

CITY PLAN COMMISSION**THURSDAY, MAY 2, 2024****FILE NUMBER:** S234-086**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Cedardale Road, southwest of Cleveland Road**DATE FILED:** April 3, 2024**ZONING:** IR**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 4.970-acres**APPLICANT/OWNER:** Armani Family Trust

REQUEST: An application 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.

SUBDIVISION HISTORY:

1. S223-064 was a request east 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.
2. 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.
3. S201-615 was a request southwest of the present request to replat a 180.0041-acre tract of land containing all of Lots 1 through 8 in City Block 37/7618, all of Lot 1 in City Block A/8290, all of Lot 1 in City Block A/8312, and a tract of land in City Blocks A/8290, 83123, A/8312, 8289, 8290, and to dedicate right-of-way, to create 6 lots on property located on Cedardale Road at Honeysuckle Lane, south of Interstate Highway No. 20. The request was approved on April 8, 2021. Phase A S201-615A was submitted and recorded on December 22, 2023.
4. S190-179 was a request south of the present request to replat a 53.28-acre tract of land containing all of Lot 2R in City Block B/8310 and part of City Block 8307 and 8310 to create one lot on property located on Cedardale Road, west of Cleveland Road. The request was approved on July 23, 2020, and recorded on January 8, 2021.

STAFF RECOMMENDATION: The request complies with the requirements of the 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 one.

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:

15. 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)*
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, 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. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.

Dallas Water Utilities Conditions:

28. 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.

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

Street Name / GIS, Lot & Block Conditions:

30. On the final plat, change "Cedardale Road" to "Cedardale Road (FKA Langdon Road)".
31. On the final plat, identify the property as Lot 1 in City Block B/8311.





