

**CITY PLAN COMMISSION**

**THURSDAY OCTOBER 13, 2022**

**FILE NUMBER:** S212-346

**SENIOR PLANNER:** Sharmila Shrestha

**LOCATION:** bounded by Anson Road, Hines Place, Adeline Street, and Brookhollow Road

**DATE FILED:** September 22, 2022

**ZONING:** IR

**CITY COUNCIL DISTRICT:** 2    **SIZE OF REQUEST:** 10.862-acres

**MAPSCO:** 33R

**OWNER:** 7777 Hines Place, LLC

**REQUEST:** An application to replat a 10.862-acre tract of land containing all of Lot 1A City Block A/6064, all of Lots 1 through 3, part of Lot 4 in City Block 6066, and part of City Block 6064 and 6066 to create one 1.381-acre lot, one 1.525-acre lot and one 7.957-acre lot on property bounded by Anson Road, Hines Place, Adeline Street, and Brookhollow Road.

**SUBDIVISION HISTORY:**

1. S201-695 was a request south of the present request to replat a 17.2724-acre tract of land containing all of Lot 1 in City Block A/7930 and a tract of land in City Block 6062 to create one lot on property located on Anson Road at Brookhollow Road, southeast corner. The request was approved on July 15, 2021 but has not been recorded.
2. S190-114 was a request west of the present request to replat a 151.279-acre tract of land containing all of Lot 1 in City Block A/7939, Lot 1A in City Block A/7930, and all of a tract of land in City Blocks 6067, 6068, 6373, 6374, 7930, 7931, 7932, 7933, and 7939 to create one lot on property located on Empire Central Drive at Brookhollow Road, northwest corner. The request was approved on April 9, 2020 but has not been recorded.

**STAFF RECOMMENDATION:** Staff has determined that the request complies with the requirements of the IR Industrial/ Research 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 3.

**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. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Adeline Street, Brookhollow Road, and Anson Road. Sections 51A-8.602(c), 51A-8.604(c)
16. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or Street easement) at the intersection of Adeline Street and Hines Place. Section 51A 8.602(d)(1).
17. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or Street easement) at the intersection of Anson Road and Hines Place. Section 51A 8.602(d)(1).

18. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or Street easement) at the intersection of Anson Road and Brookhollow Road. Section 51A 8.602(d)(1).
19. 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 with the area of corner clip. Section 51A 8.602(d)(1), Section 51A-8.608(a)

**Survey (SPRG) Conditions:**

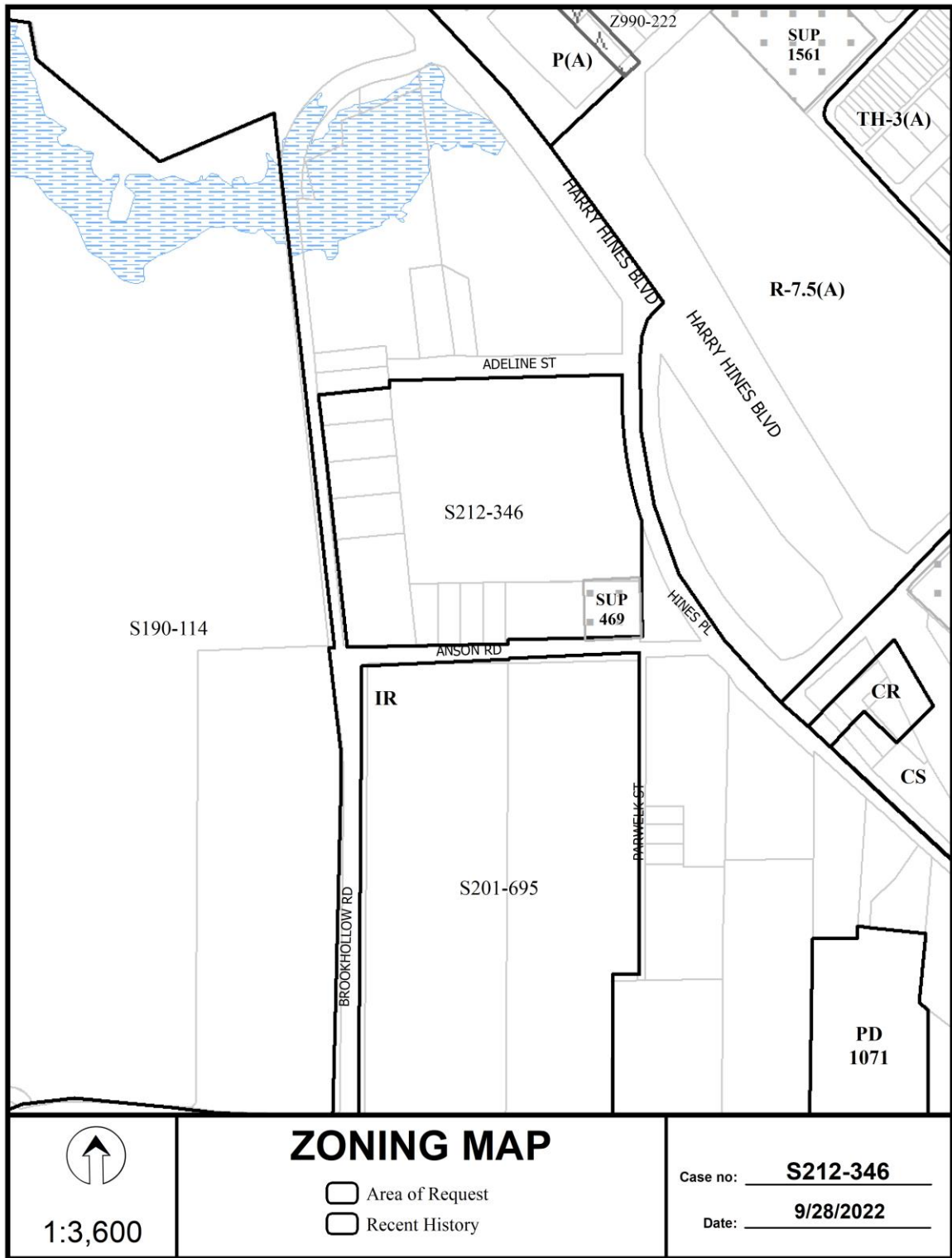
20. On the final plat, show recording information on all existing easements within 150 feet of property.

**Dallas Water Utilities Conditions:**

21. 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.
22. 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.

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

23. On the final plat, change “Hines Place (Old U.S. Highway 77)” to “Hines Place (F.K.A. U.S. Highway No. 77)”.
24. On the final plat, change “Parwelk Drive” to “Parwelk Drive (A.K.A. Parwelk Street)”.
25. On the final plat, identify the property as Lot 1B, 8A, and 11A in City Block A/6064. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





1:3,600

# AERIAL MAP

- Area of Request
- Recent History

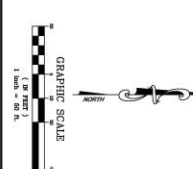
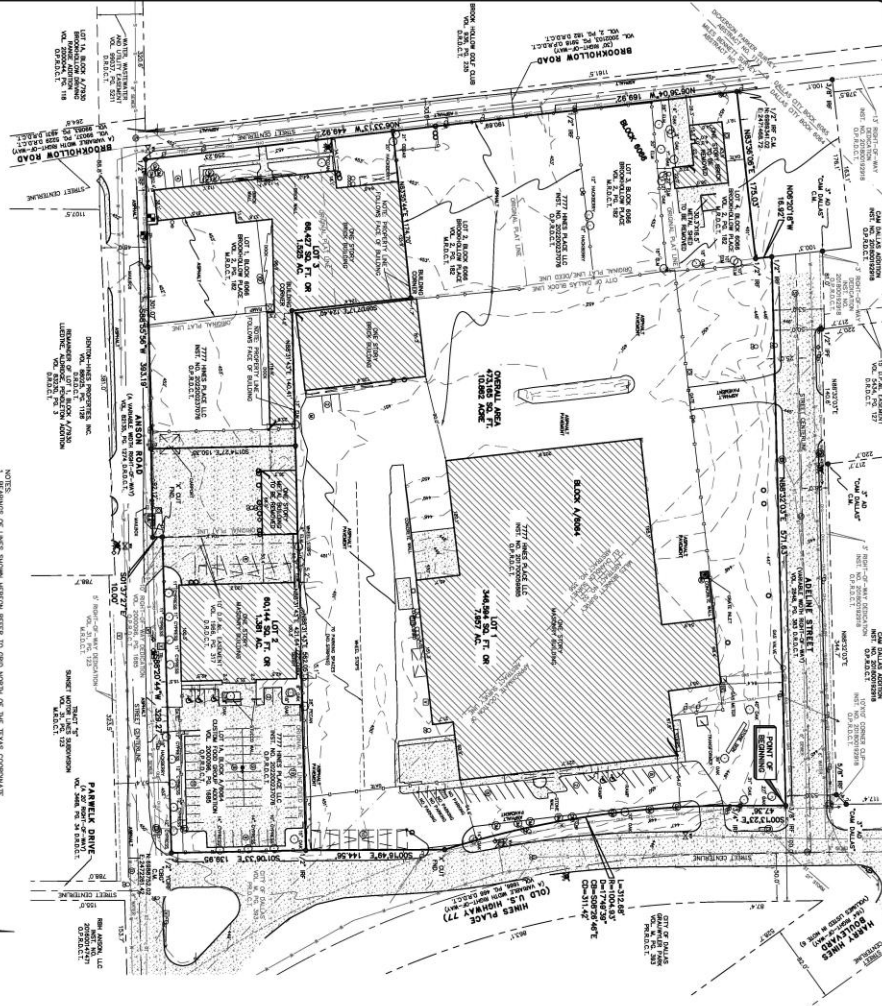
Case no: S212-346

Date: 9/28/2022

**OWNER'S CERTIFICATE:**  
 I, the undersigned, being the owner of the above described premises, do hereby certify that the above described premises are not subject to any lien, mortgage, deed restriction, or other encumbrance, and that the same are in full compliance with all laws, ordinances, and regulations of the City of Dallas, Texas, and the State of Texas, and that the same are in full compliance with all laws, ordinances, and regulations of the City of Dallas, Texas, and the State of Texas, and that the same are in full compliance with all laws, ordinances, and regulations of the City of Dallas, Texas, and the State of Texas.

**LEGEND**

Symbol	Description
Circle with dot	WATER MAINLINE
Square with dot	SEWER MAINLINE
Triangle with dot	STORM SEWER MAINLINE
Circle with cross	EXISTING LOT CORNER
Square with cross	PROPOSED LOT CORNER
Circle with 'X'	EXISTING CURB CORNER
Square with 'X'	PROPOSED CURB CORNER
Circle with 'X'	EXISTING STREET CENTERLINE
Square with 'X'	PROPOSED STREET CENTERLINE
Circle with 'X'	EXISTING LOT CORNER
Square with 'X'	PROPOSED LOT CORNER
Circle with 'X'	EXISTING CURB CORNER
Square with 'X'	PROPOSED CURB CORNER
Circle with 'X'	EXISTING STREET CENTERLINE
Square with 'X'	PROPOSED STREET CENTERLINE



**ENGINEER:** PERRY & MANNING SURVEYING, LLC  
 2407 NORTH STREET  
 HOUSTON, TX 77009  
 WWW.PERRYANDMANNINGSURVEYING.COM

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