

CITY PLAN COMMISSION**THURSDAY, OCTOBER 19, 2023****FILE NUMBER:** S223-259**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Hillcrest Plaza Drive, south of Lyndon B Johnson Freeway**DATE FILED:** September 22, 2023**ZONING:** NO(A)**CITY COUNCIL DISTRICT:** 11**SIZE OF REQUEST:** 7.452-acres**APPLICANT/OWNER:** 6700 LBJ Fwy, LLC

REQUEST: An application to replat a 7.452-acre tract of land containing all of Lot 1 in City Block B/7447 to create 3 lots ranging in size from 1.825 acre to 3.382 acre on property located on Hillcrest Plaza Drive, south of Lyndon B Johnson Freeway.

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

STAFF RECOMMENDATION: The request complies with the requirements of the NO(A) Neighborhood Office District; 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 3.

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 Hillcrest Plaza and Lyndon B Johnson Freeway. Section 51A 8.602(d)(1).
16. 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 with the area of corner clip. Section 51A 8.602(d)(1), Section 51A-8.608(a)
17. TxDOT approval may be required for any driveway modifications or new access.

Survey (SPRG) Conditions:

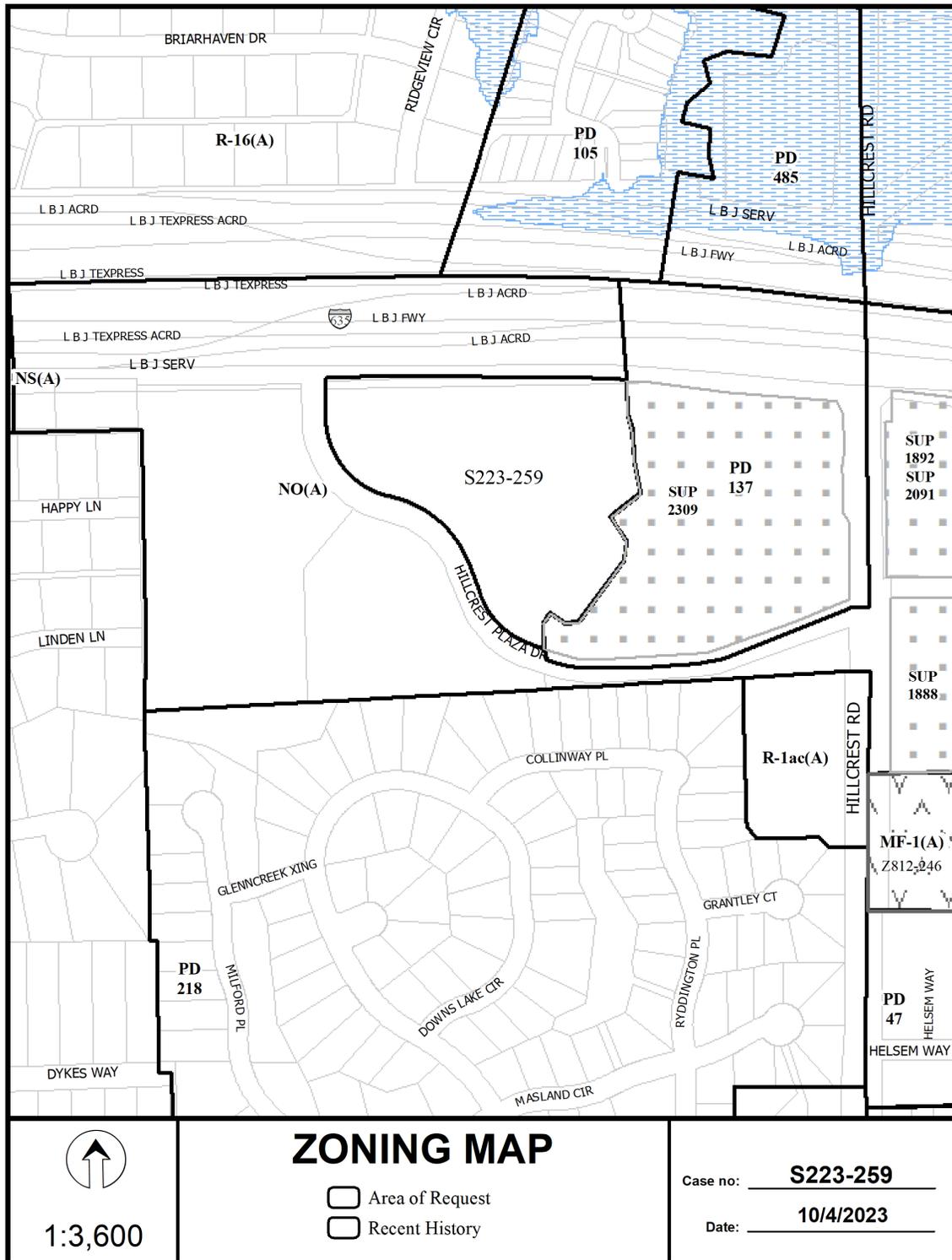
18. Prior to final plat, submit a completed final plat checklist and all supporting documents.
19. On the final plat, show recording information on all existing easements within 150 feet of the property.
20. On the final plat, show distances/width across all adjoining right-of-way.
21. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.

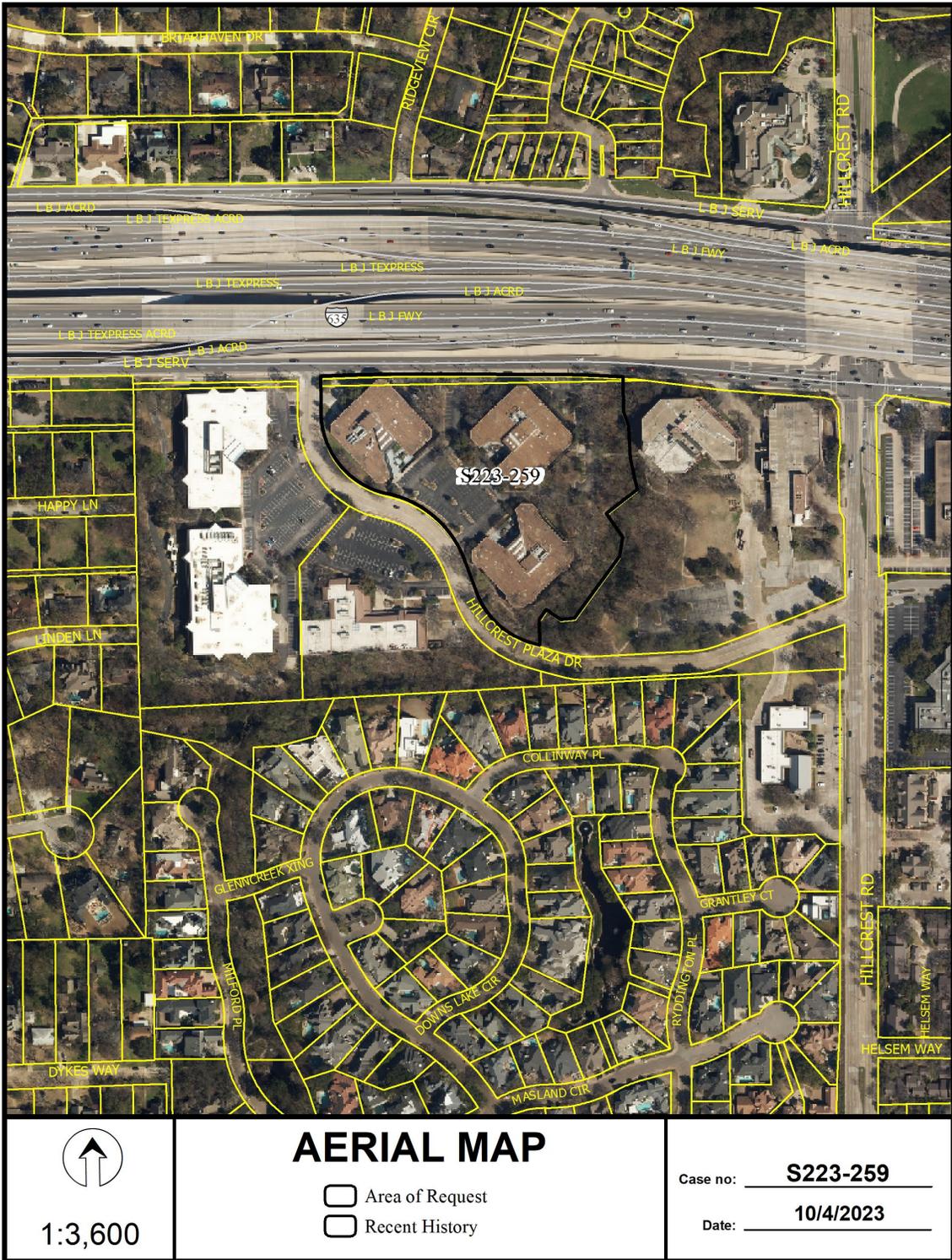
Dallas Water Utilities Conditions:

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 Name / GIS, Lot & Block Conditions:

23. On the final plat, change “Lyndon B. Johnson Freeway (I-635 Service Road)” to “Lyndon B. Johnson Freeway/ Interstate Highway No. 635”
24. On the final plat, identify the property as Lots 1A, 1B, and 1C in City Block B/7447.







LEGEND

VOL. NO.	VOLUME PAGE
INST. NO.	INSTRUMENT NUMBER
D.R.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.A.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
P.A.C.T.	PUBLIC ACCOUNTS OF DALLAS COUNTY, TEXAS
S.O. FT.	SQUARE FOOT
FSR	FOUND SURVEY
W/CA/P	FOUND/SET MONUMENT W/CA/P-AS NOTED

GENERAL NOTES:

- The State of Texas is the North American Datum of 1983. Boundaries from the Coordinate System, North Central Zone 16022, are distances and bearings. Station Adjustment Survey Method: 1999/2000.
- The purpose of this plat is to divide 1.167 acres ± into 3 lots.
- The existing ground surface is shown.
- Lot boundaries are shown as dashed-dotted lines. City of Dallas Survey & Engineering Department and Hillcrest Oaks are shown as solid lines. All other boundaries are shown as dashed lines.
- Coordinate values are based on the Texas State Plane Coordinate System, North Central Zone. Station Adjustment values of 1992 are provided where on state and/or previous.

PRELIMINARY PLAT

HILLCREST OAKS

LOTS 2A, 2B, AND N/C1 IN CITY BLOCK B/747

HEARD & ASSOCIATES
 ENGINEERS, SURVEYORS
 2600 W. CAMPBELL ROAD
 SUITE 100
 DALLAS, TEXAS 75245
 PHONE: 972-251-1000
 FAX: 972-251-1001
 WWW.HEARDANDASSOCIATES.COM

LOT 1 BLOCK B/747 OF HILLCREST PLAZA (REVERSED)
 HILLCREST PLAZA (REVERSED) ADJUNCTION
 LOT 2 BLOCK B/747 OF HILLCREST PLAZA (REVERSED)
 HILLCREST PLAZA (REVERSED) ADJUNCTION
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 4319 TARRANT BLVD., SUITE 200
 DALLAS, TEXAS 75219

PLAT 1972

