

CITY PLAN COMMISSION**THURSDAY, JULY 11, 2024****FILE NUMBER:** S234-135**SENIOR PLANNER:** Hema Sharma**LOCATION:** Walton Walker Boulevard, north of Wheatland Road**DATE FILED:** June 13, 2024**ZONING:** PD 1113**PD LINK:** Currently not available**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 15.421-acres**APPLICANT/OWNER:** LDG Development; PD England, LTD**REQUEST:** An application to create one 15.421-acre lot from a tract of land in City Block 8332 on property located on Walton Walker Boulevard, south of Goodman Street.**SUBDIVISION HISTORY:** There has been no recent platting activity within close proximity to this request.**STAFF RECOMMENDATION:** The request complies with the requirements of the PD 1113; 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/marketing/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 7.5 feet of right-of-way (via fee simple) from the established center line of Alley. *Section 51A 8.602(c)*
16. On the final plat, TXDOT approval may be required for any driveway modifications or new access.
17. 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.
18. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development (Contact Srinivasa Veeramallu with Traffic Signals). *51A-8.606, 51A-8.608*

Survey (SPRG) Conditions:

19. Prior to final plat, submit a completed final plat checklist and all supporting documents.
20. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
21. On the final plat, show distances/width across all adjoining right-of-way

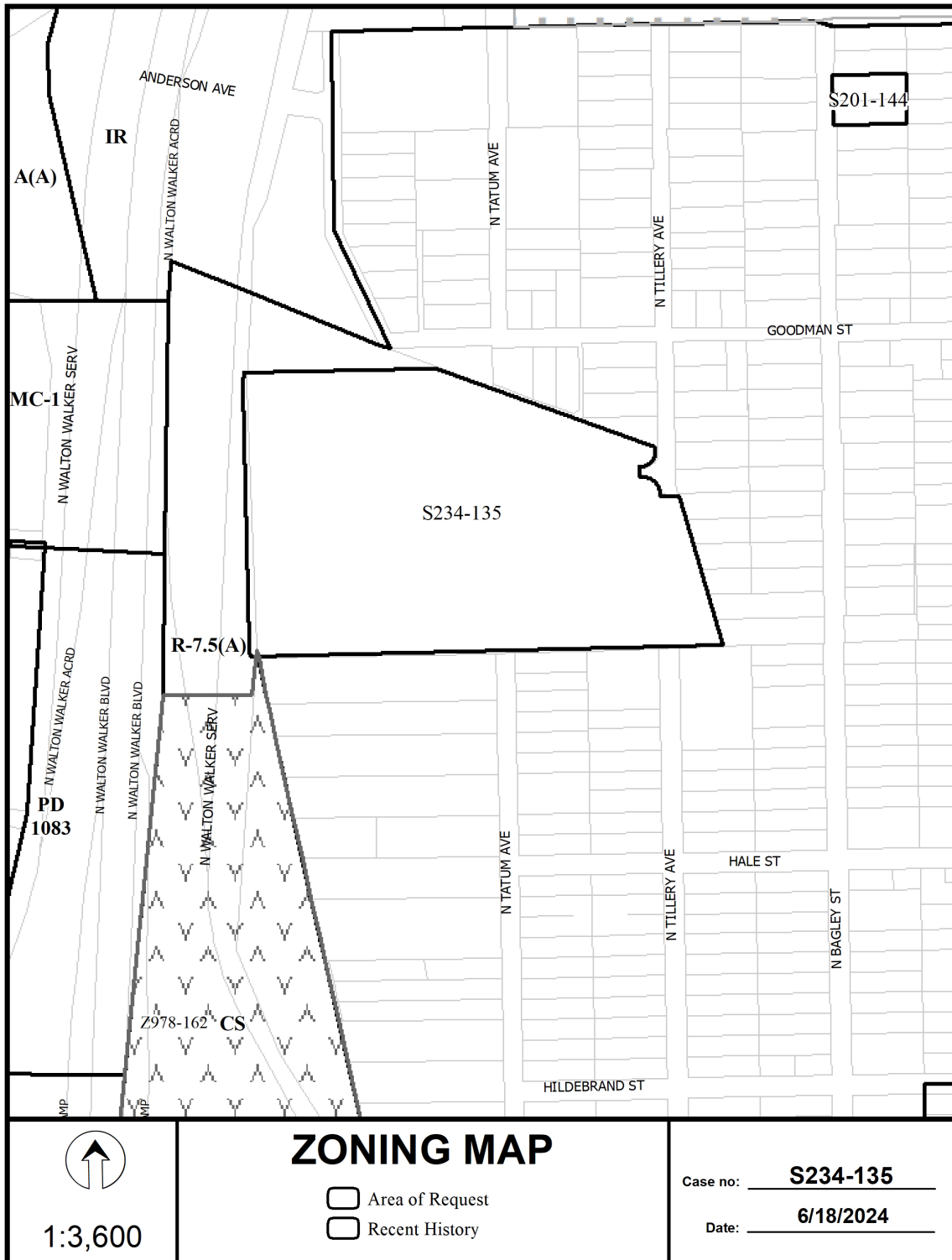
22. On the final plat, show recording information on all existing easements within 150 feet of the property.
23. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
24. For preparation of final plat, use City of Dallas Survey and checklist requirements.

Dallas Water Utilities Conditions:


25. 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).
26. 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.
27. 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.
28. 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 Name / GIS, Lot & Block Conditions:

29. Prior to the final plat, change “Walton Walker Boulevard State Highway Loop 12” to “Walton Walker Boulevard/ State Highway Loop 12”.
30. Prior to the final plat, change “North Tillery Avenue” to “Tillery Avenue”.
31. On the final plat, identify the property as Lot 1 in City Block A/8332.





 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> S234-135 </u> Date: <u> 6/18/2024 </u>
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SUBTRACTOR NAME:
 DUNAWAY ASSOCIATES, LP
 2500 PALMER PARK DRIVE, SUITE 400
 GREGG PFLAND, TEXAS 76107

APPLICANT NAME:
 LDC DEVELOPMENT
 1469 SOUTH FOURTH STREET
 FT. WORTH, TEXAS 76107

ENGINEER NAME:
 DUNAWAY ASSOCIATES, LP
 550 BAILEY STREET - SUITE 400
 GREGG WESCOFF, TEXAS 76107

OWNER NAME:
 PD. ENGLAND, LTD
 1500 W. WALTON WALKER BLVD
 PHILLIP D. ENGLAND, TEXAS 76107

- PRELIMINARY PLAT NOTES:**
1. All visible structures present within the plat boundary at the time of the survey are shown.
 2. The survey was conducted in accordance with the City of Fort Worth Engineering Zone. However, it is within a future recognized watershed.
 3. No common areas planned for this site.
 4. The purpose of this plat is to create 1 lot from a 15.421 acre tract of land.

CITY PLAN FILE NUMBER: _____
ENGINEERING NUMBER: _____

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 1 LOT FROM A 15.421 ACRE TRACT OF LAND

**PRELIMINARY PLAT OF
 WALTON WALKER
 LOT 1 BLOCK 8332**

CITY CASE NUMBER:

