

CITY PLAN COMMISSION**THURSDAY, JUNE 26, 2025****FILE NUMBER:** PLAT-25-000018 (S245-184)**SENIOR PLANNER:** Hema Sharma**LOCATION:** Lampasas Avenue at Blue Ridge Boulevard, northwest corner**DATE FILED:** May 29, 2025**ZONING:** R-10(A)**CITY COUNCIL DISTRICT:** 3**SIZE OF REQUEST:** 2.000-acres**APPLICANT/OWNER:** iSpace Projects

REQUEST: An application to create 7 lots ranging in size from 0.249 acre (10,850 square feet) to 0.486 acre (21,159 square feet) from a 2.000-acre tract of land in City Block 6961 on property located on Lampasas Avenue at Blue Ridge Boulevard, northwest corner.

SUBDIVISION HISTORY:

1. S190-064 was a request north of the present request to replat a 1.432-acre tract of land containing all of Lot 2 in City Block H/6961 to create one 0.514-acre lot and one 0.918-acre lot on property located between Los Angeles Boulevard and Lampasas Avenue, north of Blue Ridge Boulevard. The request was approved on January 9, 2020 but has not been recorded.
2. S190-053 was a request north of the present request to replat a 1.433-acre tract of land containing all of Lot 1 in City Block H/6961 to create one 0.814-acre lot and one 0.619-acre lot on property located between Los Angeles Boulevard and Lampasas Avenue, north of Blue Ridge Boulevard. The request was approved on January 9, 2020 but has not been recorded.
3. S189-202 was a request northeast of the present request to replat a 5.69-acre tract of land containing all of Lots 16 and 18 in City Block 6961 and a portion of an easement to create one lot on property located between Rio Grande Avenue and Lampasas Avenue, south of Kiest Boulevard. The request was approved on June 6, 2019 but has not been recorded.
4. S178-288 was a request south of present request to create 73 single family residential lots and 2 common area with lots ranging in size from 6,000-square feet to 11,637-square feet from a 17.858-acre tract of land in City Block 6960 as a Community Unit Development on property located on Los Angeles Boulevard if extended, south of Blue Ridge Boulevard. Phase one S178-288A was submitted and was recorded on September 5, 2024, and Phase two S178-288B was submitted but has not been recorded.
5. S167-275 was a request southeast of the present request to replat a 5.695-acre tract of land containing all of Lot 3 in City Block 6960 to create 20 lots and one common area as a Community Unit Development on property located on Blue Ridge Boulevard west of Westmoreland. The request was approved September 2, 2017 and has not been recorded

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 properties to the north, east, south, and west of the request have areas ranging in size from 8,127 square feet to 129,319 square feet and are zoned an R-10(A). *(Please refer to the existing area analysis)*

The lots are being created from a tract of land; therefore, it does not qualify for a residential replat and can be approved on the consent agenda.

The request lies in an R-10(A) Single Family District which has a minimum lot area requirement of 10,000 square feet. The request is to create seven lots with lot areas ranging in size from 0.249 acre (10,850 square feet) to 0.486 acre (21,159 square feet) and are zoned an R-10(A) Single Family District.

Staff concludes that there is not an established pattern in the immediate area of the request and the request complies with the requirements of Section 51A-8.503 and R-10(A) Single Family District; 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 7.

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)
15. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e. non-311T/DP). *Section 51A- 8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)*

Right-of way Requirements Conditions:

16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Lampasas Avenue. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
17. 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).*
18. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Lampasas Avenue & Blue Ridge Boulevard. Section 51A 8.602(d)(1)
19. 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)*

Survey (SPRG) Conditions:

20. Prior to final plat, submit a completed final plat checklist and all supporting documents.
21. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
22. On the final plat, show recording information on all existing easements within 150 feet of the property.

GIS, Lot & Block Conditions:

23. On the final plat, identify the property as Lots 1 through 7 in City Block J/6961.

EXISTING AREA ANALYSIS MAP

Case no: **PLAT-25-000018**

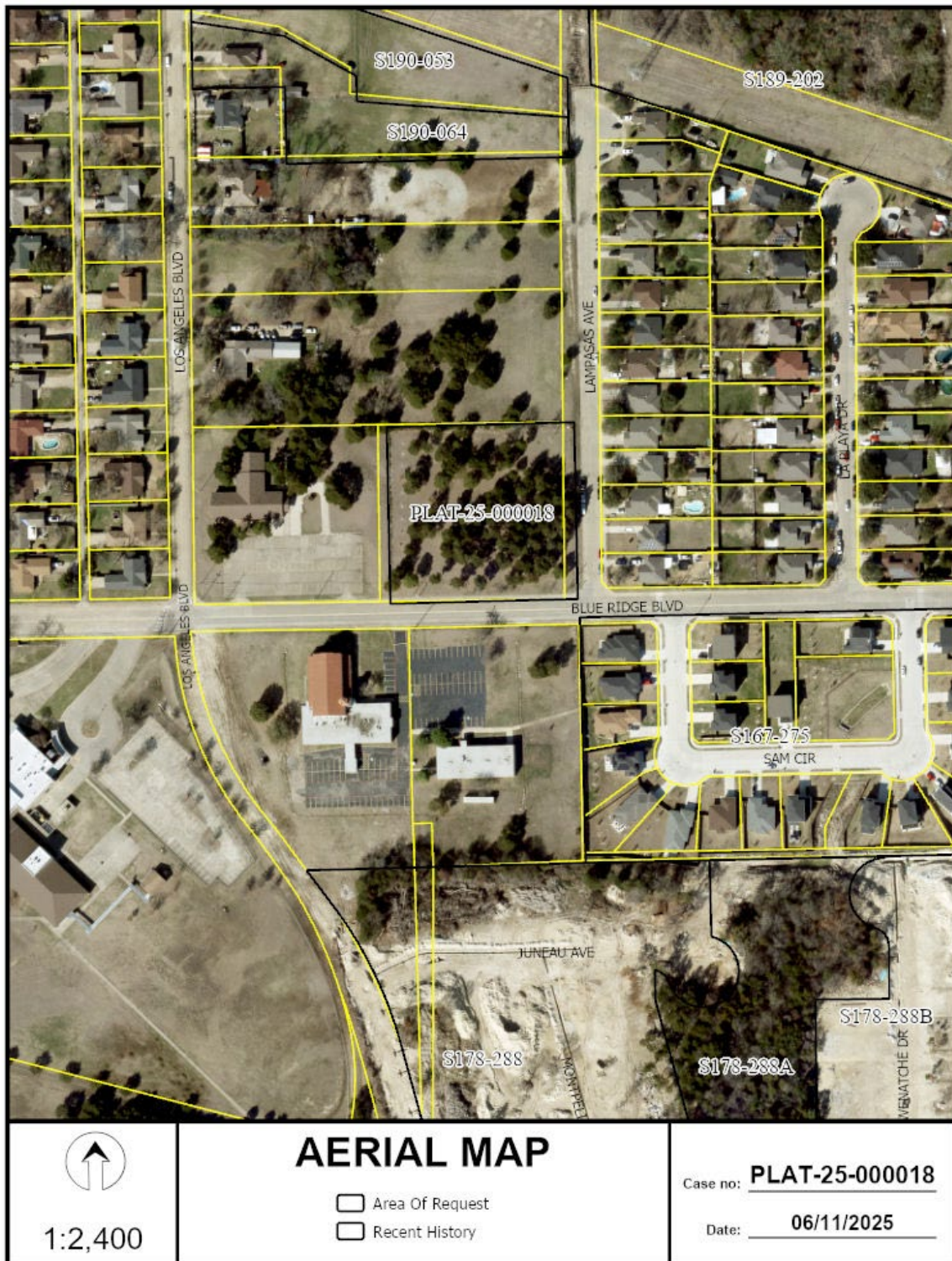
Date: **06/11/2025**

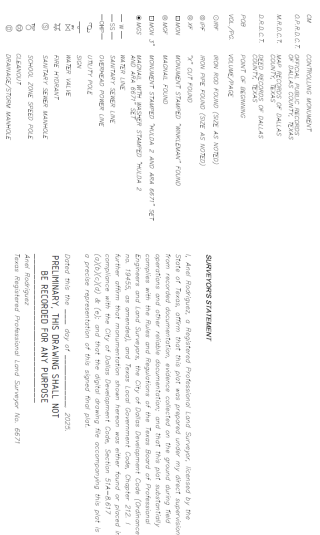
Legend:

- ☒ Area Of Request
- ☐ Recent History

Scale: 1:2,400







BEFORE ME, the undersigned, a Notary Public, is and for the purpose of this document, is duly qualified to administer oaths and certify and Seal, on this day personally appeared David Davidson known to me to be the person whose name is subscribed to the foregoing statement and acknowledged to me that he executed the same for the purpose therein expressed and under oath attests that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day _____ 2023.

Notary Public in and for the State of Texas

[illegible]

CERTIFICATE OF APPROVAL

I, Theresa Dabild, Chairperson of the Dallas Age Commission of the City of Dallas, do hereby certify that the attached plan and rules have been approved by the City Planning Commission of the City of Dallas on this _____ day of _____, A.D. 20____, and same was duly approved on the _____ day of _____, A.D. 20____, by said Commission.

Chairperson of the Dallas Age Commission
Dallas, Texas

Abstract: _____

Secretary _____

This just appeared subject is of sitting entrance, rules regulation, and residence of the city of Dallas.

WELSH, my friend at Dallas, Texas, this the ____ day of _____, 2025.

Property of Blue Ridge LLC
Austin, One
Mansour

STATE OF TEXAS

COUNTY OF DALLAS

After this and whatever comments that you should add, we will send you a copy of the contract and a copy of the minutes of the meeting. If you are not satisfied with the contract, you may request a meeting with the committee to discuss the contract. If you are not satisfied with the minutes, you may request a meeting with the committee to discuss the minutes. If you are not satisfied with the contract or the minutes, you may request a meeting with the committee to discuss the contract or the minutes. If you are not satisfied with the contract or the minutes, you may request a meeting with the committee to discuss the contract or the minutes.

OWNERS' PERSPECTIVE

The purpose of this special ITC study by the Strategic '94 study association was to provide insight into the way that the owners of the three studied projects in the City of Dallas, Dallas County, Texas, and the Dallas-Fort Worth Metroplex, Texas, view the role of the architect in the business management and delivery of a project. The consultant group, *Architects' Perspectives*, was formed for the purpose of studying the architect's role in the management and delivery of a project. The study was conducted in a confidential manner, and all of the data and information collected was kept confidential and not made available to any other parties.

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