

CITY PLAN COMMISSION**THURSDAY, MAY 21, 2026****FILE NUMBER:** PLAT-26-000121**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Lyndon B. Johnson Freeway/Interstate Highway No. 20, east of S.R.L. Thornton Freeway/Interstate Highway No. 35**DATE FILED:** April 24, 2026**ZONING:** RR**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 3.0059-acres**APPLICANT/OWNER:** Dream 84, Inc.**REQUEST:** An application to create one 3.0059-acre lot from tract land in City Block 7591 on property located on Lyndon B. Johnson Freeway/Interstate Highway No. 20, east of S.R.L. Thornton Freeway/Interstate Highway No. 35.**SUBDIVISION HISTORY:**

1. Plat-25-000077 was a request northwest of the present request to create 17 lots ranging in size from 0.0973-acre (4,241-square feet) to 0.6823-acre (29,720-square feet), 3 common areas, and to dedicate a right-of-way from a 2.824-acre tract of land in City Block 7592 on property located on Wheatland Road at Oaks Farms Boulevard, southeast corner. The request was approved on September 4, 2025, but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the RR Regional Retail District; therefore, staff recommend 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. "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" (Note must be on the Plat). 51A 8.611(e)

Right-of-way Conditions:

15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established center line of Pinnacle Drive. Section 51A 8.602(c); 51A 8.604(c)
16. TXDOT approval may be required for any driveway modifications or new access.

Survey (SPRG) Conditions:

17. Prior to final plat, submit a completed final plat checklist and all supporting documents.
18. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
19. On the final plat, show distances/width across all adjoining right-of-way.
20. Access easement(s) must be recorded by separate instrument(s).

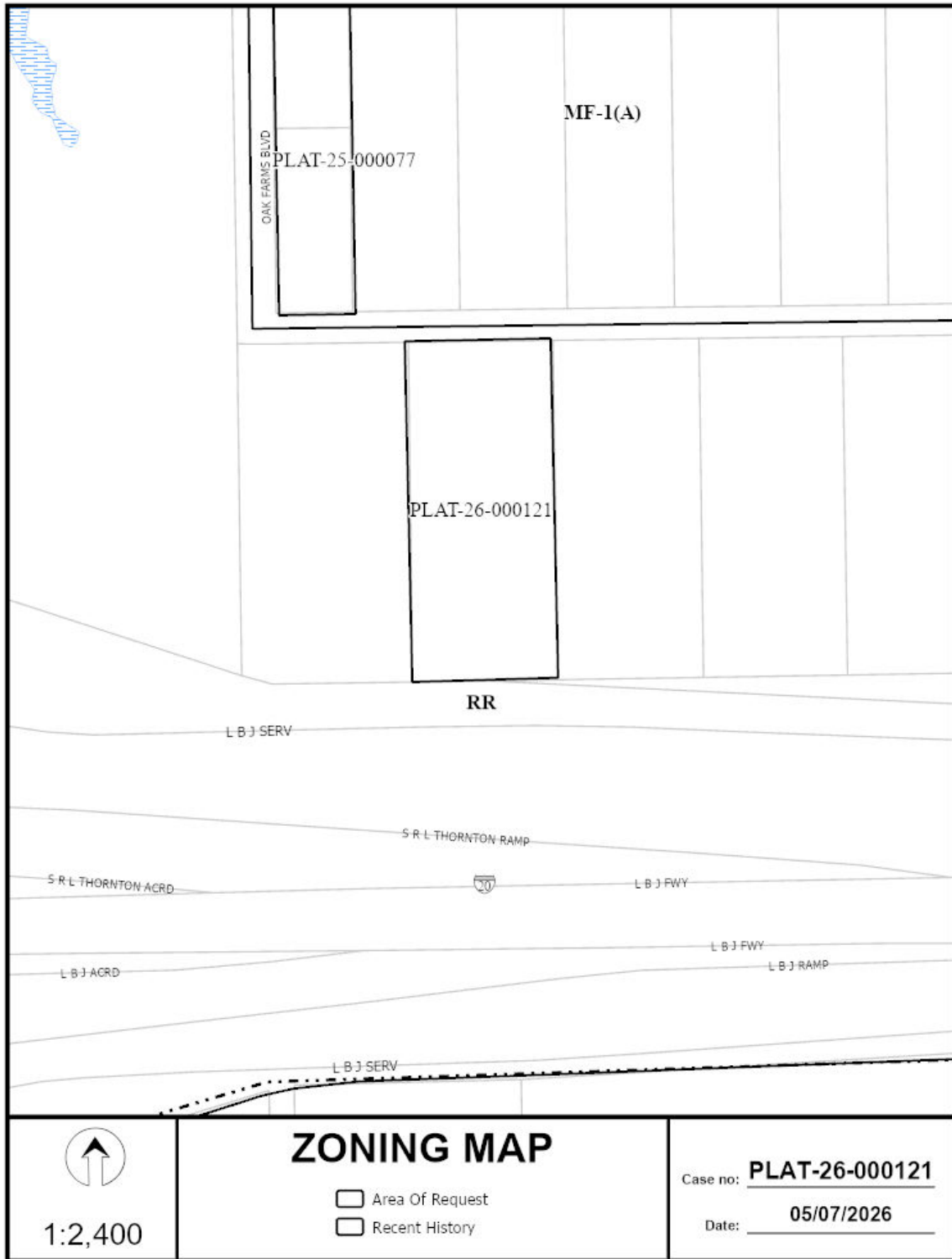
21. On the final plat, show recording information on all existing easements within 150 feet of the property.
22. Need new/different plat name.

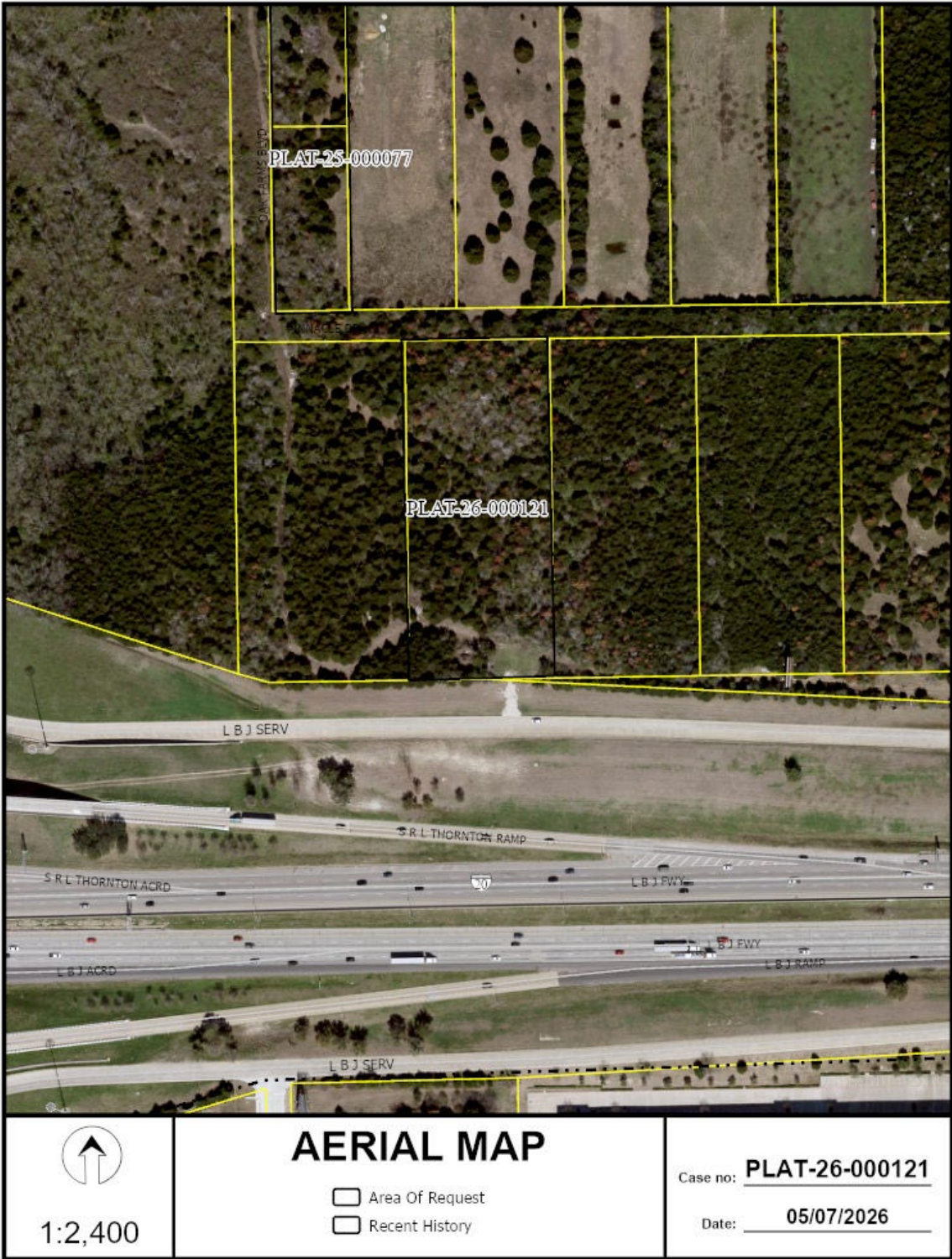
Dallas Water Utilities Conditions:

23. 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.
24. 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.

Street Name/ GIS, Lot & Block Conditions:

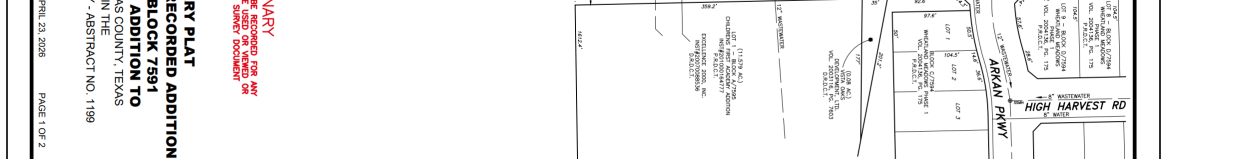
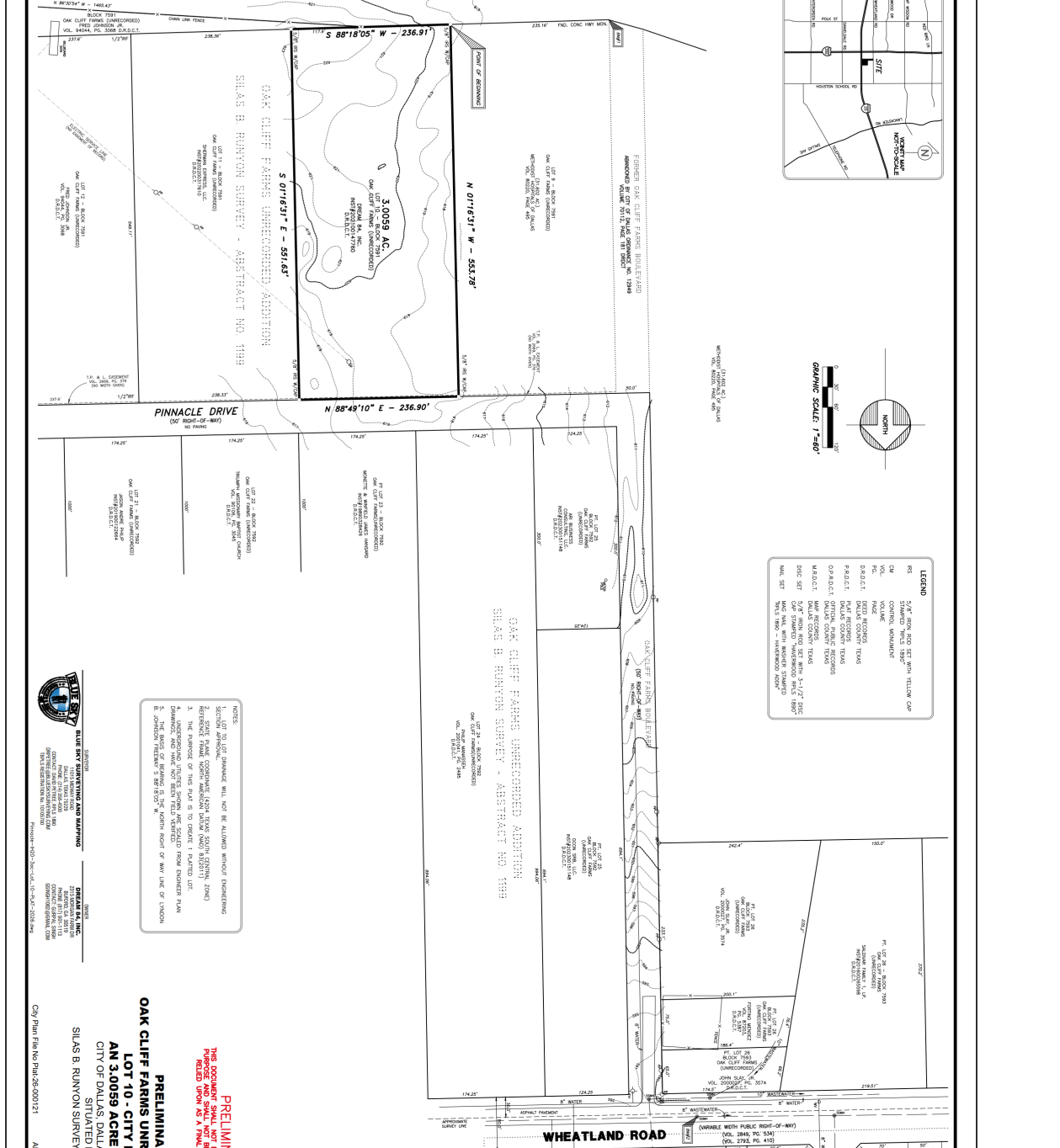
25. On the final plat, change “Oak Cliff Farms Boulevard” to “Oak Farms Boulevard.” Section 51A-8.403(a)(1)(A)(xii).
26. On the final plat, change “Pinnacle Drive” to “Pinnacle Drive (FKA Richland Drive).” Section 51A-8.403(a)(1)(A)(xii).
27. On the final plat, change “Wheatland Road” to “Wheatland Road (FKA Duncanville Road).”
28. On the final plat, change “High Harvest Rd” to “High Harvest Road.”
29. On the final plat, change “Arkan Pkwy” to “Arkan Parkway.”
30. On the final plat, change “Lyndon B. Johnson Freeway (Interstate Highway 20) (Interstate Highway 635)” to “Lyndon B. Johnson Freeway/ Interstate Highway No. 20 (FKA Oak Farms Boulevard).”
31. On the final plat, identify the property as Lot 10 in City Block 7591.





**LYNDON B. JOHNSON FREEWAY
INTERSTATE HIGHWAY 201
INTERSTATE HIGHWAY 6351**

(SERVICE ROAD)



LEGEND

- RS 5/8" iron rod set with yellow cap
- SM 5/8" iron rod set with yellow cap
- OR 5/8" iron rod set with yellow cap
- CM 5/8" iron rod set with yellow cap
- PA 5/8" iron rod set with yellow cap
- PR 5/8" iron rod set with yellow cap
- PL 5/8" iron rod set with yellow cap
- PD 5/8" iron rod set with yellow cap
- PE 5/8" iron rod set with yellow cap
- PF 5/8" iron rod set with yellow cap
- PG 5/8" iron rod set with yellow cap
- PH 5/8" iron rod set with yellow cap
- PI 5/8" iron rod set with yellow cap
- PJ 5/8" iron rod set with yellow cap
- PK 5/8" iron rod set with yellow cap
- PL 5/8" iron rod set with yellow cap
- PM 5/8" iron rod set with yellow cap
- PN 5/8" iron rod set with yellow cap
- PO 5/8" iron rod set with yellow cap
- PP 5/8" iron rod set with yellow cap
- PQ 5/8" iron rod set with yellow cap
- PR 5/8" iron rod set with yellow cap
- PS 5/8" iron rod set with yellow cap
- PT 5/8" iron rod set with yellow cap
- PU 5/8" iron rod set with yellow cap
- PV 5/8" iron rod set with yellow cap
- PW 5/8" iron rod set with yellow cap
- PX 5/8" iron rod set with yellow cap
- PY 5/8" iron rod set with yellow cap
- PZ 5/8" iron rod set with yellow cap

NOTES:

1. LOT TO LOT BOUNDARY WILL NOT BE ALLOWED WITHOUT ENGINEERING SURVEY.
2. THE BOUNDARY BETWEEN THIS BLOCK AND THE ADJACENT BLOCKS IS THE CENTERLINE OF THE NORTH AMERICAN DATUM (NAD 83) (2011).
3. THE PURPOSE OF THIS PLAT IS TO DIVIDE THE PARTED LOT SHOWN HEREIN INTO THE LOTS SHOWN HEREIN.
4. THE BOUNDARY BETWEEN THIS BLOCK AND THE ADJACENT BLOCKS IS THE CENTERLINE OF THE NORTH AMERICAN DATUM (NAD 83) (2011).
5. THE BOUNDARY BETWEEN THIS BLOCK AND THE ADJACENT BLOCKS IS THE CENTERLINE OF THE NORTH AMERICAN DATUM (NAD 83) (2011).

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE UNLESS IT IS A FINAL SURVEY DOCUMENT

PRELIMINARY PLAT

OAK CLIFF FARMS UNRECORDED ADDITION

LOT 10 - CITY BLOCK 7591

AN 3,005.9 ACRES ADDITION TO

CITY OF DALLAS DALLAS COUNTY, TEXAS

SITUATED IN THE

SILAS B. RUNYON SURVEY - ABSTRACT NO. 1199

DALLAS & CO., INC.
REGISTERED PROFESSIONAL SURVEYORS
DALLAS, TEXAS
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APRIL 23, 2026

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