

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 6, 2025****FILE NUMBER:** S245-072**SENIOR PLANNER:** Hema Sharma**LOCATION:** St. Augustine Road, North of Lake June Road**DATE FILED:** January 8, 2025**ZONING:** PD 1117**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%201117.pdf>**CITY COUNCIL DISTRICT:** 5**SIZE OF REQUEST:** 26.634-acres**APPLICANT/OWNER:** Jonathon Bazan, Dallas County

REQUEST: An application create a 90-lot single family subdivision with lots ranging in size from 3,570.95 square feet to 21,796.73 square feet and 7 common areas and to dedicate rights-of-ways from 26.634-acre tract of land on property located on St. Augustine Road, north of Lake June Road.

SUBDIVISION HISTORY:

1. S234-147 was a request south of the present request to create one 3.236-acre lot from a tract of land in City Block 6715 on property located on Lake June Road, east of St. Augustine Drive. The request was approved on July 25, 2024 but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the PD 1117; 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 90 and 7 Common Areas.

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 26.5 feet of right-of-way (via fee simple) from the established center line of All Proposed Streets. *Section 51A 8.602(c)*
16. 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:

17. On the final plat, determine the 100-year water surface elevation across this addition.
18. 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

19. 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
20. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
21. 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.*
22. 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)*
23. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

Survey (SPRG) Conditions:

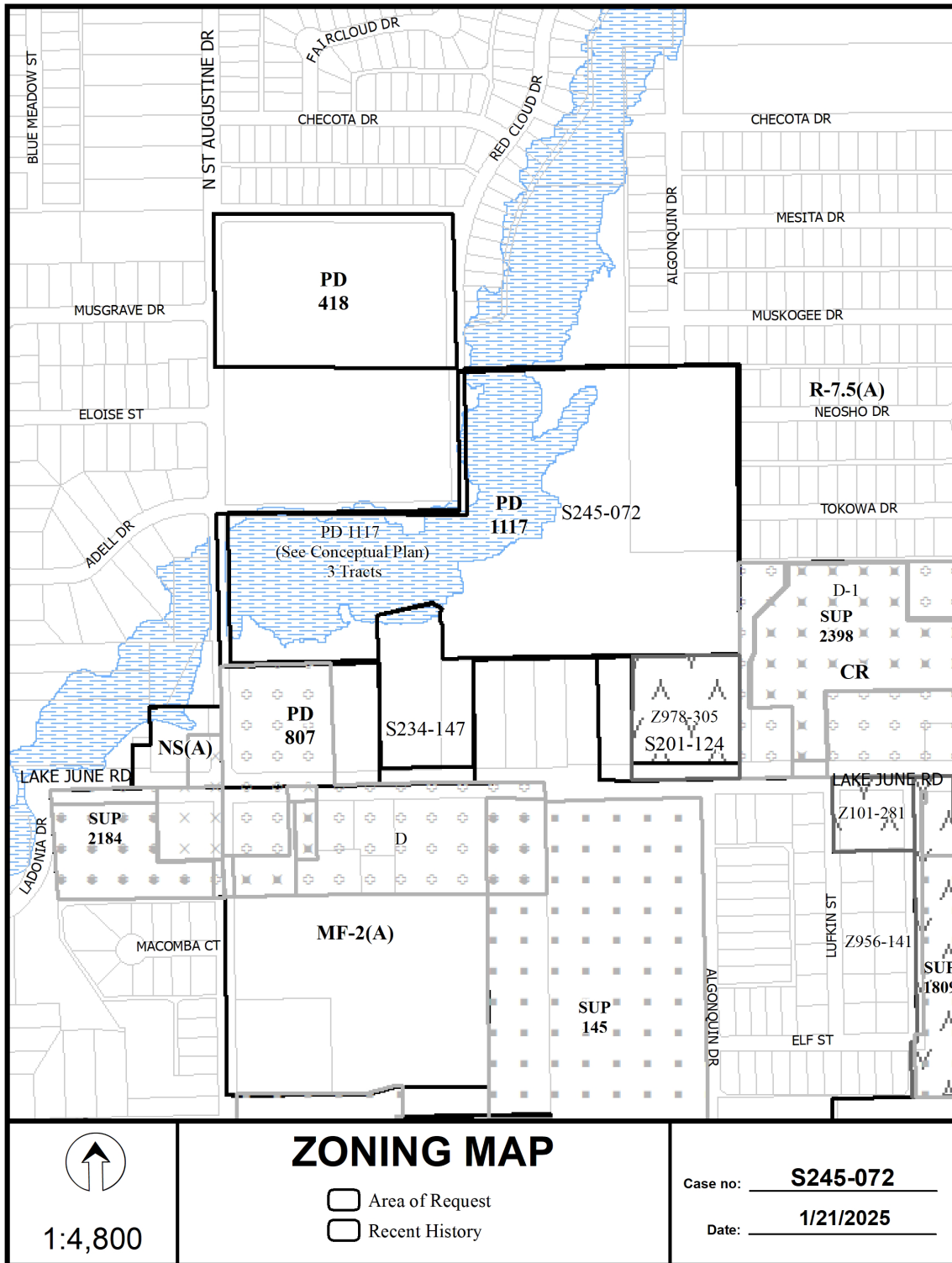
24. Prior to final plat, submit a completed final plat checklist and all supporting documents.
25. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
26. On the final plat, show recording information on all existing easements within 150 feet of the property.
27. Prior to final plat, coordinate with the City Chief Arborist if proposed conservation easement needs to be done by separate instrument before plat is recorded or it can be done by plat.

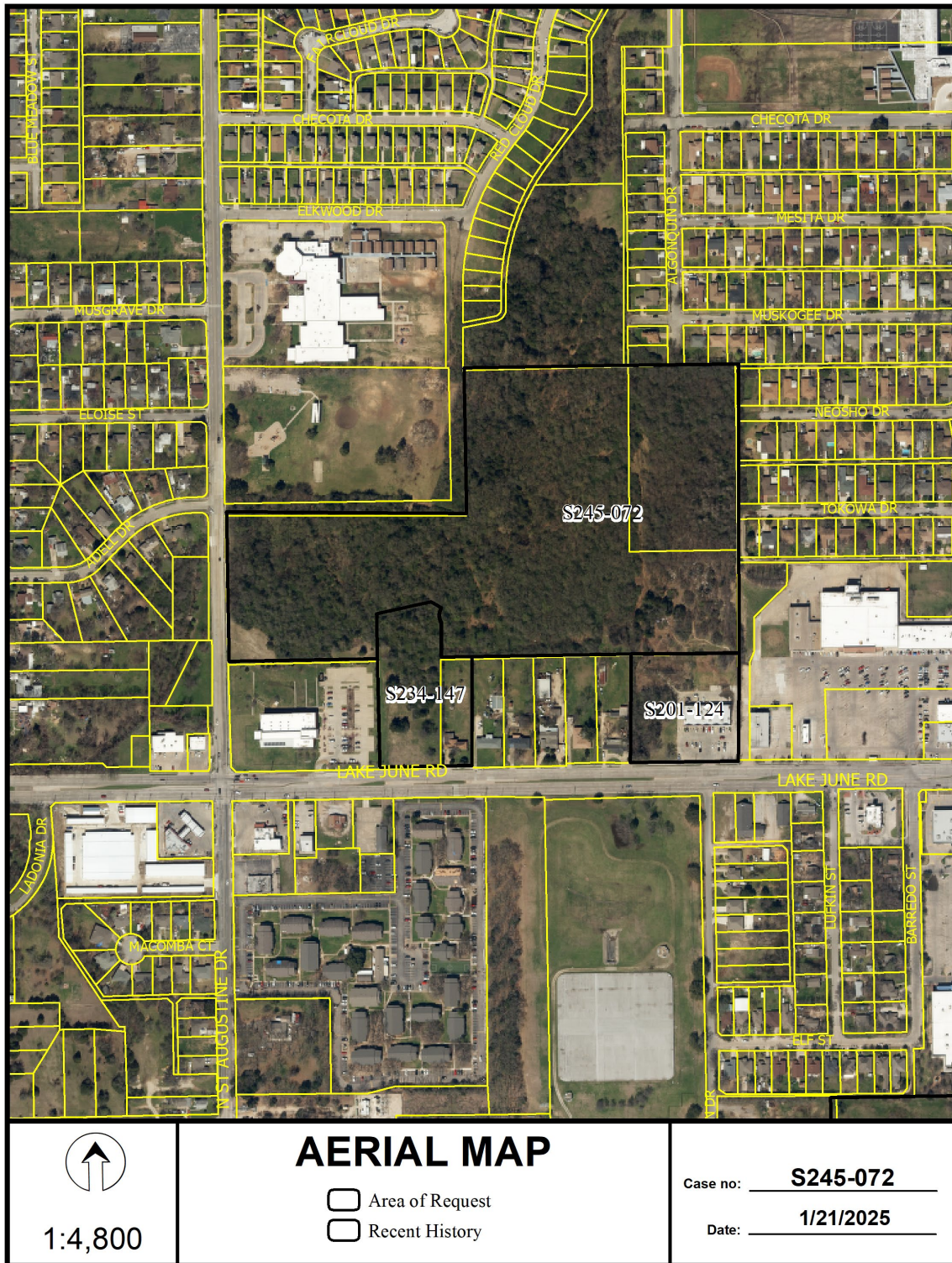
Dallas Water Utilities Conditions:

28. 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).
29. 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.
30. 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.
31. 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.

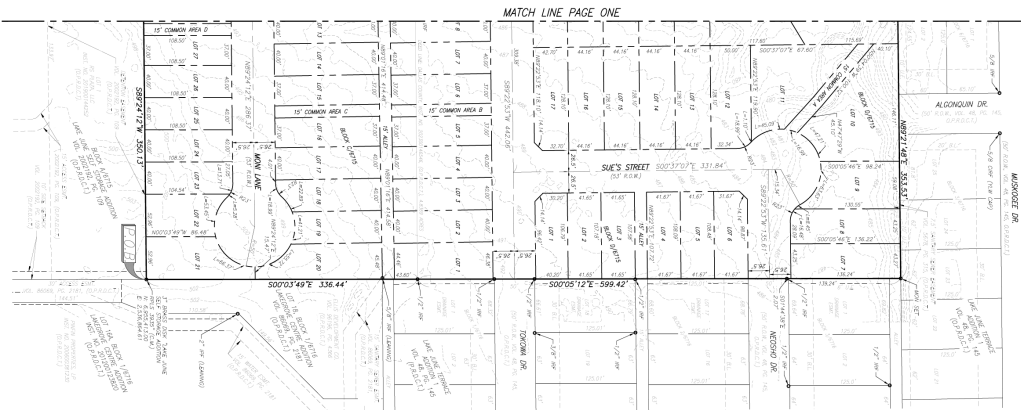
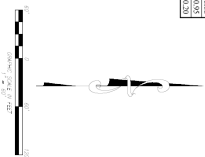
Street Light/ Real Estate/ Street Name/ GIS, Lot & Block Conditions:

32. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
33. Prior to the final plat, clarify the items indicated on the plat- 5 feet Wall Easement Plat pending, Water Easement Plat pending, Floodway Easement pending.
34. Prior to the final plat, please confirm if the Drainage Easement is being dedicated by this plat.
35. On the final plat, change "Tonkowa DR" to "Tokowa Drive". Section 51A-8.403(a)(1)(A)(xii).
36. On the final plat, change "Tokowa DR" to "Tokowa Drive". Section 51A-8.403(a)(1)(A)(xii).
37. Prior to final plat, please contact addressing team with proposed names of for proposed ROWs.
38. On the final plat, identify the property as Lots 1 thorough 41, Block B/6715; Lots 1 through 43, Block C/6715; Lots 1 through 6, Block D/6715 and Common Areas A through G.



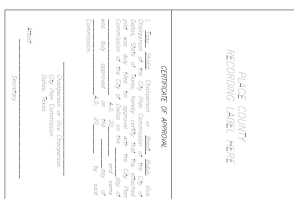


COMMON VALUES			BIOGEN 9712			BIOGEN 9712			BIOGEN 9712			BIOGEN 9712		
A	B	C	1	2	3	1	2	3	1	2	3	1	2	3
1	1.07	1.07	1	1.07	1.07	1	1.07	1.07	1	1.07	1.07	1	1.07	1.07
2	1.81	5.4	2	4.06	5.5	2	4.06	5.5	2	4.06	5.5	2	4.06	5.5
3	1.67	1.67	3	4.06	4.06	3	4.06	4.06	3	4.06	4.06	3	4.06	4.06
4	1.67	5.4	4	4.06	5.4	4	4.06	5.4	4	4.06	5.4	4	4.06	5.4
5	1.67	5.4	5	4.06	5.4	5	4.06	5.4	5	4.06	5.4	5	4.06	5.4
6	1.67	5.4	6	4.06	5.4	6	4.06	5.4	6	4.06	5.4	6	4.06	5.4
7	1.67	5.4	7	4.06	5.4	7	4.06	5.4	7	4.06	5.4	7	4.06	5.4
8	1.67	5.4	8	4.06	5.4	8	4.06	5.4	8	4.06	5.4	8	4.06	5.4
9	1.67	5.4	9	4.06	5.4	9	4.06	5.4	9	4.06	5.4	9	4.06	5.4
10	1.67	5.4	10	4.06	5.4	10	4.06	5.4	10	4.06	5.4	10	4.06	5.4
11	1.67	5.4	11	4.06	5.4	11	4.06	5.4	11	4.06	5.4	11	4.06	5.4
12	1.67	5.4	12	4.06	5.4	12	4.06	5.4	12	4.06	5.4	12	4.06	5.4
13	5.05	6.6	13	4.06	5.4	13	5.05	6.6	13	4.06	5.4	13	4.06	5.4
14	5.05	6.6	14	4.06	5.4	14	4.06	5.4	14	4.06	5.4	14	4.06	5.4
15	5.05	6.6	15	4.06	5.4	15	4.06	5.4	15	4.06	5.4	15	4.06	5.4
16	5.05	6.6	16	4.06	5.4	16	4.06	5.4	16	4.06	5.4	16	4.06	5.4
17	5.05	6.6	17	4.06	5.4	17	4.06	5.4	17	4.06	5.4	17	4.06	5.4
18	5.05	6.6	18	4.06	5.4	18	4.06	5.4	18	4.06	5.4	18	4.06	5.4
19	5.05	6.6	19	4.06	5.4	19	4.06	5.4	19	4.06	5.4	19	4.06	5.4
20	5.05	6.6	20	4.06	5.4	20	4.06	5.4	20	4.06	5.4	20	4.06	5.4
21	5.05	6.6	21	4.06	5.4	21	4.06	5.4	21	4.06	5.4	21	4.06	5.4
22	5.05	6.6	22	4.06	5.4	22	4.06	5.4	22	4.06	5.4	22	4.06	5.4
23	5.05	6.6	23	4.06	5.4	23	4.06	5.4	23	4.06	5.4	23	4.06	5.4
24	5.05	6.6	24	4.06	5.4	24	4.06	5.4	24	4.06	5.4	24	4.06	5.4
25	5.05	6.6	25	4.06	5.4	25	4.06	5.4	25	4.06	5.4	25	4.06	5.4
26	5.05	6.6	26	4.06	5.4	26	4.06	5.4	26	4.06	5.4	26	4.06	5.4
27	5.05	6.6	27	4.06	5.4	27	4.06	5.4	27	4.06	5.4	27	4.06	5.4
28	5.05	6.6	28	4.06	5.4	28	4.06	5.4	28	4.06	5.4	28	4.06	5.4
29	5.05	6.6	29	4.06	5.4	29	4.06	5.4	29	4.06	5.4	29	4.06	5.4
30	5.05	6.6	30	4.06	5.4	30	4.06	5.4	30	4.06	5.4	30	4.06	5.4
31	5.05	6.6	31	4.06	5.4	31	4.06	5.4	31	4.06	5.4	31	4.06	5.4
32	5.05	6.6	32	4.06	5.4	32	4.06	5.4	32	4.06	5.4	32	4.06	5.4
33	5.05	6.6	33	4.06	5.4	33	4.06	5.4	33	4.06	5.4	33	4.06	5.4
34	5.05	6.6	34	4.06	5.4	34	4.06	5.4	34	4.06	5.4	34	4.06	5.4
35	5.05	6.6	35	4.06	5.4	35	4.06	5.4	35	4.06	5.4	35	4.06	5.4
36	5.05	6.6	36	4.06	5.4	36	4.06	5.4	36	4.06	5.4	36	4.06	5.4
37	5.05	6.6	37	4.06	5.4	37	4.06	5.4	37	4.06	5.4	37	4.06	5.4
38	5.05	6.6	38	4.06	5.4	38	4.06	5.4	38	4.06	5.4	38	4.06	5.4
39	5.05	6.6	39	4.06	5.4	39	4.06	5.4	39	4.06	5.4	39	4.06	5.4
40	5.05	6.6	40	4.06	5.4	40	4.06	5.4	40	4.06	5.4	40	4.06	5.4
41	5.05	6.6	41	4.06	5.4	41	4.06	5.4	41	4.06	5.4	41	4.06	5.4
42	5.05	6.6	42	4.06	5.4	42	4.06	5.4	42	4.06	5.4	42	4.06	5.4
43	5.05	6.6	43	4.06	5.4	43	4.06	5.4	43	4.06	5.4	43	4.06	5.4



PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR RELIED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

PRELIMINARY PLAT
LAKE JUNE VILLAS ADDITION
LOTS 1-9, BLOCK B/6715, LOTS 1-43, BLOCK
C/6715, LOTS 1-17, BLOCK D/6715, LOTS
1-21, BLOCK E/6715, COMMON AREAS "A-G",
SITUATED IN THE SOLOMON CARRIER SURVEY,
ABSTRACT NO. 260, CITY OF DALLAS, DALLAS
COUNTY, TEXAS.
26.634 ACRES
FILE NO. S245-072
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