

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 The request was approved on July 15, 2021 and was withdrawn on June 26, 2023.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:

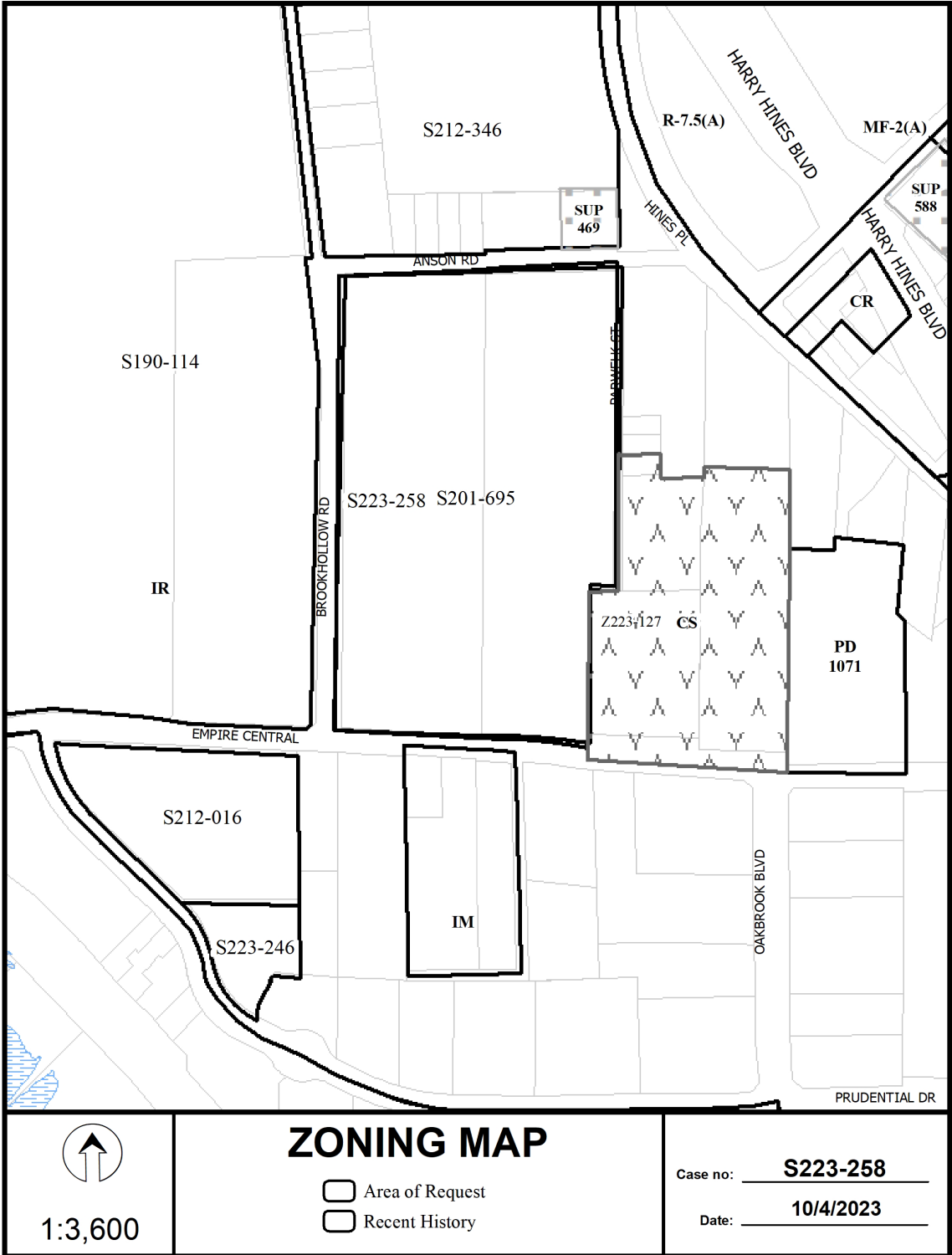
21. Prior to final plat, submit a completed final plat checklist and all supporting documents.
22. On the final plat, show recording information on all existing easements within 150 feet of the property.
23. On the final plat, show all additions or tracts of land within 150 feet of property with recording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

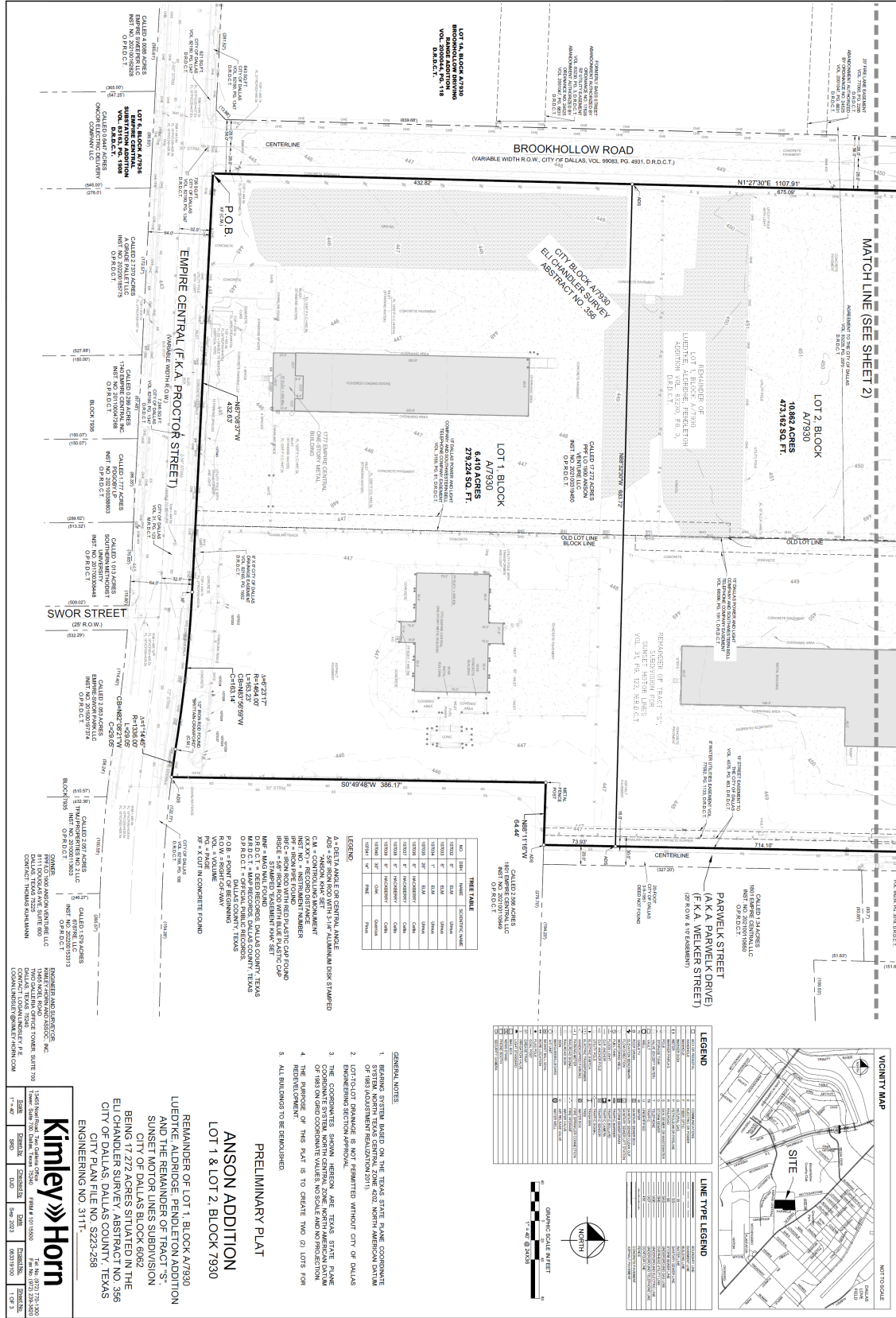
Street Name / GIS, Lot & Block Conditions:

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





 1:3,600	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S223-258 </u> Date: <u> 10/4/2023 </u>
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MATCH LINE (SEE SHEET 2)

CITY BLOCK A7930
ELI CHANDLER SURVEY
ABSTRACT NO. 366

LOT 2 BLOCK
A7930
10.882 ACRES
473,162 SQ. FT.

LOT 1 BLOCK
A7930
8.410 ACRES
373,245 SQ. FT.

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

SWOR STREET

PARWELK STREET
(F.K.A. KRYEYK DRIVE)
(VARIABLE WIDTH R.O.W.)

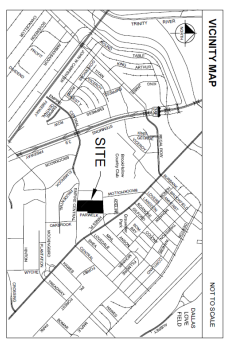
LEGEND

NO.	SYMBOL	DESCRIPTION
1	(Symbol)	EXISTING LOT LINES
2	(Symbol)	EXISTING LOT CORNERS
3	(Symbol)	EXISTING LOT CENTERLINES
4	(Symbol)	EXISTING LOT BOUNDARIES
5	(Symbol)	EXISTING LOT EASEMENTS
6	(Symbol)	EXISTING LOT ENCROACHMENTS
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GENERAL NOTES:
 1. BEARING SYSTEM BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH TEXAS CENTRAL ZONE 602, NORTH AMERICAN DATUM 1983.
 2. LOT/FOLIO FRANCHISE IS NOT REBUILT WITHIN CITY OF DALLAS ENGINEERING SECTION APPROVAL.
 3. THE COMPANIES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM NORTH TEXAS CENTRAL ZONE 602, NORTH AMERICAN DATUM 1983.
 4. THE PURPOSE OF THIS PLAN IS TO CREATE TWO (2) LOTS FOR REDEVELOPMENT.
 5. ALL BUILDINGS TO BE DEMOLISHED.

Kimley-Horn
 ENGINEERING AND ARCHITECTURE
 1111 LOKAY AVENUE, SUITE 600
 DALLAS, TEXAS 75201
 PHONE: (214) 772-2300
 FAX: (214) 772-2305
 WWW.KIMLEY-HORN.COM

PRELIMINARY PLAT
ANSON ADDITION
 LOT 1 & LOT 2, BLOCK 7930
 REMAINDER OF LOT 1, BLOCK A7930
 BEING THE REMAINDER OF
 SUNSET MOTOR LINES SUBDIVISION
 CITY OF DALLAS BLOCK 602
 BEING 17.277 ACRES SITUATED IN THE
 ELI CHANDLER SURVEY ABSTRACT NO. 366
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 ENGINEERING NO. 31171



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