

LOCATION: Hillcrest Road at Alpha Road, northwest corner**DATE FILED:** June 12, 2025**ZONING:** PD 1085**PD LINK:** <https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=1085>**CITY COUNCIL DISTRICT:** 11**SIZE OF REQUEST:** 3.45-acres**APPLICANT/OWNER:** Alpha Hilcrest Holdings, LLC

REQUEST: An application to revise a previously approved preliminary plat (S212-294) to replat a 3.45-acre tract of land containing all of Lots 1A and 1B in City Block 7423 to create a 17-lot shared access development ranging in size from 3,600 square feet to 6,101 square feet and one common area and to remove a 40-foot platted building line along the north line of Alpha Road on property located on Hillcrest Road at Alpha Road, northwest corner.

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

PROPERTY OWNER NOTIFICATION: On June 24, 2025, 9 notices were sent to property owners within 200 feet of the proposed plat boundary.

BUILDING LINE REMOVAL: The Commission may approve a reduction or removal of the platted building lines with a minimum front, side, or rear yard setback greater than required by zoning regulations only:

- 1) Upon the affirmative vote of at least three-fourths of the commission members present; and
- 2) If the Commission finds that relocation or removal of the platted building line will not:
 - (i) “Require a minimum front, side, or rear yard setback less than required by zoning regulation.”
 - The existing platted building line along Alpha Road is 40 feet. Per PD 1085, minimum required front yard setback is 15 feet.
 - (ii) “Be contrary to the public interest;”
 - 9 notices were sent to property owners within 200 feet of the proposed plat.
 - (iii) “Adversely affect neighboring properties; and”
 - The removal of an existing 40-foot platted building line along Alpha Road will allow for the property to develop according to regulation of PD 1085 and City of Dallas development code.

- (IV) “adversely affect the plan for the orderly development of the subdivision.”
 - The removal of the 40-foot platted building line along Alpha Road will not impact the adjoining properties.

STAFF RECOMMENDATION ON BUILDING LINE REMOVAL: The request is to remove 40-foot platted building line along Alpha Road. Staff finds that the request complies with the requirements of Section 51A-8.505 of the Dallas Development Code; therefore, staff recommends approval of the removal of the 40-foot platted building line along Alpha Road.

STAFF RECOMMENDATION ON REPLAT: Section 51A-8.503 states that “lots must conform in width, depth and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of the streets.”

The request lies in PD 1085. The request is to create a 17-lot shared access development ranging in size from 3,600 square feet to 6,101 square feet and one common area. The Council approved the development plan for shared access development on May 19, 2022. *(please refer to Exhibit 1085A)*

Section 51P-1085.105(a) states that for a shared access development, development and use of the property must comply with the development plan (Exhibit 1085A). Staff concludes that there is not an established lot pattern in the adjacent areas, and the request complies with the requirements of Section 51A-8.503 and PD 1085; 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 17 and 1 common area.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marketing/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 Conditions:

15. On the final plat, dedicate 30 feet right-of-way (via fee simple) from the established centerline of Alpha Road. *Section 51A 8.602(c)*
16. 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). *51A-8.606, 51A-8.608*

Floodplain Conditions:

17. On the final plat, determine the 100-year water surface elevation across this addition.
18. On the final plat, 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. On the final plat, include additional paragraph in Owner's Certificate (pertaining to the floodplain). 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
20. On the final plat, specify minimum fill and minimum finished floor elevations if Fill Permit exists. *Section 51A-8.611(d), Trinity Watershed Management.*
21. On the plat, show the natural channel set back from the crest of the natural channel. *Section 51A-8.611(d), Trinity Watershed Management.*
22. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. *Section 51A-8.617(d)(1), (2), (3), and (4)*
23. Provide information regarding Fill Permit or Floodplain Alteration Permit if such a permit is applied for.

Shared Access Conditions:

24. The shared access easement area must have a minimum width of 31 feet and a minimum pavement width of 25 feet. Pavement widths are measured perpendicularly from the edge of the pavement to the opposite edge of the pavement. The shared access easement area must be provided as shown on the development plan.
25. A water and wastewater easement at least 12 feet wide to be used exclusively for public water and wastewater below grade must be provided within the Shared Access Area Easement & labeled on the plat. Section 51A-4.411(d)(2) and Sections 49-60(d), 49-61(c)(5)(B), and Development Design Procedure and Policy Manual Section 6.2
26. No building permit may be issued to authorize work in the Shared Access Area Development until the final plat and the Shared Access Area Agreement have been recorded in the real property records of Dallas County, and the recording information has been placed on the face of the plat, and all other requirements of the Shared Access Area development have been met. Section 51A-4.411(c)(3)
27. Prior to submittal of the final plat the Shared Access Area Development must meet all of the requirements of Section 51A-4.411. Section 51A-4.411(c)
28. The recording information of the "Shared Access Area Agreement" must be placed on the final plat prior to being submitted to the City Plan Commission Chairman for signature. The Shared Access Area Agreement shall include a metes and bounds description of the shared access area as part of an attachment to the document. Section 51A-4.411(e)
29. A shared access development is treated as one lot for the purpose of setbacks and lot coverage.
30. Regardless of the minimum front yard setback of the applicable zoning district, the minimum front yard setback must be at least 20 feet from the right-of-way line

of a street or alley if the parking space for the lot(s) is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley. Section 51A-4.411(f)(2)

31. Include the words "Shared Access Development" in the title block of the final plat. Platting Guidelines
32. Place a note on the final plat stating: "No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public or City Council approved Private Street." Section 51A-4.411(d)(3), and 51A-4.411(d)(10)
33. If a guard house is provided, it must be at least 30 feet from the shared access point. Section 51A-4.411(d)(8)
34. The Shared Access Area Easement must be terminated a minimum of 3 feet from the adjacent property or right-of-way. Section 51A-8.618(b)

Survey (SPRG) Conditions:

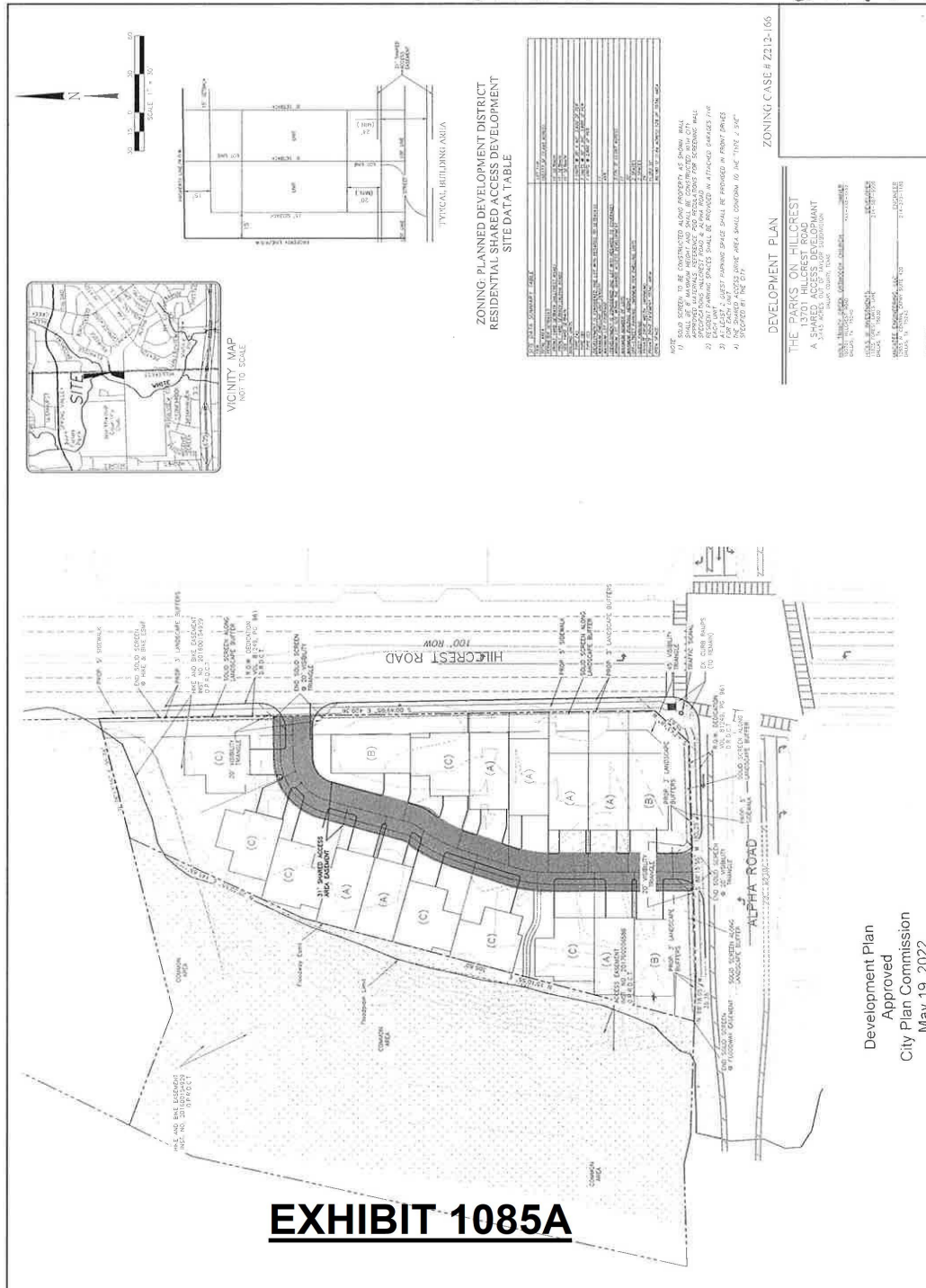
35. Submit a completed Final Plat Checklist and All Supporting Documentation.
36. Show distances/width across all adjoining rights-of-way.
37. On the final plat, show the 40-foot building line as removed by this plat.
38. Clarify sidewalk and utility easement.

Transportation Condition:

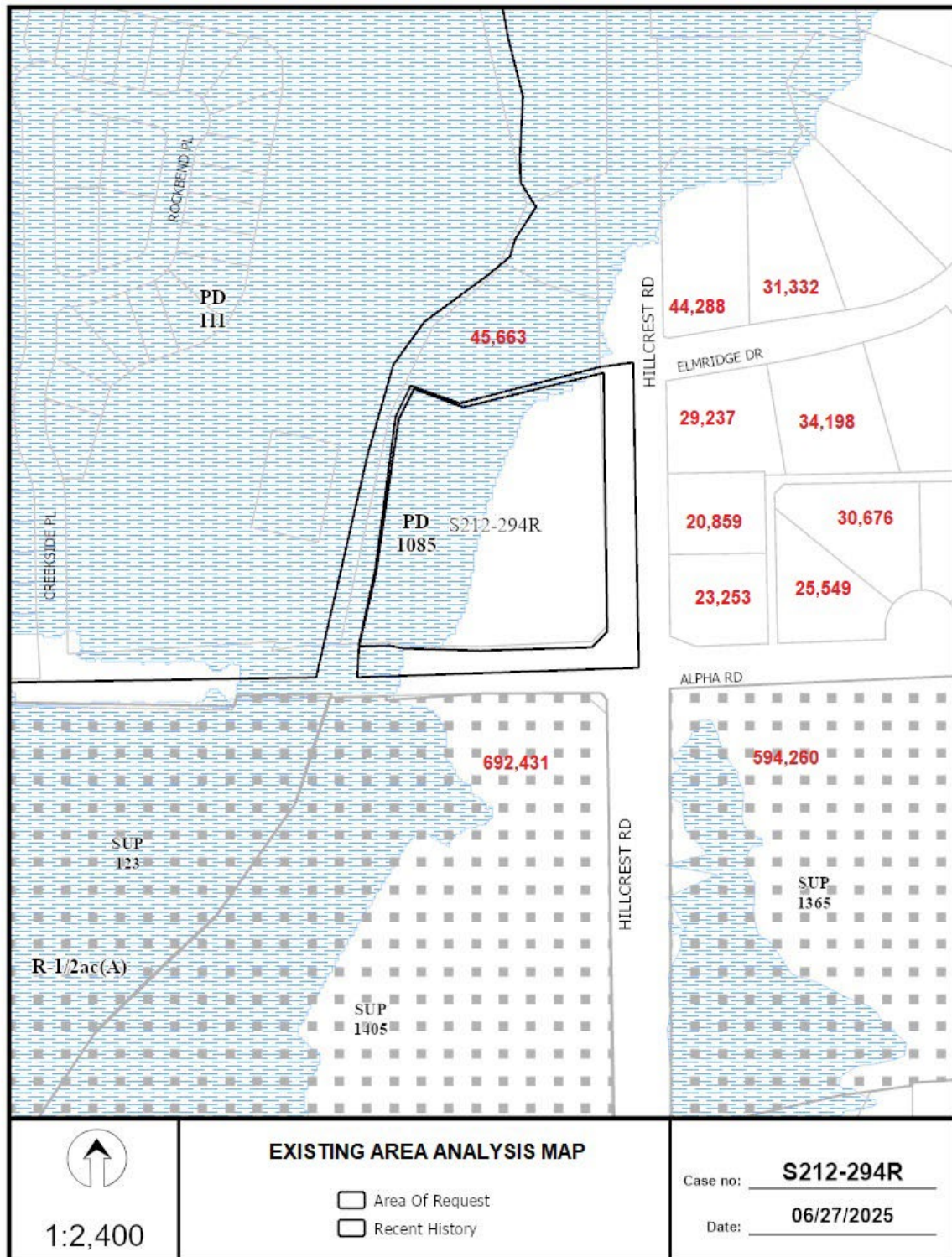
39. Plans must comply with the Traffic Barrier requirements per Sec. 51A-8.618. A traffic barrier easement along both Hillcrest Road and Alpha Road with corresponding traffic barrier.
40. Plans must comply with sidewalk design standards. Sidewalks must comply with a minimum five-foot width plus five-foot buffer.

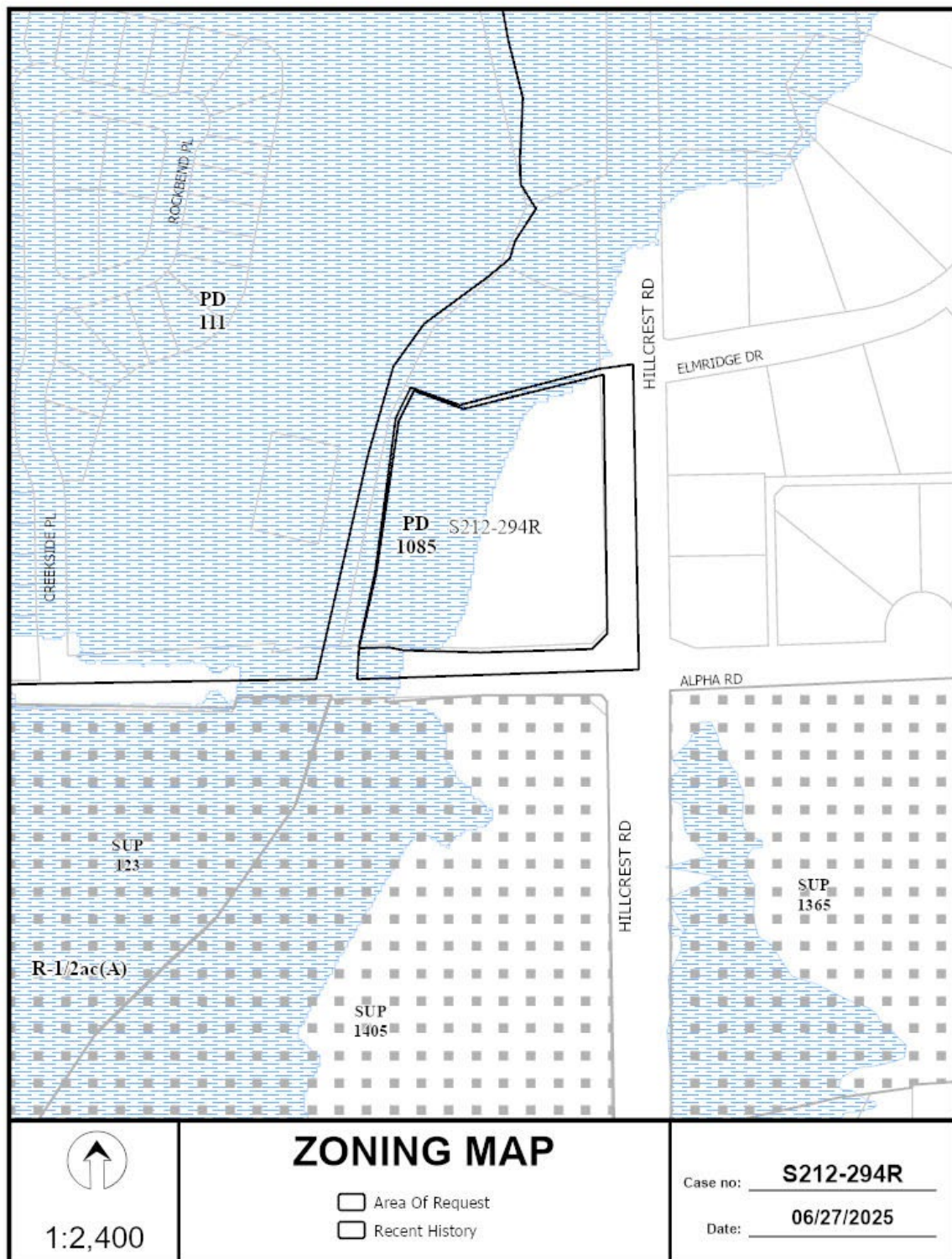
Streetlight/ GIS, Lot & Block Conditions:

41. Submit a full set of Street Lighting plans prepared per City Standards to Daniel.silva@dallas.gov. Street Lighting requirements are determined during the initial phase of review. Additional street lighting installations may be required to meet the photometric requirements of the 2019 Street Design Manual, Section 6.
42. On the final plat, identify the property as Lots 1 through 17, and Common Area CA "A" in City Block 1B/7423.

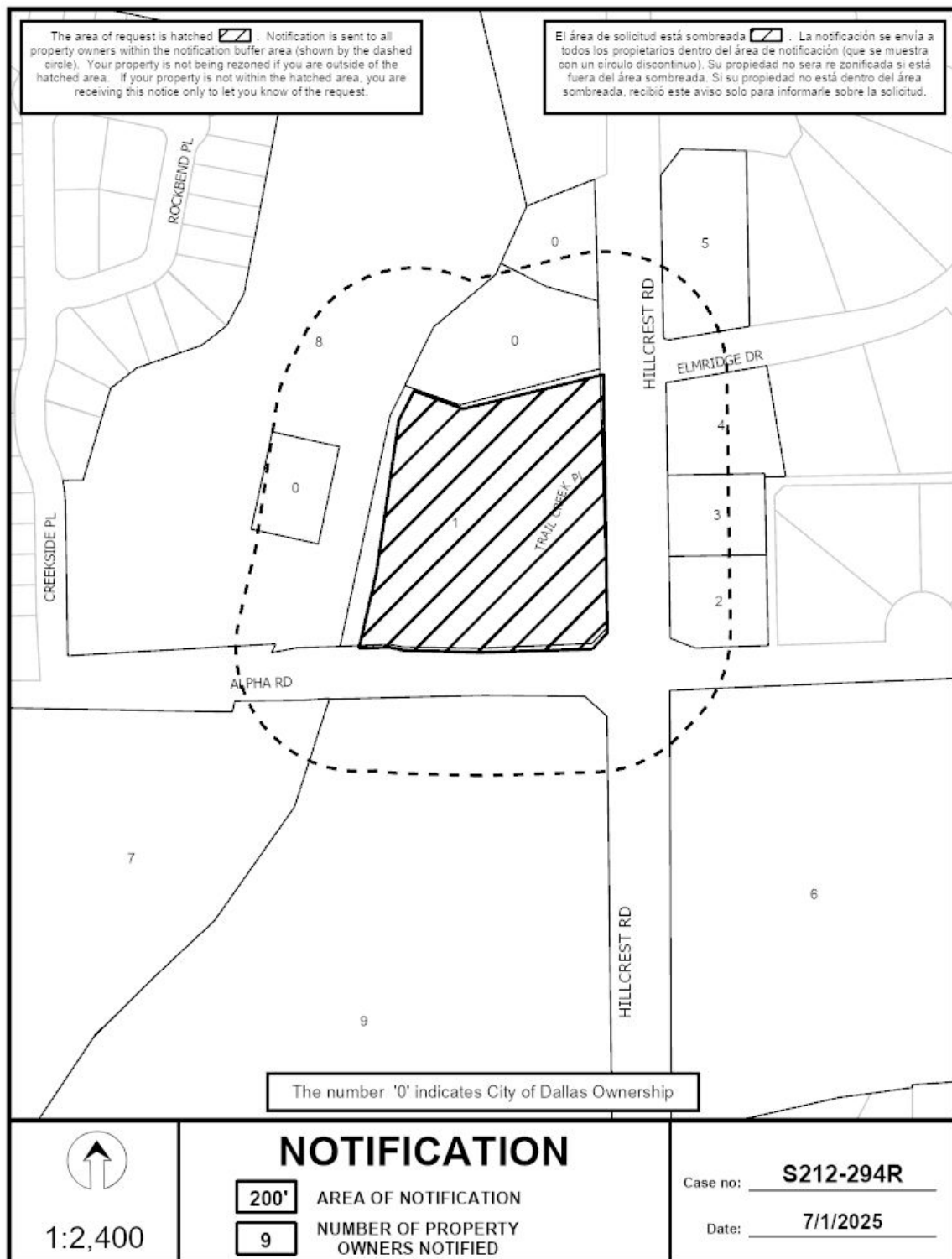


ALL AREAS ARE IN SQUARE FEET









06/24/2025

Notification List of Property Owners

S212-294R

9 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	13701 HILLCREST RD	ALPHA HILLCREST HOLDINGS LLC
2	13710 HILLCREST RD	DROPPO MICHAEL & BEVERLY
3	13720 HILLCREST RD	MOZIEK MARCUS LAWSON
4	6910 ELMRIDGE DR	KENISTON PAUL D &
5	6909 ELMRIDGE DR	OKUNUBI ADENRELE J & LESLIE
6	6930 ALPHA RD	TEMPLE SHALOM
7	6524 ALPHA RD	NORTHWOOD CLUB
8	900000 CREEKSIDE PL	CREEKSIDE PLACE HMOWNERS
9	13555 HILLCREST RD	GREEK ORTHODOX CHURCH

