

CITY PLAN COMMISSION**THURSDAY, JUNE 06, 2024****FILE NUMBER:** S234-126**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Ledbetter Drive, west of Duncanville Road**DATE FILED:** May 10, 2024**ZONING:** IR**CITY COUNCIL DISTRICT:** 3**SIZE OF REQUEST:** 8.101-acres**APPLICANT/OWNER:** CRP/AI Ledbetter Owner, L.P.

REQUEST: An application to create one 8.101-acre lot from a tract of land in City Block 8032 on property located on Ledbetter Drive, west of Duncanville Road.

SUBDIVISION HISTORY:

1. S234-100 was a request southeast of the present request to create one 1.007-acre lot from a tract of land in City Block 8035 on property located on Duncanville Road, south of Ledbetter Drive. The request was approved on May 16, 2024 and has not been recorded
2. S223-200 was a request west of the present request to create one 25.54-acre lot from a tract of land in City Block 8032 on property located on Ledbetter Drive, east of Dan Morton Drive. The request was approved on July 20, 2023 and has not been recorded
3. S223-194 was a request north of the present request to create one 2.030-acre lot and one 10-acre lot from a 12.030-acre tract of land in City Block 8032 on property located on Duncanville Road, north of Ledbetter Drive. The request was approved on July 20, 2023, and has not been recorded.
4. S223-019 was a request south of present request to replat a 29.12-acre tract of land containing part of City Block 8035 and all of Lot 66A in City Block 8035 to create one lot on property located on Duncanville Road, south of Ledbetter Drive. The request was approved on November 17, 2022, but has not been recorded.
5. S212-242 was a request south of present request to replat a 24.103-acre tract of land containing all of Lots 65 through 68 and part of Lot 69 in City Block 6265 to create one lot on property located on West Ledbetter Avenue, west of Duncanville Road. The request was approved on July 7, 2022, and was withdrawn on October 20, 2022.
6. S212-161 was a request west of the present request to create one 8.681-acre lot and one 24.96-acre lot from a 33.64-acre tract of land in City Block 8032 on property located on West Ledbetter Drive, west of Duncanville Road. The request was approved on April 21, 2022, and was withdrawn on May 16, 2022.

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)

Survey (SPRG) Conditions:

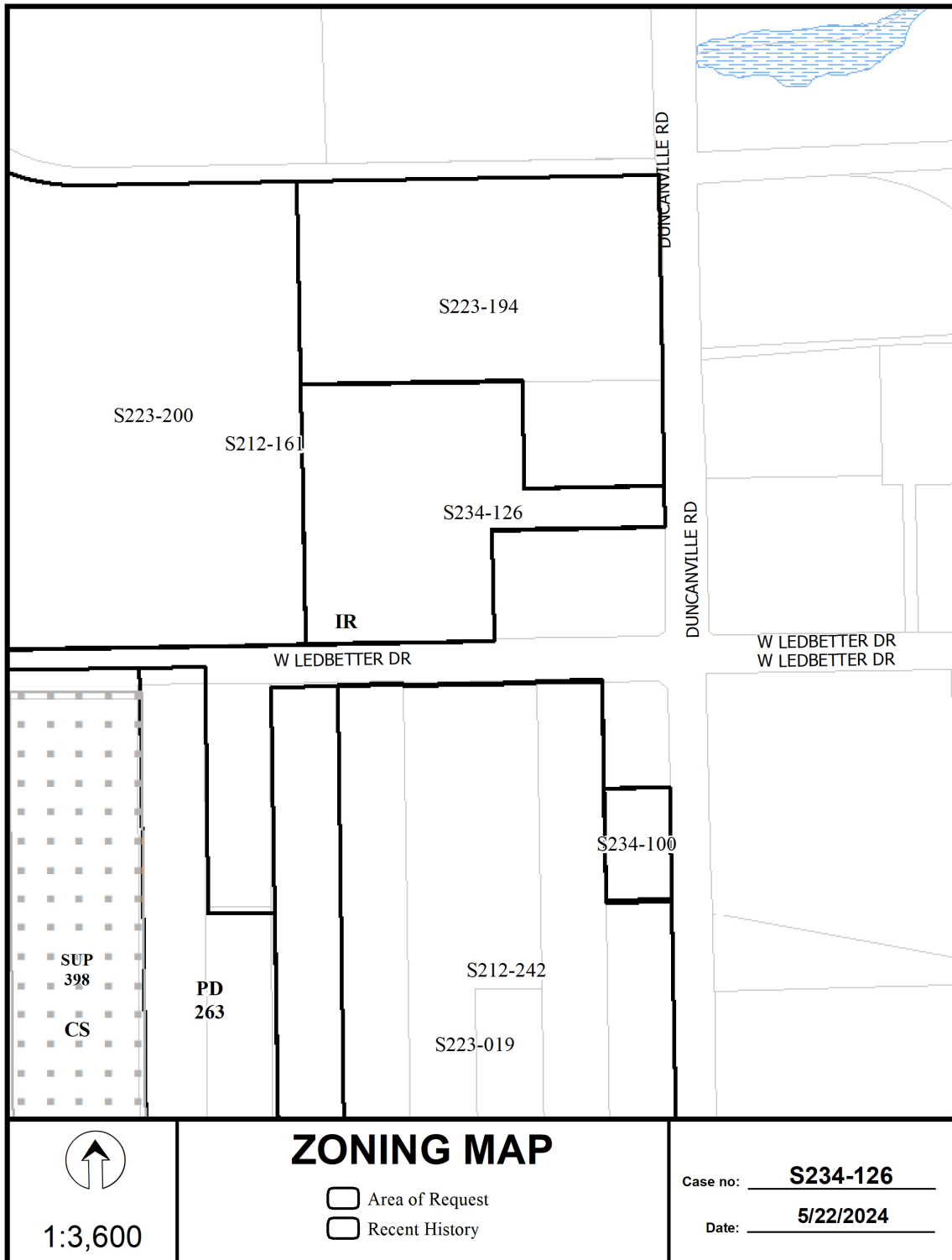
15. Prior to final plat, submit a completed final plat checklist and all supporting documents.

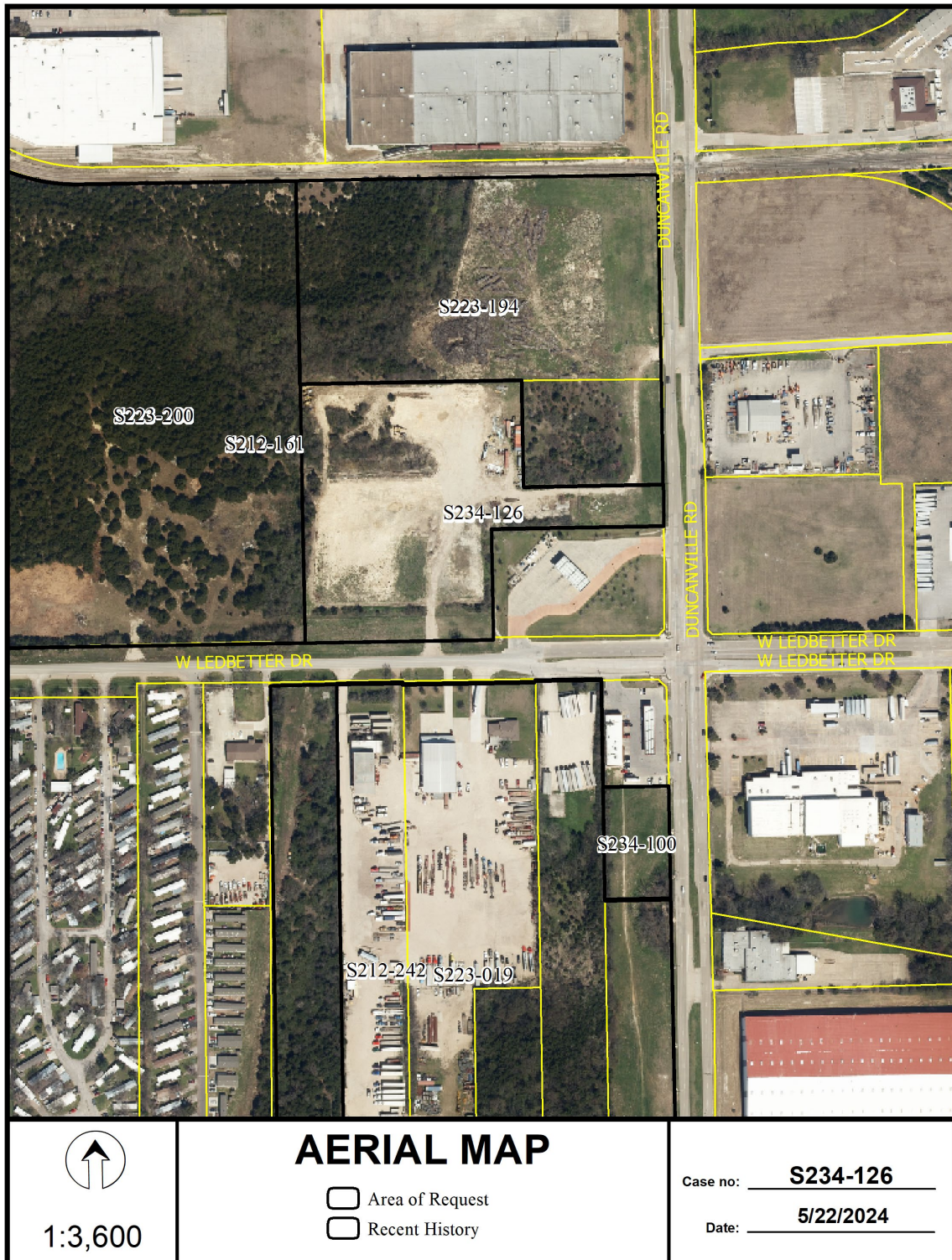
Dallas Water Utilities Conditions:

16. 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).
17. 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.
18. Water and Wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

GIS, Lot & Block Conditions:

19. On the final plat, identify the property as Lot 2 in City Block A/8032.





OWNER'S CERTIFICATE
 I, the undersigned, hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am the owner of the property described herein, and that I am the person who has authorized the preparation and filing of this plat.

STATE OF TEXAS
 COUNTY OF DALLAS
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