

CITY PLAN COMMISSION

THURSDAY, JANUARY 18, 2024

FILE NUMBER: S234-039

SENIOR PLANNER: Sharmila Shrestha

LOCATION: Preakness Lane, east of Walton Walker Boulevard/ State Highway Loop No.12

DATE FILED: December 21, 2023

ZONING: RR

CITY COUNCIL DISTRICT: 3

SIZE OF REQUEST: 6.590-acres

APPLICANT/OWNER: Supreme Estate Investment, LLC

REQUEST: An application to replat a 6.590-acre tract of land containing all of Lot 5 in City Block A/7665 to create 3 lots ranging in size from 1.103 acre to 3.166 acre on property located on Preakness Lane, east of Walton Walker Boulevard/ State Highway Loop No.12.

SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

STAFF RECOMMENDATION: The request complies with the requirements 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 3.

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 a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at Walton Walker Boulevard/ State Highway Loop No.12 and Preakness Lane. Section 51A 8.602(d)(1)
16. 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)*
17. TxDOT approval may be required for any driveway modification or new access point(s).
18. 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.
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.

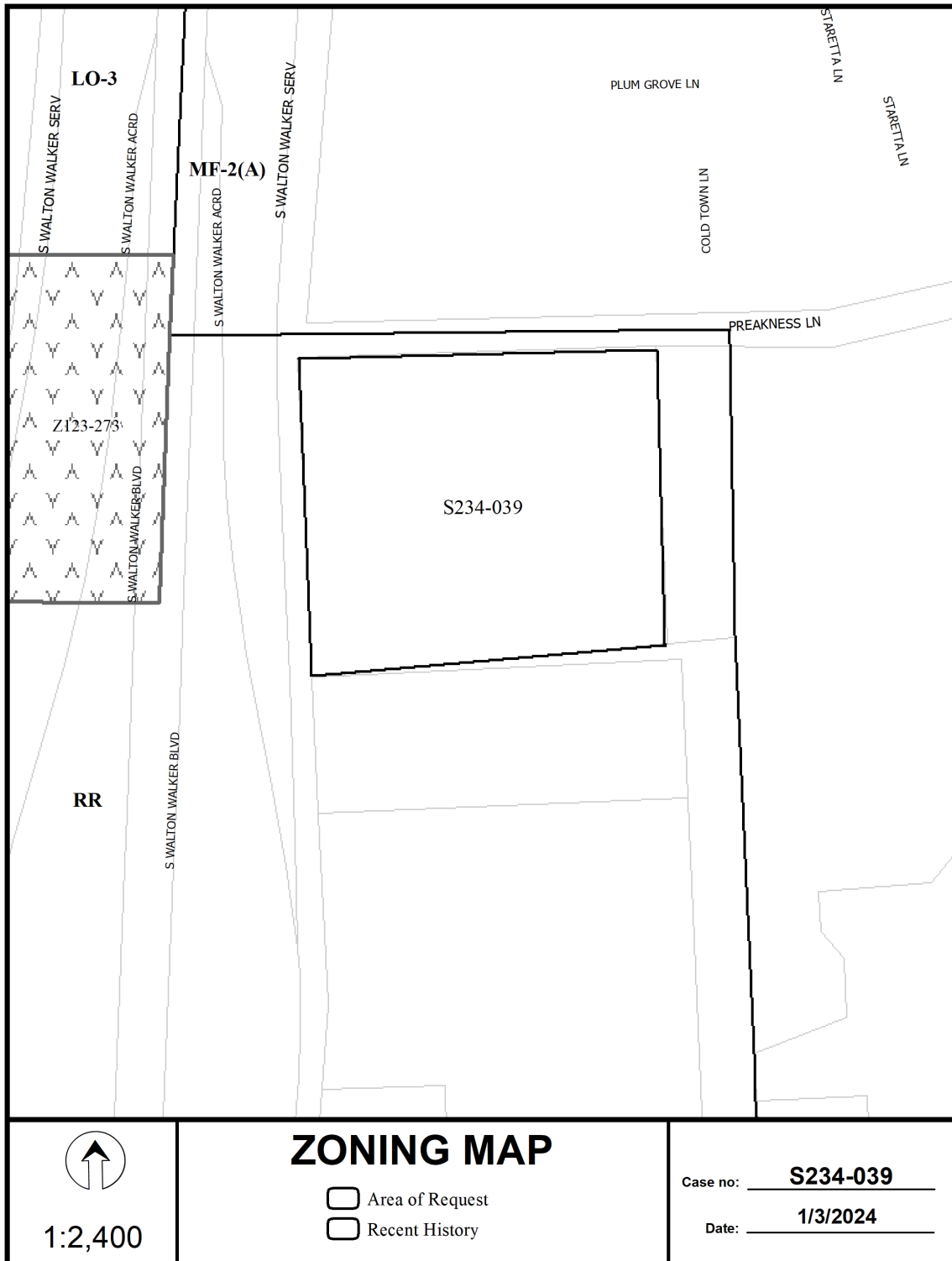
21. On the final plat, show recording information on all existing easements within 150 feet of the property.

Dallas Water Utilities Conditions:

22. 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.
23. Water and wastewater main improvements may be 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:

24. Ensure fencing located within the right-of-way of Preakness Lane is removed and provide documentation to Real Estate division.
25. On the final plat, change “Walton Walker Freeway Service Road (Loop 12)” to “Walton Walker Boulevard/ State Highway Loop No. 12”.
26. On the final plat, identify the property as Lots 5A through 5C in City Block A/7665.





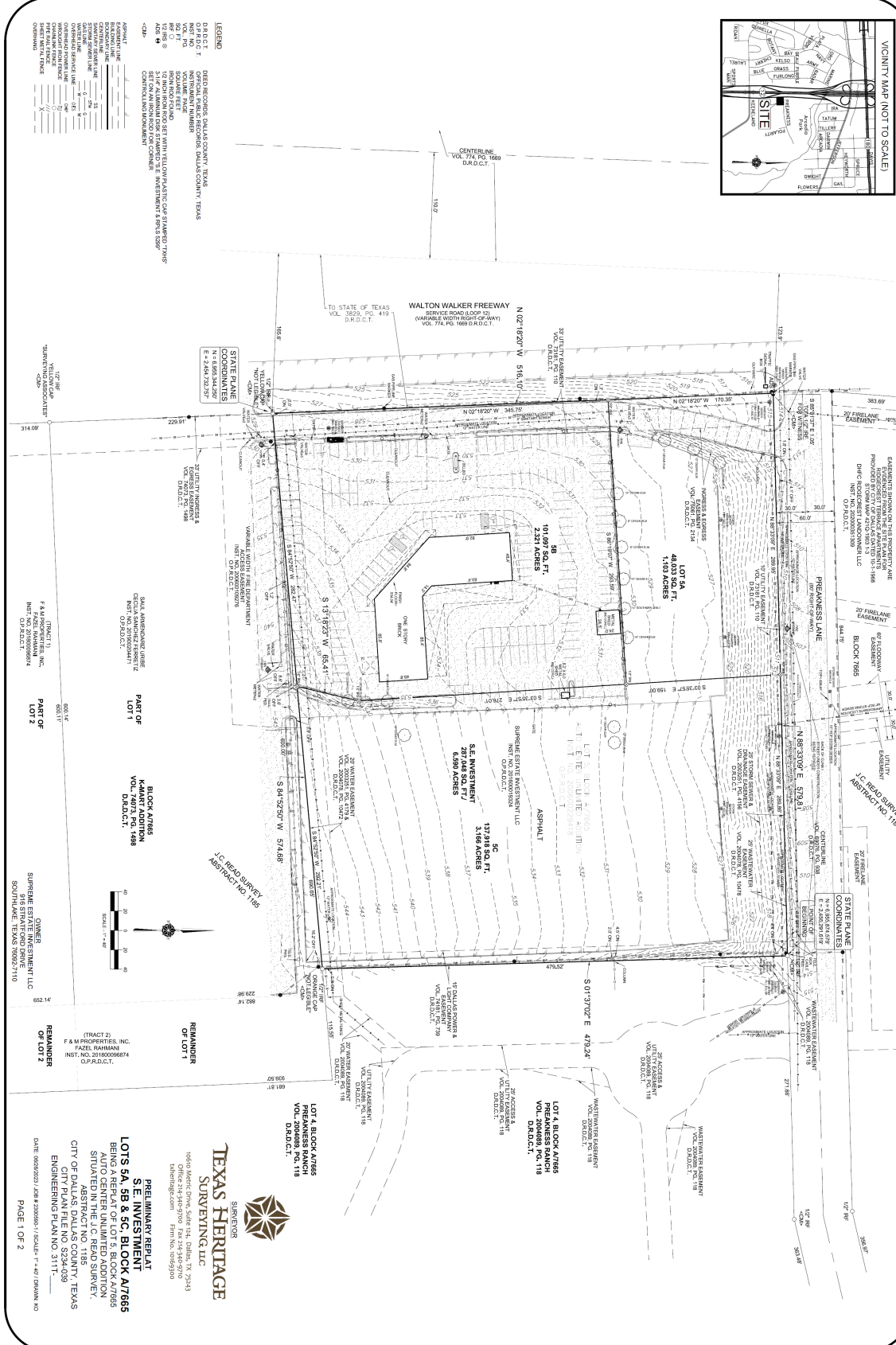
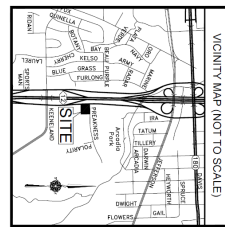
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AERIAL MAP

- Area of Request
- Recent History

Case no: S234-039

Date: 1/3/2024



LEGEND

DELEGATED SURVEYING TEXAS
 DISTRICT 1
 INSTRUMENT NUMBER
 50710
 DATE
 08/11/2023
 SURVEYOR
 P. J. HARRIS
 3127 ALAMOSA DRIVE, SUITE 200, DALLAS, TEXAS 75243
 CONTRACT INSTRUMENT
 2023080001

EXISTING EASEMENT
 EASEMENT LINE
 EASEMENT AREA
 EASEMENT NUMBER
 EASEMENT DATE
 EASEMENT TYPE
 EASEMENT WIDTH
 EASEMENT LENGTH
 EASEMENT BEARING
 EASEMENT CURVATURE
 EASEMENT POINTS
 EASEMENT CENTERLINE
 EASEMENT BOUNDARY
 EASEMENT CORNER
 EASEMENT MONUMENT
 EASEMENT MARKER
 EASEMENT SURVEY
 EASEMENT RECORD

STATE PLANE COORDINATES
 N 23° 00' 00" E 1000.00 FT
 E 2344.732 237

WALTON WALKER FREEWAY
 TO STATE OF TEXAS
 VOL. 77A, PG. 419
 D.R.D.C.T.

WALTON WALKER FREEWAY
 VARIABLE WIDTH RIGHT-OF-WAY
 VOL. 77A, PG. 1669-1670
 D.R.D.C.T.

STATE PLANE COORDINATES
 N 23° 00' 00" E 1000.00 FT
 E 2344.732 237

LOT 5A
 1.09 ACRES

LOT 5B
 4.00 ACRES

LOT 5C
 2.21 ACRES

LOT 7
 1.10 ACRES

SE INVESTMENT
 287.08 SQ. FT.
 6.59 ACRES

SE INVESTMENT
 137.918 SQ. FT.
 3.10 ACRES

LOT 7, BLOCK A7852
 PREAKNESS RANCH
 VOL. 200408, PG. 118
 D.R.D.C.T.

LOT 7, BLOCK A7852
 PREAKNESS RANCH
 VOL. 200408, PG. 118
 D.R.D.C.T.

OWNER
 SUPREME ESTATE INVESTMENT LLC
 SOUTHDALE, TEXAS 76002/7110

REMANINDER OF LOT 2
 TRACT 2)
 F & M PHARMACIES, INC.
 INF. NO. 2018000004
 P.P.D.C.T.

REMANINDER OF LOT 1
 TRACT 1)
 F & M PHARMACIES, INC.
 INF. NO. 2018000004
 P.P.D.C.T.

REMANINDER OF LOT 2
 TRACT 2)
 F & M PHARMACIES, INC.
 INF. NO. 2018000004
 P.P.D.C.T.

PRELIMINARY REPLAT SE INVESTMENT
 BEING A REPLAT OF LOT 5, BLOCK A7852
 AUTO CENTER UNLIMITED ADDITION,
 SITUATED IN THE J.C. REID SURVEY,
 ABSTRACT NO. 1165
 CITY OF DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S234-039
 ENGINEERING PLAN NO. 3117
 DATE: 05/09/2023 JOB # 230001-11 SCALE: 1" = 40' DRAWN: KD
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