

CITY PLAN COMMISSION

THURSDAY, MARCH 20, 2025

FILE NUMBER: S245-117

SENIOR PLANNER: Sharmila Shrestha

LOCATION: Lake June Road, west of C.F. Hawn Freeway/ U.S. Highway No. 175 (FKA Second Avenue)

DATE FILED: February 20, 2025

ZONING: CS

CITY COUNCIL DISTRICT: 5

SIZE OF REQUEST: 5.557-acres

APPLICANT/OWNER: Alex Daredia

REQUEST: An application to create 3 lots ranging in size from 1.435 acre to 1.998 acre from a 5.557-acre tract of land in City Block 6240 on property located on Lake June Road, west of C.F. Hawn Freeway/ U.S. Highway No. 175 (FKA Second Avenue).

SUBDIVISION HISTORY:

1. S234-060 was a request northwest of the present request to create one 1.936-acre (84,336 square foot) lot from a tract of land in City Block 6233 on property located on Pemberton Hill Road, north of Lake June Place. The request was approved on March 7, 2024, but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the CS Commercial Service 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 3.

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. 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 50 feet of right-of-way (via fee simple) from the established center line of Lake June Road. *Section 51A 8.602(c)*
17. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Lake June Place. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
18. On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Lake June Road and C.F. Hawn Freeway/ U.S. Highway No. 175 (FKA Second Avenue). Section 51A 8.602(d)(1)
19. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Lake June Place and C.F. Hawn Freeway/ U.S. Highway No. 175 (FKA Second Avenue). Section 51A 8.602(d)(1)
20. 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)*

21. TxDOT approval may be required for any driveway modification or new access.
22. 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*

Transportation Condition:

23. Per Section 51A-8.604, follow the City of Dallas Street Design Manual for sidewalk design. Lake June Road is a residential street as defined in the Dallas Complete Streets Design Manual (Resolution No. 16-0173). Per the Street Design Manual, this street typology requires the sidewalk to be buffered from travel lanes and to have a preferred minimum of 4 feet for the clear sidewalk zone and 5 feet for the landscaping zone, for a combined pedestrian zone width of 9 feet. If adequate width for the pedestrian zone is not provided in the right-of-way outside of the pavement width required for that thoroughfare, a pedestrian easement should be dedicated.

Survey (SPRG) Conditions:

24. Prior to final plat, submit a completed final plat checklist and all supporting documents.
25. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
26. On the final plat, show distances/width across all adjoining rights-of-way.
27. All access easement(s) must be recorded by separate instrument(s) and the recording information must be shown on the final plat.
28. On the final plat, show recording information on all existing easements within 150 feet of the property.
29. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.
30. On the final plat, increase size of all text to require minimum size and scale to 1:40 per City of Dallas Section 51A-8.403(a)(1)(A)(ii),

Dallas Water Utilities Conditions:

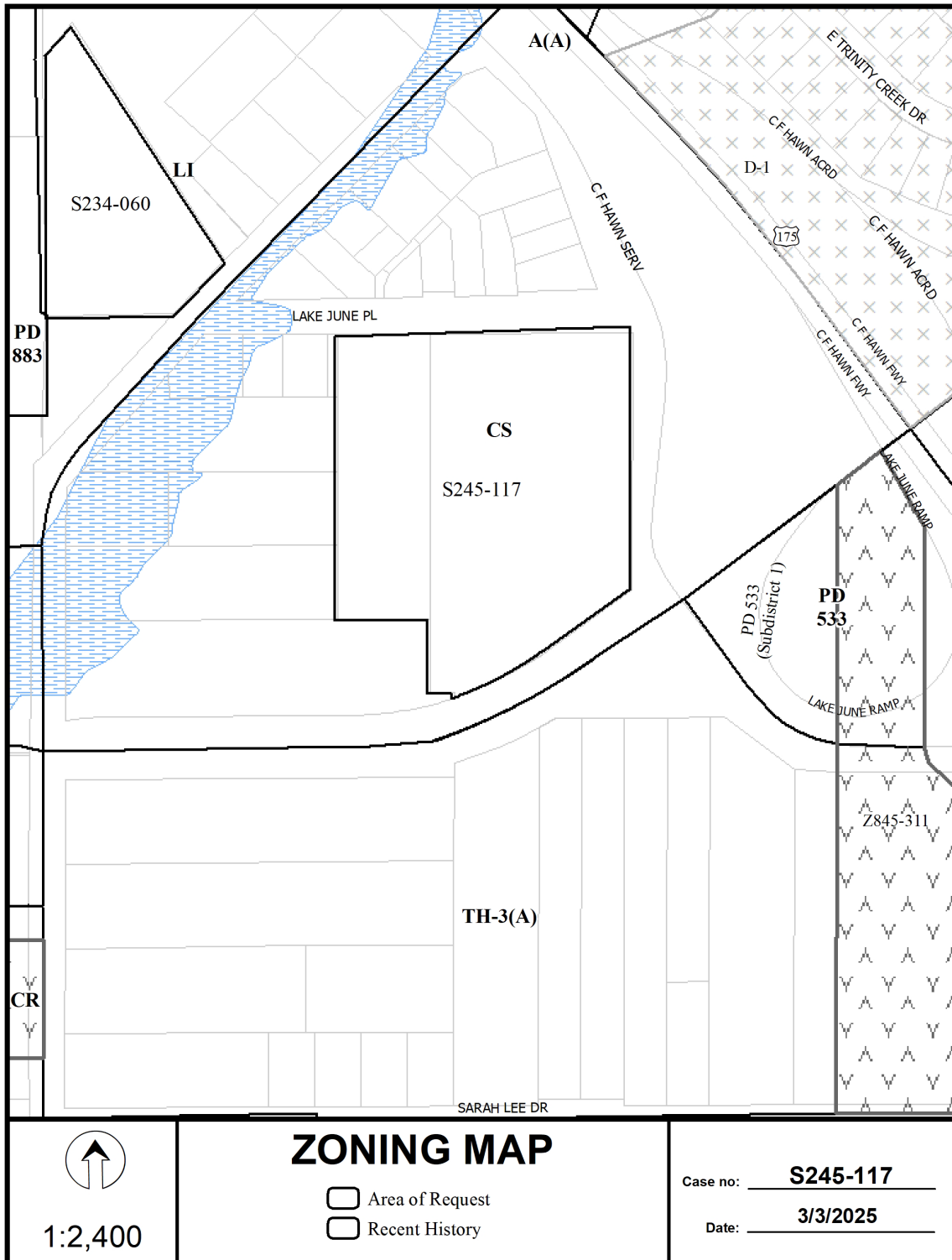
31. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
32. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering

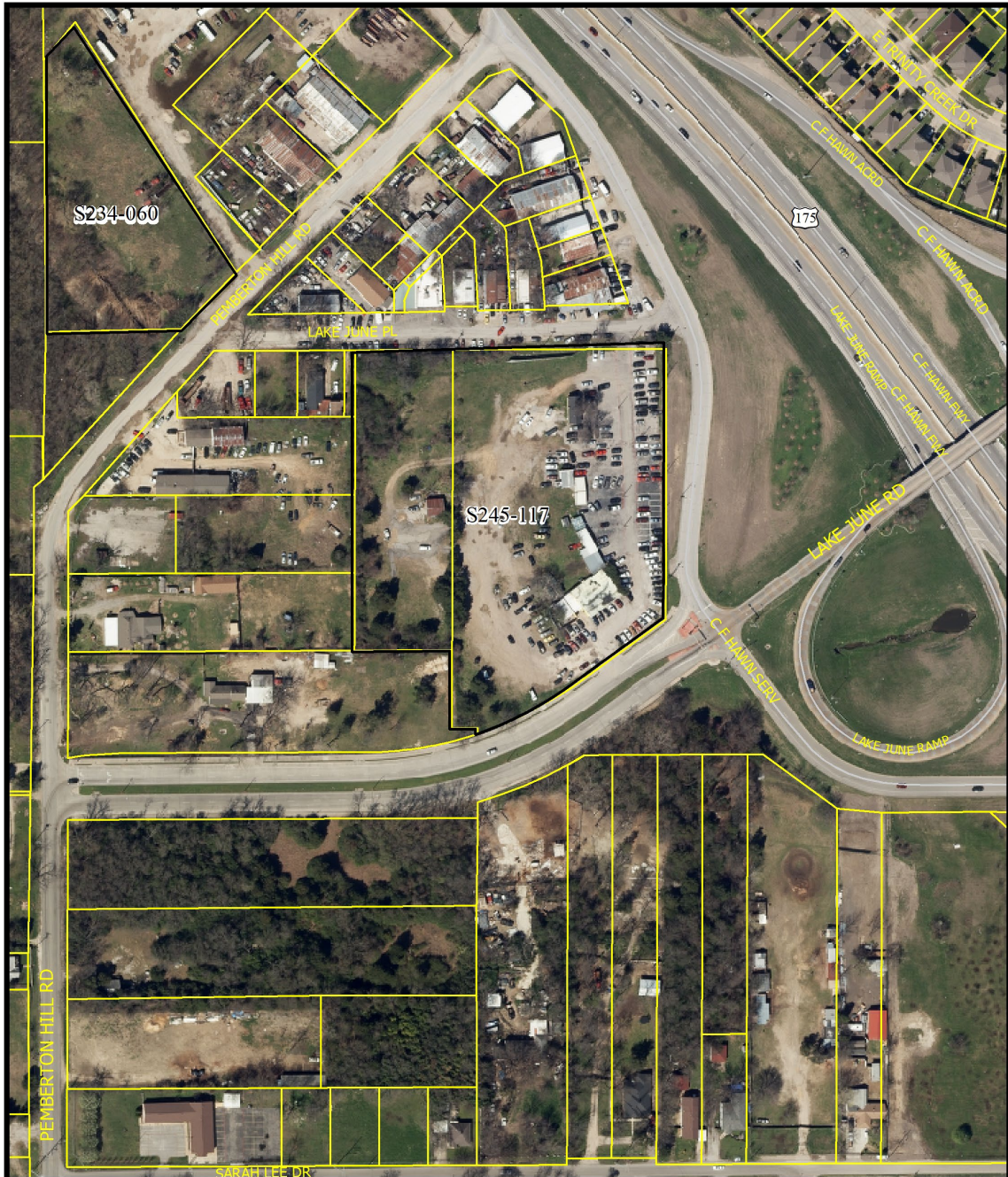
plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.


33. Water main improvements is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
34. 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.

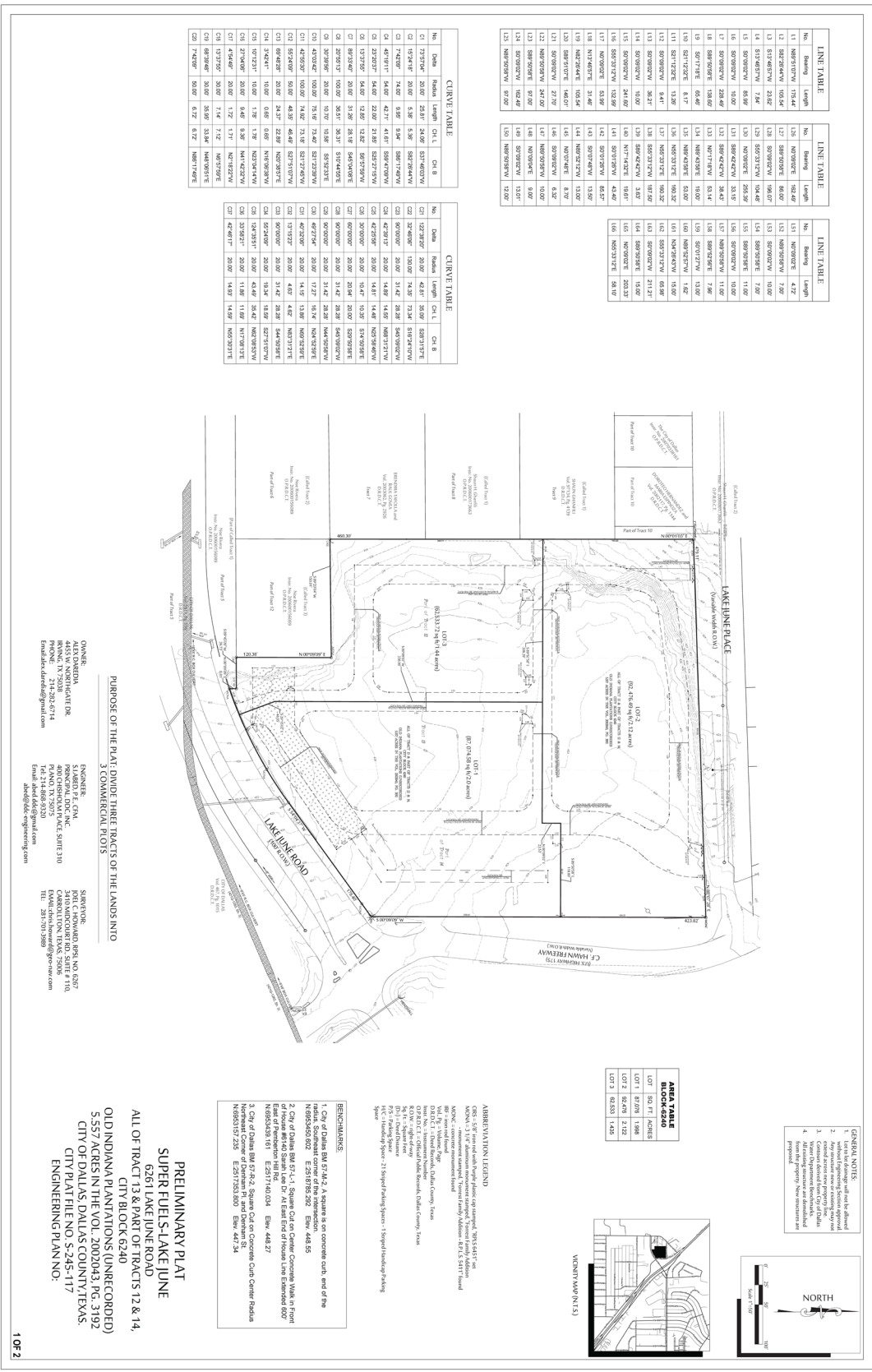
Streetlight/ Street Name/ GIS, Lot & Block Conditions:

35. Prior to final plat, compliance with City's Street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
36. On the final plat, change "(US Highway 175) C. F. Hawn Freeway" to "C.F. Hawn Freeway/ U.S. Highway No. 175 (FKA Second Avenue)".
37. On the final plat, identify the property as Lots 1, 2, and 3 in City Block A/6240.





 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u>S245-117</u> Date: <u>3/3/2025</u>
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OWNERS CERTIFICATION

PROPERTY DESCRIPTION

BEING 2,328 square feet (557' x 421') tract of land, situated in the JOHN BROWN SUBDIVISION, DISTRICT NO. 08, City of Dallas, Dallas County, Texas, same being all Tract 13 and portion of Tract 17 and 14, 029 Block 028, of...

OWNERS DEDICATION

NON-HEREDITARY KNOWLEDGE BY OTHERS

That the City of Dallas, Texas, is hereby dedicating to the benefit of the public use, utility and convenience the...

By: ALEC OBERGA

CITY OF DALLAS

BEFORE ME, the undersigned, Mayor Public and for said City and State, on this day personally appeared...

Mayor Public and for the State of Texas

By: [Signature]

CITY OF DALLAS

BEFORE ME, the undersigned, Mayor Public and for said City and State, on this day personally appeared...

Mayor Public and for the State of Texas

SURVEYOR'S STATEMENT

STATE OF TEXAS

I, JOHN C. HOWARD, a registered professional land surveyor for the State of Texas, have performed the plat...

DATED this, day of 2025.

BEFORE ME, the undersigned authority, a notary public for said State, on this day personally appeared...

By: JOHN C. HOWARD

CITY OF DALLAS

BEFORE ME, the undersigned authority, a notary public for said State, on this day personally appeared...

Mayor Public and for the State of Texas



- 1. The land and buildings within the residential system of 10011 North
2. The existing utility lines are shown upon the plat.
3. The proposed utility lines are shown upon the plat.

OWNER: ALEC OBERGA
15140 DALLAS ST.
DALLAS, TX 75244
PHONE: 214-322-6714

SUBMITTER: JOHN C. HOWARD, PLS. NO. 8247
600 CHISHOLM TRAIL, SUITE 310
DALLAS, TX 75208
PHONE: 214-322-6714

PRELIMINARY PLAT
SUPER FLIES LAKE JUNE
6261 LAKE JUNE ROAD
CITY BLOCK 6240
ALL OF TRACT 13 & PART OF TRACTS 12 & 14
OLD INDIANA PLANTATIONS (UNRECORDED)
5.557 ACRES IN THE VOL. 200203, P.C. 3192
CITY OF DALLAS, DALLAS COUNTY, TEXAS.
CITY PLAT FILE NO. S-245-117
ENGINEERING PLAN NO.