

CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 5, 2024****FILE NUMBER:** S234-178**SENIOR PLANNER:** Hema Sharma**LOCATION:** Blue Ridge Boulevard, east of Cockrell Hill Road**DATE FILED:** August 8, 2024**ZONING:** PD 1116**PD LINK:** Not available.**CITY COUNCIL DISTRICT:** 3**SIZE OF REQUEST:** 5.215-acres**APPLICANT/OWNER:**

REQUEST: An application to create one 5.215-acre lot from a tract of land in City Block 6960 on property located on Blue Ridge Boulevard, east of Cockrell Hill Road.

SUBDIVISION HISTORY:

1. S212-259 was a request north of the present request to replat a 5.128-acre tract of land containing part of Lot 30 and Lot 31 in City Block 6961 to create 5 residential lots ranging in size from 0.456-acre to 1.988-acre on property located between Cockrell Hill Road and Guadalupe Avenue, south of Kiest Avenue. The request was approved on July 21, 2022 and has not been recorded.
2. S189-278 was a request at the same location as present request to create one 3.520-acre lot from a tract of land in City Block 6960 on property located on Cockrell Hill Road, north of Ledbetter Drive. The request was approved on September 5, 2019 and was withdrawn on August 8, 2024.

STAFF RECOMMENDATION: The request complies with the requirements of PD 1116; 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)

Right-of way Requirements Conditions:

15. On the final plat, dedicate 50 feet of right-of-way (via fee simple) from the established center line of Cockrell Hill Road. *Section 51A 8.602(c)*
16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Blue Ridge Boulevard. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
17. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via fee simple or street easement) at the intersection of Cockrell Hill Road & Blue Ridge Boulevard. Section 51A 8.602(d)(1)
18. 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. *Section 51A 8.602(d)(1), 51A 8.608(a)*

19. 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:

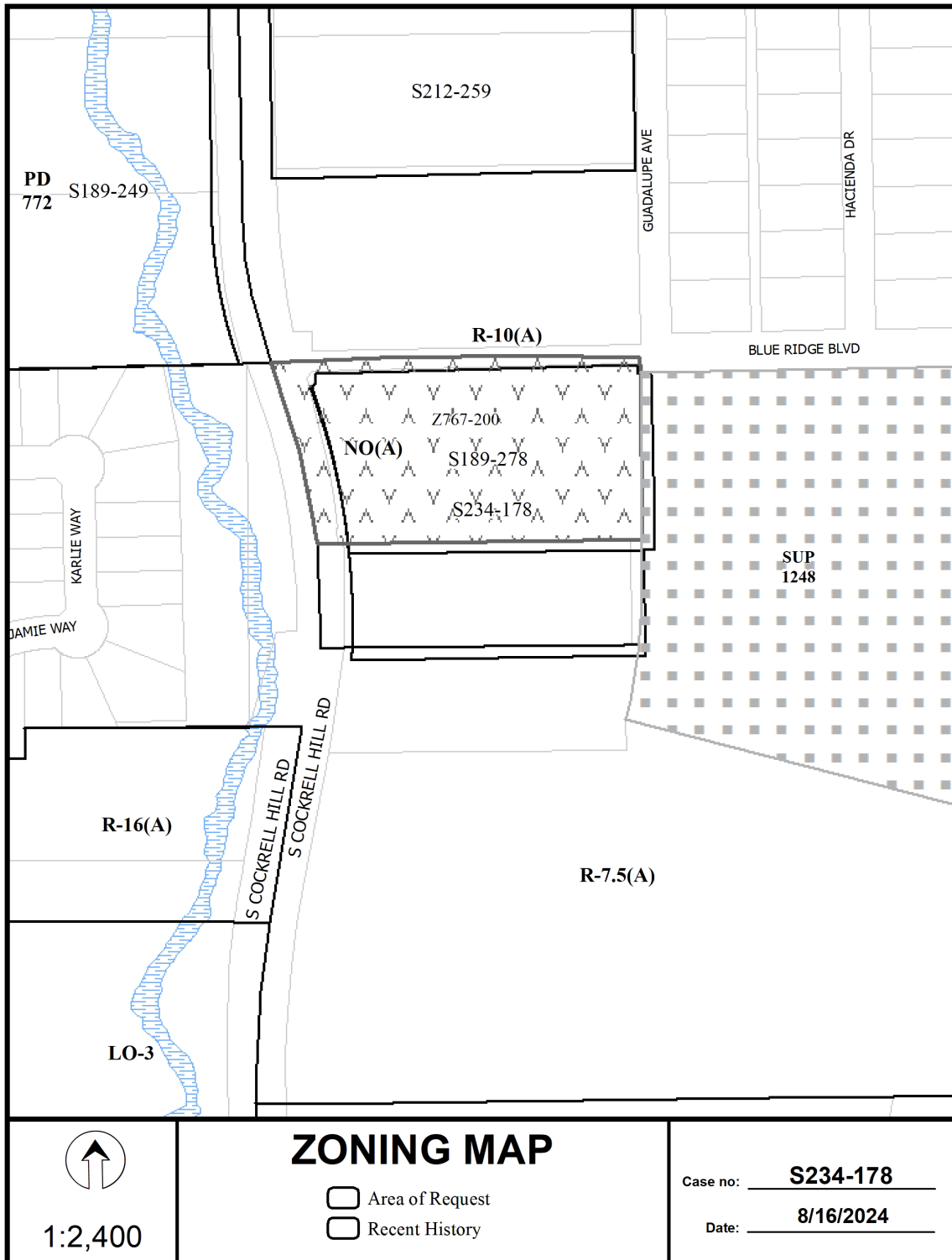
20. Prior to final plat, submit a completed final plat checklist and all supporting documents.
21. On the final plat, show recording information on all existing easements within 150 feet of the property.
22. On the final plat, show abstract line location.
23. Dedicate street easement in fee simple.

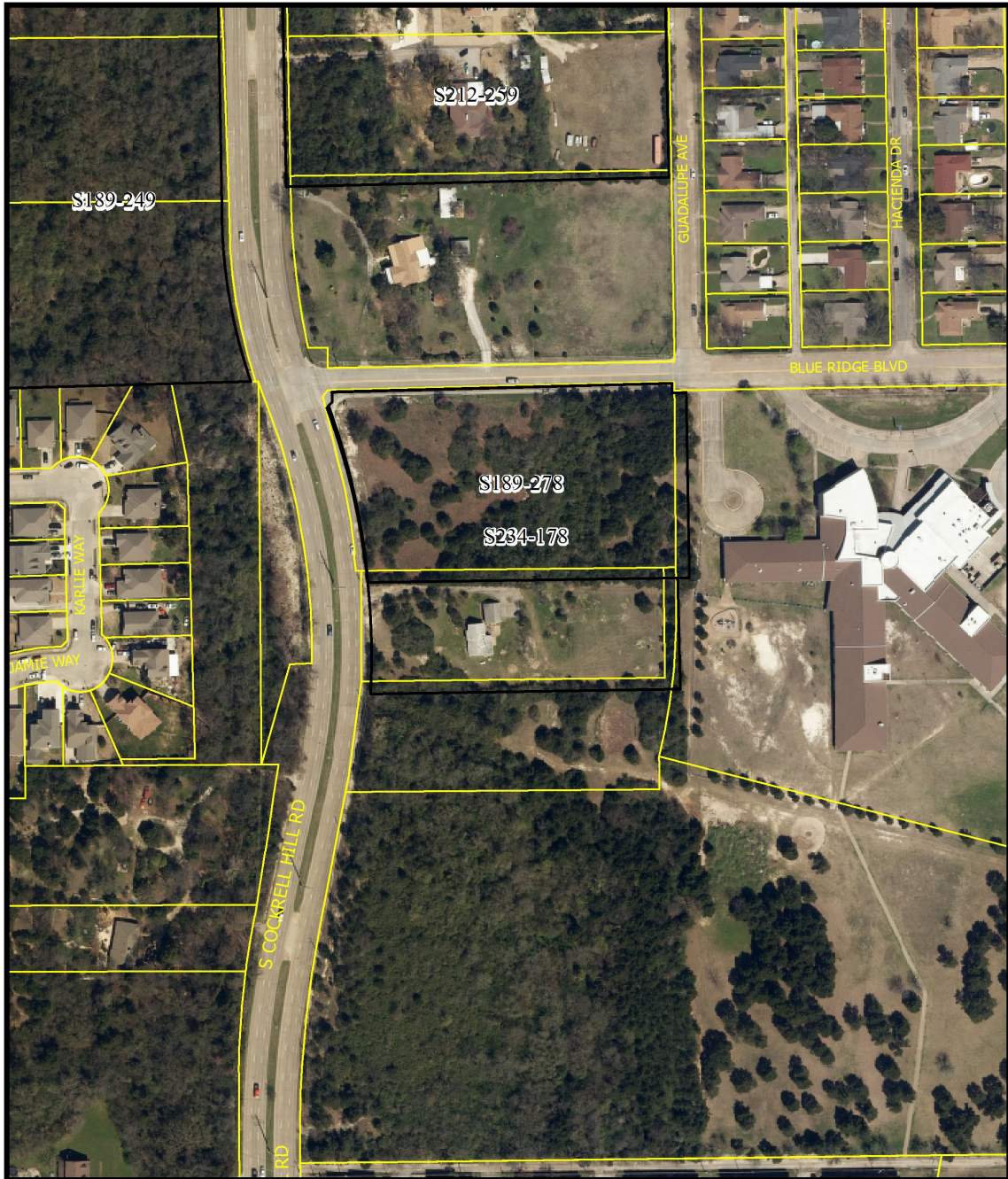
Dallas Water Utilities Conditions:


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 improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

GIS, Lot & Block Conditions:

26. On the final plat, identify the property as Lot 2 in City Block A/6960.





 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S234-178 </u> Date: <u> 8/16/2024 </u>
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- ### REMARKS:
1. All dimensions are based on the State Plane Coordinate System, North American Datum of 1983 (NAD 83), unless otherwise noted.
 2. The purpose of this plat is to create a Single Lot Subdivision for the property.
 3. This property has within Zone X of the Flood Hazard District of Dallas County, Texas, as shown on the Flood Hazard District Map of Dallas County, Texas, adopted by the Board of Commissioners on 08/02/2017.
 4. All measurements are based on a specific bearing and distance, as shown on this plat, unless otherwise noted.
 5. The purpose of this plat is to create a Single Lot Subdivision for the property.
 6. The property is within Zone X of the Flood Hazard District of Dallas County, Texas, as shown on the Flood Hazard District Map of Dallas County, Texas, adopted by the Board of Commissioners on 08/02/2017.

LEGEND OF ABBREVIATIONS

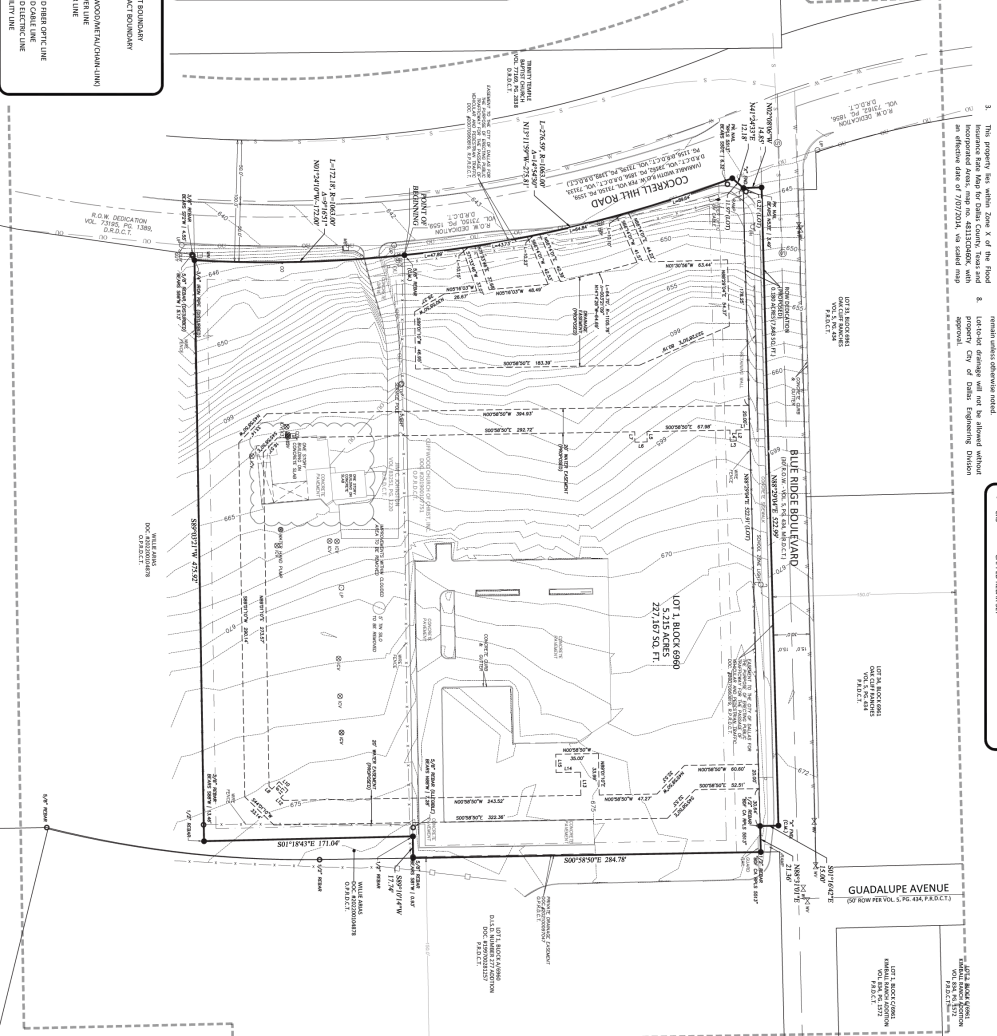
SYMBOL	DESCRIPTION
— (solid line)	DEVELOPMENT PLAT
— (dashed line)	EXISTING PLAT
— (dotted line)	EXISTING SURVEY
— (long dashed line)	EXISTING SECTION
— (dash-dot line)	EXISTING ROAD
— (thick solid line)	EXISTING EASEMENT
— (thin solid line)	EXISTING FENCE
— (thick dashed line)	EXISTING EASEMENT
— (thick solid line)	EXISTING EASEMENT
— (thin solid line)	EXISTING FENCE
— (dotted line)	EXISTING SURVEY
— (dash-dot line)	EXISTING ROAD

LEGEND OF LINES

SYMBOL	DESCRIPTION
— (solid line)	SUBJECT TRACT BOUNDARY
— (dashed line)	EASEMENT
— (dotted line)	FENCE (BASED ON VENDOR'S INFORMATION)
— (dash-dot line)	STEAK
— (thick solid line)	WATER LINE
— (thin solid line)	UNDERGROUNDING BUILT UPON LINE
— (dashed line)	UNDERGROUNDING NEW LINE
— (thick solid line)	OPENING UPON LINE

LEGEND OF SYMBOLS

SYMBOL	DESCRIPTION
(circle with 'X')	WATER METER
(circle with 'W')	WATER VALVE
(circle with 'S')	SEWER MANHOLE
(circle with 'E')	ELECTRICAL SERVICE POINT
(circle with 'G')	GROUNDING ELECTRODE
(circle with 'F')	FIRE ALARM
(circle with 'D')	DRAINAGE
(circle with 'O')	OTHER



SECTION 1
CONTRACTOR'S NAME
COOPER PLATT
DATE
PLAT NO. 2024-01-003
RECORDING DATE
JULY 23, 2024
RECORDING OFFICE
TARRANT COUNTY CLERK'S OFFICE
RECORDING NUMBER
2024-01-003
COMMISSIONER'S NAME
JIM C. COMPTON
COMMISSIONER'S TITLE
COMMISSIONER

SECTION 2
PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VARIED, OR REPRODUCED IN ANY MANNER.
DATE: JULY 23, 2024

SECTION 3
PLACE COUNTY RECORDING LABEL HERE

SECTION 4
PRELIMINARY PLAT
S234-178
PALLADIUM ADDITION
LOT 1, BLOCK 6960
5.215 ACRES SITUATED IN THE
W.M. CROW SURVEY, ABSTRACT #238
CITY OF DALLAS, DALLAS COUNTY, TEXAS

SECTION 5
VO1