

**CITY PLAN COMMISSION****THURSDAY, OCTOBER 19, 2023****FILE NUMBER:** S223-261**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** C F Hawn Freeway, northeast of Kleberg Road**DATE FILED:** September 22, 2023**ZONING:** CS**CITY COUNCIL DISTRICT:** 5**SIZE OF REQUEST:** 3.580-acres**APPLICANT/OWNER:** Jordan Langston**REQUEST:** An application to create one 3.580-acre lot from a tract of land in City Block 8793 on property located on C F Hawn Freeway, northeast of Kleberg Road.**SUBDIVISION HISTORY:**

1. S201-672 was a request on the same location as the present request to create a 3.589-acre lot from a tract of land in City Block 8793 on property located on C F Hawn/US Highway No. 175, north of Silverado Drive. The request was approved on June 17, 2021 but has not been recorded.
2. S190-013 was a request southeast of the present request to create a 2.556-acre lot from a tract of land in City Block 8793 on property located on C.F. Hawn Freeway (U.S. Highway No. 175) at Silverado Drive, southwest corner. The request was approved on November 7, 2019 and was recorded on October 8, 2020.

**STAFF RECOMMENDATION:** The request complies with the requirements of the CS Commercial Service 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)

#### **Right of Way Requirements:**

15. TxDOT approval may be required for any driveway modifications or new access.

#### **Survey (SPRG) Conditions:**

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

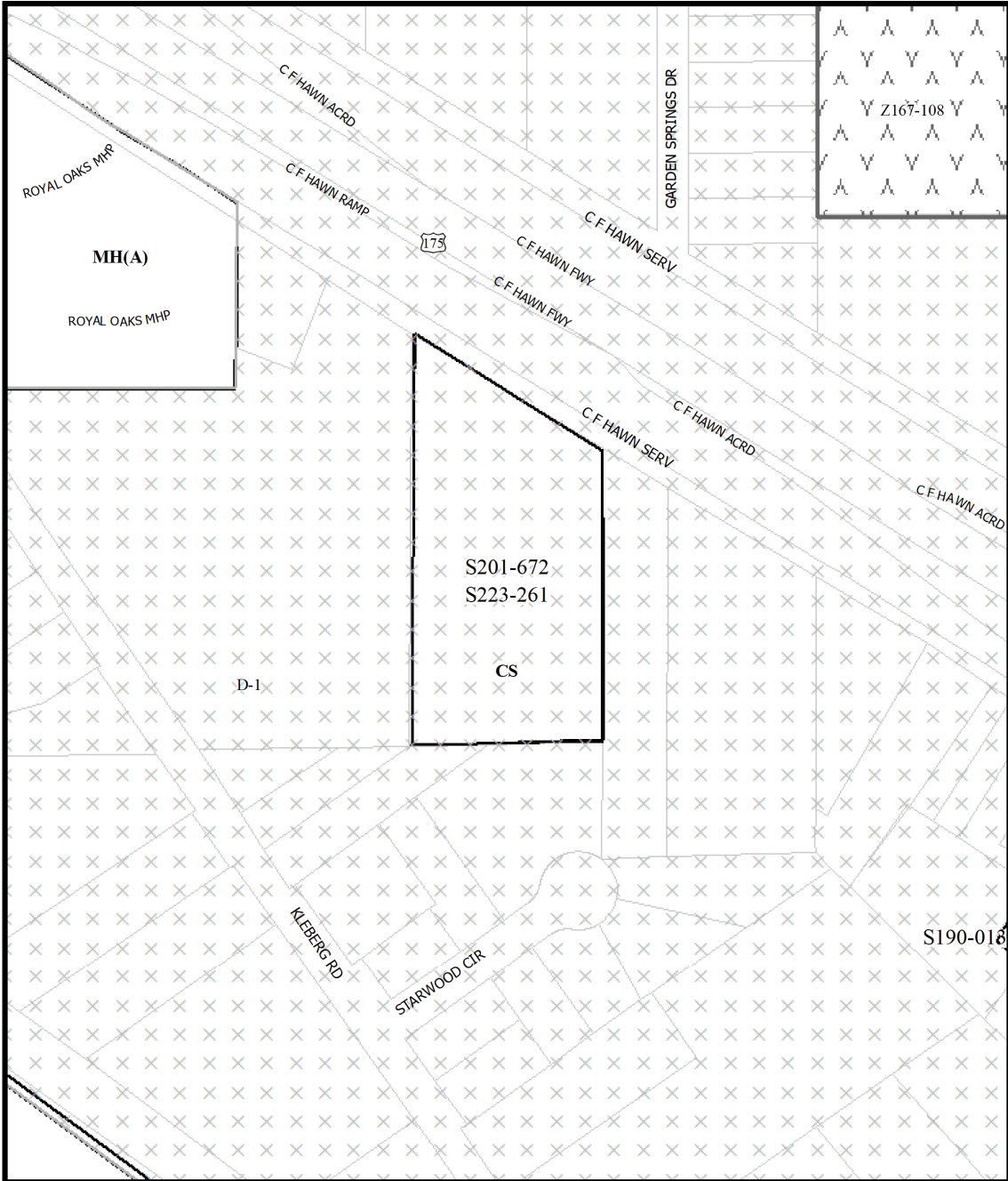
21. Provide an 8.5-inch by 11-inch signed, sealed, and dated survey of all permanent structures less than 5 feet from the proposed plat boundary lines which are not currently shown on preliminary plat.


**Dallas Water Utilities Conditions:**

22. 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.
23. 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.
24. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
25. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum Dallas Water Utility easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

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

26. On the final plat, change “C F Hawn Freeway” to “C. F. Hawn Freeway/ U.S. Highway No. 175”.
27. On the final plat, identify the property as Lot 1 in City Block D/8793.



 <p>1:2,400</p>	<h2>ZONING MAP</h2> <ul style="list-style-type: none"> <li><input type="checkbox"/> Area of Request</li> <li><input type="checkbox"/> Recent History</li> </ul>	<p>Case no: <b>S223-261</b></p> <p>Date: <b>10/4/2023</b></p>
---	---	---





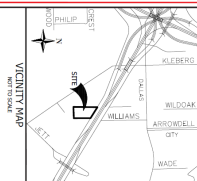
1:2,400

## AERIAL MAP

- Area of Request
- Recent History

Case no: S223-261

Date: 10/4/2023



NOTES:  
 1. The project is located on the...  
 2. The project is located on the...  
 3. The project is located on the...  
 4. The project is located on the...  
 5. The project is located on the...

THEME	LINE NUMBER	NO.	DESCRIPTION
UTILITY	1	801	17-05313 01K
		802	17-05313 02K
		803	17-05313 03K
		804	17-05313 04K
PROPERTY	2	805	17-05313 05K
		806	17-05313 06K
		807	17-05313 07K
		808	17-05313 08K
PROPERTY	3	809	17-05313 09K
		810	17-05313 10K
		811	17-05313 11K
		812	17-05313 12K
PROPERTY	4	813	17-05313 13K
		814	17-05313 14K
		815	17-05313 15K
		816	17-05313 16K

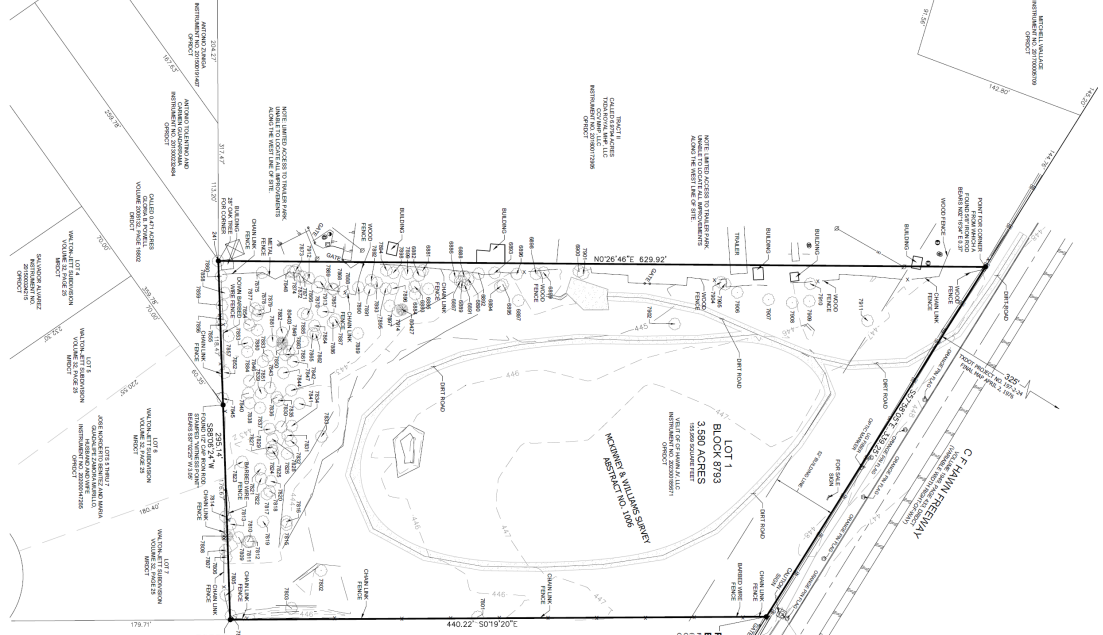
**LEGEND**

Property	...
Utility	...
...	...
...	...

**LINE TYPE LEGEND**

Property	...
Utility	...
...	...
...	...

DATE: \_\_\_\_\_  
 TIME: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_



**OWNER:** VAILTY HOLDINGS, LLC  
 1505 WEST WILSON AVENUE  
 DALLAS, TEXAS 75202  
 PHONE: 817-784-1111

**DEVELOPER:** YAZEL PERLES & ASSOCIATES, LLC  
 1505 WEST WILSON AVENUE  
 DALLAS, TEXAS 75202  
 PHONE: 817-784-1111

**SURVEYOR:** JONATHAN M. PERRY, S.S.  
 4400 WEST LOOP WEST, SUITE 200  
 DALLAS, TEXAS 75207  
 PHONE: 972-486-2222

**PROJECT:** PRELIMINARY PLAT  
 VAILT ADDITION  
 LOT 1, BLOCK 8793  
 BENEFIT OF CALLETS 3.580 ACRES OF LAND  
 SITuated IN  
 THE McDONALD WILSON SURVEY  
 DALLAS COUNTY, TEXAS

**CITY RECORD NO. 5223281**  
**ENGINEERING NO. 511**

**YAZEL PERLES & ASSOCIATES, LLC**  
 1505 WEST WILSON AVENUE  
 DALLAS, TEXAS 75202  
 PHONE: 817-784-1111  
 www.yazelperles.com