

CITY PLAN COMMISSION**THURSDAY, MARCH 23, 2023****FILE NUMBER:** S223-099**CHIEF PLANNER:** Mohammad H. Bordbar**LOCATION:** Garland Road / State Highway No. 78 at terminus of Centerville Road**DATE FILED:** February 24, 2023**ZONING:** PD 1095**PD LINK:** currently not available**CITY COUNCIL DISTRICT:** 9 **SIZE OF REQUEST:** 7.257-acres**MAPSCO:**38F**APPLICANT/OWNER:** Shoreline Church Dallas

REQUEST: An application to create one 7.257-acre lot from a tract of land in City Block 5361 on property located on Garland Road / State Highway No. 78 at terminus of Centerville Road.

SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

STAFF RECOMMENDATION: The request complies with the requirements of PD 1095; 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 Conditions:

15. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)." No citation.
16. 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). 51A-8.606, 51A-8.608
17. Comply with PD 1095 *City Code- per PD*

Survey (SPRG) Conditions:

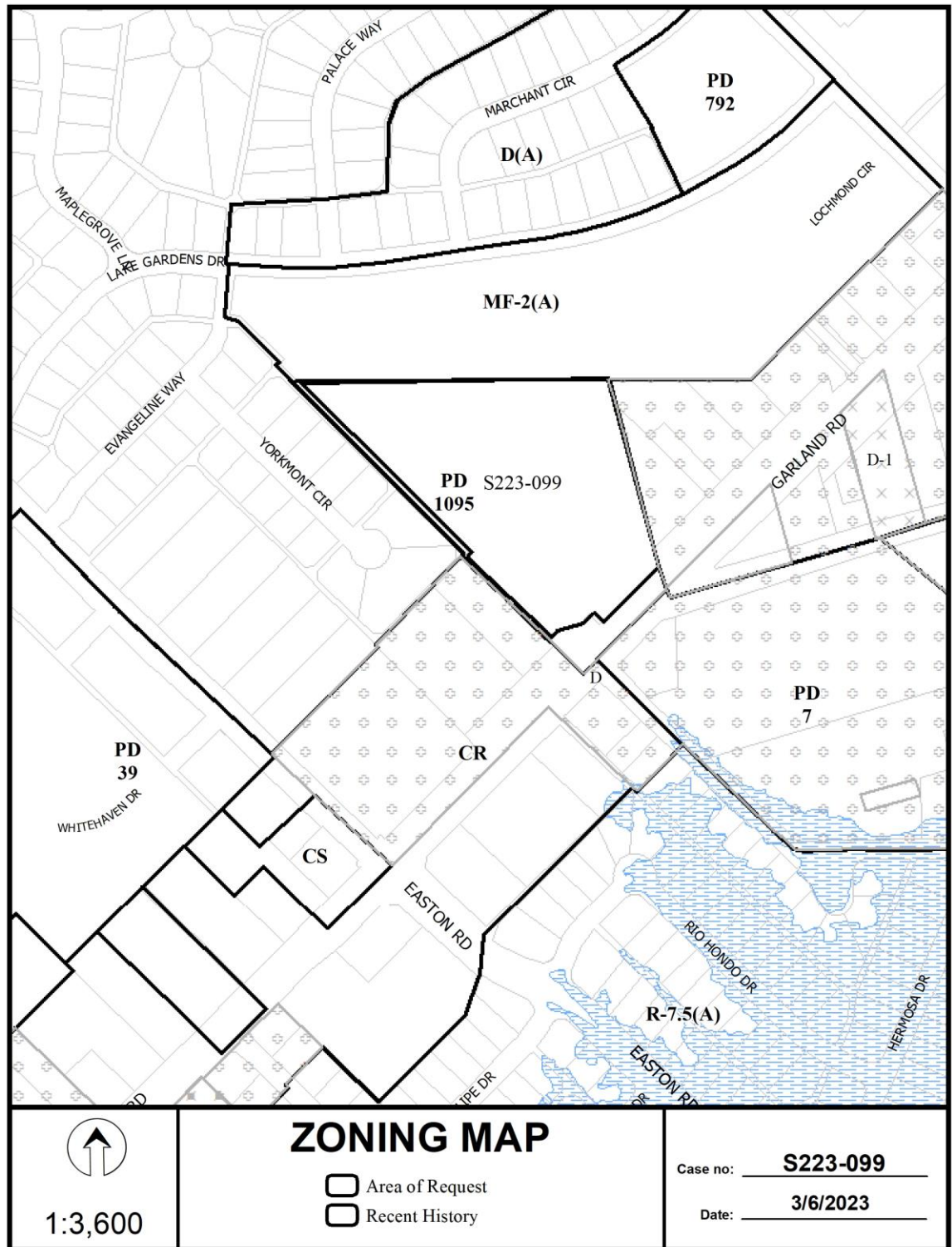
18. Prior to final plat, submit a completed final plat checklist and all supporting documents.
19. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
20. On the final plat, show recording information on all existing easements within 150 feet of the property.
21. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

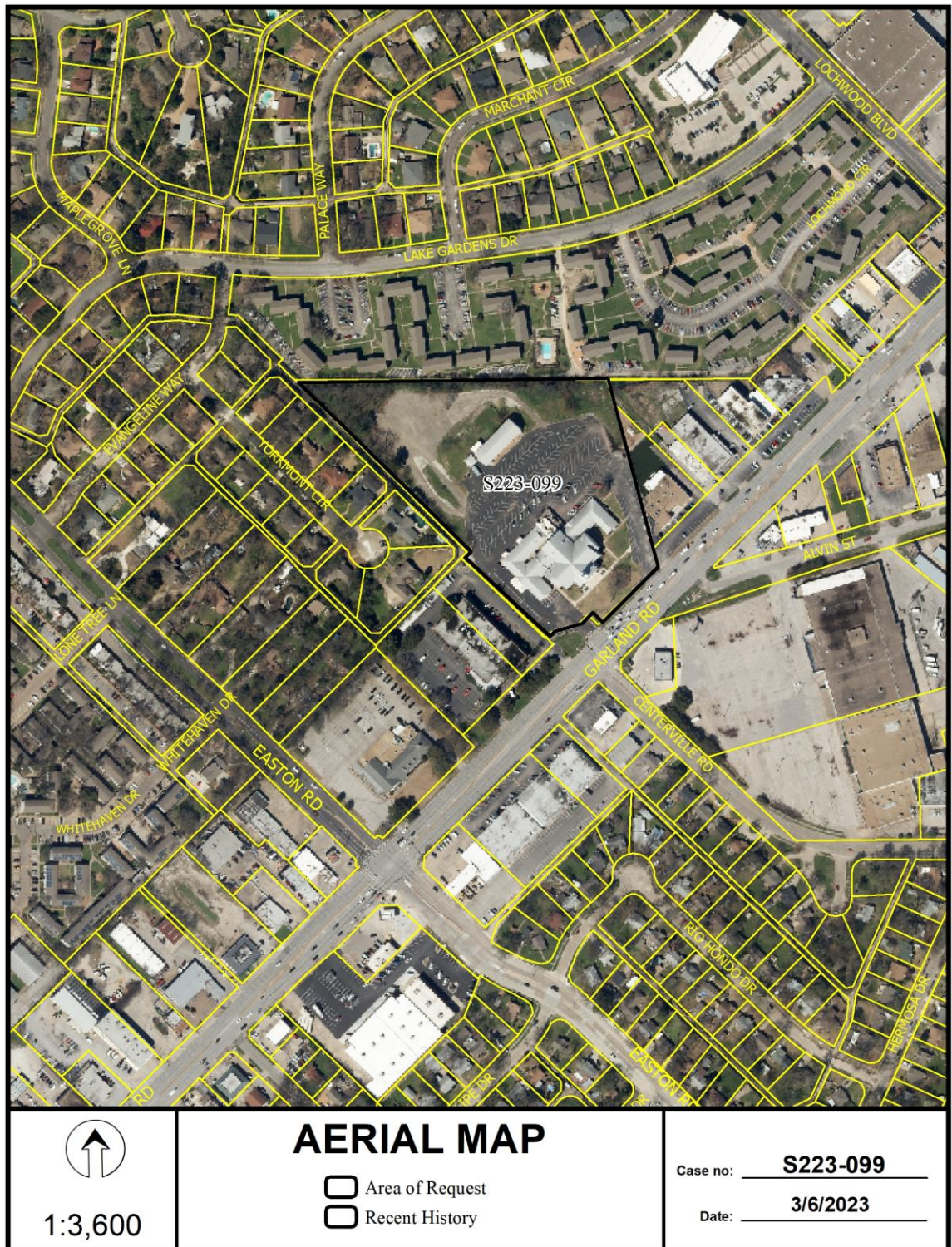
Dallas Water Utilities Conditions:

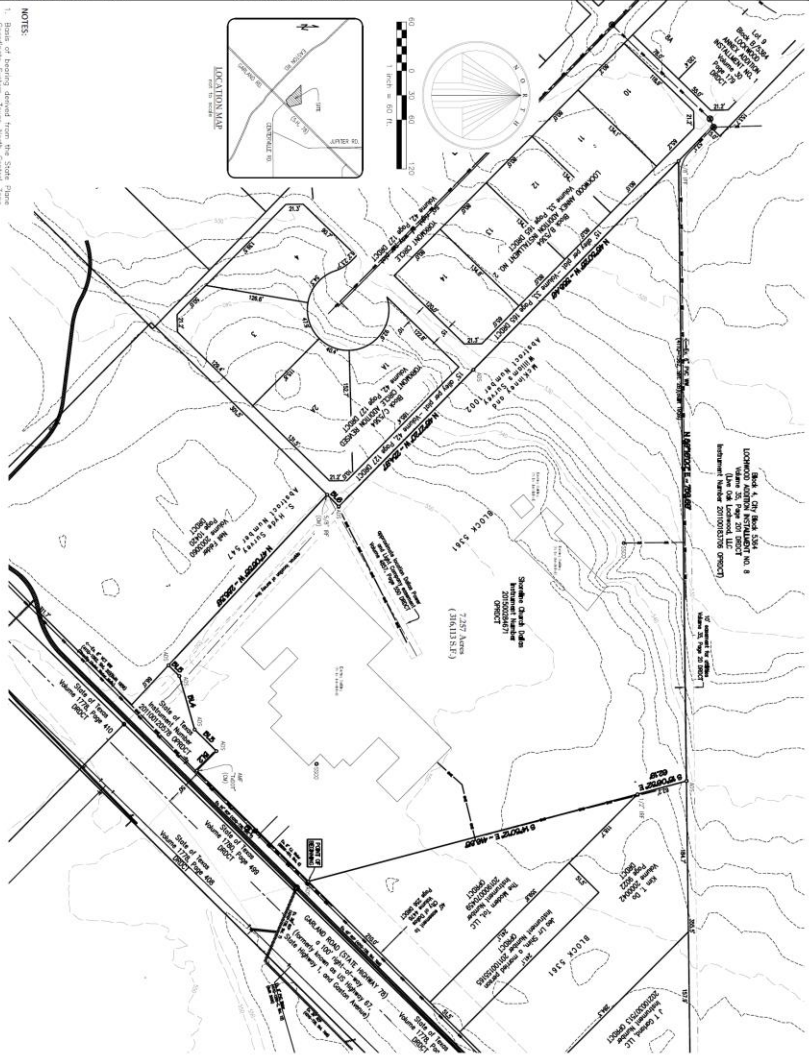
22. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
23. Additional design information is required for assessment. Site plan must be submitted showing proposed development, 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. 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.

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

25. On the final plat, add label for “Centerville Road”. Section 51A-8.403(a)(1)(A)(xii)
26. On the final plat, change “Garland Road” to “Garland Road / State Highway No. 78”. Section 51A-8.403(a)(1)(A)(xii).
27. On the final plat, identify the property as Lot 1 in City Block Y/5361. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







LEGEND	
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259-260	259

1. Basis of bearing demand from the State Plane Coordinate System, Zone North Central Zone 4202, North American Datum of 1983, (NAD83).
2. Let to let drainage will not be allowed without City of Dallas Planning & Drainage Engineering Section approval.
3. Coordinate between City of Texas State Plane American Datum of 1983 or older Coordinate values, no scale and no projection.
4. TCOF approval may be required for any driveway modification.
5. The purpose of this plan is to create new lot for development.

SURVEYOR'S STATEMENT

[illegible]

STATE OF TEXAS
COUNTY OF COLLIN

Before MC, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Garrett K. Brown, known to me to be the person and acknowledged under a subscription to the Stonewall Memorial, and acknowledged to me that he executed this instrument for the purposes and consideration therein expressed and in his capacity Notary Public.

Given under my hand and seal of office this _____ day of _____, 2023.



OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

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TheEUCS using the common line theorem, the following

N 48°07'20" W, 33.82 feet to a 3-1/4" aluminum disc stamped "SAS A0003N SPANBEG P915 33327" set.
S 44°05'00" W, 37.44 feet to a 3-1/4" aluminum disc stamped "SAS A0003N SPANBEG P915 33327" set.
S 78°00'00" W, 88.16 feet to a 3-1/4" aluminum disc stamped "SAS A0003N SPANBEG P915 33327" set.

FIGURE 1. A 1972-73 aerial photograph of the northeast line of the "SAS ADOON" spawning pits, 5250' and the "SAS ADOON" trap, recorded in volume 2003050, Page 10420 DCHT1. The northeast line of a trail, constructed by a special surveyor to Nite Pelt, recorded in volume 2003050, Page 10420 DCHT1.

THECENE IN 452720° N, 234.9° East along the northeast line of sand dunes to a 3-1/4" aluminum disc stamped "S&E ADDON SPARKING SPKS 5222" set for the intersection of sand 15-cot-44to dune with the groove created by the pit of leadhead wires added. Addition No. 2, recorded in Volume 33, Page 165 DDDCT.

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THE DECISION TO LOCATE THE PLANT ALONG THE WEST LINE OF THE POINT OF BEGINNING, WITH THE SUBJECT TRACT CONTAINING 316,113 SQUARE FEET OR 7.267 ACRES OF LAND, AS NOTED IN THE PREVIOUSLY FILED.

OWNER'S DEDICATION

OWNERS HEREBY KNOW FULLY AND BY THESE PRESENTS

[illegible]

and associated use of the station using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of the building, structure, trees, shrubs or other improvements or growth which in any way may endanger or interfere with the collection, maintenance or efficiency of any conductive, mechanical, electrical, pneumatic, mechanical and adding to or removing all or parts of the respective systems without the necessity of any type of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of testing meters and any maintenance or service required or otherwise performed by said utility).

[illegible]

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

Sweetie Church Dallas

 Secretary, Board Member

STATE OF TEXAS
COUNTY OF DALLAS

EXHIBIT 10C: The undersigned, Matthys P. de Krom, in and for the State of Texas, on this day personally appeared Orville L. Smith, known to me to be the person and whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2021.

Military Institute, State of Texas

PRELIMINARY PLAT
STANDARD AT

SHORELINE ADDITION
LOT 1A, BLOCK 5361
BEING A PART OF CITY BLOCK 5361
IN THE MCNEENEY AND WILLIAMS

IN THE SHERIFF'S LAND WILLIAMS
SURVEY, ABSTRACT NUMBER 1002, &
S. HYDE SURVEY, ABSTRACT NUMBER 547
CITY OF DALLAS, DALLAS COUNTY, TEXAS
TOTAL AREA - 7.257 ACRES

CITY PLAN FILE NO. S223-099
APPLICANT
CITY ENGINEER PLAN FILE NO. DP_____
ENGINEER / SIGNATOR
Owen Holdings, LLC
2920 N. Harvard Street, Suite 2100
Spokane Engineering, Inc.
765 Colfax Road, Suite 100

Utsun, Yoru (5281) Telephone 2748-8657/28 Fax 2741-1723 Contract Travel Co., Saitama	Yano, Iku (7505) Telephone 314-4220/37 Fax 314-4220/38 Contract Motor Works
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Scale 1" = 800'

February 2011

521-546 No. 20-007