

CITY PLAN COMMISSION

THURSDAY, SEPTEMBER 21, 2023

FILE NUMBER: S223-243

SENIOR PLANNER: Sharmila Shrestha

LOCATION: Buckner Boulevard, northeast of U.S. 175

DATE FILED: August 25, 2023

ZONING: IM

CITY COUNCIL DISTRICT: 5

SIZE OF REQUEST: 1.537-acre

APPLICANT/OWNER: 212 South Buckner, LLC

REQUEST: An application to create one 1.537-acre lot from a tract of land in City Block A/6362 on property located on Buckner Boulevard, northeast of U.S. 175.

SUBDIVISION HISTORY:

1. S212-045 was a request south of the present request to create a 2.0336-acre lot from a tract of land in City Block 6361 on property located on CF Hawn Freeway/US Highway No. 175, west of Pleasant Drive. The request was approved on December 16, 2021 but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the IM Industrial Manufacturing 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/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:

15. On the final plat, dedicate 53.5 feet of right-of-way (via fee simple) from the established center line of Buckner Boulevard. Section 51A 8.602(c).
16. TxDOT approval may be required for any driveway modifications or new access.

Survey (SPRG) Conditions:

17. Prior to final plat, submit a completed final plat checklist and all supporting documents.
18. On the final plat, show recording information on all existing easements within 150 feet of the property.
19. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.
20. On the final plat, need new/different plat name. Addition name can not begin with a number.

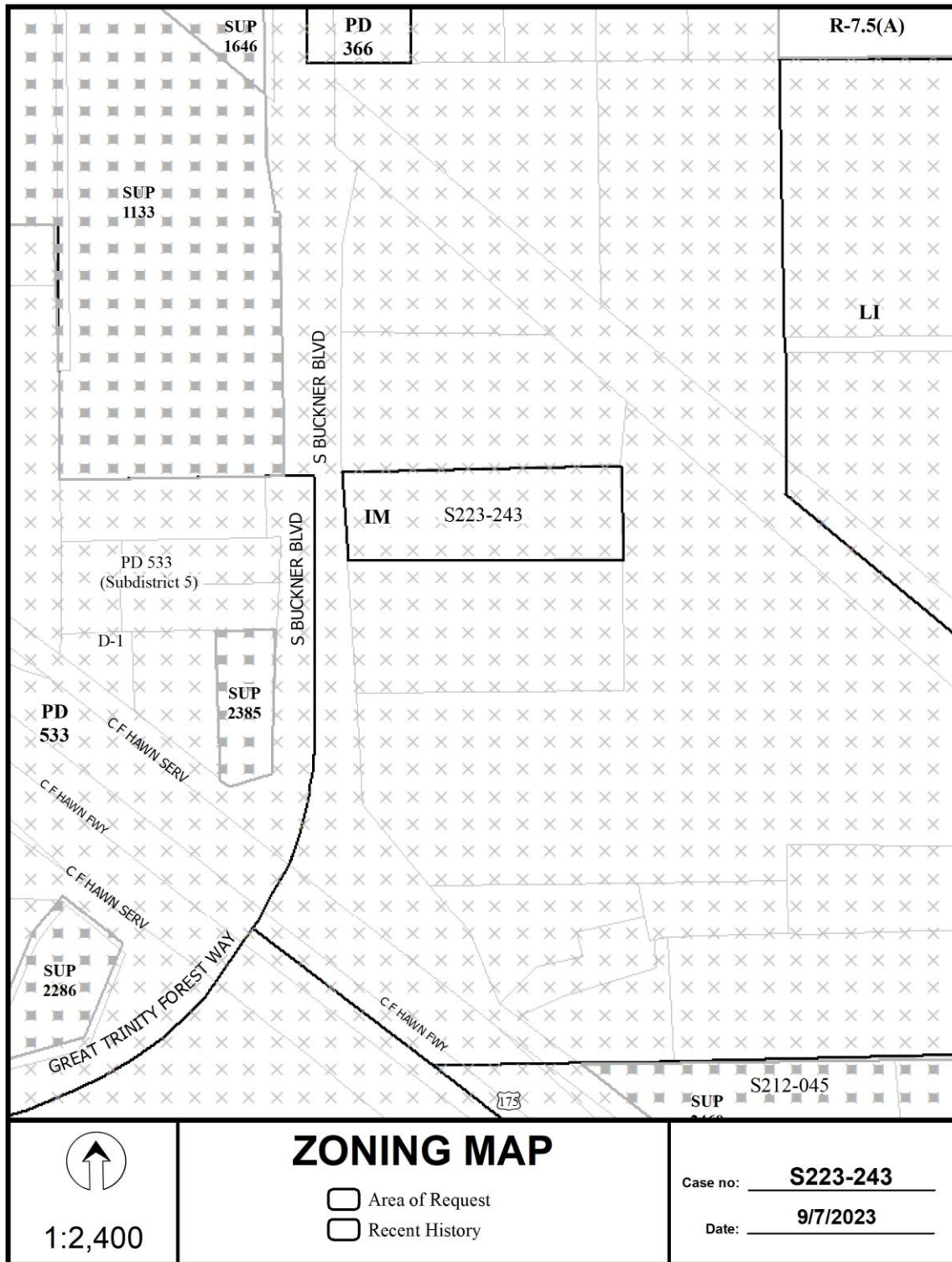
Dallas Water Utilities Conditions:

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.

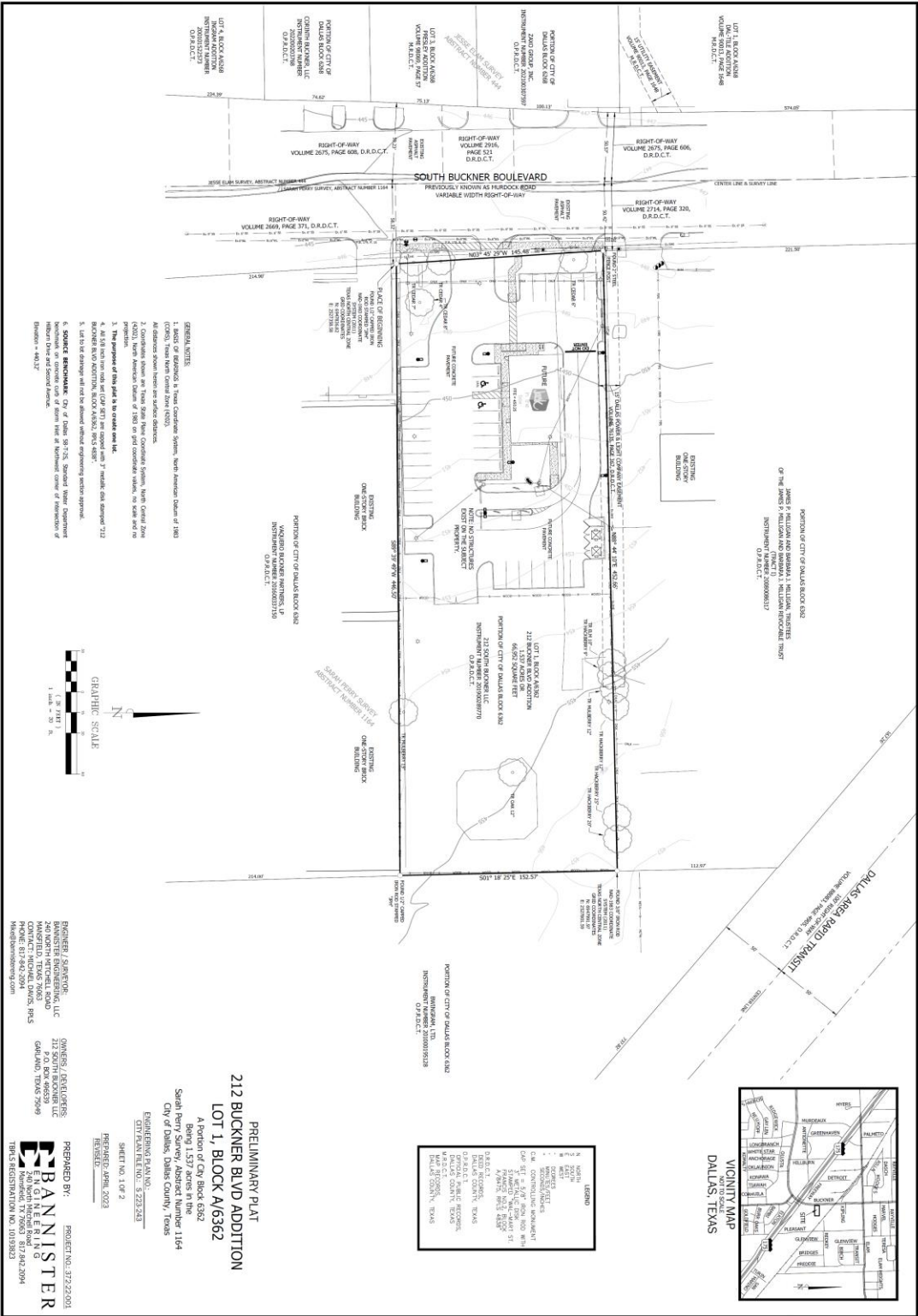
Street Name / GIS, Lot & Block Conditions:

22. On the final plat, change “South Buckner Boulevard” to “Buckner Boulevard”.
23. On the final plat, identify the property as Lot 1 in City Block A/6362. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





| | | |
|--|--|---|
|  1:2,400 | <h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p> | Case no: <u> S223-243 </u> Date: <u> 9/7/2023 </u> |
|--|--|---|



- GENERAL NOTES:**
1. The proposed building is shown in accordance with the applicable provisions of the City of Dallas Code, Chapter 25A, Subchapter 25A.03, and the applicable provisions of the City of Dallas Code, Chapter 25A, Subchapter 25A.04.
 2. The proposed building is shown in accordance with the applicable provisions of the City of Dallas Code, Chapter 25A, Subchapter 25A.03, and the applicable provisions of the City of Dallas Code, Chapter 25A, Subchapter 25A.04.
 3. The proposed building is shown in accordance with the applicable provisions of the City of Dallas Code, Chapter 25A, Subchapter 25A.03, and the applicable provisions of the City of Dallas Code, Chapter 25A, Subchapter 25A.04.
 4. All lot area measurements are based on the survey data provided.
 5. All lot area measurements are based on the survey data provided.



PREPARED BY: PROJECT NO. 212-2023
ENGINEER: ENGR. J. BANNISTER
 240 NORTH WITVELL ROAD
 DALLAS, TEXAS 75201
 PHONE: 817-462-2094
 PROJECT NO. 212-2023

PRELIMINARY PLAT
212 BUCKNER BLVD ADDITION
LOT 1, BLOCK A/6362
 A Portion of City Block 6362
 Being 1,537 Acres in the
 South Perry Addition, Block 11564
 City of Dallas, Dallas County, Texas

LEGEND

| | |
|-----|-------------------|
| --- | EXISTING |
| --- | PROPOSED |
| --- | ADJACENT PROPERTY |
| --- | RIGHT-OF-WAY |
| --- | UTILITY |
| --- | PROPERTY LINE |
| --- | ADJACENT LOT |
| --- | ADJACENT BLOCK |
| --- | ADJACENT STREET |
| --- | ADJACENT BLOCK |
| --- | ADJACENT STREET |
| --- | ADJACENT BLOCK |
| --- | ADJACENT STREET |



