

**CITY PLAN COMMISSION**

**THURSDAY, MAY 16, 2024**

**FILE NUMBER:** S234-100

**SENIOR PLANNER:** Hema Sharma

**LOCATION:** Duncanville Road, south of Ledbetter Drive

**DATE FILED:** April 17, 2024

**ZONING:** IR

**CITY COUNCIL DISTRICT:** 3

**SIZE OF REQUEST:** 1.007-acres

**APPLICANT/OWNER:** Felix Solano, Dagoberto Bahena and Umberto Bahena

**REQUEST:** An application to create one 1.007-acre lot from a tract of land in City Block 8035 on property located on Duncanville Road, south of Ledbetter Drive.

**SUBDIVISION HISTORY:**

1. S223-019 was a request southwest of present request to replat a 29.12-acre tract of land containing part of City Block 8035 and all of Lot 66A in City Block 8035 to create one lot on property located on Duncanville Road, south of Ledbetter Drive. The request was approved on November 17, 2022 but has not been recorded.
2. S212-242 was a request southwest of present request to replat a 24.103-acre tract of land containing all of Lots 65 through 68 and part of Lot 69 in City Block 6265 to create one lot on property located on West Ledbetter Avenue, west of Duncanville Road. The request was approved on July 7, 2022 and was withdrawn on October 20, 2022.
3. S212-161 was a request northwest of the present request to create one 8.681-acre lot and one 24.96-acre lot from a 33.64-acre tract of land in City Block 8032 on property located on West Ledbetter Drive, west of Duncanville Road. The request was approved on April 21, 2022 and was withdrawn on May 16, 2022.

**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)

**Survey (SPRG) Conditions:**

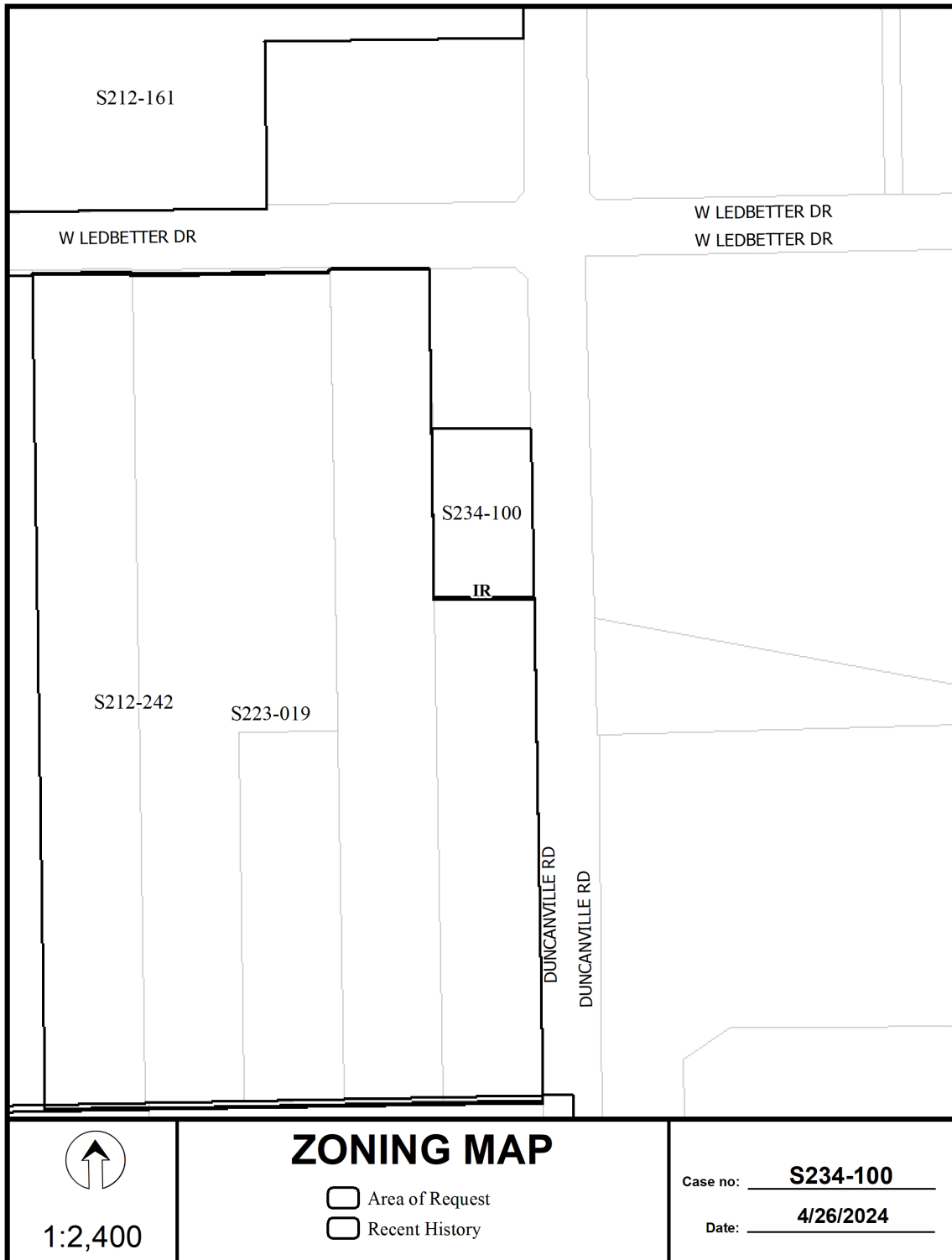
15. Prior to final plat, submit a completed final plat checklist and all supporting documents.
16. On the final plat, show recording information on all existing easements within 150 feet of the property.
17. On the final plat, show all additions or tracts of land within 150 feet of the property with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

**Dallas Water Utilities Conditions:**

18. 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).
19. 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.
20. 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.

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

21. Prior to the final plat, ensure fencing shown in portion of Duncanville Road is relocated onto owner's property or removed. Provide documentation to Real Estate division to confirm.
22. Prior to final plat, provide documentation for "County Road 93".
23. On the final plat, change "Duncanville Road County Road 93" to "Duncanville Road".
24. On the final plat, identify the property as Lot 69B in City Block 8035.





1:2,400

## AERIAL MAP

- Area of Request
- Recent History

Case no: S234-100

Date: 4/26/2024





**OWNERS CERTIFICATE**

STATE OF TEXAS -

COUNTY OF DALLAS -  
 WITNESSETH that Dallas Survey, Duncanson, Gorman, Blevins and Gorman Owners Group, which is the sole owner of a 10.71 acre parcel of land containing the above described property as set forth in Block 803, SALONO AT DUNCANVILLE, an addition to the subdivision known as SALONO AT DUNCANVILLE, located in Dallas County, Texas, and containing the following description: [Description follows]

RECORDED AS A 7/2 plat map and plat for corner and road on the corner of said Dallas and Blevins and said plat recorded in the public records of Dallas County, Texas, on the 11th day of August, 2024, and the same being the best of the day of the date of recording of said plat map and plat.

That the undersigned, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared ELVA BARKER, DUNCANSON, GORMAN, BLEVINS AND GORMAN OWNERS GROUP, who is the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same in the capacity therein stated.

PRINTED NAME: \_\_\_\_\_

STATE OF TEXAS

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared ELVA BARKER, DUNCANSON, GORMAN, BLEVINS AND GORMAN OWNERS GROUP, who is the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same in the capacity therein stated.

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**LEGEND**

	ASSET		ADDITIONAL		ADDITIONAL
	ASSET		ADDITIONAL		ADDITIONAL
	ASSET		ADDITIONAL		ADDITIONAL

**OWNERS LIST**

1	DATE	REVISION
2		
3		

**CENTRO RESOURCES, LLC**

TBRS No. 0193888

HAS BERTHELE P.W. 33E317

AMBERLY TOOK 70263

8671 796-8239 CELL

ampro@centro.com

**PRELIMINARY PLAT**

**SALONO AT DUNCANVILLE**

LOT 69B, BLOCK 8035

BEING A REPLAT OF

PART OF LOT 89 OF OAK CLIFF TRACT NO. 1 (UNRECORDED)

LEWIS TANZY SURVEY ABSTRACT NO. 1467

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S234-100

ENGINEER PLAN NO. 3117

DATE: APRIL 19, 2024

SCALE: AS SHOWN

DATE: APRIL 19, 2024

SCALE: AS SHOWN