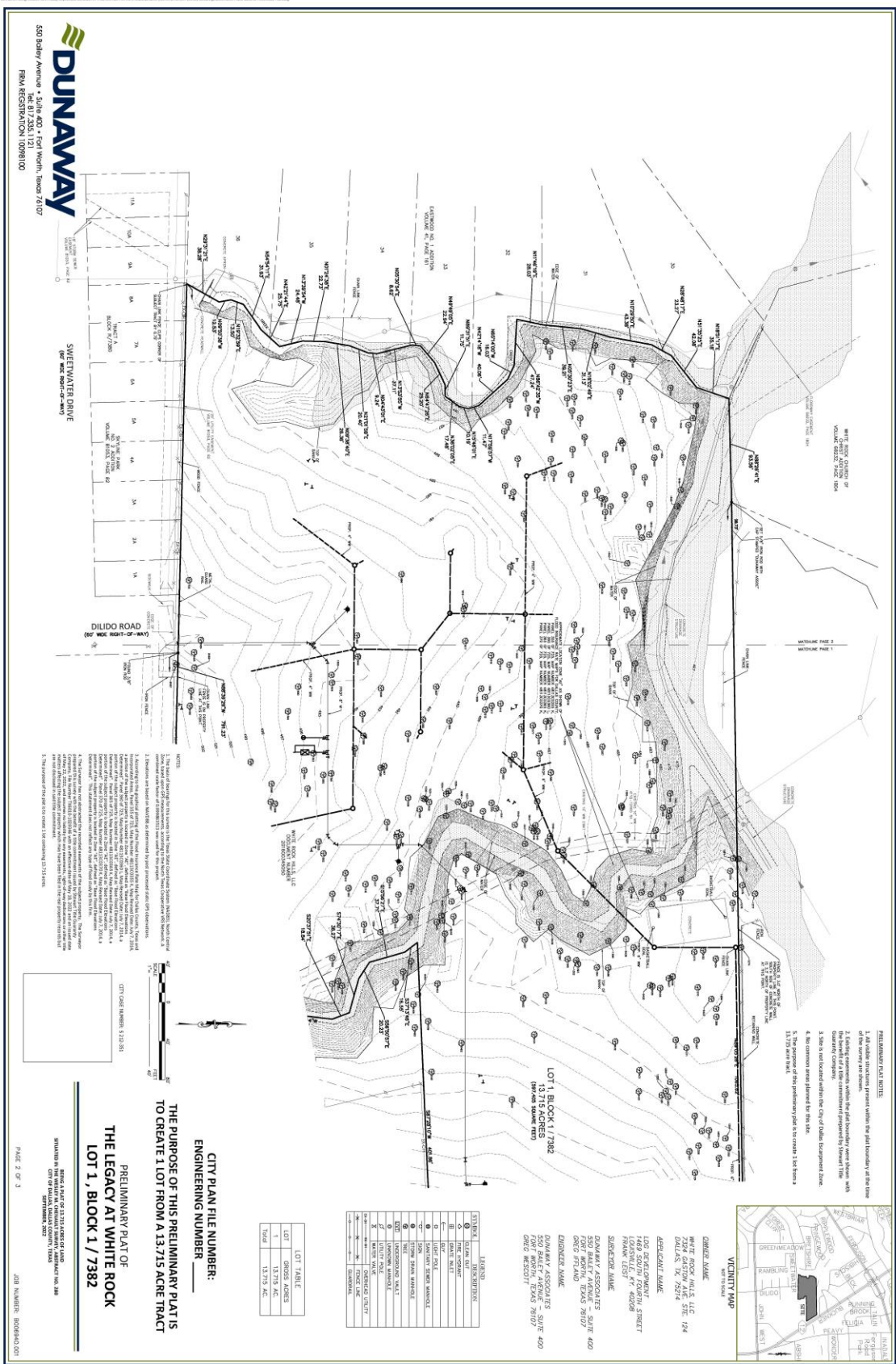
LOT	ACRES
1	13.719 AC.
TOTAL	13.719 AC.

CITY PLAN FILE NUMBER: _____
ENGINEERING NUMBER _____

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 1 LOT FROM A 13.719 ACRE TRACT

PRELIMINARY PLAT OF
THE LEGACY AT WHITE ROCK
LOT 1, BLOCK 1 / 7382

PREPARED BY: **UNIVERSITY ENGINEERS & ARCHITECTS, INC.**
 550 BAILEY AVENUE, SUITE 400, FORT WORTH, TEXAS 76107
 PREPARED FOR: **DUNAWAY**



- PRELIMINARY PLAT NOTES:**
1. All lot boundaries shown within the plat boundary of the site of the survey are shown.
 2. Existing easements within the plat boundary are shown with the name of the owner of the easement and the name of the beneficiary company.
 3. Sites are not located within the City of Dallas Equipment Zone.
 4. No easements are shown for this site.
 5. The purpose of this preliminary plat is to create 1 lot from a 13.715 acre tract.



DANNEY NAME:
 WHITE ROCK WALK, LLC
 DALLAS, TX 75214

DEED/COUNTY NAME:
 LOG BENCHMARK
 1469 SOUTH FOUNTAIN STREET
 FAYETTE COUNTY
 SHERIDAN NAME

DUNAWAY ASSOCIATES:
 1400 WEST WILSON STREET, 4200
 FLOYD COUNTY, TEXAS 75707
 ENGINEER NAME:
 DANAWAY ASSOCIATES
 FLOYD COUNTY, TEXAS 75707
 GREG MCKEITHEN

ITEM NO.	DESCRIPTION
1	THE TRACT
2	THE EASEMENTS
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LOT TABLE
LOT 1
GROSS ACRES
13.715 AC.
TOTAL
13.715 AC.

CITY PLAN FILE NUMBER:
ENGINEERING NUMBER:

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 1 LOT FROM A 13.715 ACRE TRACT

PRELIMINARY PLAT OF
THE LEGACY AT WHITE ROCK
LOT 1, BLOCK 1 / 7382

PREPARED BY THE ARCHITECT/ENGINEER/PLANNING FIRM OF DANAWAY ASSOCIATES, INC. 1400 WEST WILSON STREET, SUITE 4200, FLOYD COUNTY, TEXAS 75707

DATE: 10/13/2022

PAGE 2 OF 3

JOB NUMBER: 808040.D01

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