

CITY PLAN COMMISSION**THURSDAY, JULY 23, 2026****FILE NUMBER:** PLAT-26-000155**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Buckner Boulevard, north of Bruton Road**DATE FILED:** June 24, 2026**ZONING:** PD 366 (Subarea 2, Tract 3)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=366>**CITY COUNCIL DISTRICT:** 5**SIZE OF REQUEST:** 4.475-acres**APPLICANT/OWNER:** Eastern Columbia Associates, LLC

REQUEST: An application to replat a 4.475-acre tract of land containing part of City Block 6183 to create one 0.975-acre lot and one 3.50-acre lot on property located on Buckner Boulevard, north of Bruton Road.

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

STAFF RECOMMENDATION: The request complies with the requirements of PD 366 (Subarea 2); 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 submitting 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 2.

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. "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)
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 Conditions:

16. On the final plat, dedicate 50 feet of right-of-way (via fee simple) from the established center line of Bruton Road. Section 51A 8.602(c).
17. 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).
18. Dedicate 15-foot by 15-foot alley sight easement at Bruton Road and Alley. Section 51A 8.602(e).

Survey (SPRG) Conditions:

19. Prior to final plat, submit a completed final plat checklist and all supporting documents.
20. Show how all adjoining right-of-way was created.
21. Show distances/width across all adjoining right-of-way
22. Show recording information on all existing easements within 150' of property.
23. Show all additions or tracts of land within 150' of property with recording information.

Dallas Water Utilities Conditions:

24. 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.
25. Water and wastewater main improvement are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

Arborist/Street Name Coordinator/ GIS, Lot & Block Conditions:

26. Submit a tree survey. Survey must provide tree species as well as size.
27. On the final plat, change “Bruton Road” to “Bruton Road (AKA Bruton Drive).”
28. On the final plat, change “South Buckner Boulevard” to “Buckner Boulevard.”
29. On the final plat, add “Utica Drive.”
30. On the final plat, identify the property as Lots 4 (east lot) and 5 (west lot) in City Block A/6183.





