

CITY PLAN COMMISSION**THURSDAY, MAY 8, 2025****FILE NUMBER:** S245-147**SENIOR PLANNER:** Hema Sharma**LOCATION:** Hampton Road, south of Ledbetter Drive/State Highway Loop No. 12**DATE FILED:** April 9, 2025**ZONING:** RR**CITY COUNCIL DISTRICT:** 3**SIZE OF REQUEST:** 3.8165-acres**APPLICANT/OWNER:** Rachel Hills; DFW Land Holdings, LLC

REQUEST: An application to create one 0.9817-acre lot and one 2.783-acre lot, and to dedicate a right-of-way and an alley from a 3.8165-acre tract of land in City Block 6049 on property located on Hampton Road, south of Ledbetter Drive/State Highway Loop No. 12.

SUBDIVISION HISTORY:

1. S245-146 was a request northwest of the present request to create one 1.000-acre lot from a tract of land in City Block 6051 on property located on South Hampton Road, south of Ledbetter Drive. The request is scheduled for City Plan Commission hearing on May 8, 2025.
2. S234-085 was a request north of the present request 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. The request was approved on May 2, 2024 but has not been recorded.
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 The request was approved on May 4, 2023 and was withdrawn. Phase A S223-121A was submitted and was recorded on May 14, 2024.

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 2.

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)
15. 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.

Right-of way Requirements Conditions:

16. 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)*
17. On the final plat, dedicate 50 feet of right-of-way (via fee simple) from the established center line of Hampton Road. *Section 51A 8.602(c)*

18. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Hampton Road & the alley. *Section 51A-8.602(e)*
19. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)."

Survey (SPRG) Conditions:

20. Prior to final plat, submit a completed final plat checklist and all supporting documents.
21. On the final plat, show how all adjoining right-of-way was created. *Section 51A-8.403(a)(1)(A)(xxii)*.
22. On the final plat, show recording information on all existing easements within 150 feet of the property.
23. 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:

24. 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)*.
25. 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.
26. Water and Wastewater main improvements is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
27. 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.

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

28. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per *Street Design Manual*.
29. On the final plat, change "S. Hampton Road" to "Hampton Road". *Section 51A-8.403(a)(1)(A)(xii)*.
30. On the final plat, change "W. Ledbetter Drive (Loop 12)" to "Ledbetter Drive/State Highway Loop No. 12". *Section 51A-8.403(a)(1)(A)(xii)*.
31. On the final plat, identify the property as Lots 3 & 4 in City Block A/6049.







