

CITY PLAN COMMISSION**THURSDAY, OCTOBER 10, 2024****FILE NUMBER:** S234-188**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Silverado Drive, south of C.F. Hawn Freeway/U.S. Highway No. 175**DATE FILED:** September 11, 2024**ZONING:** CS**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 3.656-acres**APPLICANT/OWNER:** Marlow's Enterprises

REQUEST: An application to replat a 3.656-acre tract of land containing all of Lot 1 in City Block C/8793 and part of City Block 8793 to create one lot on property located on Silverado Drive, south of C.F. Hawn Freeway/U.S. Highway No. 175.

SUBDIVISION HISTORY:

1. S212-138 was a request southeast of the present request to replat a 7.3123-acre tract of land containing part of Lot 1 and all of Lots 2 and 3 in City Block 8792 to create one lot on property located on C F Hawn Freeway/ U.S. Highway No. 175, east of Silverado Drive. The request was approved on April 7, 2022, but has not been recorded.
2. S201-778 was a request south of the present request to create a 0.992-acre lot from a tract of land in City Block 8792 on property located on Silverado Drive, south of C.F. Hawn Freeway (U.S. Highway No. 175). The request was approved on October 21, 2021, but has not been recorded.
3. S201-672 was a request northwest of the present request to create a 3.589-acre lot from a tract of land in City Block 8793 on property located on C F Hawn/US Highway No. 175, north of Silverado Drive. The request was approved on June 17, 2021, but has not been recorded.
4. S190-013 was a request east of the present request to create a 2.556-acre lot from a tract of land in City Block 8793 on property located on C.F. Hawn Freeway (U.S. Highway No. 175) at Silverado Drive, southwest corner. The request was approved on November 7, 2019 and recorded on October 8, 2020.

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/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 40 feet of right-of-way (via fee simple) from the established center line of Silverado Drive. *Section 51A 8.602(c)*

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 C.F. Hawn Freeway/ U.S. Highway No. 175 & Silverado Drive. 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:

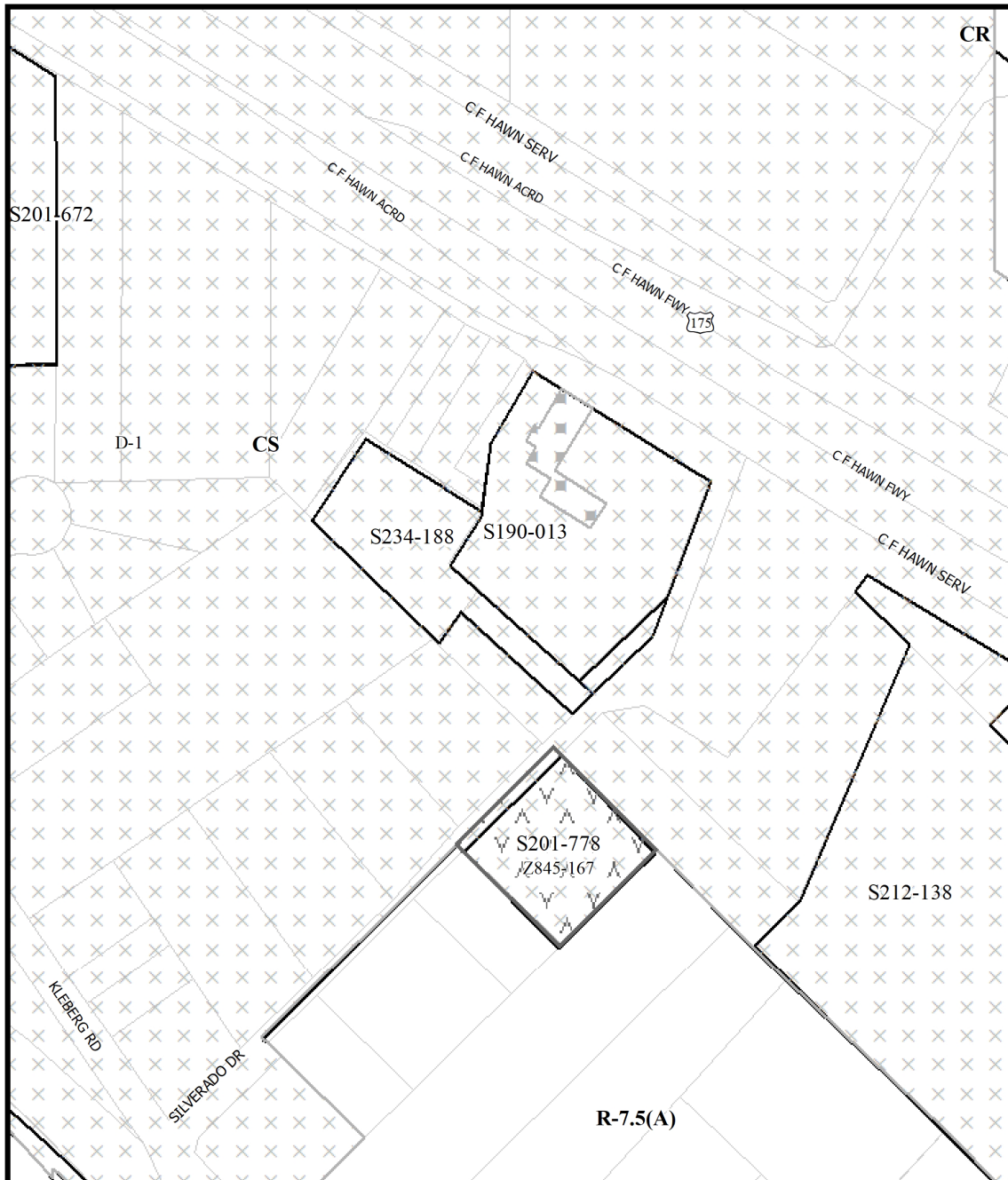
20. Prior to final plat, submit a completed final plat checklist and all supporting documents.
21. On the final plat, show the correct recording information for the subject property.
22. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
23. On the final plat, show distances/width across all adjoining right-of-ways.
24. On the final plat, show recording information on all existing easements within 150 feet of the property.
25. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.


Dallas Water Utilities Conditions:

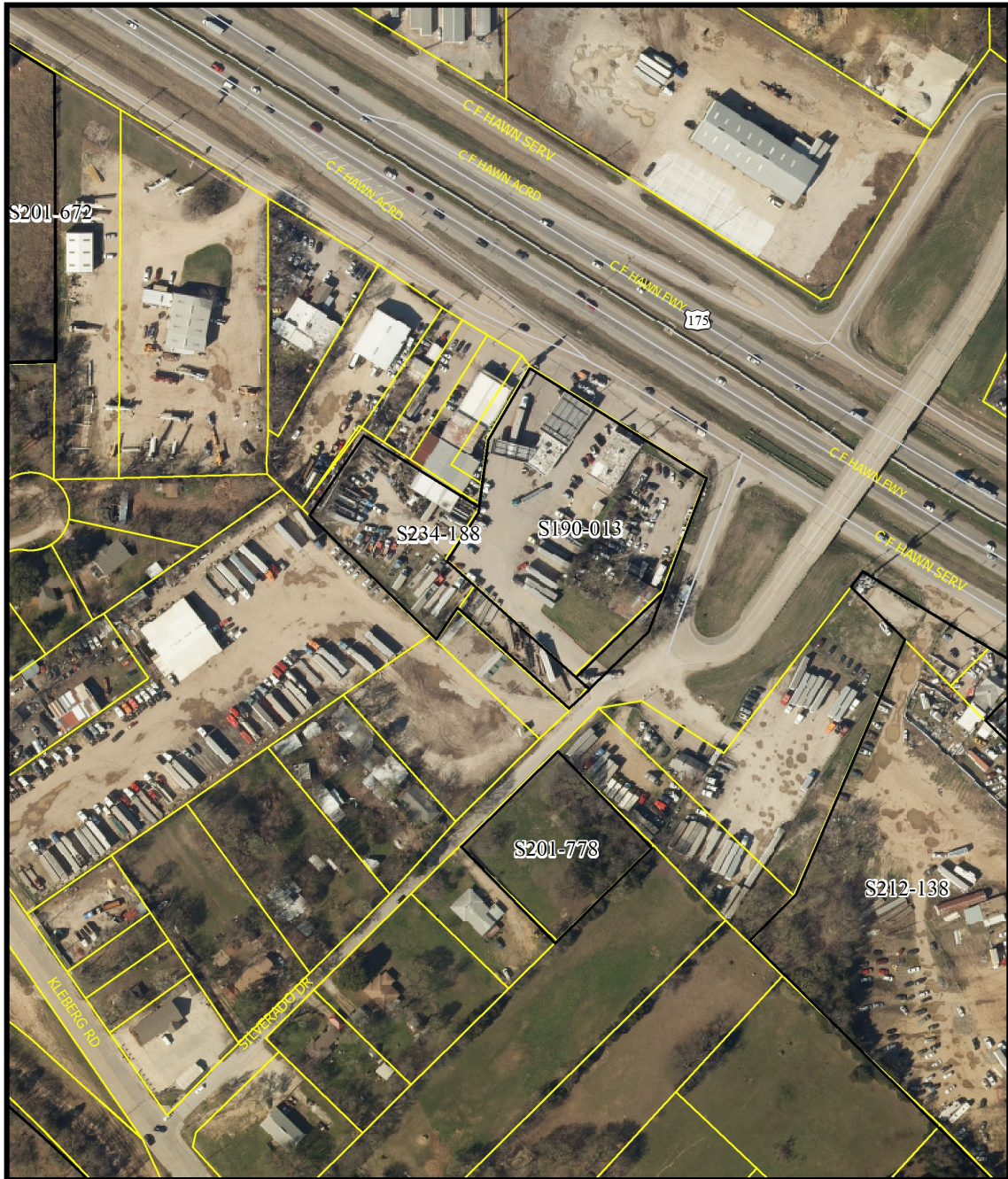
26. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
27. Additional design information is required for assessment. Site plan must be submitted showing proposed development, 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.
28. 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.
29. Wastewater main improvements may be required.


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

30. Prior to final plat, compliance with City's Street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
31. On the final plat, change "Silverado Drive" to "Silverado Drive (FKA Jett Road)". Section 51A-8.403(a)(1)(A)(xii).
32. On the final plat, change "U.S. HWY 175 Frontage Road C.F. Hawn Freeway" to "C.F. Hawn Freeway/U.S. Highway No. 175". Section 51A-8.403(a)(1)(A)(xii).
33. On the final plat, identify the property as Lot 1A in City Block C/8793.



 1:2,400	<h2>ZONING MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S234-188 </u> Date: <u> 9/17/2024 </u>
--	---	--



 1:2,400	<h2>AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S234-188 </u> Date: <u> 9/17/2024 </u>
--	--	--

