

CITY PLAN COMMISSION**THURSDAY, MARCH 21, 2024****FILE NUMBER:** S234-069**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Empress ROW at Viceroy Drive, west of Stemmons Freeway/Interstate Highway No. 35E**DATE FILED:** February 22, 2024**ZONING:** PD 1012**PD LINK:** [Article 1012.pdf \(dallascityhall.com\)](https://www.dallascityhall.com/Article/1012.pdf)**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 21.028-acres**APPLICANT/OWNER:** The Salvation Army**REQUEST:** An application to replat a 21.028-acre tract of land containing part of Lot 1 in City Block 4/7491 to create one lot on property located on Empress ROW at Viceroy Drive, west of Stemmons Freeway/Interstate Highway No. 35E.**SUBDIVISION HISTORY:**

1. S212-257 was a request north of the present request to replat a 5.372-acre tract of land containing part of Lot 1 in City Block 4/7941 to create one 2.505-acre lot and one 2.867-acre lot on property located on Stemmons Freeway/ Interstate Highway No. 35E, south of Regal Row. The request was approved on July 21, 2022, but has not been recorded.
2. S189-317 was a request west of the present request to replat a 3.712-acre tract of land containing part of Lot 3 in City Block 4/7941 to create two lots on property located on Regal Row at Empress Row, east corner. The request was approved on October 17, 2019, and was recorded on May 12, 2021.
3. S189-231 was a request southwest of the present request to replat a 17.661-acre tract of land containing all of Lot 1B in City Block 5/7941 to create one 6.538-acre lot and one 11.123-acre lot on property bounded by Titan Drive, Empress Row, Regal Row, and Governors Row. The request was approved on July 11, 2019, and was recorded on October 13, 2020.

STAFF RECOMMENDATION: The request complies with the requirements of PD 1012; 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 a minimum 5-foot by 5- foot corner clip (via fee simple or street easement) at the intersection of Empress ROW and Viceroy Drive. Section 51A 8.602(d)(1)
16. 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)*
17. TxDOT approval may be required for any driveway modification or new access point(s).

Survey (SPRG) Conditions:

18. Prior to final plat, submit a completed final plat checklist and all supporting documents.
19. On the final plat, show the correct recording information for the subject property.
20. On the final plat, show recording information on all existing easements within 150 feet of the property.
21. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.

Dallas Water Utilities Conditions:

22. 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.
23. 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).
24. Water 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.
25. 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 Name / GIS, Lot & Block Conditions:

26. On the final plat, change “Interstate Highway 35E” to “Stemmons Freeway/Interstate Highway No. 35E”.
27. Correct block number on plat to 4/7941.

28. On the final plat, change “Titan Drive” to “Titan Drive (AKA Titan ROW)”.
29. On the final plat, identify the property as Lot 1C in City Block 4/7941.







