

CITY PLAN COMMISSION**THURSDAY, OCTOBER 6, 2022****FILE NUMBER:** S212-338**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** Empire Central, southwest of Forest Park Road**DATE FILED:** September 9, 2022**ZONING:** IR**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 1.851-acres**MAPSCO:** 34N**APPLICANT/OWNER:** Slate Properties

REQUEST: An application to replat a 1.851-acre tract of land containing all of Lots 5 through 9 in City Block 6/8570 and a tract of land in City Block A/5760 to create one lot on property located on Empire Central, southwest of Forest Park Road.

SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

1. S212-227 was a request north of the present request to create one 0.9134-acre lot from a tract of land in City Block 2366 on property located on Empire Central, at the terminus of Forest Park Road. The request was approved on June 16, 2022 but has not been recorded.
2. S201-657 was a request northeast of the present request to create a 5.3810-acre lot from a tract of land in City Block E/2367 on property located on Forest Park Road at Hawes Avenue, north corner. The request was approved on March 20, 2021 but has not been recorded.
3. S198-308 was a request northeast of the present request to replat a 1.0629-acre lot containing all of Lots 23 through 29 in City Block B/5760 on property located on Empire Central Drive at Forest Park Road, south corner. The request was approved on October 3, 2019 but has not been recorded.
4. S178-292 was a request northwest of the present request to create a 0.336-acre lot from a tract of land in City Block 2/2366 on property located on Shea Road, east of Harry Hines Boulevard. The request was administratively approved on August 21, 2018 but has not been recorded.
5. S178-144 was a request northwest of the present request to replat a 0.669-acre tract of land containing all of Lot E in City Block 2/2366 to create one lot on property located at 2116 Shea Road, east of Harry Hines Boulevard. The request was denied on April 5, 2018.
6. S167-117 was a request northwest of the present request to replat a 1.18-acre tract of land containing all of Lot 84-C-1 and part of 84-C-2 in City Block 2366 to create one lot on property located on 2053 and 2103 Empire Central, northeast of Harry Hines Blvd. The request was approved on March 16, 2017 and was withdrawn on June 18, 2018.

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)

Survey (SPRG) Conditions:

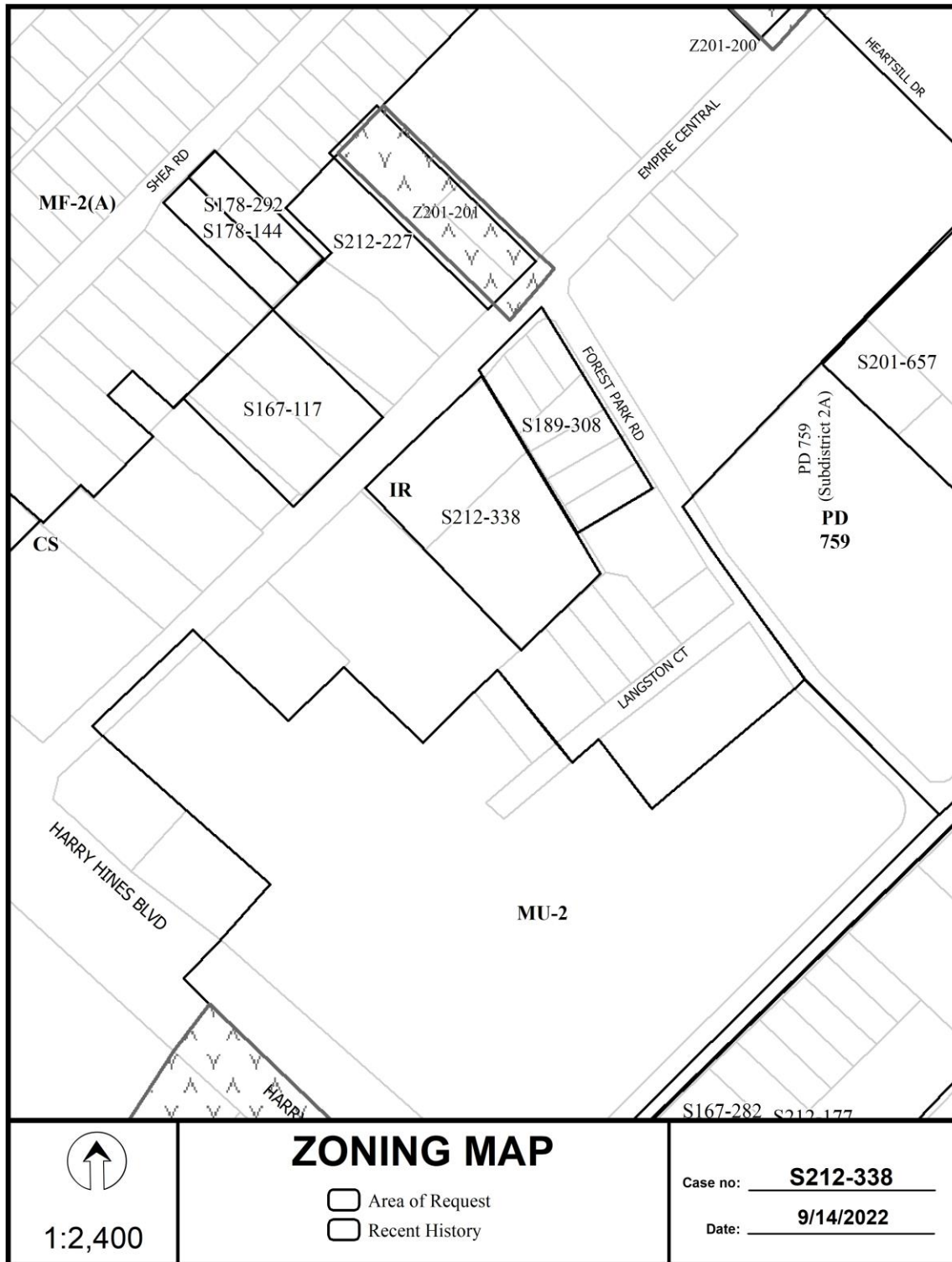
15. Prior to final plat, submit a completed final plat checklist and all supporting documents.
16. On the final plat, show the correct recording information for the subject property. Platting Guidelines.
17. On the final plat, dedicate street easement in fee simple.
18. On the final plat, clarify street easement.

Dallas Water Utilities Conditions:


19. 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.
20. Water and wastewater main improvements maybe 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:

21. On the final plat, change "S. Corinth Street Road" to "Hutchens Road". Section 51A-8.403(a)(1)(A)(xii)
22. On the final plat, identify the property as Lot 5A in City Block A/5760. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





| | | |
|--|---|--|
|  1:2,400 | <h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History | Case no: S212-338 Date: 9/14/2022 |
|--|---|--|

OWNER'S DECLARATION
NEW TRIPLEDECK HOME ALIENS BY THESE PRESENTS

The Seller, E. Paul and Maria S. Compton, do hereby certify that the plat depicting the herein described property as SLATE EMPIRE THREE ADDITION, CITY OF DALLAS, TEXAS, was prepared by the Seller, E. Paul and Maria S. Compton, and that the Seller, E. Paul and Maria S. Compton, are the owners of the herein described property. The Seller, E. Paul and Maria S. Compton, are hereby required for the purposes intended. The Seller, E. Paul and Maria S. Compton, are hereby required to provide the City of Dallas with the plat depicting the herein described property and to provide the City of Dallas with the plat depicting the herein described property and to provide the City of Dallas with the plat depicting the herein described property.

By: _____ Date: _____

By: _____ Date: _____

By: _____ Date: _____

By: _____ Date: _____

By: _____ Date: _____

By: _____ Date: _____

By: _____ Date: _____

By: _____ Date: _____

By: _____ Date: _____

By: _____ Date: _____

By: _____ Date: _____

By: _____ Date: _____

By: _____ Date: _____

By: _____ Date: _____

By: _____ Date: _____

By: _____ Date: _____

By: _____ Date: _____

By: _____ Date: _____

By: _____ Date: _____

SUBJECT PROPERTY
CITY OF DALLAS

By: _____ Date: _____

By: _____ Date: _____

By: _____ Date: _____

By: _____ Date: _____

By: _____ Date: _____

By: _____ Date: _____

By: _____ Date: _____

By: _____ Date: _____

By: _____ Date: _____

By: _____ Date: _____

By: _____ Date: _____

By: _____ Date: _____

By: _____ Date: _____

By: _____ Date: _____

By: _____ Date: _____

By: _____ Date: _____

By: _____ Date: _____

By: _____ Date: _____

By: _____ Date: _____

By: _____ Date: _____

By: _____ Date: _____

By: _____ Date: _____

By: _____ Date: _____

By: _____ Date: _____

By: _____ Date: _____

By: _____ Date: _____

GENERAL NOTES

1. BASIS OF BEARING IS STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE
2. VERTICAL DATUM IS NORTH AMERICAN DATUM OF 1983, ADJUSTED BY STATE
3. HORIZONTAL DATUM IS NORTH AMERICAN DATUM OF 1983, ADJUSTED BY STATE
4. HORIZONTAL DATUM IS NORTH AMERICAN DATUM OF 1983, ADJUSTED BY STATE
5. THE PURPOSE OF THIS MAP IS TO CREATE 3 PLATTED LOTS FROM THE EXISTING PLATTED LOTS, AND PORTION OF A BLOCK.
6. EASINGS INDICATED TO BE REMOVED.

URBAN STRUTURE

1.851 ACRES / 80,615 SQUARE FEET

LOT 5A, BLOCK A/5760

SLATE EMPIRE THREE ADDITION

ALL OF LOTS 5-9, AND A PORTION OF BLOCK A/5760

CA. HERB ADDITION

MAP RECORDS OF DALLAS COUNTY, TEXAS

OUT THE MILLS BENNETT SURVEY, ABSTRACT NO. 52

CITY OF DALLAS, DALLAS COUNTY, TEXAS

FILE NO. 0017-138

FILE NO. 0000-138

FILE NO. 0000-138

FILE NO. 0000-138

FILE NO. 0000-138

FILE NO. 0000-138

FILE NO. 0000-138

FILE NO. 0000-138

FILE NO. 0000-138

FILE NO. 0000-138

FILE NO. 0000-138

FILE NO. 0000-138

FILE NO. 0000-138

FILE NO. 0000-138

FILE NO. 0000-138

FILE NO. 0000-138

FILE NO. 0000-138

FILE NO. 0000-138