

CITY PLAN COMMISSION

THURSDAY, MARCH 21, 2024

FILE NUMBER: S234-066

SENIOR PLANNER: Sharmila Shrestha

LOCATION: Dowdy Ferry Road, north of Lyndon B Johnson Freeway/ Interstate Highway No. 20

DATE FILED: February 22, 2024

ZONING: CS

CITY COUNCIL DISTRICT: 8

SIZE OF REQUEST: 2.0631-acres

APPLICANT/OWNER: 635-Dowdy Venture

REQUEST: An application to create one 2.0631-acre lot from a tract of land in City Block 8524 on property located on Dowdy Ferry Road, north of Lyndon B Johnson Freeway/ Interstate Highway No. 20.

SUBDIVISION HISTORY:

1. S201-551 was a request east of the present request to create one 53.6165-acre lot from a tract of land in City Block 8524 on property located on Dowdy Ferry Road, north of Lyndon B. Johnson Freeway. The request was approved on January 7, 2021, and was withdrawn on February 21, 2024.

STAFF RECOMMENDATION: The request complies with the requirements of the CS Commercial Service 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:

15. On the final plat, dedicate 50 feet of right-of-way (via fee simple) from the established center line of Dowdy Ferry Road. *Section 51A 8.602(c)*
16. TxDOT approval may be required for any driveway modification or new access point(s).
17. 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) Section 51A-8.606, 51A-8.608

Flood Plain Conditions:

18. On the final plat, determine the 100-year water surface elevation across this addition.
19. On the final plat, dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement

statement included on the face of the Plat. 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V

20. On the final plat, include additional paragraph in Owner's Certificate (pertaining to the floodplain). 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
21. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
22. On the final plat, show the natural channel set back from the crest of the natural channel. *Section 51A-8.611(d), Trinity Watershed Management.*
23. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. *Section 51A-8.617(d)(1), (2), (3), and (4)*
24. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

Survey (SPRG) Conditions:

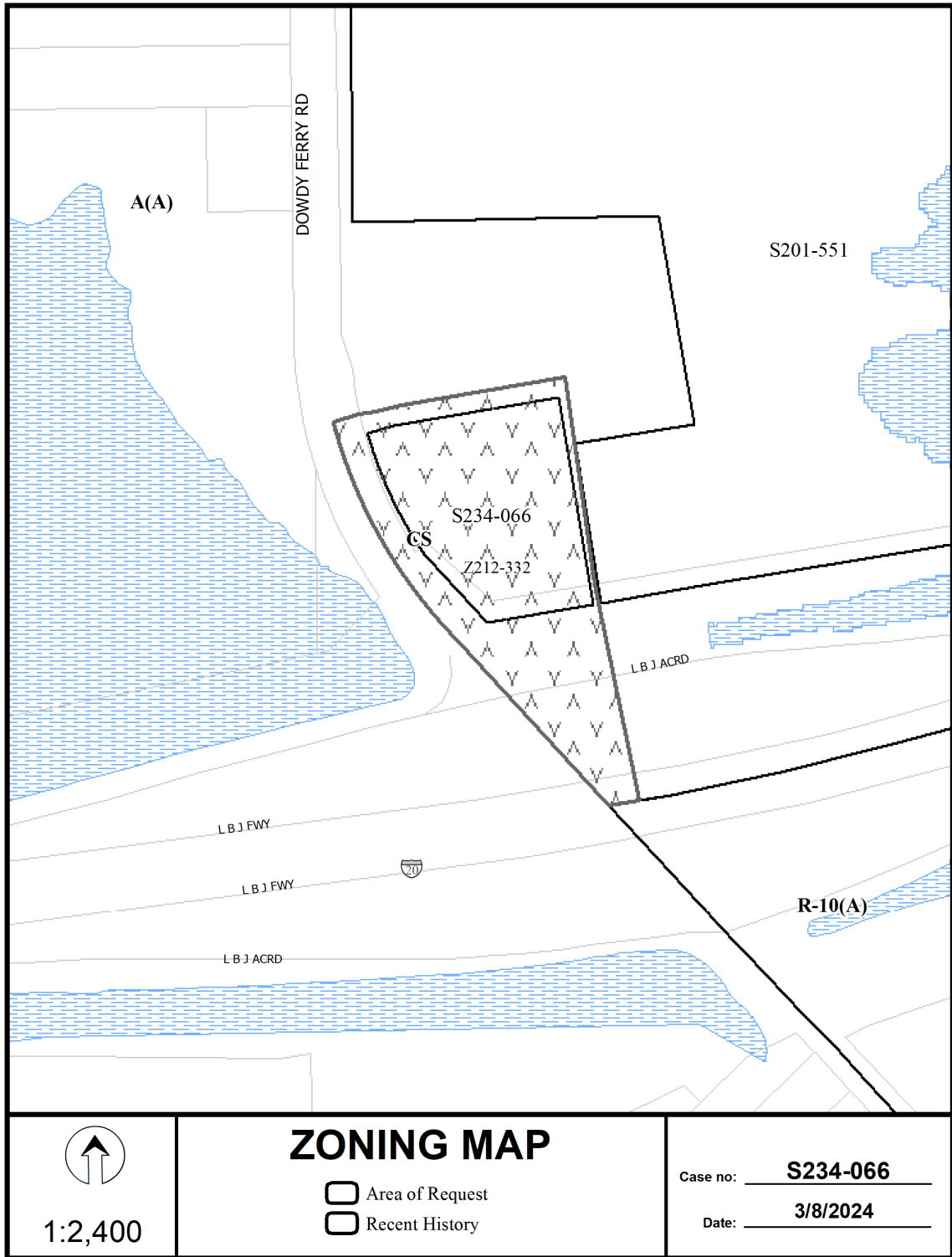
25. Prior to final plat, submit a completed final plat checklist and all supporting documents.
26. On the final plat, show the correct recording information for the subject property.
27. On the final plat, show recording information on all existing easements within 150 feet of the property.
28. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.

Dallas Water Utilities Conditions:

29. 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.
30. 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).
31. Wastewater 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.



Street Name / GIS, Lot & Block Conditions:

32. On the final plat, change "Interstate Highway 20" to "Lyndon B Johnson Freeway/ Interstate Highway No. 20".
33. On the final plat, identify the property as Lot 1 in City Block A/8524.



1:2,400


ZONING MAP

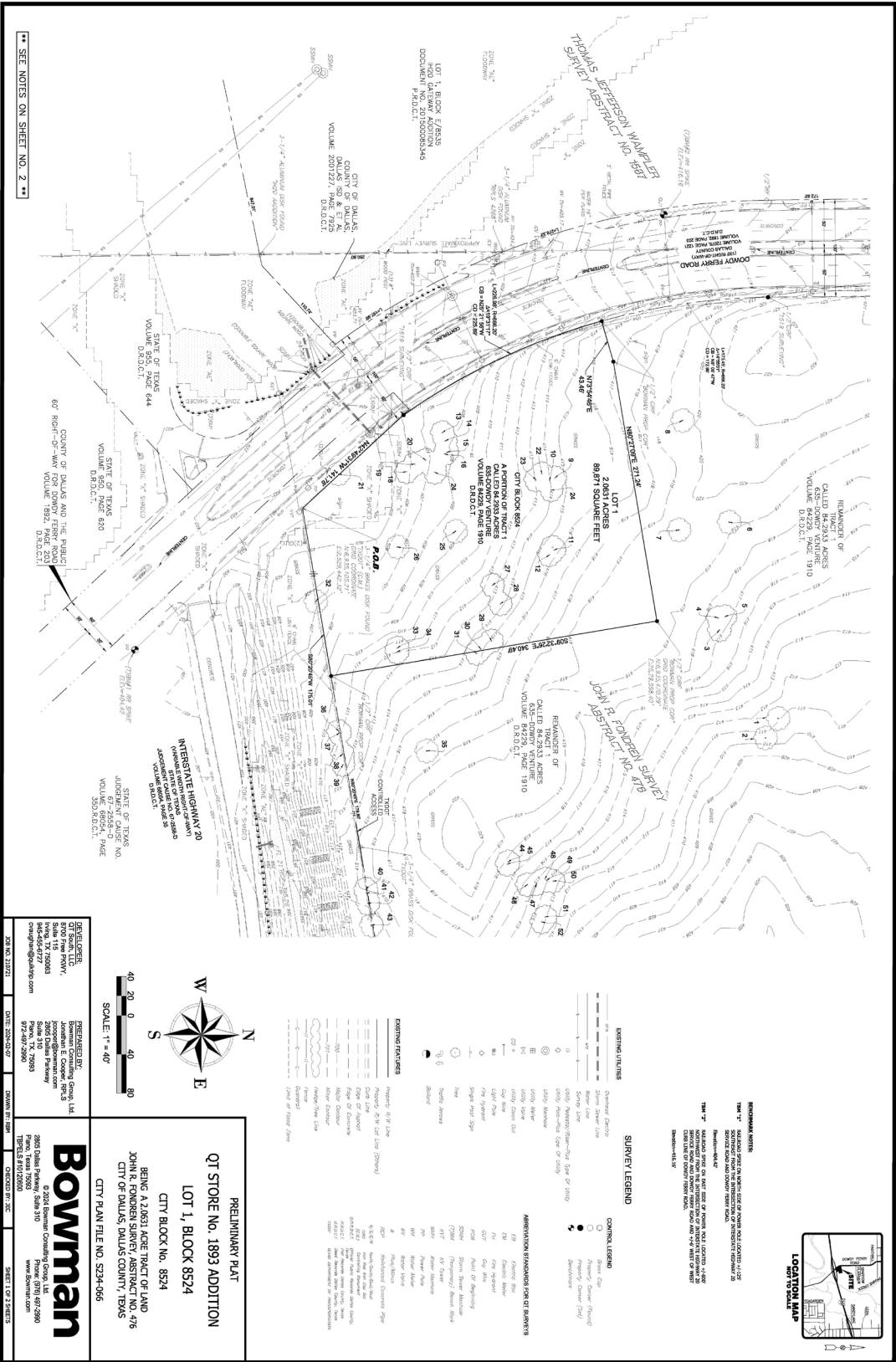
-  Area of Request
-  Recent History

Case no: **S234-066**

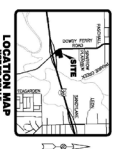
Date: **3/8/2024**



 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> S234-066 </u> Date: <u> 3/8/2024 </u>
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SEE NOTES ON SHEET NO. 2



REMARKS:
 THIS PLAT IS A PRELIMINARY PLAT OF A SURVEY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE SURVEY DATA AND DOES NOT EXTEND TO ANY OTHER MATTER. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE SURVEY DATA AND DOES NOT EXTEND TO ANY OTHER MATTER.

EXISTING UTILITIES

—	Water Main
—	Sewer Main
—	Gas Main
—	Electric Power Line
—	Telephone Line
—	Cable TV Line
—	Other Utility

CONTROL LEGEND

○	Survey Station
●	Property Corner (Point)
○	Property Corner (Bench)
○	Reference

ADDITIONAL SYMBOLS FOR SURVEY

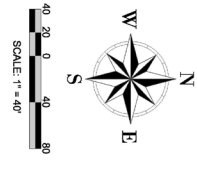
○	Survey Station
●	Property Corner (Point)
○	Property Corner (Bench)
○	Reference

EXISTING FEATURES

—	Property Line
—	Right-of-Way Line
—	Edge of Roadway
—	Major Collector
—	Minor Collector
—	Impervious Area
—	Open Area
—	Water
—	Other

ADDITIONAL FEATURES FOR SURVEY

—	Property Line
—	Right-of-Way Line
—	Edge of Roadway
—	Major Collector
—	Minor Collector
—	Impervious Area
—	Open Area
—	Water
—	Other



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PRELIMINARY PLAT
 QT STORE NO. 1893 ADDITION
 LOT 1, BLOCK 8524
 CITY BLOCK NO. 8524
 BEING A 2.0631 ACRE TRACT OF LAND
 JOHN R. FOUNDER SURVEY ABSTRACT NO. 476
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. 5234-966



