

CITY PLAN COMMISSION**THURSDAY, DECEMBER 5, 2024****FILE NUMBER:** S245-040**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Hill Oak Drive between Parakeet Lane and West Wheatland Road**DATE FILED:** November 6, 2024**ZONING:** PD 598 (Tract 1A)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20598.pdf>**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 1.074-acres**APPLICANT/OWNER:** JSDN Real Estate, LTD

REQUEST: An application to replat a 1.074-acre tract of land containing portion of Lots 7, 10, and 11 in City Block 7561 to create one lot on property located Hill Oak Drive between Parakeet Lane and West Wheatland Road.

SUBDIVISION HISTORY:

1. S201-641 was a request northwest of the present request to create one 1.03-acre lot from a tract of land in City Block 7554 on property located on Hampton Road at Cliff Creek Crossing Drive, southwest corner. The request was approved on May 6, 2021 but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the PD 598 (Tract 1A); 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)
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 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Parakeet Lane. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).
17. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Hill Oak Drive. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).
18. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection Parakeet and Hill Oak Drive. Section 51A 8.602(d)(1)
19. Prior to final plat, 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)

Survey (SPRG) Conditions:

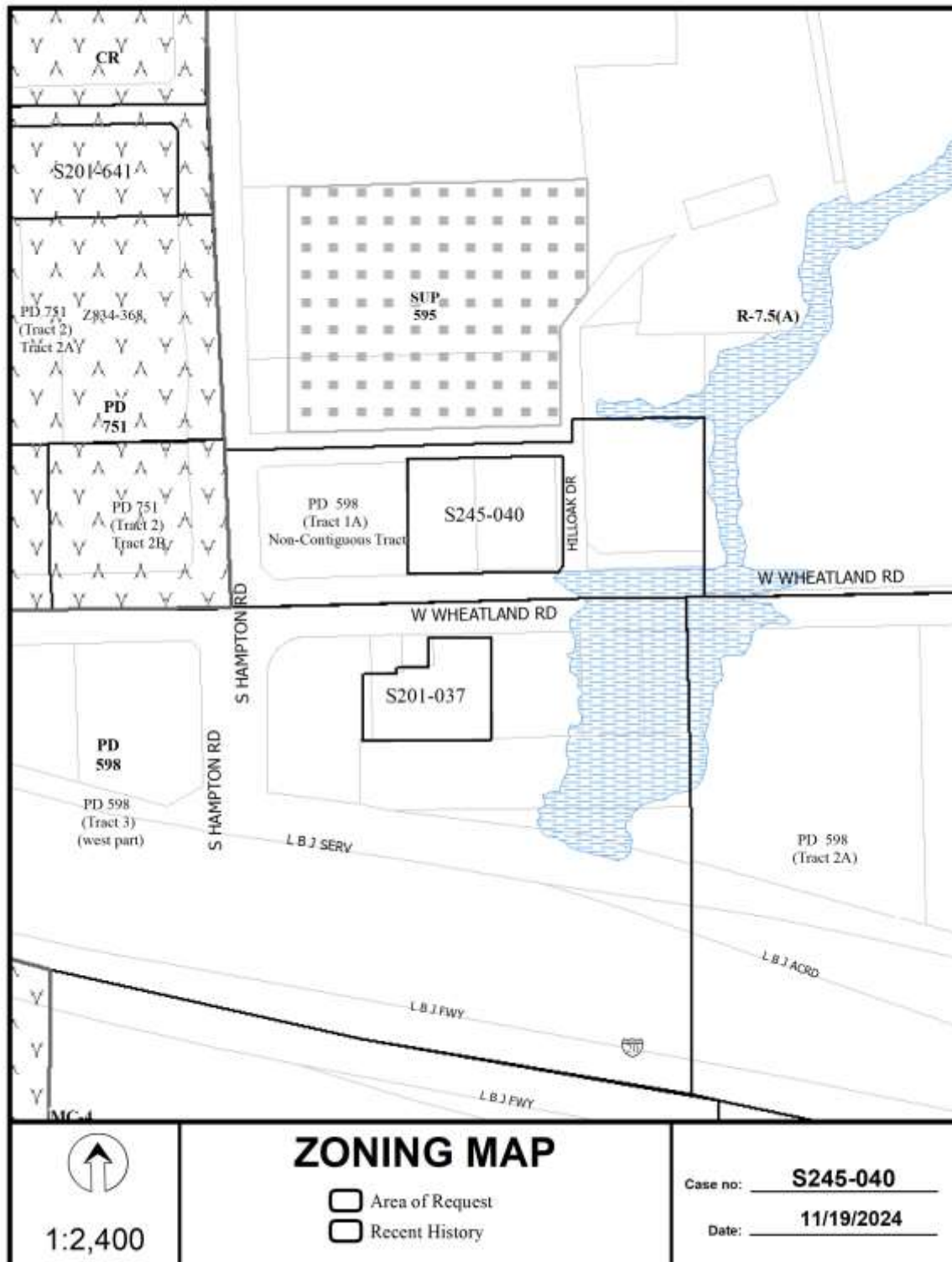
20. Prior to final plat, submit a completed final plat checklist and all supporting documents.
21. On the final plat, show abstract line location.

Dallas Water Utilities Conditions:

22. 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.

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

23. Prior to final plat, comply with City's Street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
24. On the final plat, change "West Wheatland Road" to "Wheatland Road (FKA Wheatland-Duncanville Road)". Section 51A-8.403(a)(1)(A)(xii).
25. On the final plat, change "Parakeet Lane" to "Parakeet Lane (FKA Main Street)". Section 51A-8.403(a)(1)(A)(xii).
26. On the final plat, identify the property as Lot 7A in City Block 7561.





OWNER'S CERTIFICATE

OWNER OF THIS PROJECT: **OTW**

CONVEYOR OF THIS PROJECT: **OTW**

CONVEYOR'S CERTIFICATE: **OTW**

CONVEYOR'S ADDRESS: **OTW**

CONVEYOR'S PHONE: **OTW**

CONVEYOR'S FAX: **OTW**

CONVEYOR'S E-MAIL: **OTW**

CONVEYOR'S WEBSITE: **OTW**

CONVEYOR'S LICENSE: **OTW**

CONVEYOR'S EXPIRATION: **OTW**

CONVEYOR'S NOTES: **OTW**

CONCRETE SPECIFICATIONS

CONCRETE SPECIFICATIONS: **OTW**

CONCRETE TYPE: **OTW**

CONCRETE STRENGTH: **OTW**

CONCRETE CURING: **OTW**

CONCRETE FINISH: **OTW**

CONCRETE JOINTS: **OTW**

CONCRETE REINFORCEMENT: **OTW**

CONCRETE PROTECTION: **OTW**

CONCRETE NOTES: **OTW**

CERTIFICATE OF SURVEY

CERTIFICATE OF SURVEY: **OTW**

CERTIFICATE NUMBER: **OTW**

CERTIFICATE DATE: **OTW**

CERTIFICATE BY: **OTW**

CERTIFICATE FOR: **OTW**

CERTIFICATE NOTES: **OTW**

PRELIMINARY

PRELIMINARY PLAT

LOT 7A, BLOCK 7581

OTW

BEHIND A SUBDIVISION OF LOT 7A, BLOCK 7581

RECORDED IN VOL. 10, PAGE 1, M.D.C.T.

APPROVED FOR RECORDATION BY THE CITY OF DALLAS, TEXAS

CITY PLANS NO. 12845-640

CITY ENGINEERING NO. 12845-640

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