

**RECORD NO.:** PLAT-25-000028 (S245-194) **SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Buckner Boulevard, south of Jennie Lee Lane**DATE FILED:** June 13, 2025**ZONING:** PD 366 (Subdistrict 1)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=366>**CITY COUNCIL DISTRICT:** 3**SIZE OF REQUEST:** 2.168-acres**APPLICANT/OWNER:** Frost Bank**REQUEST:** An application to create one 2.168-acre lot from a tract of land in City Block 6184 on property located on Buckner Boulevard, south of Jennie Lee Lane.**SUBDIVISION HISTORY:**

1. S156-125 was a request south of the present request to create one 0.367-acre lot from a tract of land in City Block E/6184 on property located on Buckner Boulevard, at the terminus of Cordell Drive. The request was approved and was recorded on June 5, 2017.

**STAFF RECOMMENDATION:** The request complies with the requirements of PD 366 (Subdistrict 1); 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/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 Conditions:**

15. On the final plat, dedicate 53.5 feet right-of-way (via fee simple) from the established centerline of Buckner Boulevard. *Section 51A 8.602(c)*
16. TxDOT approval may be required for any driveway modification or new access.

**Survey (SPRG) Conditions:**

17. Submit a completed Final Plat Checklist and All Supporting Documentation.
18. On the final plat, show recording information on all existing easements within 150 feet of the property.
19. Show/list prior plat on map, in legal, and /or title block.
20. On the final plat, call unrecorded addition, Bruton Estates.
21. On the final plat, clarify building does not encroach north boundary line.

**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.

23. Water 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.

**Transportation Conditions:**

24. Modified alley turnout must comply with City standards. Additional right-of-way dedication is needed for a proposed 90 degree turn alley to comply with City standards. Dimensions must comply with paving details for alley angles per 251D design standards

**Streetlight/ Street Name Coordinator/ GIS, Lot & Block Conditions:**

25. Street lighting improvements will be required for this site. Submit a full set of street lighting plans to [Daniel.silva@dallas.gov](mailto:Daniel.silva@dallas.gov) for review.
26. On the final plat, change "S. Buckner Blvd" to "Buckner Boulevard".
27. On the final plat, change "Jennie Lee Lane" to "Jennie Lee Lane (FKA Buchanan Drive)".
28. On the final plat, identify the property as Lot 2A in City Block E/6184.









