

**CITY PLAN COMMISSION****THURSDAY, MARCH 2, 2023****FILE NUMBER:** S223-068**CHIEF PLANNER:** Mohammad H. Bordbar**LOCATION:** Olympus Boulevard at Lock Street, northwest corner**DATE FILED:** February 3, 2023**ZONING:** PD 741**PD LINK:** <https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=741>**CITY COUNCIL DISTRICT:** 6    **SIZE OF REQUEST:** 8.843-acres    **MAPSCO:** 11A-L**APPLICANT/OWNER:** Cypress Water Land A, Ltd, Cypress Water Land B, Ltd, Cypress Water Land C, Ltd, The Neighborhoods of Cypress Water Association, Inc.**REQUEST:** An application to replat a 8.843-acre tract of land containing all of Lot 3 in City Block L/8466 and a tract of land in City Block L/8466 to create three lots ranging in size from 1.320-acre to 5.650-acre on property located on Olympus Boulevard at Lock Street, northwest corner.**SUBDIVISION HISTORY:**

1. S212-108 was a request east of the present request to create one 5.291-acre lot and one 0.552-acre lot and to dedicate rights-of-way from 8.190-acre tract of land in City Block N/8466 on property located northeast of Olympus Boulevard. The request was approved on March 24, 2022 but has not been recorded.
2. S189-264 was a request north of the present request to replat an 8.171-acre tract of land containing part of Lot 1 in City Block G/8466 and part of City Block 8466 to create one 0.261-acre lot and one 7.869-acre lot on property located at terminus of Harpers Lane, north of Byron Bay Street. The request was approved on August 15, 2019 but has not been recorded.
3. S189-242 was a request north of the present request to replat a 7.910-acre tract of land containing part of Lot 1 in City Block G/8466 and part of City Block 8466 to create one lot on property located at terminus of Harpers Lane, north of Byron Bay Street. The request was withdrawn July 10, 2019
4. S189-216 was a request east of the present request to create one 1.110-acre lot and one 0.413-acre lot from a 1.850-acre tract of land in City Block 8763 on property located on Lyndon B. Johnson Freeway / Interstate Highway No. 20 at Haymarket Road, northwest corner. The request was approved on February 20, 2020 and recorded June 28, 2022.

**STAFF RECOMMENDATION:** The request complies with the requirements of PD 741; 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 three.

### **Paving & Drainage Conditions:**

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marketing/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, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)." No citation.
16. 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.

**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, chose a new or different addition name. Platting Guidelines.

**Dallas Water Utilities Conditions:**

26. 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).
27. 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.

28. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater Engineering Plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

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

29. Prior to final plat, remove all instances of "Proposed"
30. Prior to final plat, contact the Addressing Manager to obtain appropriate name for the proposed public street. Sections 51A-8.403(a)(1)(A)(xii)
31. On the final plat, identify the property as Lots 3A-3C in City Block L/8466. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).











