

CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 5, 2024****FILE NUMBER:** S234-172**SENIOR PLANNER:** Hema Sharma**LOCATION:** between Noel Road and Montfort Drive, south of Lyndon B. Johnson Freeway/ Interstate Highway No. 635**DATE FILED:** August 7, 2024**ZONING:** PD 1110**PD LINK:** Link Currently Not Available**CITY COUNCIL DISTRICT:** 13**SIZE OF REQUEST:** 8.6024-acres**APPLICANT/OWNER:** LBJ Financial Owner, LLC**REQUEST:** An application to replat an 8.6024-acre tract of land containing part of Lot 1 in City Block A/6999 and part of City Block 6999 to create one lot on property between Noel Road and Montfort Drive, south of Lyndon B. Johnson Freeway/ Interstate Highway No. 635.**SUBDIVISION HISTORY:**

1. S212-006 was a request northeast of the present request to replat a 20.623-acre tract of land containing part of Lot 3 and part of Lot 3A in City Block A/7409 to create one 4.265-acre lot, one 4.753-acre lot, one 8.770-acre lot, and to dedicate a right-of-way on property located on Montfort Drive, north of Interstate Highway 635. The request was approved on November 4, 2021 but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the PD 1110; 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 Conditions:

15. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via fee simple or street easement) at the intersection of Monfort Drive & Lyndon B. Johnson Freeway/ Interstate Highway No. 635. Section 51A 8.602(d)(1)
16. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via fee simple or street easement) at the intersection of Lyndon B. Johnson Freeway/ Interstate Highway No. 635 & Noel Road. Section 51A 8.602(d)(1)
17. 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, within the area of the corner clip. *Section 51A 8.602(d)(1), 51A 8.608(a)*

18. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)."
19. 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

Survey (SPRG) Conditions:

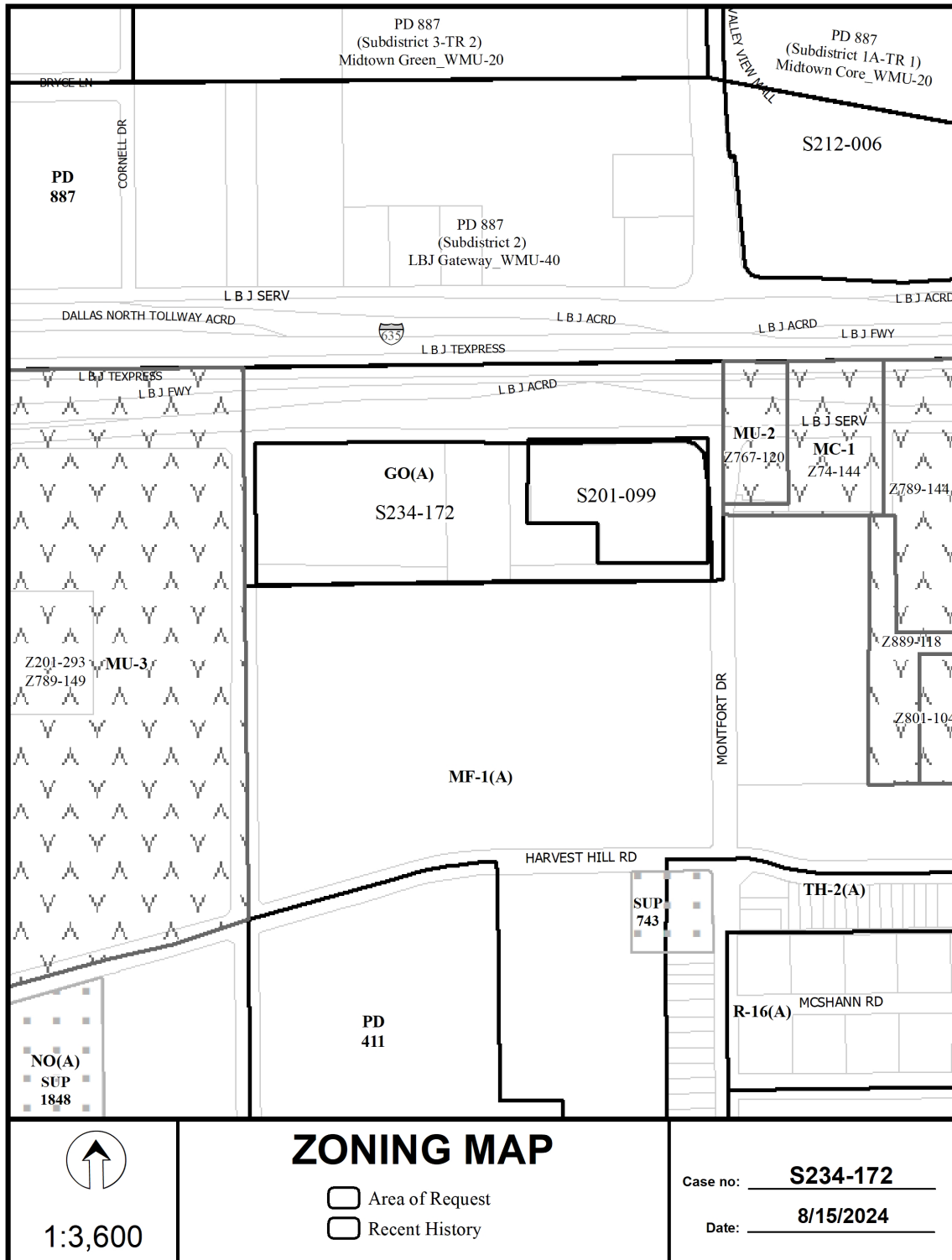
20. Prior to final plat, submit a completed final plat checklist and all supporting documents.
21. On the final plat, show recording information on all existing easements within 150 feet of the property.
22. On the final plat, show easement volume 69104, page 699, D.R.D.C.T.

Dallas Water Utilities Conditions:

23. 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).
24. 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.
25. Water 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.
26. Capacity of existing wastewater system is questionable. Submit proposed wastewater discharge (gpm) of development for further assessment. Sections 49-60(b)(2)(d) and 49-60(d).

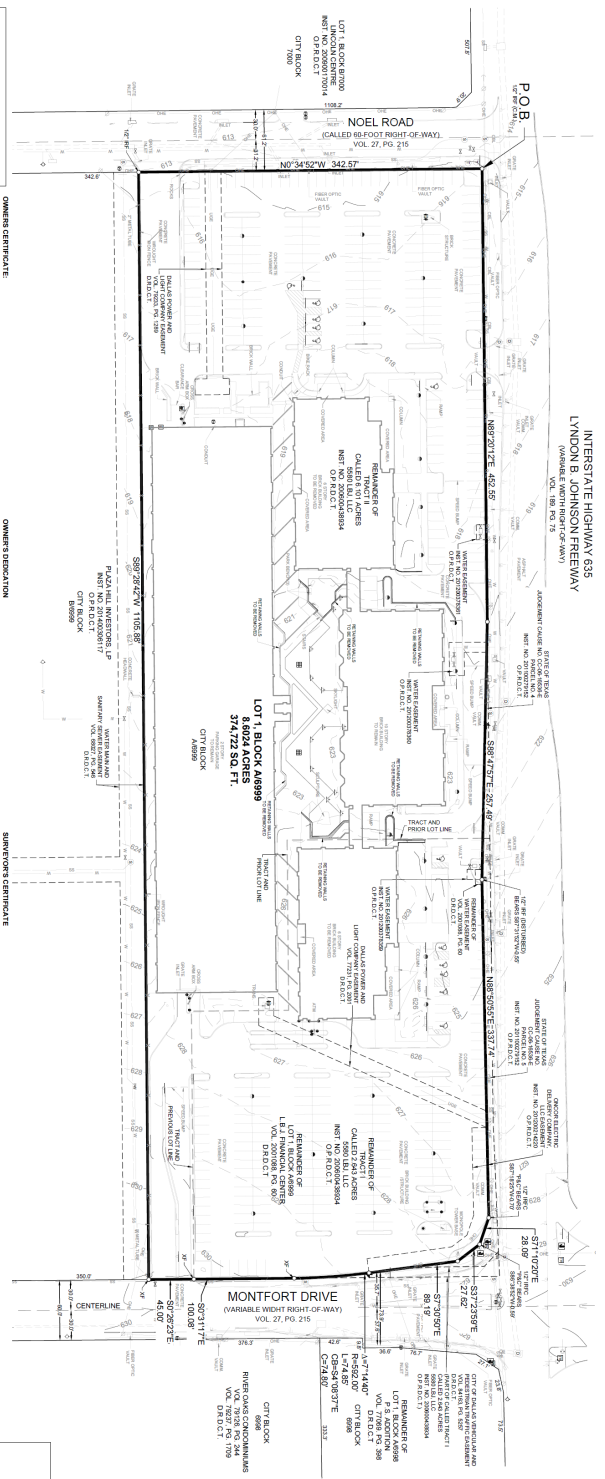
Street Light/ Street Name/ GIS, Lot & Block Conditions:

27. Prior to final plat, compliance with City's Street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
28. On the final plat, change "Interstate Highway 635 Lyndon B. Johnson Freeway" to "Lyndon B. Johnson Freeway/Interstate Highway No. 635". Section 51A-8.403(a)(1)(A)(xii).
29. On the final plat, identify the property as Lot 1A in City Block A/6999.



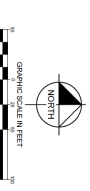


INTERSTATE HIGHWAY 635
LYNDON B. JOHNSON FREEWAY
CITY BLOCK 8099



LEGEND

1	100' R/W	100' Right-of-Way
2	50' R/W	50' Right-of-Way
3	25' R/W	25' Right-of-Way
4	10' R/W	10' Right-of-Way
5	5' R/W	5' Right-of-Way
6	3' R/W	3' Right-of-Way
7	2' R/W	2' Right-of-Way
8	1' R/W	1' Right-of-Way
9	0.5' R/W	0.5' Right-of-Way
10	0.25' R/W	0.25' Right-of-Way
11	0.125' R/W	0.125' Right-of-Way
12	0.0625' R/W	0.0625' Right-of-Way
13	0.03125' R/W	0.03125' Right-of-Way
14	0.015625' R/W	0.015625' Right-of-Way
15	0.0078125' R/W	0.0078125' Right-of-Way
16	0.00390625' R/W	0.00390625' Right-of-Way
17	0.001953125' R/W	0.001953125' Right-of-Way
18	0.0009765625' R/W	0.0009765625' Right-of-Way
19	0.00048828125' R/W	0.00048828125' Right-of-Way
20	0.000244140625' R/W	0.000244140625' Right-of-Way
21	0.0001220703125' R/W	0.0001220703125' Right-of-Way
22	0.00006103515625' R/W	0.00006103515625' Right-of-Way
23	0.000030517578125' R/W	0.000030517578125' Right-of-Way
24	0.0000152587890625' R/W	0.0000152587890625' Right-of-Way
25	0.00000762939453125' R/W	0.00000762939453125' Right-of-Way
26	0.000003814697265625' R/W	0.000003814697265625' Right-of-Way
27	0.0000019073486328125' R/W	0.0000019073486328125' Right-of-Way
28	0.00000095367431640625' R/W	0.00000095367431640625' Right-of-Way
29	0.000000476837158203125' R/W	0.000000476837158203125' Right-of-Way
30	0.0000002384185791015625' R/W	0.0000002384185791015625' Right-of-Way
31	0.00000011920928955078125' R/W	0.00000011920928955078125' Right-of-Way
32	0.000000059604644775390625' R/W	0.000000059604644775390625' Right-of-Way
33	0.0000000298023223876953125' R/W	0.0000000298023223876953125' Right-of-Way
34	0.00000001490116119384765625' R/W	0.00000001490116119384765625' Right-of-Way
35	0.000000007450580596923828125' R/W	0.000000007450580596923828125' Right-of-Way
36	0.0000000037252902984619140625' R/W	0.0000000037252902984619140625' Right-of-Way
37	0.00000000186264514923057153125' R/W	0.00000000186264514923057153125' Right-of-Way
38	0.000000000931322574611287265625' R/W	0.000000000931322574611287265625' Right-of-Way
39	0.0000000004656612873056437828125' R/W	0.0000000004656612873056437828125' Right-of-Way
40	0.00000000023283064365282189140625' R/W	0.00000000023283064365282189140625' Right-of-Way
41	0.000000000116415321826410947153125' R/W	0.000000000116415321826410947153125' Right-of-Way
42	0.000000000058207660913045473684375' R/W	0.000000000058207660913045473684375' Right-of-Way
43	0.00000000002910383045652273684375' R/W	0.00000000002910383045652273684375' Right-of-Way
44	0.0000000000145519152282613684375' R/W	0.0000000000145519152282613684375' Right-of-Way
45	0.00000000000727595761413045473684375' R/W	0.00000000000727595761413045473684375' Right-of-Way
46	0.0000000000036379788070652273684375' R/W	0.0000000000036379788070652273684375' Right-of-Way
47	0.000000000001818989403532613684375' R/W	0.000000000001818989403532613684375' Right-of-Way
48	0.0000000000009094947017663045473684375' R/W	0.0000000000009094947017663045473684375' Right-of-Way
49	0.00000000000045474735088317663045473684375' R/W	0.00000000000045474735088317663045473684375' Right-of-Way
50	0.000000000000227373684375' R/W	0.000000000000227373684375' Right-of-Way



GENERAL NOTES:

- The purpose of this plat is to create one lot from a portion of a property shown on a previous plat.
- This plat is subject to all existing easements, covenants, and restrictions.
- This plat is subject to all existing zoning ordinances.
- This plat is subject to all existing utility easements.
- This plat is subject to all existing drainage easements.
- This plat is subject to all existing floodplain easements.
- This plat is subject to all existing historic preservation easements.
- This plat is subject to all existing archaeological easements.
- This plat is subject to all existing environmental easements.
- This plat is subject to all existing cultural resources easements.
- This plat is subject to all existing historic landmarks easements.
- This plat is subject to all existing historic districts easements.
- This plat is subject to all existing historic structures easements.
- This plat is subject to all existing historic sites easements.
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- This plat is subject to all existing historic sites easements.

CERTIFICATE OF APPROVAL

I, the undersigned, being a duly qualified and licensed Surveyor in the State of Texas, do hereby certify that the above and foregoing plat was duly and lawfully prepared and approved by me on this _____ day of _____, 2024.

Surveyor

PRELIMINARY PLAT

LOT 1, BLOCK A/6999
MONTFORT AND 635 CENTER
PART OF LOT 1, BLOCK A/6999
L.B.J. FINANCIAL CENTER AND
BENING 8.6024 ACRES OUT OF
SAHAR PARK SURVEY, ABSTRACT NO. 1144
CITY OF DALLAS, DALLAS COUNTY, TEXAS
WASTEWATER NO. _____
PAVING AND DRAINAGE NO. _____

OWNER:
KIMLEY-HORN AND ASSOCIATES, INC.
1000 WEST AVENUE
SUITE 1000
DALLAS, TEXAS 75208
PHONE: 972-342-0000
FAX: 972-342-0001
EMAIL: KHA@KIMLEY-HORN.COM

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
1000 WEST AVENUE
SUITE 1000
DALLAS, TEXAS 75208
PHONE: 972-342-0000
FAX: 972-342-0001
EMAIL: KHA@KIMLEY-HORN.COM

PLANNING AND DRAINAGE NO. _____

