

CITY PLAN COMMISSION**THURSDAY, JUNE 06, 2024****FILE NUMBER:** S234-117**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Forney Road, at the terminus of Wimbelton Way**DATE FILED:** May 08, 2024**ZONING:** LI**CITY COUNCIL DISTRICT:** 5**SIZE OF REQUEST:** 2.2593-acres**APPLICANT/OWNER:** SCC Forney 1 LP

REQUEST: An application to create one 2.2593-acre lot from a tract of land in City Block 5827 on property located on Forney Road, at the terminus of Wimbelton Way.

SUBDIVISION HISTORY:

1. S212-296 was a request southwest of the present request to create 3 lots ranging in size from 1.154-acre to 6.481-acre from a 12.869-acre tract of land in City Block J/5828 on property located on Carr Street, west of Cedar Lake Drive. The request was approved on September 1, 2022, and has not been required.
2. S189-076 was a request at the same location as present request to create one lot from a 2.2614-acre tract of land in City Block 5827 on property located on Wimbelton Way, southwest of Forney Road. The request was withdrawn on April 3, 2024.

STAFF RECOMMENDATION: The request complies with the requirements of the LI Light Industrial 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/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)

Survey (SPRG) Conditions:

15. Prior to final plat, submit a completed final plat checklist and all supporting documents.

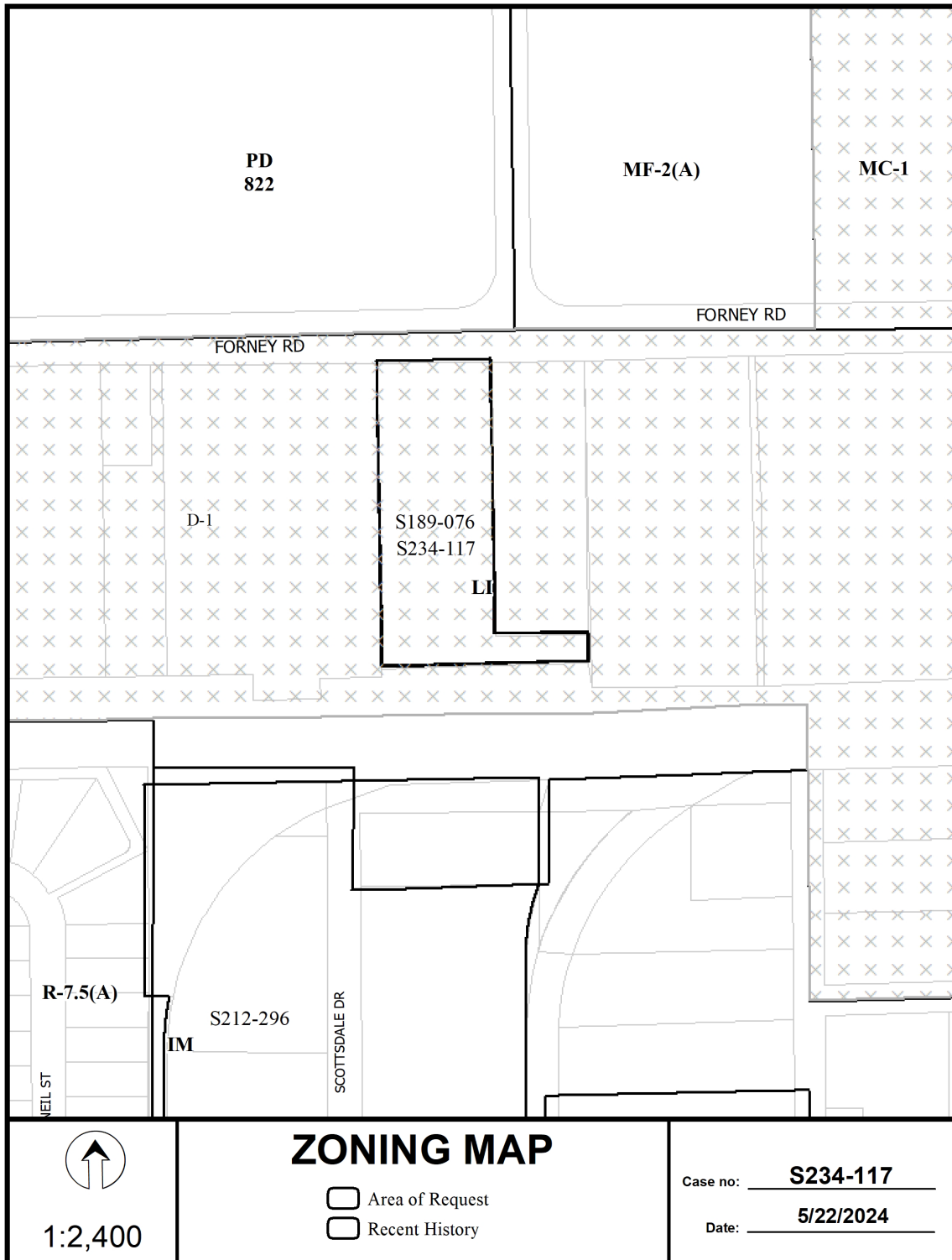
Dallas Water Utilities Conditions:

16. 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).
17. 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.

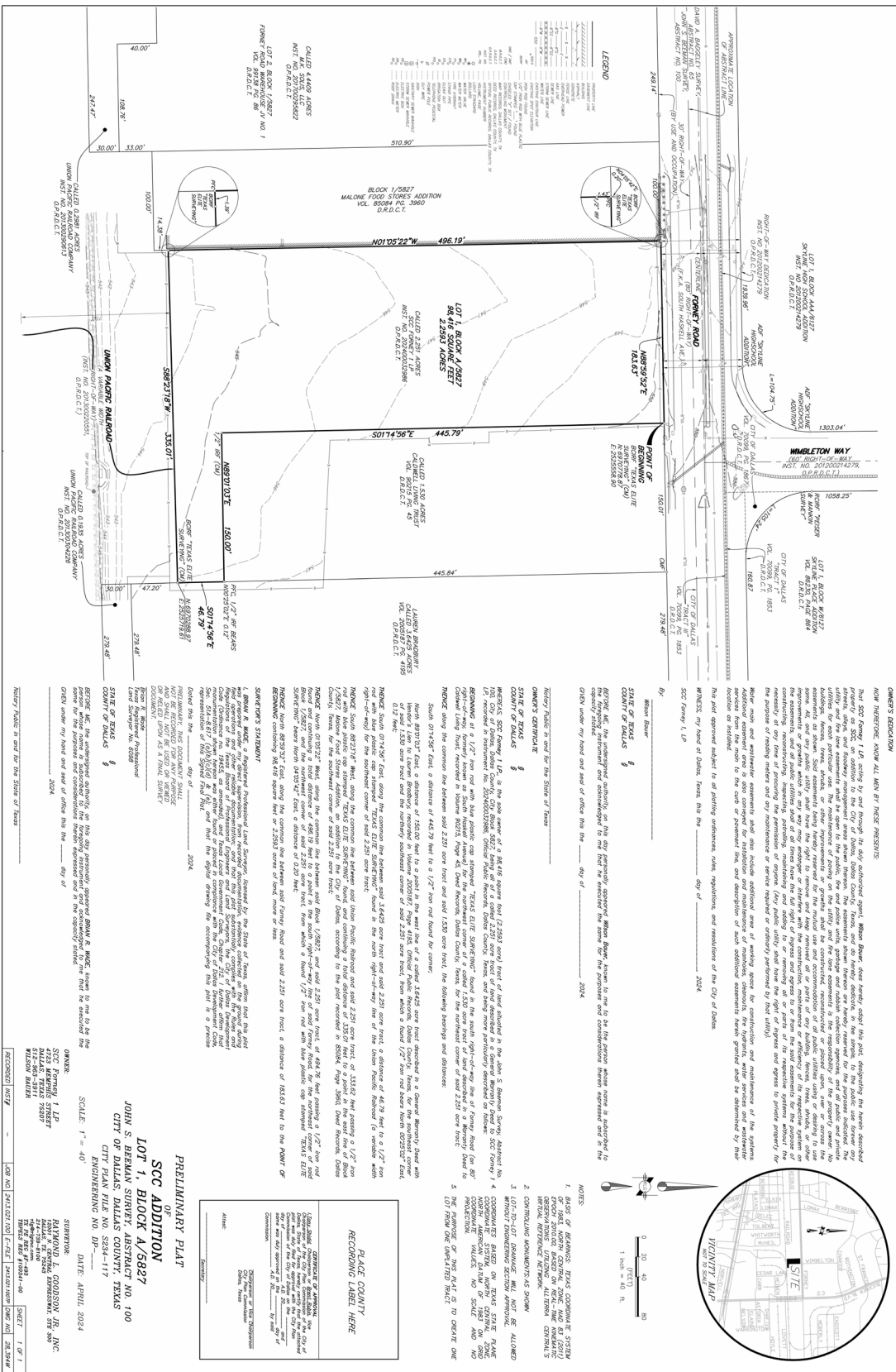
18. Water and Wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

Street Name / GIS, Lot & Block Conditions:

19. On the final plat, change "Forney Road (FKA South Haskell Ave)" To "Forney Road (FKA Haskell Avenue)"
20. On the final plat, identify the property as Lot 3 in City Block 1/5827.







OWNER'S DECLARATION

I, the undersigned, hereby certify that I am the owner of the above described land and that I have no other claims or interests therein. I have read the plat and the accompanying documents and I hereby certify that the same are correct and true to the original survey and that I have no objection to the same being recorded in the public records of the County of Dallas, Texas.

Witness my hand and seal of office this _____ day of _____, 2024.

 Name of Owner

STATE OF TEXAS

County of Dallas

My commission expires _____

NOTARY PUBLIC

My name is _____

PLAT OF

Block 1,5827

LOT 1, BLOCK A, 5827

Block 1,5827

RECORDING LABEL

PLATE NO. _____

DATE

APRIL 2024

SURVEYOR

REBECCAH J. GOODSON, JR., INC.

ADDRESS

1715 MARSH STREET

CITY

DALLAS, TEXAS

STATE

TEXAS

SCALE

1" = 40'

DATE

APRIL 2024

PLAT NO.

2412.001.001

SHEET

1 OF 1

RECORDING INFO

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