

CITY PLAN COMMISSION

THURSDAY, MAY 2, 2024

FILE NUMBER: S234-085

SENIOR PLANNER: Sharmila Shrestha

LOCATION: Ledbetter Drive, east of Hampton Road

DATE FILED: April 3, 2024

ZONING: RR

CITY COUNCIL DISTRICT: 3

SIZE OF REQUEST: 1.225-acres

APPLICANT/OWNER: BYM Investments, LLC

REQUEST: An application to replat a 1.225-acre tract of land containing part of Lot 2 In City Block A/6049 and part of City Block 6049 to create one lot on property located on Ledbetter Drive, east of Hampton Road

SUBDIVISION HISTORY:

1. S223-121 was a request west of the present request to create one 1.0496-acre lot and one 3.8561-acre lot from a 4.9534-acre tract of land in City Block A/6049 on property located on Ledbetter Drive / State Highway Loop No. 12, east of Hampton Road. The request was approved on May 4, 2023. Phase A S223-121A was submitted but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the RR Regional Retail 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/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 7.5 feet of right-of-way (via fee simple) from the established center line of Alley. *Section 51A 8.602(c)*
16. On the final plat, dedicate 53.5 feet of right-of-way (via fee simple) from the established center line of Ledbetter Drive. *Section 51A 8.602(c)*
17. On the final plat, dedicate a 15-foot by 15-foot alley sight easement at the intersection of Ledbetter Drive & the alley. *Section 51A-8.602(e)*
18. 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.
19. TxDOT approval may be required for any driveway modification or new access.

Survey (SPRG) Conditions:

20. Prior to final plat, submit a completed final plat checklist and all supporting documents.

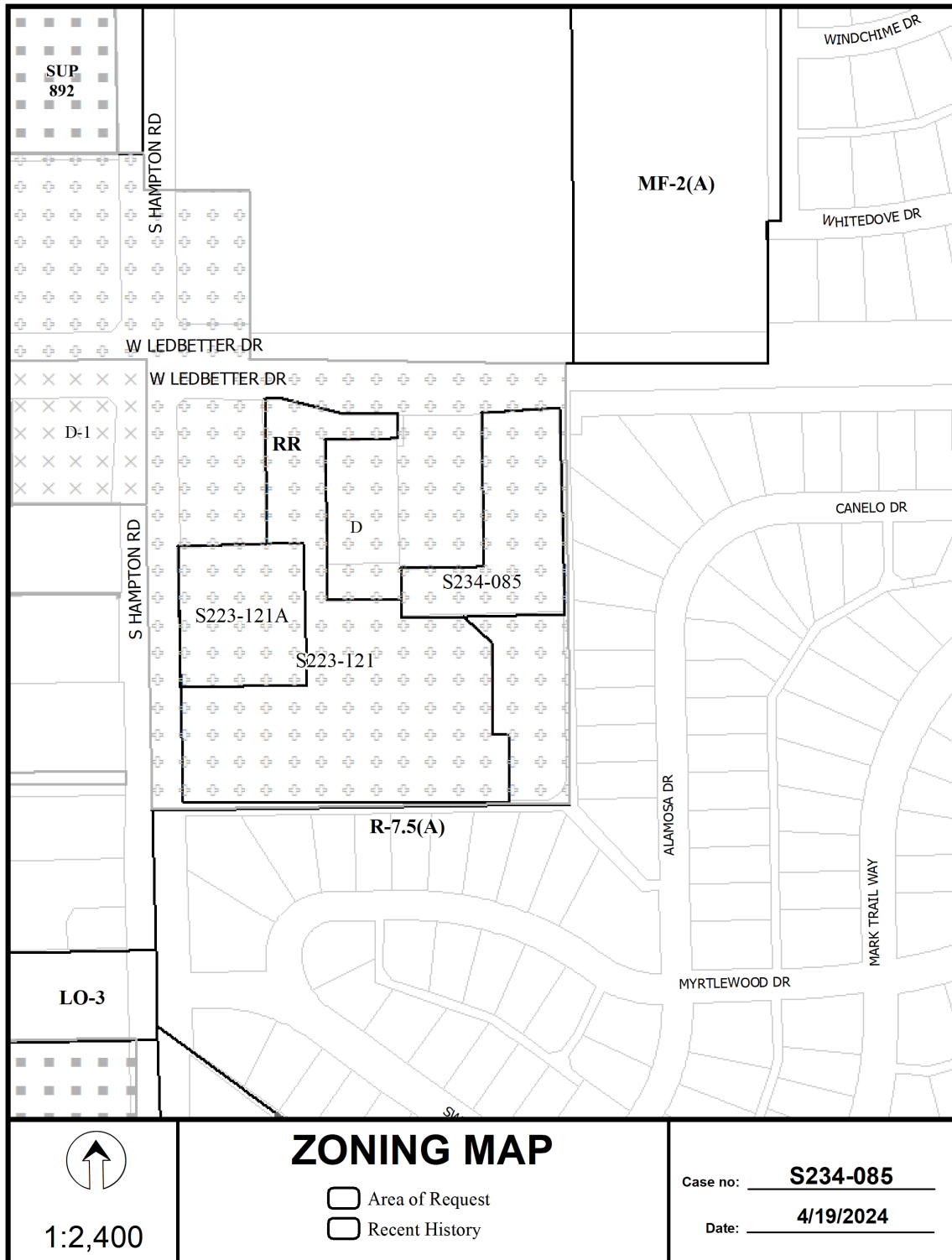
21. On the final plat, show recording information on all existing easements within 150 feet of the property.
22. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.

Dallas Water Utilities Conditions:

23. 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.
24. 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.
25. 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:

26. Remove fence encroachment in 10 feet alley right-of-way, created by Vol. 27, P. 47, and provide pictures and written confirmation to Real Estate division.
27. On the final plat, change “W. Ledbetter Drive (Loop 12)” to “Ledbetter Drive/ State Highway Loop No. 12”.
28. On the final plat, identify the property as Lot 2C in City Block A/6049.





1:2,400

AERIAL MAP

- Area of Request
- Recent History

Case no: **S234-085**

Date: **4/19/2024**

