

**CITY PLAN COMMISSION****THURSDAY, AUGUST 8, 2024****FILE NUMBER:** S234-163**SENIOR PLANNER:** Hema Sharma**LOCATION:** Shorecrest Drive, north of Harry Hines Boulevard**DATE FILED:** July 11, 2024**ZONING:** IR**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 5.22-acres**APPLICANT/OWNER:** Benajamin P. Ralston; Douglas R. Ralston; Denton Walker

**REQUEST:** An application replat a 5.22-acre tract of land containing all of Lot 1 in City Block A/5773 and a portion of a tract of land on City Block 5773 to create one lot on property located on Shorecrest Drive, east of Harry Hines Boulevard.

**SUBDIVISION HISTORY:**

1. S223-117 was a request southeast of the present request to to replat a 51.474-acre tract of land containing all of Lots 1A, 1B, 1C, a tract of land, and abandoned Wyman Street and to abandoned portion of Research Row in City Block B/5772 to create one lot on property located on Denton Drive, north of Burbank. The request was approved on April 20, 2023 and has not been recorded.

**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/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)
15. 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.

**Survey (SPRG) Conditions:**

16. Prior to final plat, submit a completed final plat checklist and all supporting documents.
17. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
18. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
19. On the final plat, show recording information on all existing easements within 150 feet of the property.
20. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

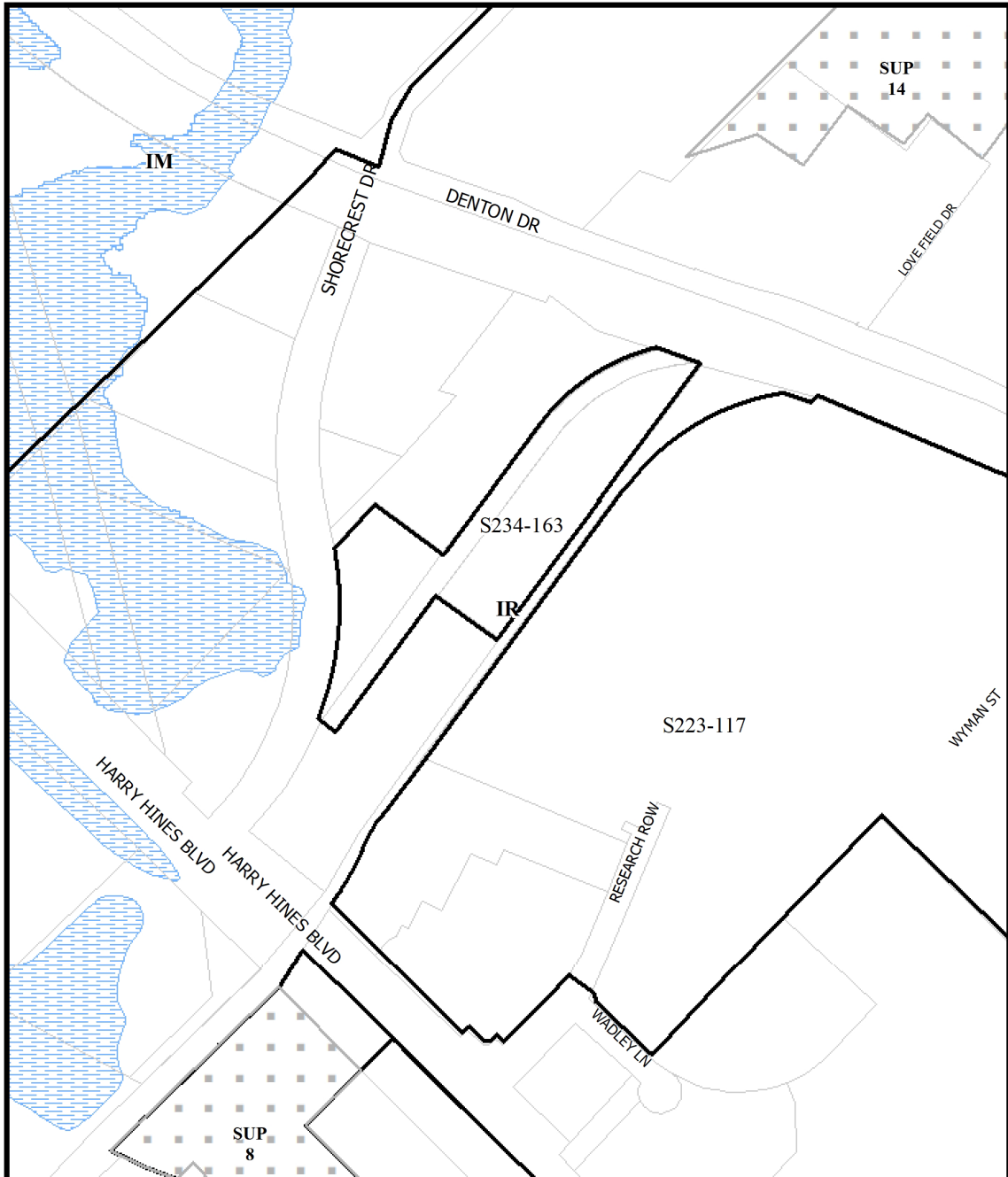
21. On the final plat, show or list the prior plat on the map, in the legal description, and/or title block. Platting Guidelines.


**Dallas Water Utilities Conditions:**

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 may be 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.

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

25. Prior to final plat, contact Real Estate to discuss remedy parking lot and fence encroachment to right of way along Shorecrest Drive.
26. On the final plat, identify the property as Lot 1A in City Block A/5773.



 1:3,600	<h2>ZONING MAP</h2> <ul style="list-style-type: none"> <li><input type="checkbox"/> Area of Request</li> <li><input type="checkbox"/> Recent History</li> </ul>	Case no: <u>      <b>S234-163</b>      </u> Date: <u>      <b>7/18/2024</b>      </u>
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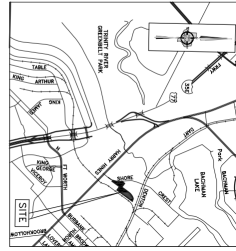
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# AERIAL MAP

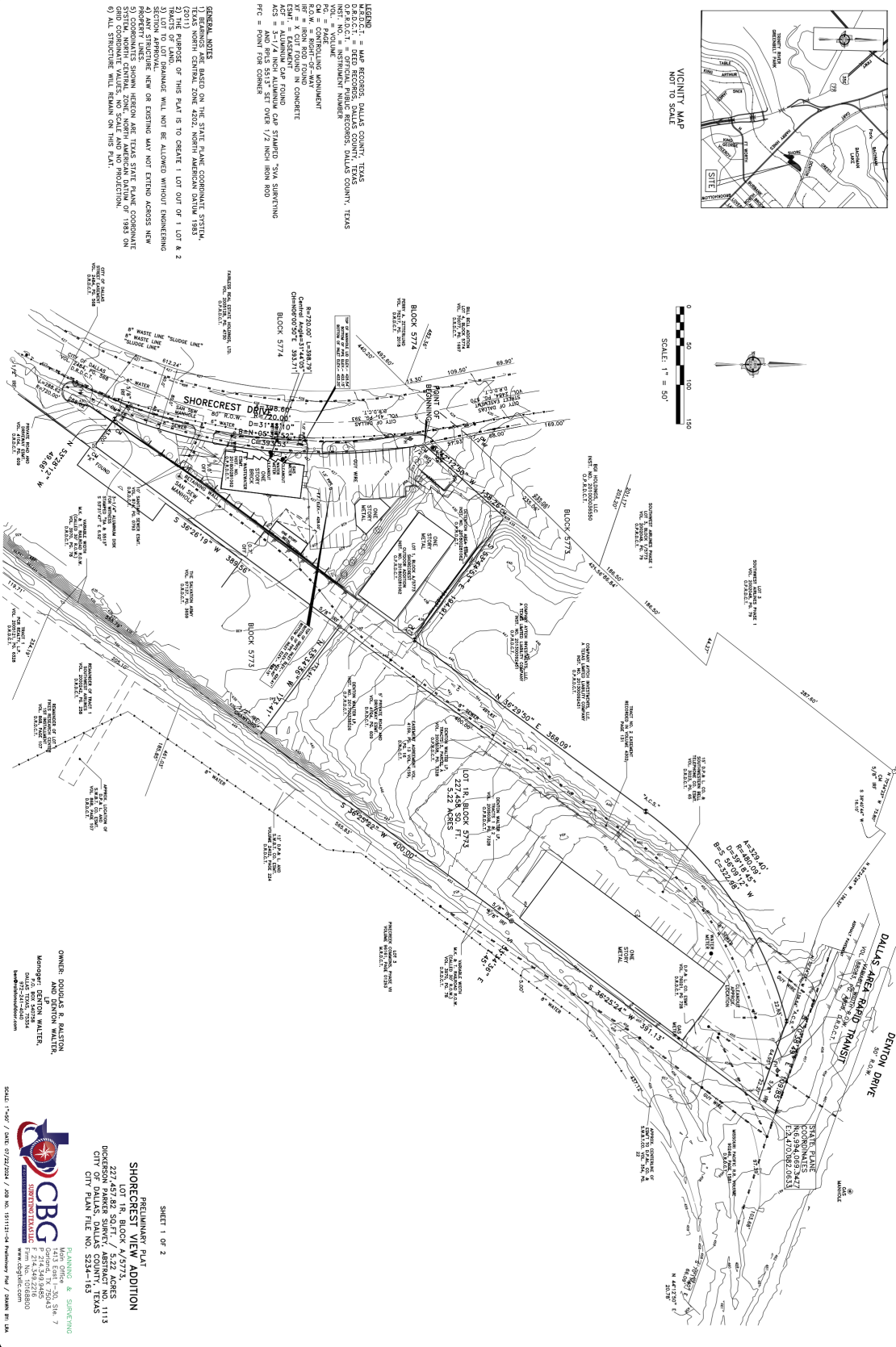
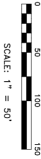
- Area of Request
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Case no: **S234-163**

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VICINITY MAP  
NOT TO SCALE



OWNERS: DODD L. R. BAULTON AND L.P. MARGRIPPE, DENTON WALTER, DALLAS TEXAS  
 PREPARED BY: CBG CONSULTING & SURVEYING  
 222.457.82 SQ.FT. / 5.22 ACRES  
 LOT 18, BLOCK A/573,  
 SHORECREST ADDITION  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. S234-163

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DATE: 11/20/22 / DATE OF RECORD: 08/08/2024 / JOB NO. 181115-04 / SHEET NO. 18

