

**CITY PLAN COMMISSION**

**THURSDAY, March 26, 2026**

**FILE NUMBER:** PLAT-26-000067

**SENIOR PLANNER:** Hema Sharma

**LOCATION:** Cedardale Road at Cleveland Road, northwest corner

**DATE FILED:** February 27, 2026

**ZONING:** A(A), IR

**CITY COUNCIL DISTRICT:** 8

**SIZE OF REQUEST:** 3.970-acres

**APPLICANT/OWNER:** Roadside Retreat DFZ LLC

**REQUEST:** An application to create one 1.801-acre lot and one 2.168-acre lot from a 3.970-acre tract of land in City Block 8311 on property located on Cedardale dale Road at Cleveland Road, northwest corner.

**SUBDIVISION HISTORY:**

1. PLAT-26-000076 is a request west of the present request to create one lot from 0.689-acre tract of land in City Block 8311 on property located on Cedardale Road, west of Cleveland Road. The request is scheduled for City Plan Commission hearing on March 26, 2026.
2. S234-086 was a request west of the present to create one 4.970-acre lot from a tract of land containing part of City Block 8311 on property located on Cedardale Road, southwest of Cleveland Road. The request was approved on May 2, 2024, but has not been recorded.
3. S223-064 was a request south of the present request to create one 4.389-acre lot from a tract of land in City Block 8310 on property located on Cedardale Road at Old Cleveland Road, southwest corner. The request was approved on February 16, 2023, but has not been recorded.
4. S212-033 was a request northeast of the present request to create one 12.7295-acre lot, one 15.5362-acre lot, and one 18.3442-acre lot from a 46.6100-acre tract of land in City Block 8286 on property located between Bonnie View Road and Cleveland Road, north of Langdon Road. The request was approved on December 2, 2021, but has not been recorded.

**STAFF RECOMMENDATION:** The request complies with the requirements of the A(A) Agriculture District and IR Industrial Research 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 2.

**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. "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" (Note must be on the Plat). 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 30 feet of right-of-way (via fee simple) from the established center line of Cedardale 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 Cleveland Road. *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 Cedardale Road & Cleveland Road. *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)*
20. 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*

### **Flood Plain Conditions:**

21. On the final plat, determine the 100-year water surface elevation across this addition.
22. On the final plat, dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. *51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V*
23. On the final plat, include additional paragraph in Owner's Certificate (pertaining to the floodplain). *51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V*
24. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
25. On the final plat, show the natural channel set back from the crest of the natural channel. *Section 51A-8.611(d), Trinity Watershed Management.*
26. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. *Section 51A-8.617(d)(1), (2), (3), and (4)*
27. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

**Survey (SPRG) Conditions:**

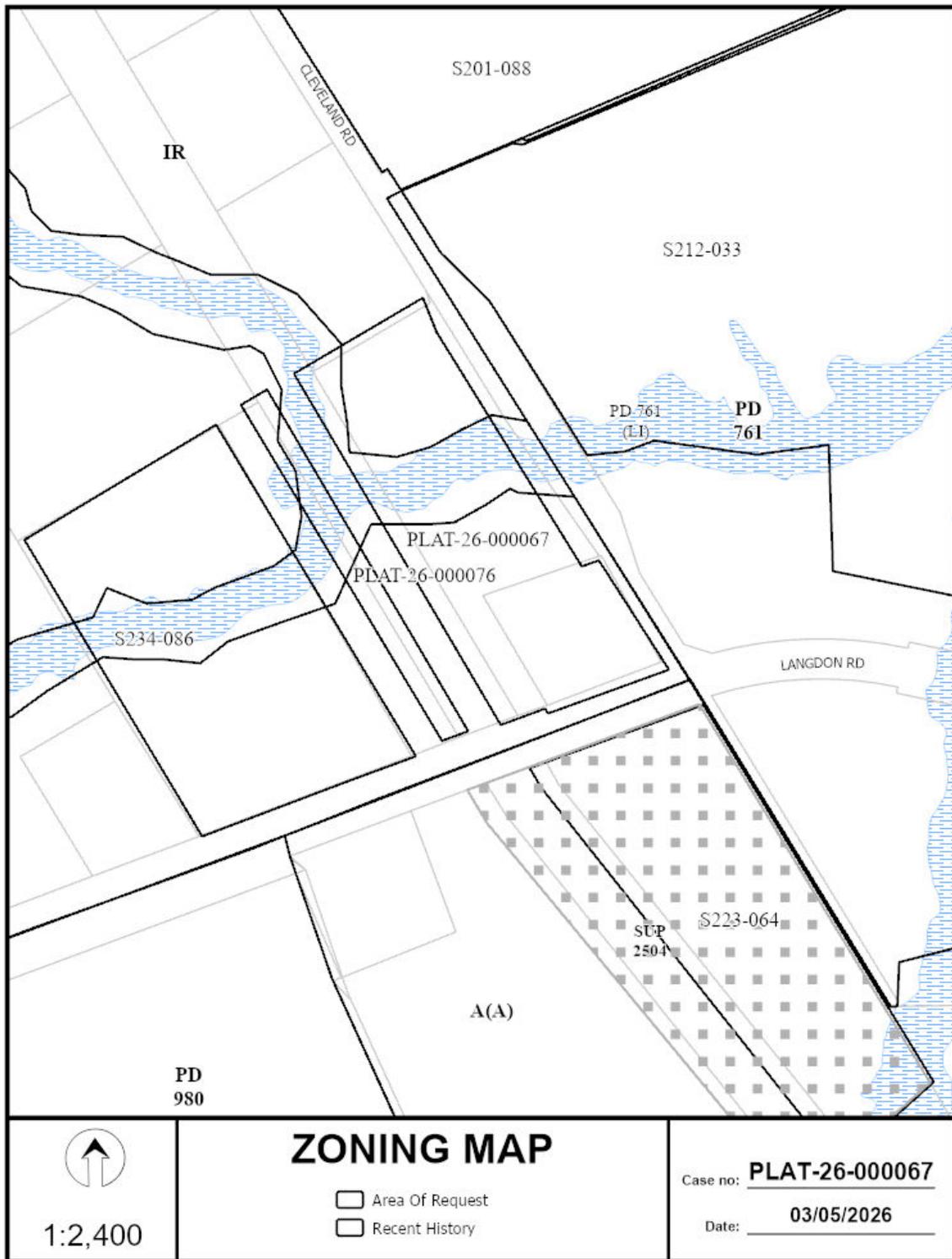
28. Prior to final plat, submit a completed final plat checklist and all supporting documents.
29. On the final plat, add/show Lien Holders Subordination Agreement.
30. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).

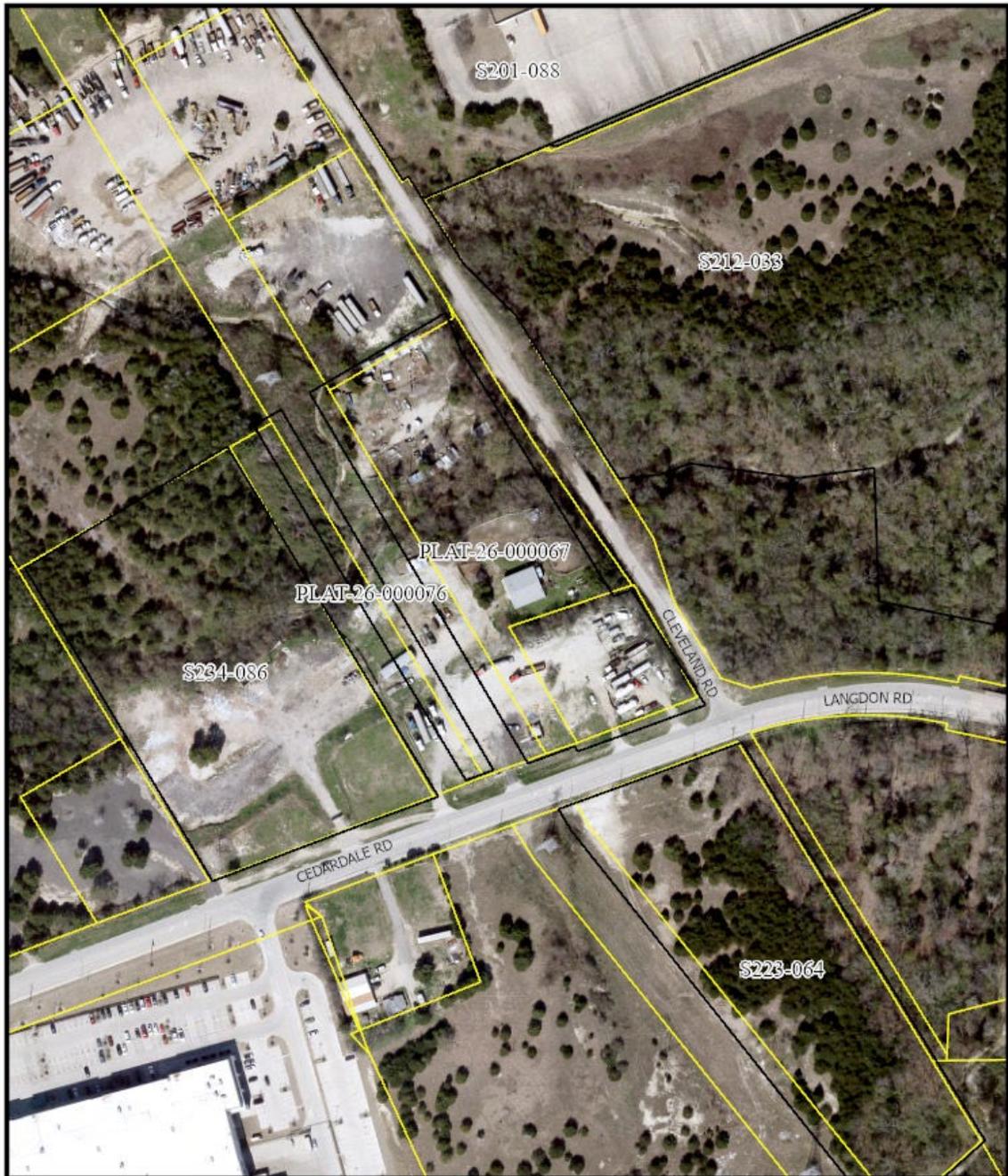
**Dallas Water Utilities Conditions:**

31. 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.
32. Water and Wastewater 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.

**Zoning/ Real Estate/ Street Name/ GIS, Lot & Block Conditions:**

33. "Proposed use [commercial motor vehicle parking] is allowed on the portion of property zoned IR but is not allowed on the portion of property zoned A(A)."
34. Prior to the final plat, remove fence encroachments in Cedardale Road and Cleveland Road and provide written confirmation and pictures to Real Estate.
35. On the final plat, change "Cedardale Road" to "Cedardale Road (FKA Langdon Road)". Section 51A-8.403(a)(1)(A)(xii).
36. On the final plat, identify the property as Lots 1 & 2 in City Block C/8311.





1:2,400

## AERIAL MAP

- Area Of Request
- Recent History

Case no: **PLAT-26-000067**

Date: **03/05/2026**

