

CITY PLAN COMMISSION

THURSDAY, OCTOBER 6, 2022

FILE NUMBER: S212-337

SENIOR PLANNER: Mohammad H. Bordbar

LOCATION: Greenville Avenue at Lyndon B. Johnson Freeway/Interstate Highway 635, southwest corner

DATE FILED: September 9, 2022

ZONING: MU-3

CITY COUNCIL DISTRICT: 10 **SIZE OF REQUEST:** 1.3117-acres **MAPSCO:** 16Z

APPLICANT/OWNER: Cheddar's, Inc.

REQUEST: An application to replat a 1.3117-acre tract of land containing a portion of Lot 5 in City Block C/8404 to create one lot on property located on Greenville Avenue at Lyndon B. Johnson Freeway/Interstate Highway 635, southwest corner.

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

1. S178-130 was a request southeast of the present request to replat a 5.524-acre tract of land containing all of Lot 1A in City Block 1/8414 to create one 2.750-acre lot, one 0.410-acre lot, and one 2.364-acre lot on property located at 9202 Markville Drive, east of Greenville Avenue. The request was approved on March 22, 2018 but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the MU-3 Mixed Use 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 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.

Survey (SPRG) Conditions:

16. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
17. On the final plat, all access easement(s) must be recorded by separate instrument(s) and the recording information must be shown on the final plat. Platting Guidelines.
18. On the final plat, all utility easement abandonments must be shown with the correct recording information. Platting Guidelines.
19. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
20. On the final plat, chose a new or different addition name. Platting Guidelines

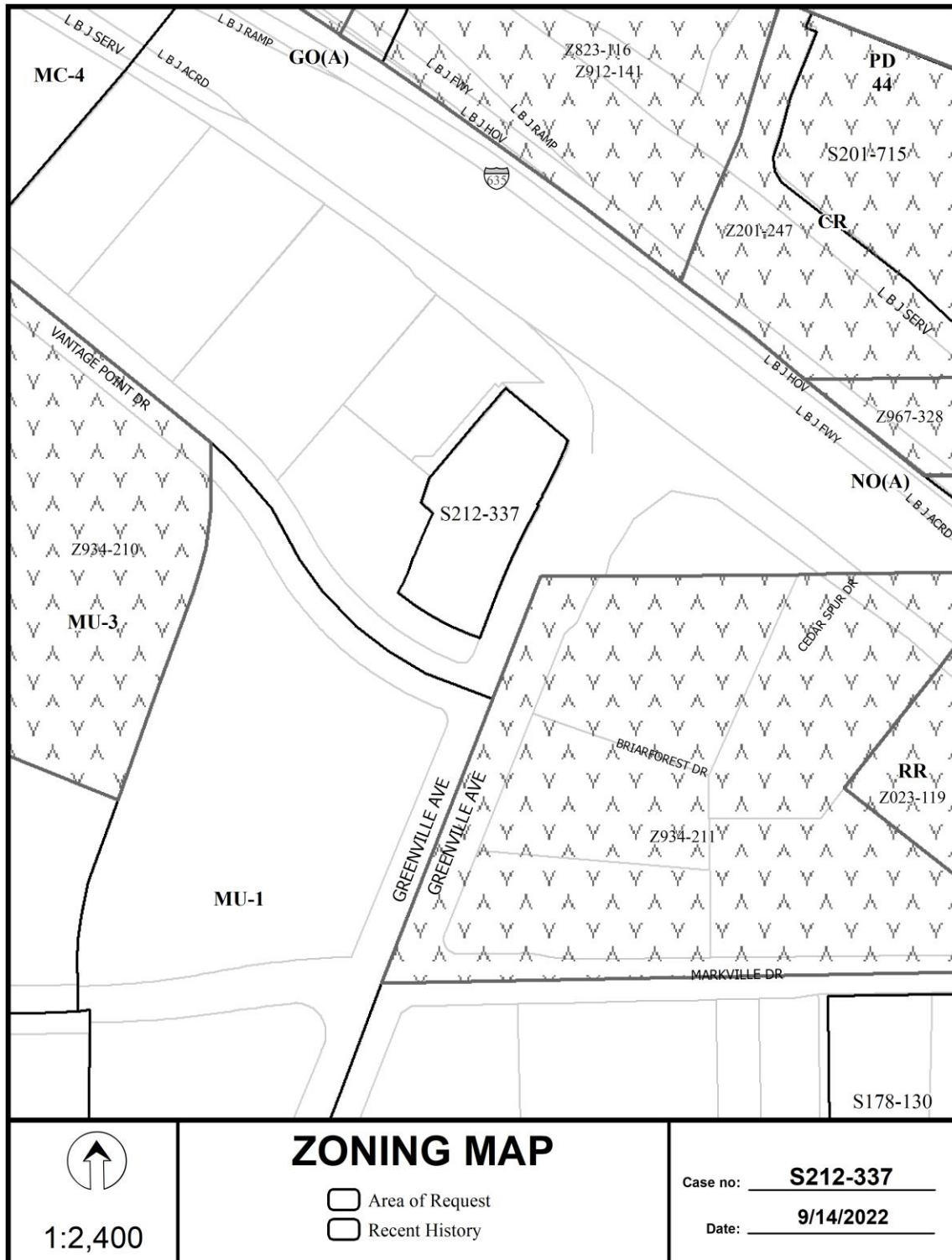
21. Prior to final plat, provide TxDOT map.
22. On the final plat, remove fire lane easement.

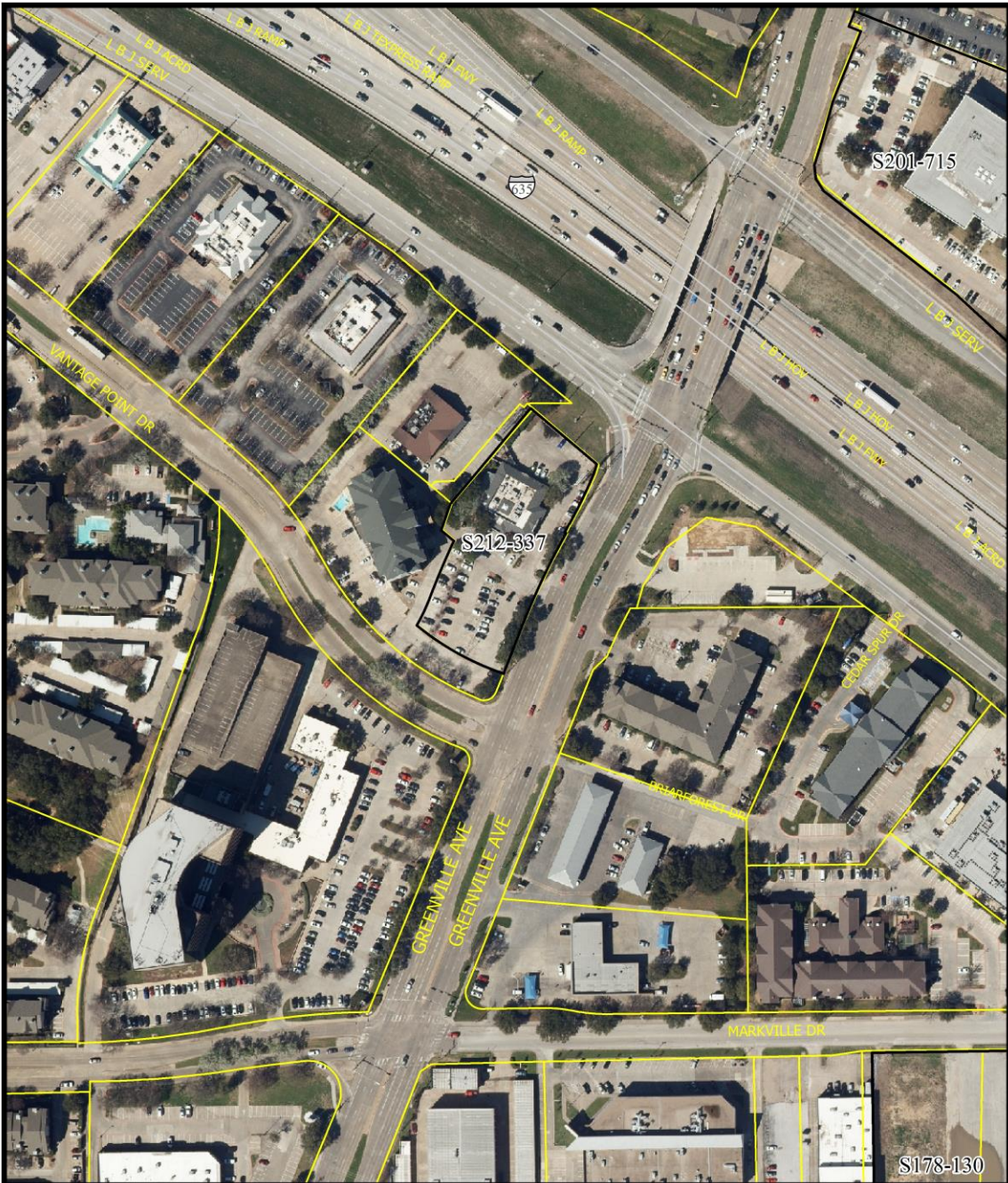
Dallas Water Utilities Conditions:


23. 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.
24. 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.
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.

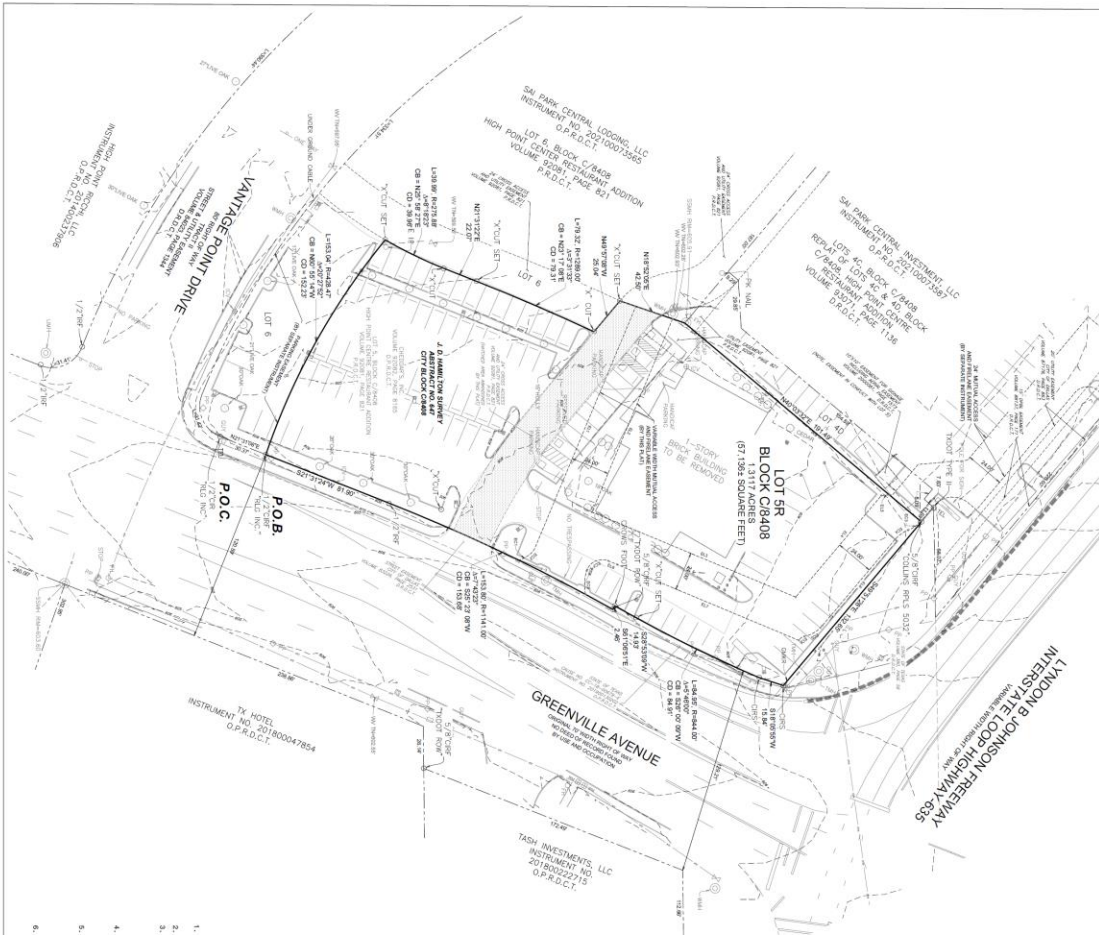
Real Estate / Arborist / Street Name / GIS, Lot & Block Conditions:

26. Prior to final plat, contact Real Estate regarding the utility easement abandonment Vol. 92081, Page 821.
27. On the final plat, change “Lyndon B. Johnson Freeway/Interstate Loop Highway - 635” to “Lyndon B. Johnson Freeway/Interstate Highway No. 635”. Section 51A-8.403(a)(1)(A)(xii)
28. On the final plat, identify the property as Lot 5A in City Block C/8408. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S212-337 </u> Date: <u> 9/14/2022 </u>
--	--	--



- SURVEY NOTES**
1. ALL BEARINGS ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATE OF 1983 (NAD 83), TIANA NORTH CENTRAL ZONE (42021).
 2. THE BLOCK PLAN IS COMED FROM THE CITY OF DALLAS BLOCK SURVEILLANCE.
 3. THE SURVEY WAS CONDUCTED BY THE INVESTIGATOR'S FIRM, BOWMAN ENGINEERING, INC., THE SURVEYOR HAS GUARANTEED THAT THE DIMENSIONS OF THE SURVEYED BLOCK CORNER POINTS ARE CORRECT AND THAT THE DIMENSIONS OF THE BLOCK ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS GUARANTEED THAT THE DIMENSIONS OF THE SURVEYED BLOCK CORNER POINTS ARE CORRECT AND THAT THE DIMENSIONS OF THE BLOCK ARE IN THE EXACT LOCATION INDICATED.
 4. AS DETERMINED BY THE BLOCK SURVEILLANCE DATA FOR TARRANT COUNTY, TEXAS, THE SURVEYED BLOCK IS LOCATED WITHIN THE BLOCK SURVEILLANCE DATA FOR TARRANT COUNTY, TEXAS.
 5. THIS SURVEY WAS CONDUCTED IN CONNECTION WITH THE TRANSMISSION DESCRIBED IN A REPORT DATED 08/04/2014 BY THE INVESTIGATOR'S FIRM, BOWMAN ENGINEERING, INC., AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF BOWMAN ENGINEERING, INC.
 6. THE PURPOSE OF THIS PLAN IS TO CLARIFY THE DIMENSIONS AND PARTIALLY UNKNOWN.

RESURVEILLANCE:
 BOWMAN ENGINEERING, INC.
 1200 BIRD MARSH ROAD, SUITE 200
 FORT WORTH, TEXAS 76104
 214.690.0616 FAX 214.690.0617

OWNER:
 BOWMAN ENGINEERING, INC.
 1200 BIRD MARSH ROAD, SUITE 200
 FORT WORTH, TEXAS 76104
 214.690.0616 FAX 214.690.0617

Point #	Point Name	Point Type	Point Description
1	1	Corner	Corner Point
2	2	Corner	Corner Point
3	3	Corner	Corner Point
4	4	Corner	Corner Point
5	5	Corner	Corner Point
6	6	Corner	Corner Point
7	7	Corner	Corner Point
8	8	Corner	Corner Point
9	9	Corner	Corner Point
10	10	Corner	Corner Point
11	11	Corner	Corner Point
12	12	Corner	Corner Point
13	13	Corner	Corner Point
14	14	Corner	Corner Point
15	15	Corner	Corner Point
16	16	Corner	Corner Point
17	17	Corner	Corner Point
18	18	Corner	Corner Point
19	19	Corner	Corner Point
20	20	Corner	Corner Point

PRELIMINARY PLAT
LOT 5R BLOCK C/8408
HIGH POINT CENTRE RESTAURANT ADDITION

BOWMAN ENGINEERING, INC.
 1200 BIRD MARSH ROAD, SUITE 200
 FORT WORTH, TEXAS 76104
 214.690.0616 FAX 214.690.0617

Bowman

1200 BIRD MARSH ROAD, SUITE 200
 FORT WORTH, TEXAS 76104
 214.690.0616 FAX 214.690.0617

ENGINEERING NO. 311

DATE: 08/04/2014

SHEET 1 OF 2 SHEETS

LOCATION MAP

LEGEND

- 1. LOT 5R
- 2. LOT 6R
- 3. BLOCK C/8408
- 4. HIGH POINT CENTRE RESTAURANT ADDITION
- 5. GREENVILLE AVENUE
- 6. LANCON B JOHNSON FREEWAY
- 7. P.O.B.
- 8. P.O.C.
- 9. SURVEY POINT
- 10. CORNER POINT
- 11. BOUNDARY LINE
- 12. EASEMENT
- 13. EGRESS
- 14. EGRESS
- 15. EGRESS
- 16. EGRESS
- 17. EGRESS
- 18. EGRESS
- 19. EGRESS
- 20. EGRESS

