

CITY PLAN COMMISSION**THURSDAY OCTOBER 13, 2022****FILE NUMBER:** S212-347**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Telephone Road, west of Bonnie View Road**DATE FILED:** September 22, 2022**ZONING:** A(A), LI**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 34.057-acres **MAPSCO:** 76G &L**OWNER:** JSACQ/Telephone Road, LP

REQUEST: An application to create one 20.780-acre lot and one 13.277-acre lot from a 34.057-acre tract of land in City Block 8308 on property located on Telephone Road, west of Bonnie View Road.

SUBDIVISION HISTORY:

1. S212-288 was a request southeast of the present request to replat a 23.805-acre tract of land containing a part of Lot 1 in City Block 4/8317 and part of City Block 8317 to create one lot on property located on Telephone Road, west of Bonnie View Road. The request was approved on August 18, 2022 but has not been recorded.
2. S212-159 was a request east of the present request to create one 20.780-acre lot from a tract of land in City Block 8308 on property located on Telephone Road, west of Bonnie View Road. The request was approved on April 21, 2022 and was withdrawn on September 21, 2022.
3. S201-630 was a request northwest of the present request to replat a 65.59-acre tract of land containing all of Lot 1 in City Block B/8310 and all of a tract of land in City Block 8310 to create one lot on property located between Cedardale Road and Telephone Road. The request was approved on April 22, 2021 but has not been recorded.
4. S190-179 was a request west of the present request to create one 4.5949-acre lot from a tract of land in City Blocks 8282, and 8283 on property located on Langdon Road at Cleveland Road, southeast corner. The request was approved September 19, 2019 but has not been recorded. The request was approved on July 23, 2020 but has not been recorded.
5. S189-158 was a request southwest of the present request to replat a 55.23-acre tract of land containing all of Lot 1 in City Block B/8300; all of Lot 1 in City Block A/8303; and part of Lot 2 and all of Lot 1 in City Block 8306 to create 3 lots on property located on Telephone Road at Van Horn Drive, northeast corner. The request was approved on April 4, 2019 and recorded on April 12, 2022.
6. S178-318 was a request south of the present request to replat a tract of land containing all of Lots 1 through 29, and Lot 31 in City Block 2/8317 and a tract of land in City Block 2/8317 to create one 13.6168-acre lot on property located on

Telephone Road west of Bonnie-View Road. The request was approved on October 18, 2018 and recorded on November 11, 2020.

7. S167-081 was a request northwest of the present request to replat all of Lot 1 in City Block B/8310 and a 103.54-acre tract of land in City Block 8310 to create one 50.55-acre lot, one 56.00-acre lot, and one 2.19-acre lot on property located on Cedardale Road between Cleveland Road and Honeysuckle Road. The request was approved on February 16, 2018 and was withdrawn on March 26, 2021. S167-081A was a phased plat and was recorded on May 20, 2020.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of the A(A) Agriculture District and LI Light Industrial District; therefore, staff recommends approval 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 structure, new or existing, 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 submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.

11. The number of lots permitted by this plat is 2.

Paving & Drainage Conditions:

12. Submit a Full Set of Civil Engineering Plans 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. Section 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. Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval (Note must be on Plat). Section 51A 8.611(e)

Right-of way Requirements Conditions:

15. 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:

16. Determine the 100-year water surface elevation across this addition.
17. 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
18. Include additional paragraph in Owner's Certificate (pertaining to the floodplain). 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
19. Specify minimum fill and minimum finished floor elevations if Fill Permit exists.
20. Show natural channel set back from the crest of the natural channel.
21. Set floodway monument markers and provide documentation.
22. Provide information regarding Fill Permit or Floodplain Alteration Permit if applied for.

Survey (SPRG) Conditions:

23. On the final plat, show recording information on all existing easements within 150 feet of property.
24. Show correct recording information for subject property.
25. On the final plat, need new/different plat name.

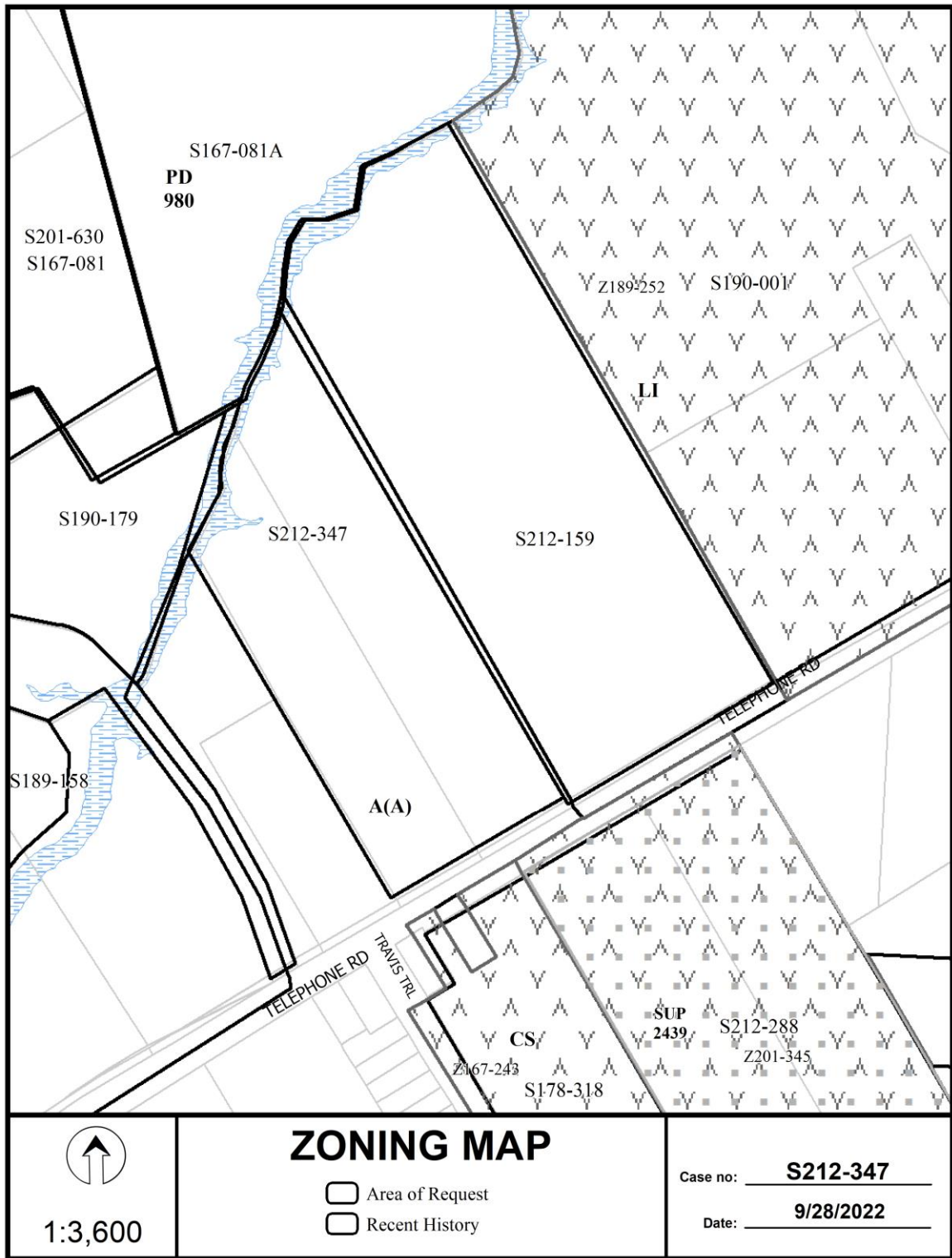
Dallas Water Utilities Conditions:

26. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.


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. Wastewater main improvement is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

GIS, Lot & Block Conditions:

29. On the final plat, identify the property as Lots 1 and 2 in City Block A/8308. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





 1:3,600	<h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S212-347 </u> Date: <u> 9/28/2022 </u>
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