

CITY PLAN COMMISSION**THURSDAY, APRIL 10, 2025****FILE NUMBER:** S245-130**SENIOR PLANNER:** Hema Sharma**LOCATION:** Northwest Highway/State Highway Loop No. 12 at Midway Road, north of Cochran Chapel Road**DATE FILED:** March 13, 2025**ZONING:** R-10(A), R-1ac(A)**CITY COUNCIL DISTRICT:** 13**SIZE OF REQUEST:** 7.109-acres**APPLICANT/OWNER:** Cochran Chapel United Methodist Church**REQUEST:** An application to create one 7.109-acre lot from a tract of land in City Block 5075 and 5076 on property located on Northwest Highway/State Highway Loop No. 12 at Midway Road, north of Cochran Chapel Road.**SUBDIVISION HISTORY:** There has been no recent platting activity within close proximity to this request.**STAFF RECOMMENDATION:** 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 is to plat a property that has been utilized as an Institutional use. It is a policy of the city that institutional use generally requires greater land area than residential or non-residential lots and generally serve, and are compatible with the neighborhood; therefore, staff concludes that the request is in compliance with Section 51A-8.503 and with requirements of the R-10(A) & R-1ac(A) Single Family Districts; 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/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)
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 53.5 feet of right-of-way (via fee simple) from the established center line of Northwest Highway/State Highway Loop No. 12. *Section 51A 8.602(c)*
17. On the final plat, dedicate 40 feet of right-of-way (via fee simple) from the established center line of Midway Road. *Section 51A 8.602(c)*
18. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Cochran Chapel Road. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c)*.

19. On the final plat, dedicate a minimum 25-foot by 25-foot corner clip (via Fee Simple or Street Easement) at intersection of Northwest Highway/State Highway Loop No. 12. and Midway Rd per 51A 8.602(d)(1).
20. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Cochran Chapel Road & Midway Road. Section 51A 8.602(d)(1)
21. 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. 51A 8.602(d)(1), 51A 8.608(a).
22. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)."
23. 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

Survey (SPRG) Conditions:

24. Prior to final plat, submit a completed final plat checklist and all supporting documents.
25. On the final plat, chose a new or different plat name.
26. Prior to final plat, clarify abstract.
27. On the final plat, show water easement, Instrument Number 20070193195, O.P.R.D.C.T.
28. On the final plat, show storm drainage easement, Volume 69134, page 1752, D.R.D.C.T.

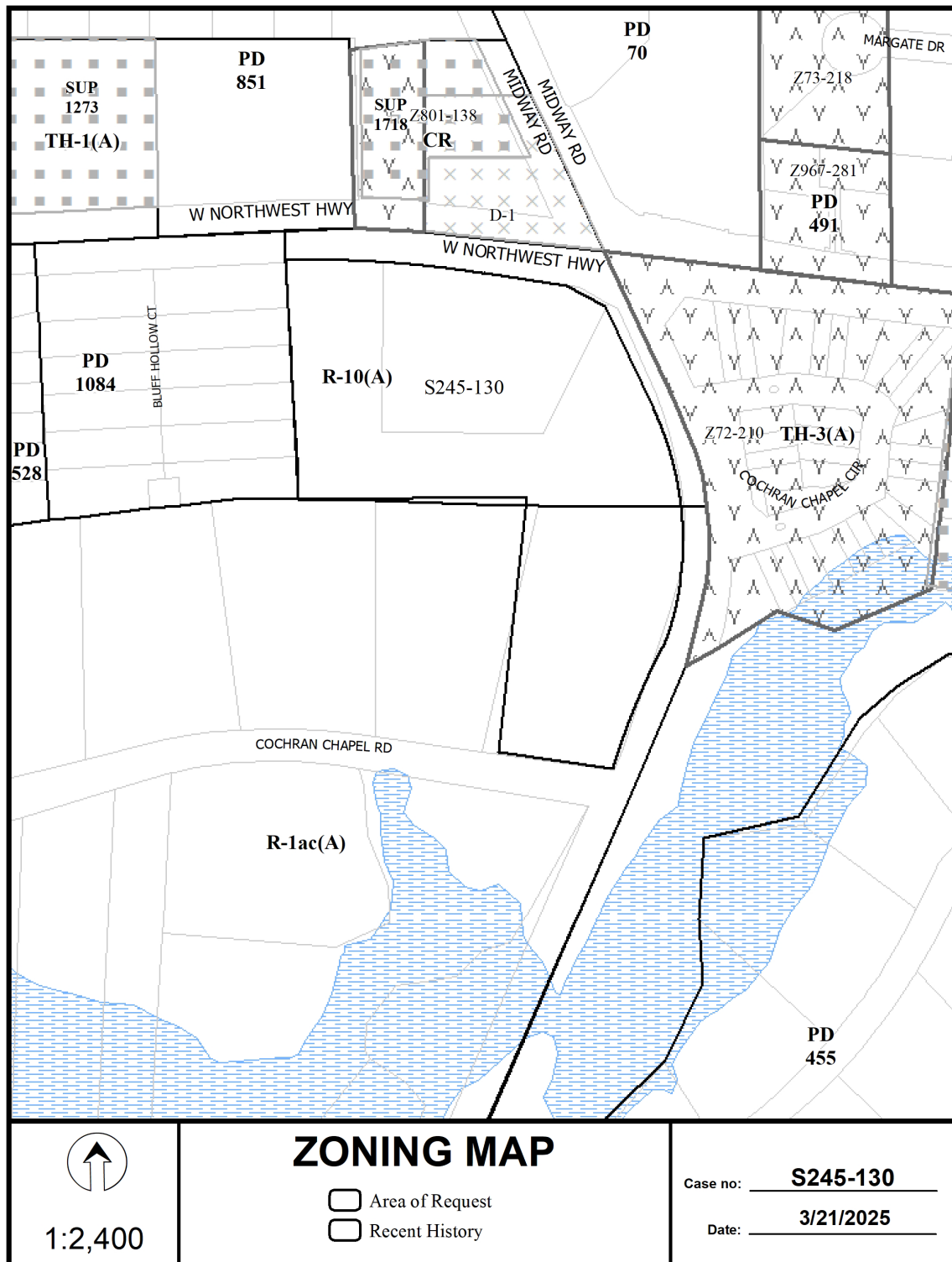
Dallas Water Utilities Conditions:

29. 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.
30. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

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

31. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.

32. On the final plat, change "Northwest Highway" to "Northwest Highway/State Highway Loop No. 12". Section 51A-8.403(a)(1)(A)(xii).
33. On the final plat, change "Midway Road Formerly Midway Church Road" to "Midway Road (FKA Midway Chapel Road)". Section 51A-8.403(a)(1)(A)(xii).
34. On the final plat, change "Cochran Chapel Road" to "Cochran Chapel Road (FKA Lakemere Drive)". Section 51A-8.403(a)(1)(A)(xii).
35. On the final plat, identify the property as Lot 1 in City Block B/5075.





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Table 1

Line #	Direction	Length
Li1	S 81°W 42° E	135.23

RECORDED FOR ANY
PURPOSE AND SHALL NOT
BE USED OR VIEWED OR
REPRODUCED IN ANY
MANNER WITHOUT THE
WRITTEN PERMISSION OF
THE RECORDING AGENCY.
THIS DOCUMENT IS
PROPERTY OF THE
RECORDING AGENCY.

Curve Data	
Curve #	Points
C1	157.527
	Radius 442.38'
	Length 120.09'
	Chord Bearing S 13.38° E
	Chord Distance 120.31'

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PRELIMINARY PLAT

COCHRAN CHAPEL ADDITION
LOT 1, BLOCK A/5075
OUT OF THE
JAMES L. FAROUH SURVEY, ABSTRACT NO. 45
& WILSON BAKER SURVEY, ABSTRACT NO. 54
CITY OF DALLAS, DALLAS COUNTY, TEXAS
OFF PLAN FILE NO. 5245-30

