**FILE NUMBER:** S223-247          **SENIOR PLANNER:** Sharmila Shrestha

**LOCATION:** Harry Hines Boulevard, west of Denton Drive

**DATE FILED:** August 25, 2023          **ZONING:** IR

**CITY COUNCIL DISTRICT:** 6          **SIZE OF REQUEST:** 2.068-acres

**APPLICANT/OWNER:** Pawn, Tx, Inc.

**REQUEST:** An application to create one 2.068-acre lot from a tract of land in City Block 6142 on property located on Harry Hines Boulevard, west of Denton Drive.

**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 IR Industrial/Research 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/marking/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:**

15.	TXDOT approval may be required for any driveway modifications or new access.

**Food Plain Condition:**

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. *Section 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.	Prior to final plat, submit a completed final plat checklist and all supporting documents.
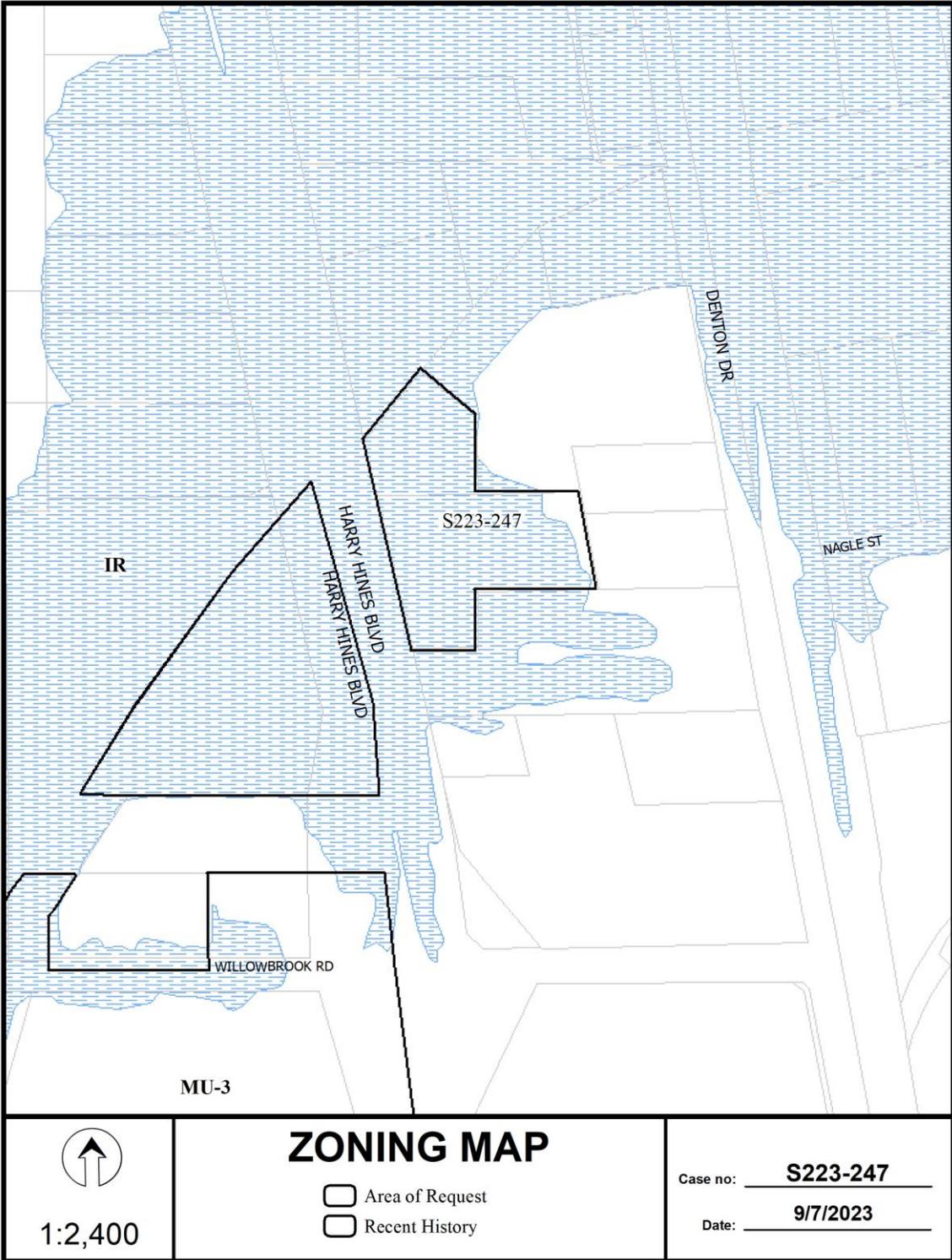
24. On the final plat, show recording information on all existing easements within 150 feet of the property.

25. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.

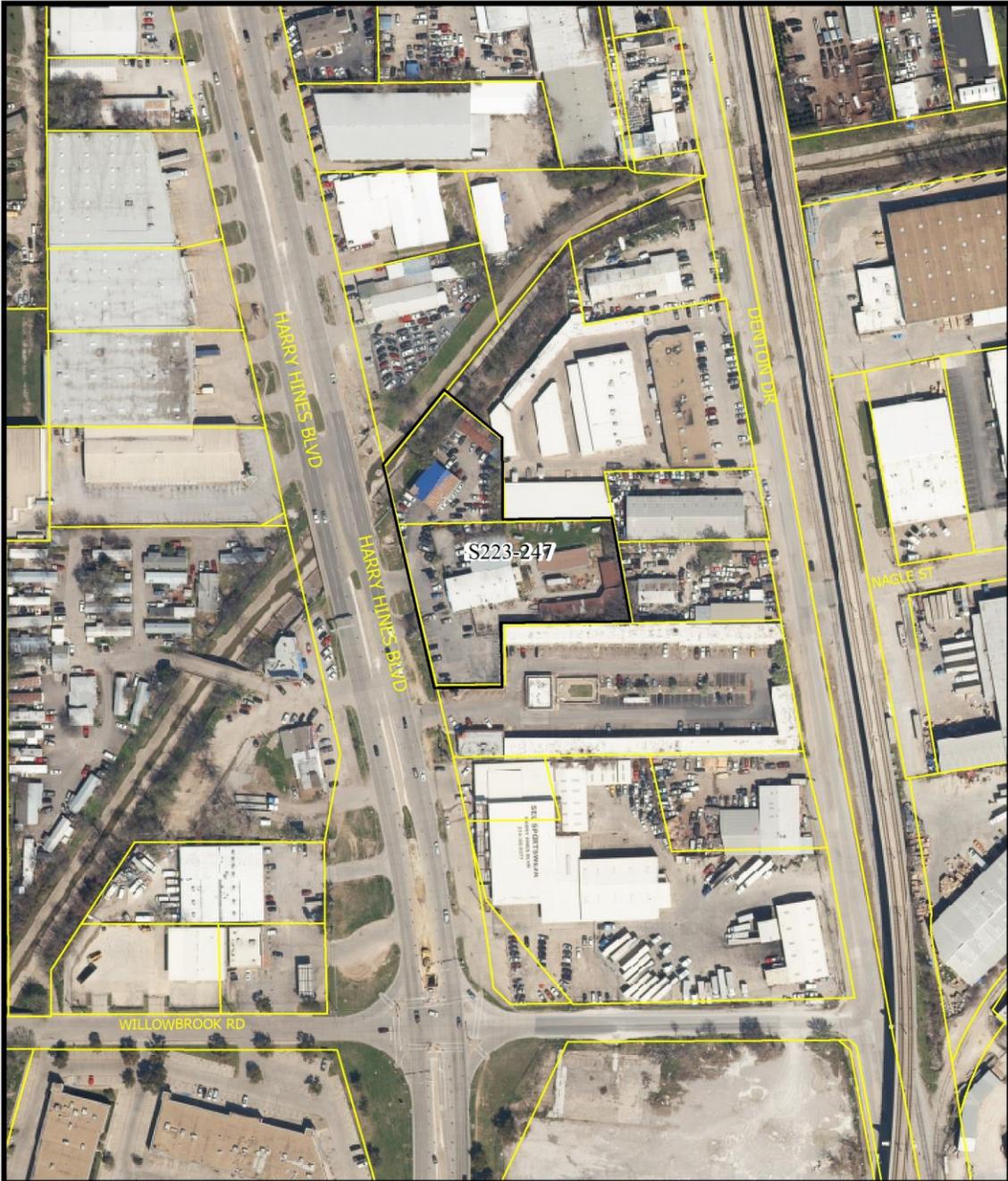26. Need new/different plat name.

**Dallas Water Utilities Conditions:**

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.* Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum Dallas Water Utility easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

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

29. On the final plat, change "Harry Hines Boulevard" to "Harry Hines Boulevard /State Highway Loop No. 354."

30. On the final plat, identify the property as Lot 5 in City Block 6142. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

**ZONING MAP**

◻ Area of Request
◻ Recent History

1:2,400

Case no: **S223-247**

Date: **9/7/2023**

Map labels: DENTON DR, NAGLE ST, HARRY HINES BLVD, HARRY HINES BLVD, WILLOWBROOK RD, IR, MU-3, S223-247

**AERIAL MAP**

☐ Area of Request
☐ Recent History

1:2,400

Case no: **S223-247**

Date: **9/7/2023**

PRELIMINARY PLAT

LOT 1, BLOCK 1
HARRY HINES ADDITION
BEING 2.068 ACRES
SITUATED IN BLOCK 6142
AND IN THE
ABSALOM SMITH SURVEY
ABSTRACT NO. 1347
CITY OF DALLAS
DALLAS COUNTY, TEXAS
PROJECT # S223-247

CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson of Brent Rubin, Vice
Chairperson of the City Plan Commission of the
City of Dallas, State of Texas, hereby certify that
the attached plat was duly filed for approval with
the City Plan Commission of the City of Dallas on
the _____ day of _____ A.D.
_____ and same was duly approved on the
_____ day of A.D.
_____ 20_____
by said commission.

Attest: _____

Secretary _____

PRELIMINARY
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE AND
SHALL NOT BE USED OR VIEWED OR
RELIED UPON AS A FINAL SURVEY
DOCUMENT.

OWNER:
PARK TX, INC
1600 WEST 7TH STREET
FORT WORTH, TX 76102

SURVEYOR:
LANDPOINT
4400 INTERNATIONAL PLAZA, STE. 640
FORT WORTH, TX 76109
(817) 984-1600
www.landpoint.net
TEXAS FIRM NO. 10194200

LEGEND / ABBREVIATIONS

AREA TABLE

| LOT | ACRES | SQ FOOT |
|---|---|---|
| LOT 1, BLOCK 1 | 2.068 ACRES | 90094 |

GRAPHIC SCALE

VICINITY MAP
NOT TO SCALE

LOT 1, BLOCK 1
2.068 ACRES

HARRY HINES BOULEVARD

DENTON DRIVE