

CITY PLAN COMMISSION**THURSDAY, OCTOBER 19, 2023****FILE NUMBER:** S223-258**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** between Empire Central and Anson Road, east of Brookhollow Road**DATE FILED:** September 21, 2023**ZONING:** IR**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 17.272-acres**APPLICANT/OWNER:** PPF/LO 1900 Anson Venture, LLC

REQUEST: An application 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.

SUBDIVISION HISTORY:

1. S223-246 was a request southwest 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.
2. S212-346 was a request north 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.
3. S212-016 was a request southwest 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.
4. S201-695 was a request on the same location as 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 The request was approved on July 15, 2021 and was withdrawn on June 26, 2023.
5. S190-114 was a request northwest of the present request to replat a 151.279-acre tract of land containing all of Lot 1 in City Block A/7939, Lot 1A in City Block A/7930, and all of a tract of land in City Blocks 6067, 6068, 6373, 6374, 7930, 7931, 7932, 7933, and 7939 to create one lot on property located on Empire Central Drive at Brookhollow Road, northwest corner. The request was approved on April 9, 2020 and recorded on July 7, 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 two.

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)

Right of Way Requirements:

15. On the final plat, dedicate 30 feet of right-of-way (via fee simple) from the established center line of Empire Central. Section 51A 8.602(c).
16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Anson Road. Sections 51A-8.602(c), 51A-8.604(c)
17. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or Street easement) at the intersection of Anson Road and Brookhollow Road. Section 51A 8.602(d)(1).
18. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or Street easement) at the intersection of Empire Central and Brookhollow Road. Section 51A 8.602(d)(1).
19. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or Street easement) at the intersection of Anson Road and Parwelk Street. Section 51A 8.602(d)(1).
20. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances with the area of corner clip. Section 51A 8.602(d)(1), Section 51A-8.608(a)

Survey (SPRG) Conditions:

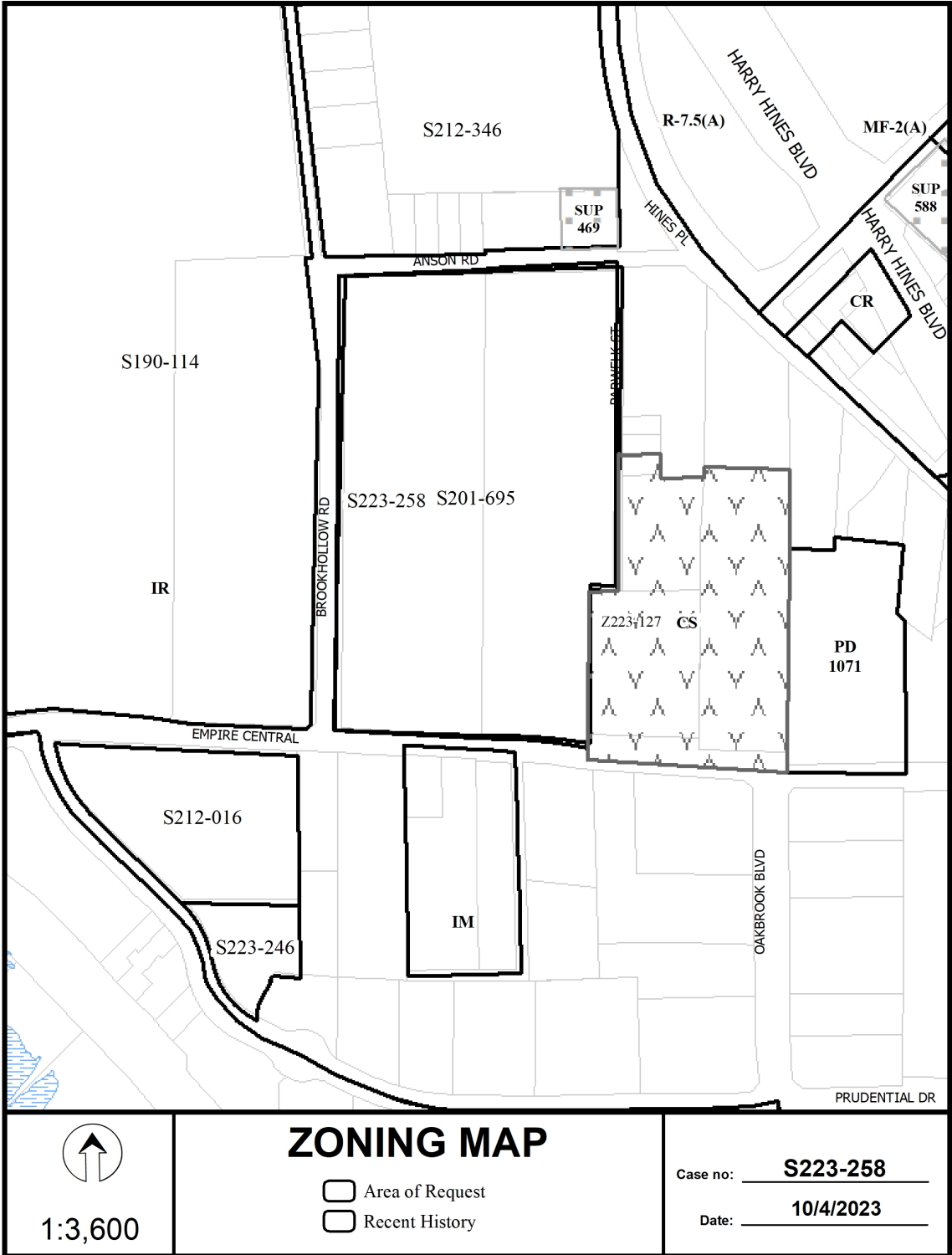
21. Prior to final plat, submit a completed final plat checklist and all supporting documents.
22. On the final plat, show recording information on all existing easements within 150 feet of the property.
23. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.

Dallas Water Utilities Conditions:

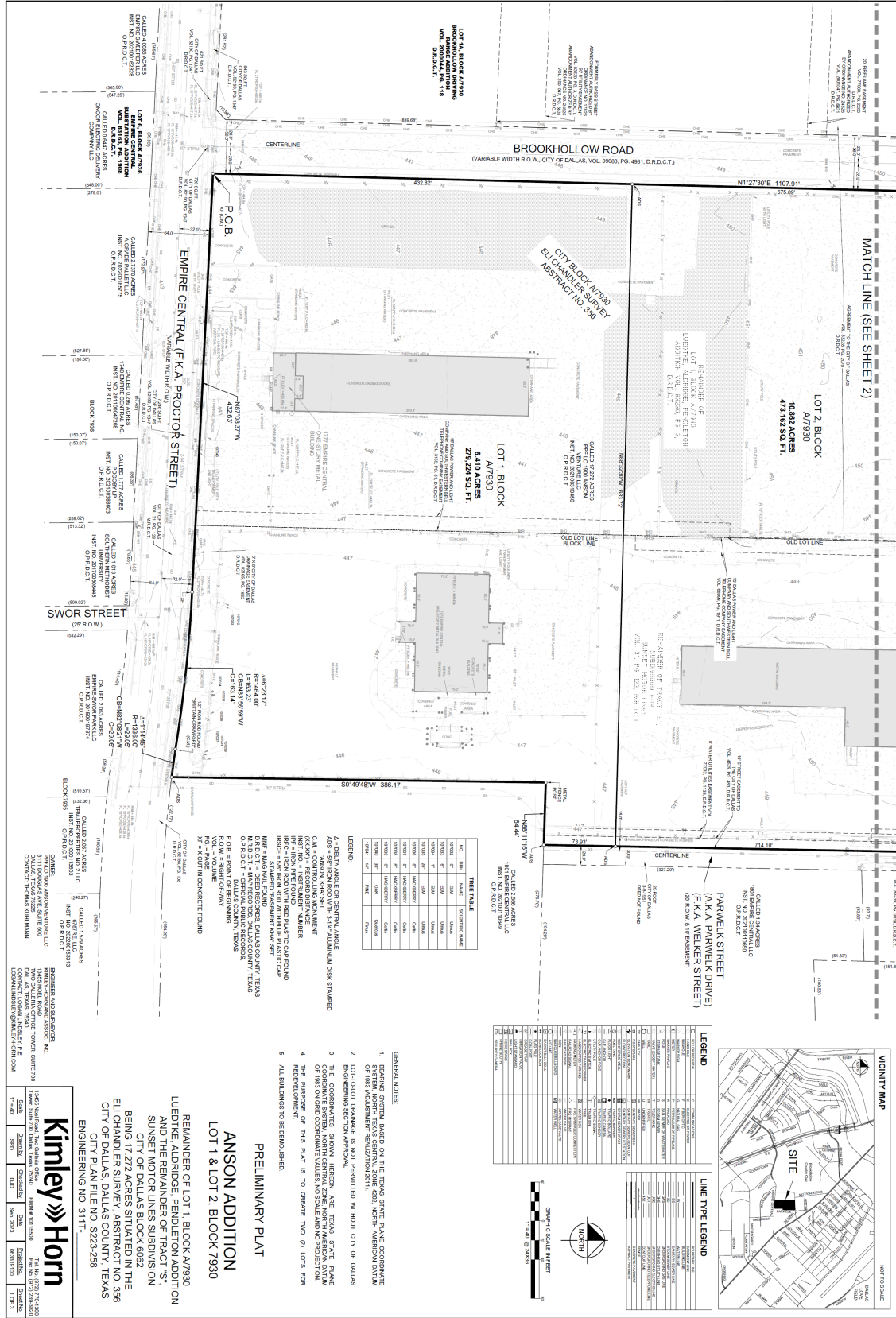
24. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

Street Name / GIS, Lot & Block Conditions:

25. On the final plat, identify the property as Lots 1A and 1B in City Block A/7930.







MATCH LINE (SEE SHEET 2)

LOT 2 BLOCK
A/7930
10.882 ACRES
473,162 SQ. FT.

LOT 1 BLOCK
A/7930
8.410 ACRES
373,245 SQ. FT.

CITY BLOCK A/7930
ELI CHANDLER SURVEY
ABSTRACT NO. 366

EMPIRE CENTRAL (F.K.A. PROCTOR STREET)
(VARIABLE WIDTH R.O.W.)

SWOR STREET

PARWELK STREET
(F.K.A. KRYEYK DRIVE)
(F.K.A. KRYEYK STREET)
(F.K.A. KRYEYK STREET)
(F.K.A. KRYEYK STREET)

LINE TABLE

NO.	TYPE	NAME	SCIENTIFIC NAME
1	1"	1"	1"
2	2"	2"	2"
3	3"	3"	3"
4	4"	4"	4"
5	5"	5"	5"
6	6"	6"	6"
7	7"	7"	7"
8	8"	8"	8"
9	9"	9"	9"
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93	93"	93"	93"
94	94"	94"	94"
95	95"	95"	95"
96	96"	96"	96"
97	97"	97"	97"
98	98"	98"	98"
99	99"	99"	99"
100	100"	100"	100"

LEGEND

1. BEARING SYSTEM BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH TEXAS CENTRAL ZONE 602, NORTH AMERICAN DATUM 1983. ALL BEARINGS ARE NOT REBORNED WITHOUT CITY OF DALLAS ENGINEERING SECTION APPROVAL.

2. THE COMPANIES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE NORTH AMERICAN DATUM 1983. ALL BEARINGS ARE NOT REBORNED WITHOUT CITY OF DALLAS ENGINEERING SECTION APPROVAL.

3. THE COMPANIES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE NORTH AMERICAN DATUM 1983. ALL BEARINGS ARE NOT REBORNED WITHOUT CITY OF DALLAS ENGINEERING SECTION APPROVAL.

4. THE BEARING OF THIS PLAT IS TO OBEY THE D. U. LOTS FOR REBORNMENT.

5. ALL BUILDINGS TO BE DEMOLISHED.

PRELIMINARY PLAT

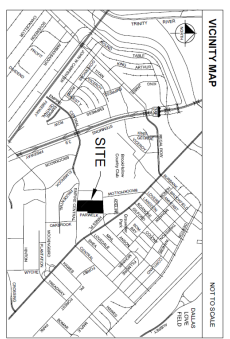
ANSON ADDITION

LOT 1 & LOT 2, BLOCK 7930

REMANDER OF LOT 1, BLOCK A/7930
REBORN IN THIS PLAT
AND THE REMAINDER OF
SUNSET MOTOR LINES SUBDIVISION
CITY OF DALLAS BLOCK 6062
BEING 17.277 ACRES SITUATED IN THE
ELI CHANDLER SURVEY ABSTRACT NO. 366
CITY OF DALLAS, DALLAS COUNTY, TEXAS
ENGINEERING NO. 31171

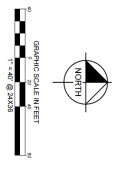
Kimley-Horn

11401 North Central Expressway, Suite 1100
Dallas, Texas 75243
Phone: (214) 772-3300
Fax: (214) 772-3305
www.kimley-horn.com



LEGEND

SYMBOL	DESCRIPTION
(Symbol)	1. BEARING SYSTEM BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH TEXAS CENTRAL ZONE 602, NORTH AMERICAN DATUM 1983.
(Symbol)	2. THE COMPANIES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE NORTH AMERICAN DATUM 1983.
(Symbol)	3. THE COMPANIES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE NORTH AMERICAN DATUM 1983.
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(Symbol)	5. ALL BUILDINGS TO BE DEMOLISHED.



DATE: 10/19/2023 10:48:00 AM PROJECT: ANSON ADDITION, LOT 1 & LOT 2, BLOCK 7930, PRELIMINARY PLAT ENGINEERING NO. 31171

OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF DALLAS §

WEREA PELLLO 1900 ANSON VENTURE LLC is the owner of a 17,272 acre tract of land situated in the ELI CHANDLER SURVEY, Abstract No. 308, City of Dallas Block No. A7950 and 5829, City of ALDRIDGE, PENDLETON ADDITION, Section 23, Township 11 North, Range 15 East, County of DALLAS, State of TEXAS, as more particularly shown on the plat for same recorded in Volume 211, Page 123 of the Official Public Records, Dallas County, Texas, and being in the north line of said lot 1, Block A7950 and being in the north line of said lot 1, Block A7950.

THENCE with 17,272' East, with said east right-of-way line, a distance of 11,072.51' to a 17,272' east right-of-way line with the south right-of-way line of Avenue Road (a suitable width right-of-way line) as shown on the plat for same recorded in Volume 211, Page 123 of the Official Public Records, Dallas County, Texas, and being in the north line of said lot 1, Block A7950.

THENCE with 17,272' East, continuing with said east right-of-way line and with said west line of said lot 1, Block A7950, to the center line of Highway 75, a distance of 11,072.51', a distance of 14.79' to a PC and around the intersection of said south right-of-way line with the west right-of-way line of Fossil Drive (a 20-foot right-of-way, no Deed found).

THENCE South 11,072.27' West, with said east right-of-way line and the east line of said Tract 'S', a distance of 789.03' to a 20' wide road and with 3.14' north alignment cap stamped ANSON 01/22/11; a distance of 789.03' to a 20' wide road, with 3.14' north alignment cap stamped ANSON 01/22/11; a distance of 789.03' to a 20' wide road, with 3.14' north alignment cap stamped ANSON 01/22/11; a distance of 789.03' to a 20' wide road, with 3.14' north alignment cap stamped ANSON 01/22/11.

THENCE North 08°59'42" West, with a south line of said 17,272' East line and said Tract 'S', a distance of 644' feet to a metal fence corner post found for an corner of said Tract 'S'.

THENCE South 07°49'37" West, with an east line of said Tract 'S', a distance of 368.13' to a 12' wide road and with 3.14' north alignment cap stamped ANSON 01/22/11; a distance of 368.13' to a 12' wide road and with 3.14' north alignment cap stamped ANSON 01/22/11; a distance of 368.13' to a 12' wide road and with 3.14' north alignment cap stamped ANSON 01/22/11; a distance of 368.13' to a 12' wide road and with 3.14' north alignment cap stamped ANSON 01/22/11.

OWNER'S DECLARATION

NON-RECORDING KNOW ALL MEN: THESE PRESENTS,

PELLLO 1900 ANSON VENTURE LLC, acting by and through its duly authorized agent, does hereby certify that the foregoing herein described property is **ANSON ADDITION** as defined by the City of Dallas, Texas, and is hereby being dedicated to the public use of the City of Dallas, Texas, and that the same shall be held and managed as such by the City of Dallas, Texas, and that the same shall be held and managed as such by the City of Dallas, Texas, and that the same shall be held and managed as such by the City of Dallas, Texas.

PELLLO 1900 ANSON VENTURE LLC, by _____, its duly authorized agent, does hereby certify that the foregoing herein described property is **ANSON ADDITION** as defined by the City of Dallas, Texas, and is hereby being dedicated to the public use of the City of Dallas, Texas, and that the same shall be held and managed as such by the City of Dallas, Texas, and that the same shall be held and managed as such by the City of Dallas, Texas.

Witness my hand at Dallas, Texas, this _____ day of _____, 2023.

By: **PELLLO 1900 ANSON VENTURE LLC**

 Title: Vice President

STATE OF TEXAS §
COUNTY OF DALLAS §

HEREBY we, the undersigned, a Notary Public in and for said State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and who has acknowledged to me the execution of the same and who has acknowledged to me the execution of the same and who has acknowledged to me the execution of the same.

NOTARY PUBLIC in and for the State of Texas

 My Comm. Expires _____

SWAYOR'S STATEMENT

I, David J. DeWerner, a Notary Public in and for the State of Texas, do hereby certify that the foregoing herein described property is **ANSON ADDITION** as defined by the City of Dallas, Texas, and is hereby being dedicated to the public use of the City of Dallas, Texas, and that the same shall be held and managed as such by the City of Dallas, Texas, and that the same shall be held and managed as such by the City of Dallas, Texas.

PELLLO 1900 ANSON VENTURE LLC, by _____, its duly authorized agent, does hereby certify that the foregoing herein described property is **ANSON ADDITION** as defined by the City of Dallas, Texas, and is hereby being dedicated to the public use of the City of Dallas, Texas, and that the same shall be held and managed as such by the City of Dallas, Texas, and that the same shall be held and managed as such by the City of Dallas, Texas.

Witness my hand at Dallas, Texas, this _____ day of _____, 2023.

By: **PELLLO 1900 ANSON VENTURE LLC**

 Title: Vice President

STATE OF TEXAS §
COUNTY OF DALLAS §

HEREBY we, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and who has acknowledged to me the execution of the same and who has acknowledged to me the execution of the same and who has acknowledged to me the execution of the same.

NOTARY PUBLIC in and for the State of Texas

 My Comm. Expires _____

CERTIFICATE OF APPROVAL I, Troy Studd, Chairman or Bart Rubin, Vice Chairman of the Notary Public Commission for the State of Texas, hereby certify that the attached plat was duly filed with the appropriate City and County Clerk, and that same is hereby approved to be recorded on this _____ day of _____, 2023, in the name of _____ as the _____ of the City and County of Dallas, Texas. _____ Chairman or Vice Chairman Notary Public State of Texas	
_____ Notary	
_____ Secretary	

PRELIMINARY PLAT
ANSON ADDITION
LOT 1 & LOT 2, BLOCK 7930
 REMAINDER OF LOT 1, BLOCK A7950
 LUDWIG ALDRIDGE, PENDLETON ADDITION
 AND THE REMAINDER OF TRACT 'S',
 SURVEY OF DALLAS BLOCK 6892
 BEING 17,272 ACRES SITUATED IN THE
 ELI CHANDLER SURVEY ABSTRACT NO. 308
 CITY OF DALLAS DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S223-258
 ENGINEERING NO. 3111-

OWNER:
 PELLLO 1900 ANSON VENTURE LLC
 1900 ANSON VENTURE DRIVE
 DALLAS, TEXAS 75238
 CONTACT: THOMAS SOWMANN

ENGINEER AND SURVEYOR:
 JIMMY D. WOOD, INC.
 1700 DALLAS CENTER TOWER, SUITE 700
 DALLAS, TEXAS 75238
 CONTACT: LOONAN INDEBER P.E.
 LOONANINDEBER@JIMMYWOOD.COM