

CITY PLAN COMMISSION

THURSDAY, OCTOBER 19, 2023

FILE NUMBER: S223-257

SENIOR PLANNER: Sharmila Shrestha

LOCATION: Ryan Road at Luna Road, southeast corner

DATE FILED: September 21, 2023

ZONING: IR

CITY COUNCIL DISTRICT: 6

SIZE OF REQUEST: 11.711-acres

APPLICANT/OWNER: The Smaisani Family Living Trust

REQUEST: An application to create one 11.711-acre lot from a tract of land in City Block A/8375 on property located on Ryan Road at Luna Road, southeast corner.

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

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)

Right of Way Requirements:

15. On the final plat, dedicate 53.5 feet of right-of-way (via fee simple) from the established center line of Luna Road. Section 51A 8.602(c).
16. On the final plat, dedicate 30 feet of right-of-way (via fee simple) from the established center line of Ryan Road. Section 51A 8.602(c).
17. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via fee simple or Street easement) at the intersection of Luna Road and Ryan Road. Section 51A 8.602(d)(1).
18. 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)
19. Construct one-half of the Luna Road thoroughfare requirements along the entire length of the proposed plat per the City of Dallas standard. Section 51A-8.604(b)(3)
20. Provide 20 feet all-weather paving material for Ryan Road along the proposed plat per the City of Dallas standard. Section 51A-8.604(b)(2)
21. 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) Section 51A-8.606, 51A-8.608

Flood Plain Conditions:

22. On the final plat, determine the 100-year water surface elevation across this addition.
23. On the final plat, dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
24. On the final plat, include additional paragraph in Owner's Certificate (pertaining to the floodplain). 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
25. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
26. On the final plat, show the natural channel set back from the crest of the natural channel. *Section 51A-8.611(d), Trinity Watershed Management.*
27. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. *Section 51A-8.617(d)(1), (2), (3), and (4)*
28. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

Survey (SPRG) Conditions:

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

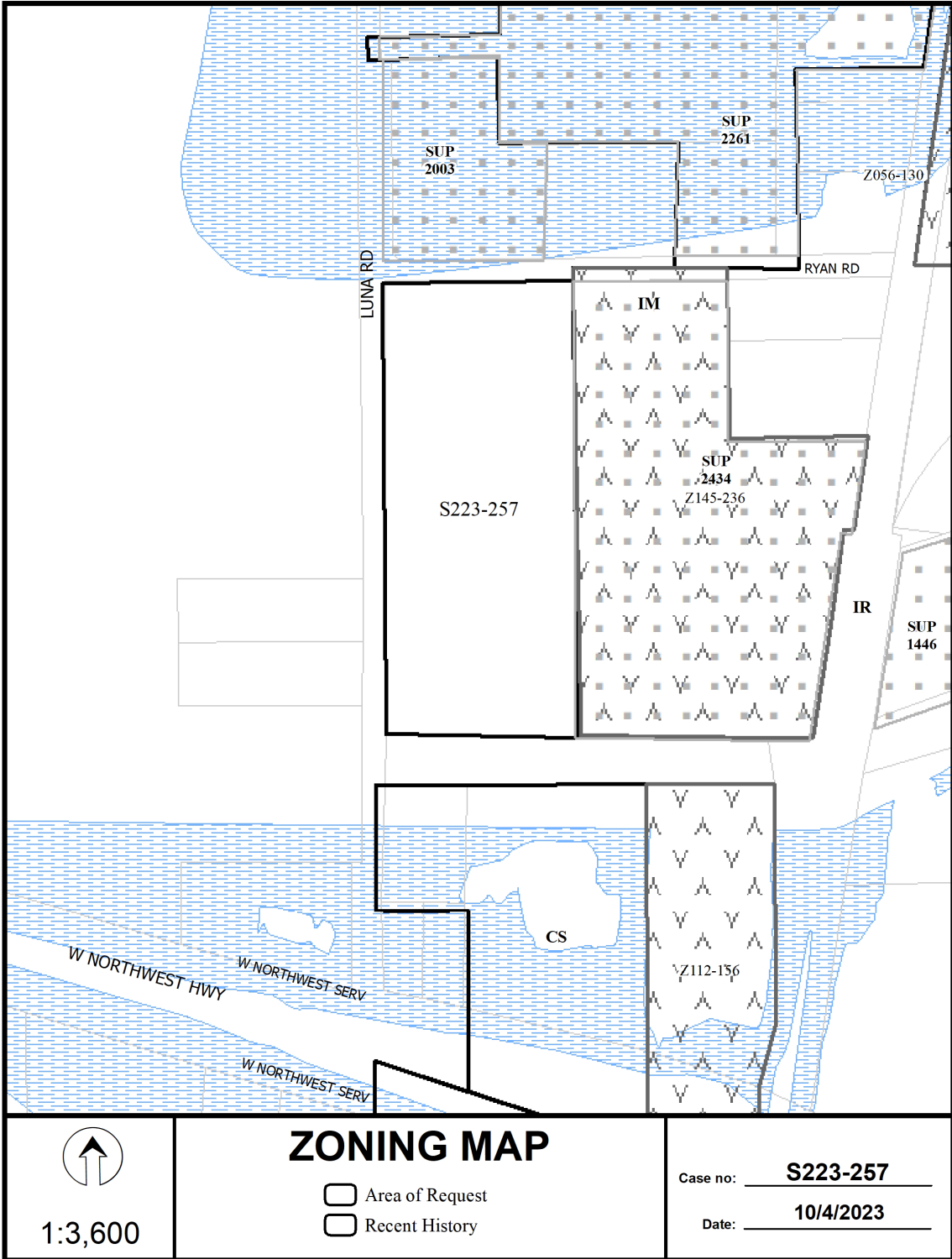
Dallas Water Utilities Conditions:

34. 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.
35. 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.


36. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.

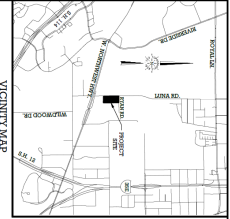
GIS, Lot & Block Conditions:

37. On the final plat, identify the property as Lot 2 in City Block A/8375.

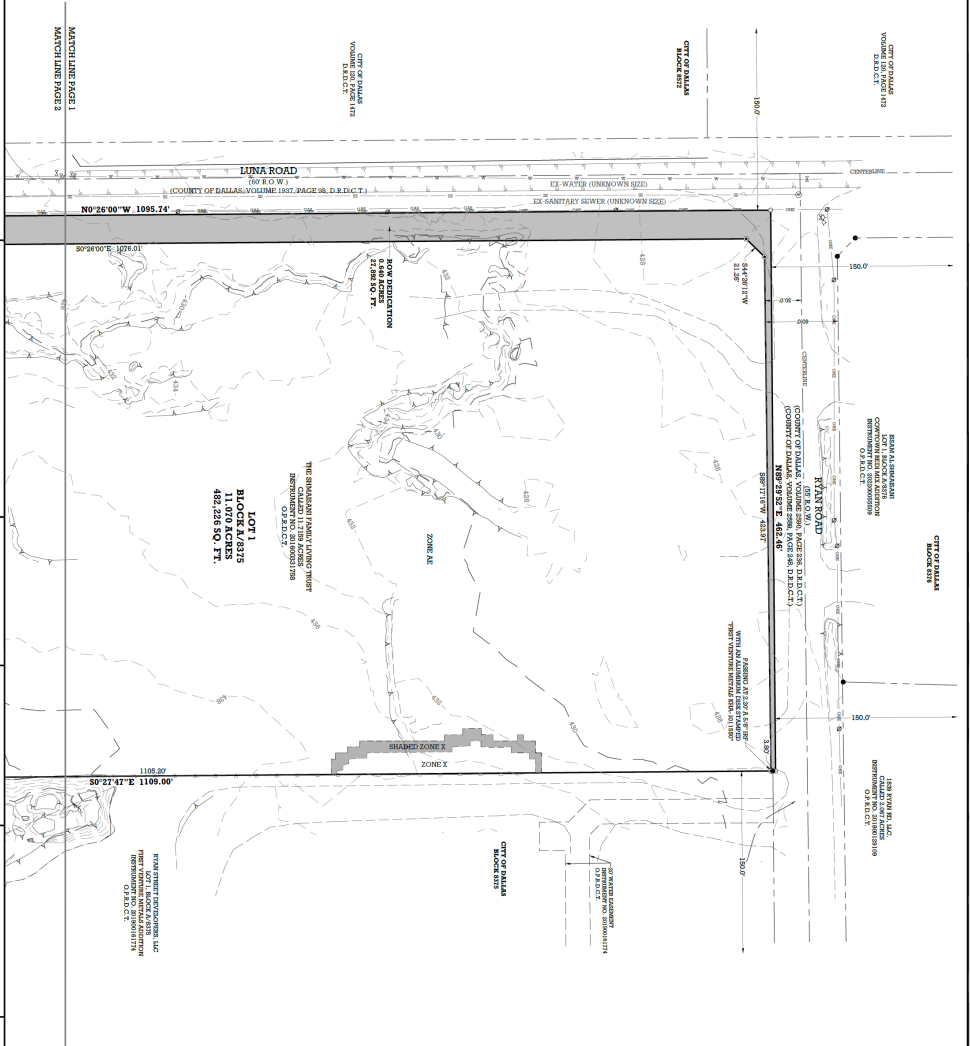




 1:3,600	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S223-257 </u> Date: <u> 10/4/2023 </u>
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- GENERAL NOTES:**
1. ORIGINAL DOCUMENT SIZE: 11" X 17"
 2. ALL MEASUREMENTS, DISTANCES AND COORDINATE VALUES CONTAINED HEREIN ARE THE PROPERTY OF THE SURVEYOR AND ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.
 3. THE SURVEYOR HAS REVIEWED THE RECORDING INSTRUMENT AND HAS DETERMINED THAT THE INSTRUMENT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS SURVEYING ACT AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING.
 4. THE SURVEYOR HAS REVIEWED THE INSTRUMENT AND HAS DETERMINED THAT THE INSTRUMENT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS SURVEYING ACT AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING.
 5. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE SURVEYING ACT AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING.
 6. THE SURVEYOR HAS REVIEWED THE INSTRUMENT AND HAS DETERMINED THAT THE INSTRUMENT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS SURVEYING ACT AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING.



**PLACE COUNTY
RECORDING LABEL HERE**

I, the undersigned, being a duly qualified and licensed Surveyor of the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original survey as the same was duly approved on the _____ day of _____, A.D. 20____, by said Commission.

 City Surveyor

 City Surveyor

<p>LEGEND</p> <p> <input type="checkbox"/> BOUNDARY LINE <input type="checkbox"/> CONVEYANCE LINE <input type="checkbox"/> EASEMENT LINE <input type="checkbox"/> RIGHT-OF-WAY LINE <input type="checkbox"/> ADJACENT PROPERTY LINE <input type="checkbox"/> ADJACENT WATERWAY <input type="checkbox"/> ADJACENT AIRWAY <input type="checkbox"/> ADJACENT RAILROAD <input type="checkbox"/> ADJACENT HIGHWAY <input type="checkbox"/> ADJACENT CANAL <input type="checkbox"/> ADJACENT DRAINAGE <input type="checkbox"/> ADJACENT FLOODPLAIN <input type="checkbox"/> ADJACENT WETLAND <input type="checkbox"/> ADJACENT WOODLAND <input type="checkbox"/> ADJACENT PRAIRIE <input type="checkbox"/> ADJACENT CROPLAND <input type="checkbox"/> ADJACENT OPEN SPACE <input type="checkbox"/> ADJACENT UNDEVELOPED LAND <input type="checkbox"/> ADJACENT DEVELOPED LAND <input type="checkbox"/> ADJACENT IMPROVED LAND <input type="checkbox"/> ADJACENT UNIMPROVED LAND <input type="checkbox"/> ADJACENT WATERWAY <input type="checkbox"/> ADJACENT AIRWAY <input type="checkbox"/> ADJACENT RAILROAD <input type="checkbox"/> ADJACENT HIGHWAY <input type="checkbox"/> ADJACENT CANAL <input type="checkbox"/> ADJACENT DRAINAGE <input type="checkbox"/> ADJACENT FLOODPLAIN <input type="checkbox"/> ADJACENT WETLAND <input type="checkbox"/> ADJACENT WOODLAND <input type="checkbox"/> ADJACENT PRAIRIE <input type="checkbox"/> ADJACENT CROPLAND <input type="checkbox"/> ADJACENT OPEN SPACE <input type="checkbox"/> ADJACENT UNDEVELOPED LAND <input type="checkbox"/> ADJACENT DEVELOPED LAND <input type="checkbox"/> ADJACENT IMPROVED LAND <input type="checkbox"/> ADJACENT UNIMPROVED LAND </p>	
<p>ABBREVIATIONS</p> <p> 1. PLAT SURVEYED: 10-22-2013 2. SURVEYOR: [Logo] 3. ENGINEER: [Logo] 4. OWNER: [Logo] 5. TITLE: [Logo] </p>	<p>OWNER</p> <p> THE SHAMAL ADDITION LOT 1, BLOCK A/315 CITY OF DALLAS 11070 ACRES 488,286 SQ. FT. </p>
<p>REVISION</p> <p> 1. [Logo] </p>	<p>PRELIMINARY PLAT</p> <p> SHAMAL ADDITION LOT 1, BLOCK A/315 CITY OF DALLAS 11070 ACRES 488,286 SQ. FT. </p>

