

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 15, 2024****FILE NUMBER:** S234-047**SENIOR PLANNER:** Sharmila Shrestha

LOCATION: Harry Hines Boulevard at Brookhollow Road (AKA Brookhollow Drive), north of Empire Central

DATE FILED: January 18, 2024**ZONING:** IR**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 167.0701-acres**APPLICANT/OWNER:** Leo Sherry

REQUEST: An application to replat a 167.0701-acre tract of land containing all of Lot 1A in City Block A/6067 and Lot 1B in City Block A/7930 to create one lot on property located on Harry Hines Boulevard at Brookhollow Road (AKA Brookhollow Drive), north of Empire Central.

SUBDIVISION HISTORY:

1. S223-258 was a request east of the present request to replat a 17.272-acre tract of land containing part of Lot 1 in City Block A/7930 and part of Block in City Block 6062 to create one 6.410-acre lot and one 10.862-acre lot on property located between Empire Central and Anson Road, east of Brookhollow Road. The request was approved on October 19, 2023, but has not been recorded.
2. S223-246 was a request southeast of the present request to create one 1.143-acre lot from a tract of land in City Block C/7936 on property located on Prudential Drive, south of Empire Central Drive. The request was approved on September 21, 2023, but has not been recorded.
3. S212-346 was a request east of the present request to replat a 10.862-acre tract of land containing all of Lot 1A City Block A/6064, all of Lots 1 through 3, part of Lot 4 in City Block 6066, and part of City Block 6064 and 6066 to create one 1.381-acre lot, one 1.525-acre lot and one 7.957-acre lot on property bounded by Anson Road, Hines Place, Adeline Street, and Brookhollow Road. The request was approved on October 13, 2022, but has not been recorded.
4. S212-016 was a request southeast of the present request to create a 4.009-acre lot from a tract of land in City Block A/7936 on property located on Empire Central at Prudential Drive, southeast corner. The request was approved on November 18, 2021, but has not been recorded.
5. S201-695 was a request east of the present request to replat a 17.2724-acre tract of land containing all of Lot 1 in City Block A/7930 and a tract of land in City Block 6062 to create one lot on property located on Anson Road at Brookhollow Road, southeast corner. The request was approved on July 15, 2021, and was withdrawn on June 26, 2023.

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)

Right of Way Requirements:

15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Brookhollow Road (AKA Brookhollow Drive). *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
16. TxDOT approval may be required for any driveway modification or new access point(s).
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) Section 51A-8.606, 51A-8.608

Flood Plain Conditions:

19. On the final plat, determine the 100-year water surface elevation across this addition.
20. 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
21. 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
22. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
23. 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.*
24. 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)*
25. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

Survey (SPRG) Conditions:

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

Dallas Water Utilities Conditions:

28. 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.
29. 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).
30. 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.
31. 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/ Street Name / GIS, Lot & Block Conditions:

32. On the final plat, show the abandonments of Anson Road and Brookhollow Road as: "Abandonment authorized by Ordinance No._____, recorded as Inst. Nos. (Cert. ORD No._____, QCD No._____)". Utility Easements retained."
33. On the final plat, show the abandonments of Fire Lane and 50 feet utility easement as: "Abandonment authorized by Ordinance No._____, recorded as Inst. No._____."
34. On the final plat, change "Brookhollow Road" to "Brookhollow Road (AKA Brookhollow Drive)".
35. On the final plat, change "Harry Hines Boulevard (Loop 354)" to "Harry Hines Boulevard".
36. On the final plat, identify the property as Lot 1C in City Block A/7930.



