

**CITY PLAN COMMISSION****THURSDAY, MAY 22, 2022****FILE NUMBER:** S212-214R**SENIOR PLANNER:** Hema Sharma**LOCATION:** South Belt Line Road, northeast of Garden Grove Road**DATE FILED:** April 25, 2025**ZONING:** PD 1055 (Subareas A and B)PD LINK: <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%201055.pdf>**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 11.753-acres**APPLICANT/OWNER:** Farrukh Azim; NAN Investments, LLC

**REQUEST:** An application to revise a previously approved preliminary plat (S234-214) to create one 1.151-acre lot, one 9.213-acre lot and to dedicate a right-of-way from an 11.753-acre tract of land in City Block 8822 on property located on South Belt Line Road, northeast of Garden Grove Road.

**SUBDIVISION HISTORY:**

1. S212-214 was a request at the same location as present request to create three lots ranging in size from 51,649 square feet to 328,216 square feet from an 11.753-acre tract of land in City Block 8822 on property located on South Belt Line Road, north of Garden Grove Road.
2. S190-099 was a request southwest of the present request to create one 0.8637-acre lot and one 1.4405-acre lot from a 2.304-acre tract of land in City Block 8821 on property located on South Beltline Road at Garden Grove Drive west corner. The request was approved March 5, 2020, and was withdrawn on July 23, 2020.
3. S190-088 was a request southwest of the present request to create a 2.304-acre lot from a tract of land in City Block 8821 on property located on South Beltline Road at Garden Grove Drive west corner. The request was withdrawn on January 31, 2020.
4. S190-084 was a request northeast of the present request to create three lots ranging in size from 0.809-acre (35,261 square foot) to 1.133-acre (58,118 square foot) from a 3.08-acre tract of land in City Block 8822 on property located on Seagoville Road, North of Belt line Road. The request was approved on February 20, 2020, but has not been recorded.
5. S189-168 was a request south of the present request to replat a 0.901-acre tract of land containing part of Lot 1 in City Block A/8820, to create one 0.427-acre lot and one 0.474-acre lot on property located at South Belt Line Road and Garden Grove Drive, east corner. The request was approved on April 18, 2019, but has not been recorded.
6. S178-285 was a request southwest of the present request to create a 2.886-acre lot from a tract of land in City Block 8822 on property located on South Belt Line

Road at Garden Grove Drive, north corner. The request was approved on September 6, 2018, but has not been recorded.

7. S178-171 was a request north of the present request to create one 0.344-acre lot and one 4.240-acre lot from a 4.583-acre tract of land located in City Block 8822 on property located on Seagoville Road, between Edd Road and South Belt Line Road, west corner. The request was approved on April 19, 2018, and has not been recorded.

**STAFF RECOMMENDATION:** The request complies with the requirements of PD 1055 (Subareas A and B); 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 2.

**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, dedicate 53.5 feet of right-of-way (via fee simple) from the established center line of South Belt Line Road. *Section 51A 8.602(c)*
16. On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of South Belt Line Road & Street A. Section 51A 8.602(d)(1)
17. 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)*

**Survey (SPRG) Conditions:**

18. Prior to final plat, submit a completed final plat checklist and all supporting documents.
19. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
20. Prior to final plat, remove 3 feet screen wall easement.

**Dallas Water Utilities Conditions:**

21. 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).
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. Water and Wastewater main improvements is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
24. 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 Light/ Real Estate/ Street Name/ GIS, Lot & Block Conditions:**

25. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
26. Prior to the final plat, it appears that Huma Street on the plat Inst. No. 20240019025 shows this to be a street easement. Please contact to Real Estate division to abandon.
27. On the final plat, change "S. Beltline Row" to "South Belt Line Road". Section 51A-8.403(a)(1)(A)(xii).
28. On the final plat, identify the property as Lots 1 & 2, in City Block H/8822.











