

CITY PLAN COMMISSION

THURSDAY, MAY 16, 2024

FILE NUMBER: S234-101

SENIOR PLANNER: Hema Sharma

LOCATION: Woody Road, southwest of C. F. Hawn Freeway/ U.S. Highway No. 175

DATE FILED: April 17, 2024

ZONING: CS

CITY COUNCIL DISTRICT: 8

SIZE OF REQUEST: 1.83-acres

APPLICANT/OWNER: Mohammad Habib, Barkat Daredia

REQUEST: An application to create one 1.83-acre lot from a tract of land in City Block 8806 on property located on Woody Road, southwest of C. F. Hawn Freeway/ U.S. Highway No. 175.

SUBDIVISION HISTORY:

1. S223-054 was a request southwest of the present request to create one 0.312-acre (13,609 square foot) lot and one 0.314-acre (13,675 square foot) lot from a 0.626-acre tract of land in City Block 8806 on property located on Woody Road, southwest of C F Hawn Freeway. The request was approved on March 07, 2024 but has not been recorded.
2. S223-027 was a request northeast of the present request to to create one 2.06-acre lot, one 9.90-acre lot, and one 16.30-acre lot from a 28.28-acre tract of land in City Block 8813 on property located on C F Hawn Freeway / US Highway No. 175 at Woody Road, east corner. The request was approved on December 15, 2022 but has not been recorded.
3. S212-275 was a request northeast of the present request to create one 2.06-acre lot and one 26.20-acre lot from a 28.28-acre tract of land in City Block 8813 on property located on CF Hawn Freeway / US Highway No. 175 at Woody Road, east corner. The request and S212-275R was withdrawn October 22,2022

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 Conditions:

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

Survey (SPRG) Conditions:

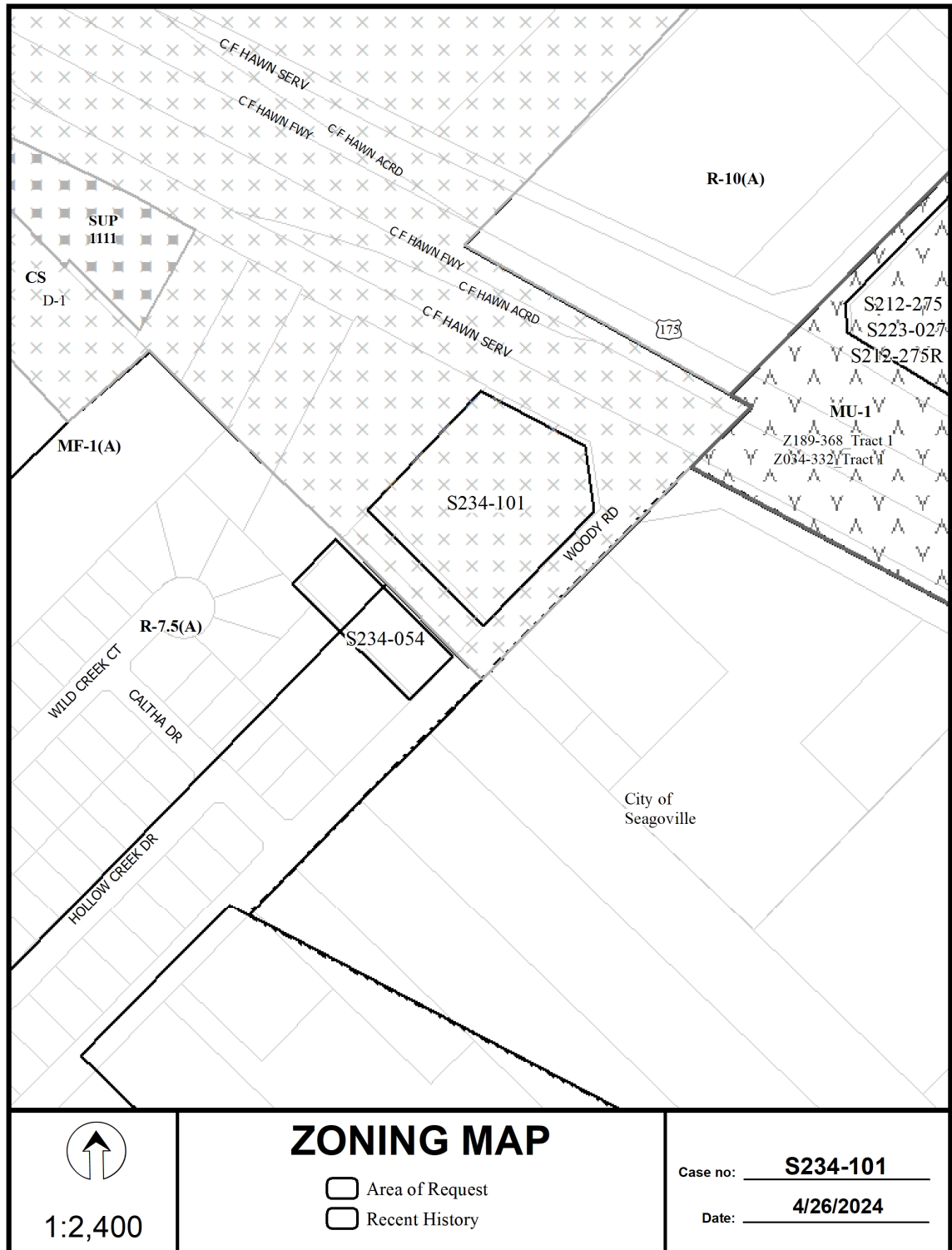
17. Prior to final plat, submit a completed final plat checklist and all supporting documents.
18. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
19. On the final plat, show recording information on all existing easements within 150 feet of the property.
20. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.

Dallas Water Utilities Conditions:


21. 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.
22. 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.

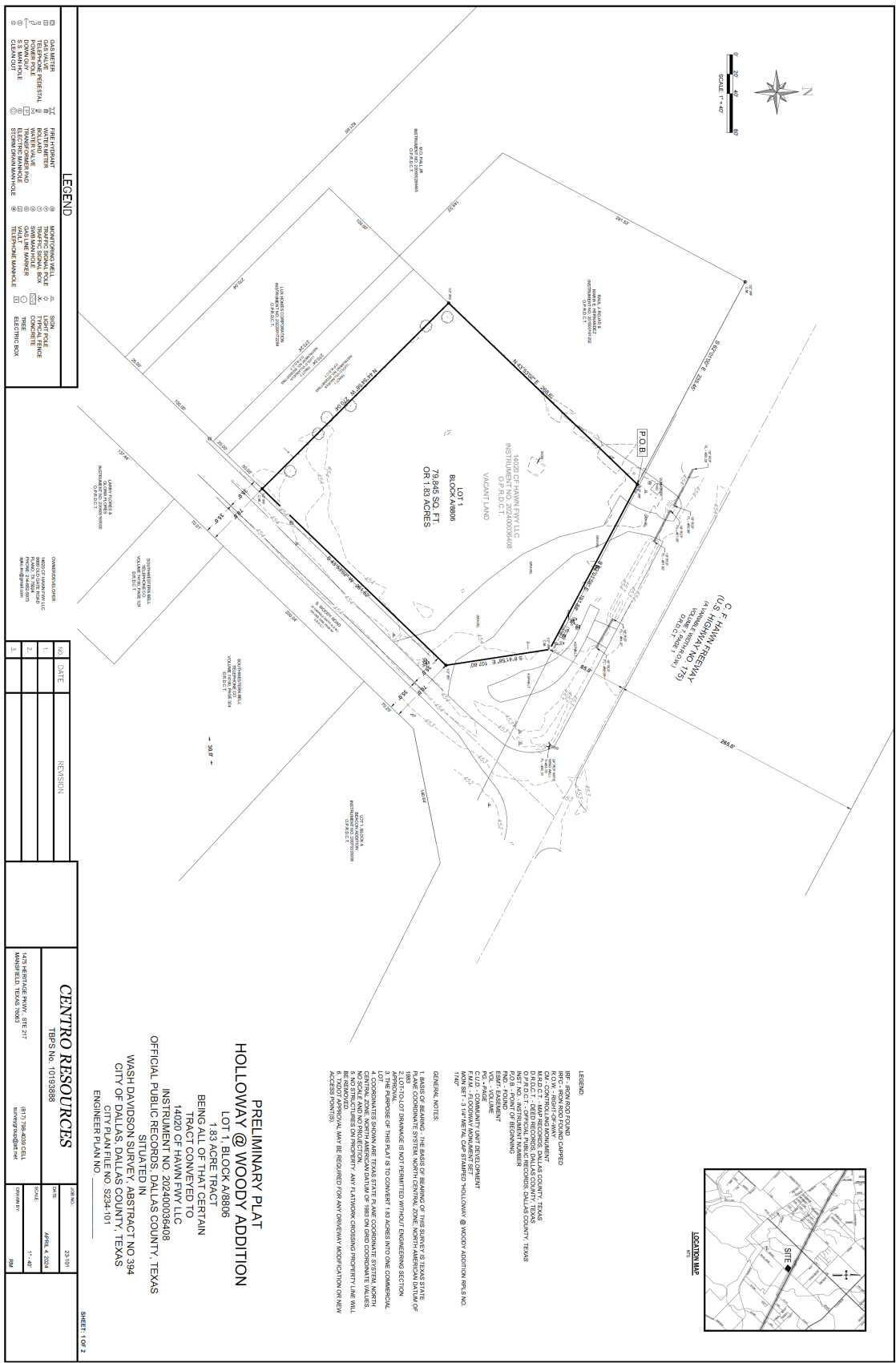
Real Estate/ Street Name / GIS, Lot & Block Conditions:

23. Prior to the final plat, any non-City related improvements located in right-of-way of C.F. Hawn Freeway will need to be relocated. Please provide documentation to Real Estate division to confirm.
24. On the final plat, change “S. Woody Road” to “Woody Road (AKA Woody Lane)”.
25. On the final plat, identify the property as Lot 1 in City Block N/8806.





 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S234-101 </u> Date: <u> 4/26/2024 </u>
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LEGEND

□	CONCRETE	□	WATER MAIN	□	SEWER	□	TELEPHONE
□	ASPHALT DRIVE	□	WATER VALVE	□	SEWER VALVE	□	TELEPHONE VALVE
□	PAVED DRIVE	□	ELECTRIC METER	□	SEWER METER	□	TELEPHONE METER
□	CONCRETE DRIVE	□	ELECTRIC SERVICE	□	SEWER SERVICE	□	TELEPHONE SERVICE
□	PAVED DRIVE	□	ELECTRIC SERVICE	□	SEWER SERVICE	□	TELEPHONE SERVICE
□	CONCRETE DRIVE	□	ELECTRIC SERVICE	□	SEWER SERVICE	□	TELEPHONE SERVICE

NO.	DATE	REVISION
1		
2		
3		

<p>CENTRO RSROURCES TBRIS NO. 1018388</p>		DATE	3/14/24
		SCALE	1" = 40'
1421 BENTLEY BLVD., STE 217 DALLAS, TEXAS 75203 (817) 798-4000 FAX info@centroresources.com		SCALE	1" = 40'
		DATE	APRIL 11, 2024
		SCALE	1" = 40'
		DATE	APRIL 11, 2024
		SCALE	1" = 40'
		DATE	APRIL 11, 2024
		SCALE	1" = 40'

PRELIMINARY PLAT
HOLLOWAY @ WOODY ADDITION
 LOT 1, BLOCK A8806
 1.83 ACRE TRACT
 BEING ALL OF THAT CERTAIN
 TRACT CONVEYED TO
 14020 CF HAWN FWY LLC
 INSTRUMENT NO. 20240036408
 OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 SITUATED IN
 WASH DAVIDSON SURVEY, DISTRICT NO 394
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S234-101
 ENGINEER PLAN NO. 24040036408

SHEET 1 OF 2

