

CITY PLAN COMMISSION**THURSDAY, DECEMBER 07, 2023****FILE NUMBER:** S234-023**SENIOR PLANNER:** Hema Sharma**LOCATION:** Rylie Crest Road, at terminus of Laramie Lane**DATE FILED:** November 13, 2023**ZONING:** PD 535 (Subdistrict 2)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20535.pdf>**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 0.83-acres**APPLICANT/OWNER:** Mid-Cities Services, LLC

REQUEST: An application to replat a 0.83-acre tract of land containing part of Lot 6 and tract of land in City Block 7791 to create one lot on property located on Rylie Crest Road, at terminus of Laramie Lane.

SUBDIVISION HISTORY:

1. S201-587 was a request northeast of the present request to create one 0.910-acre lot from a tract of land in City Block 7789 on property located on Esterine Road, north of C F Hawn Freeway/ U.S. Highway No. 175. The request was approved on March 4, 2021 but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the PD 535 (Subdistrict 2); 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, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Rylie Crest Drive. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
16. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)."

Survey (SPRG) Conditions:

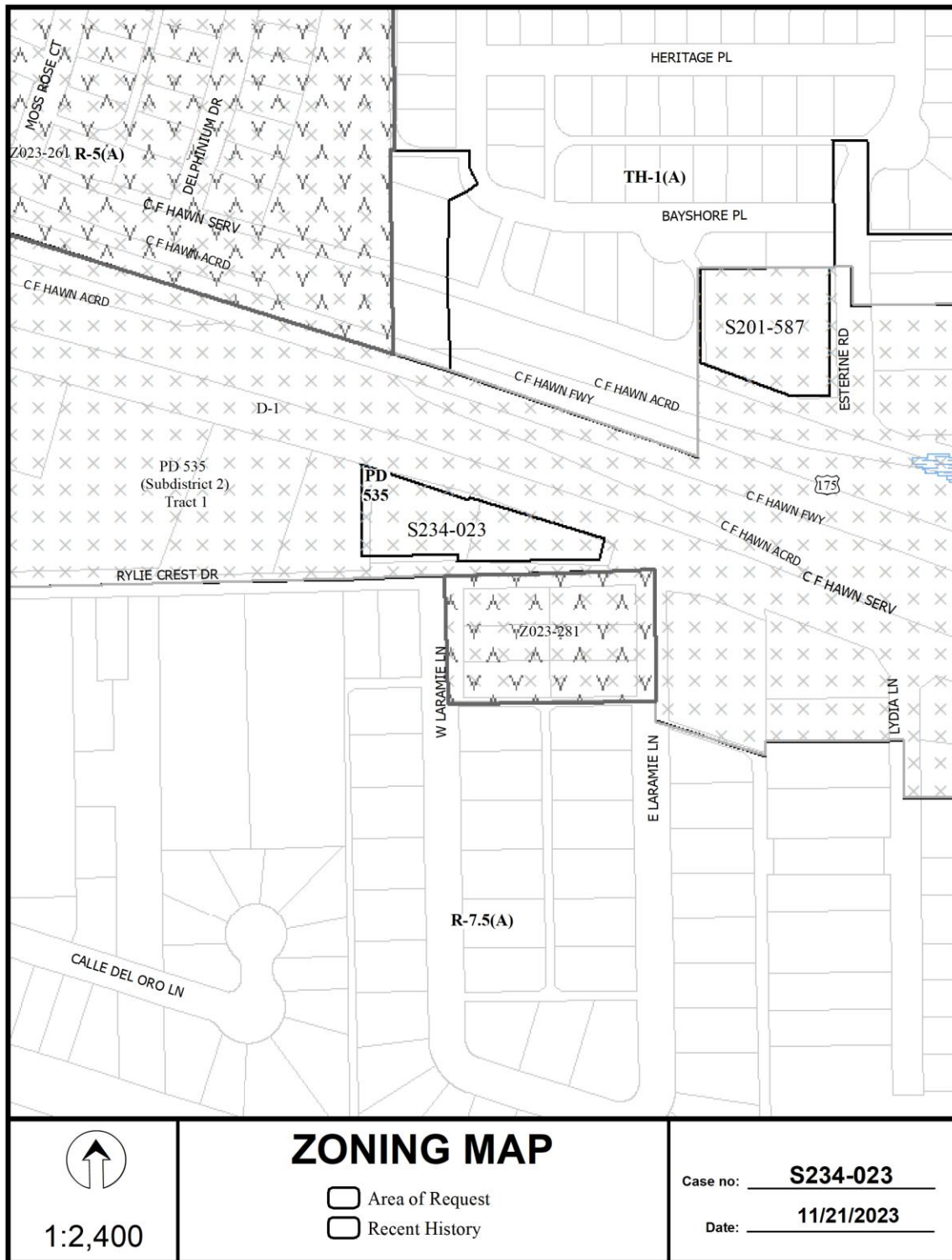
17. Prior to final plat, submit a completed final plat checklist and all supporting documents.
18. On the final plat, show distances/width across all adjoining right-of-way
19. On the final plat, show recording information on all existing easements within 150 feet of the property.
20. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.

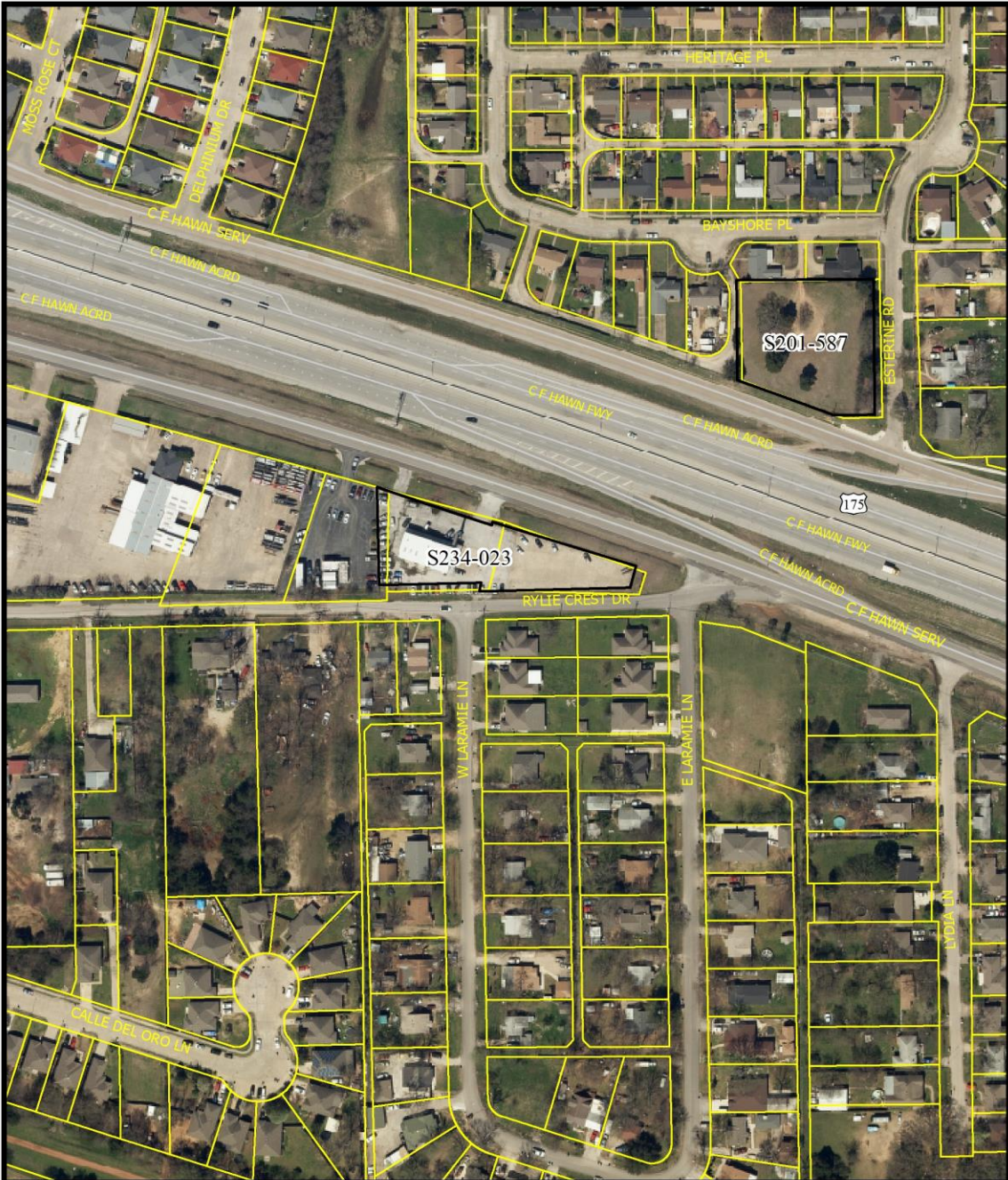
Dallas Water Utilities Conditions:


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. Water and 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.
23. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

Street Name / GIS, Lot & Block Conditions:

24. On the final plat, change “E. Laramie Lane” to “Laramie Lane”.
25. On the final plat, change “U.S. Highway 175 (C.F. Hawn Freeway)” to “C.F. Hawn Freeway / U.S. Highway No. 175”.
26. On the final plat, identify the property as Lot 6A in City Block 7791 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> S234-023 </u> Date: <u> 11/21/2023 </u>
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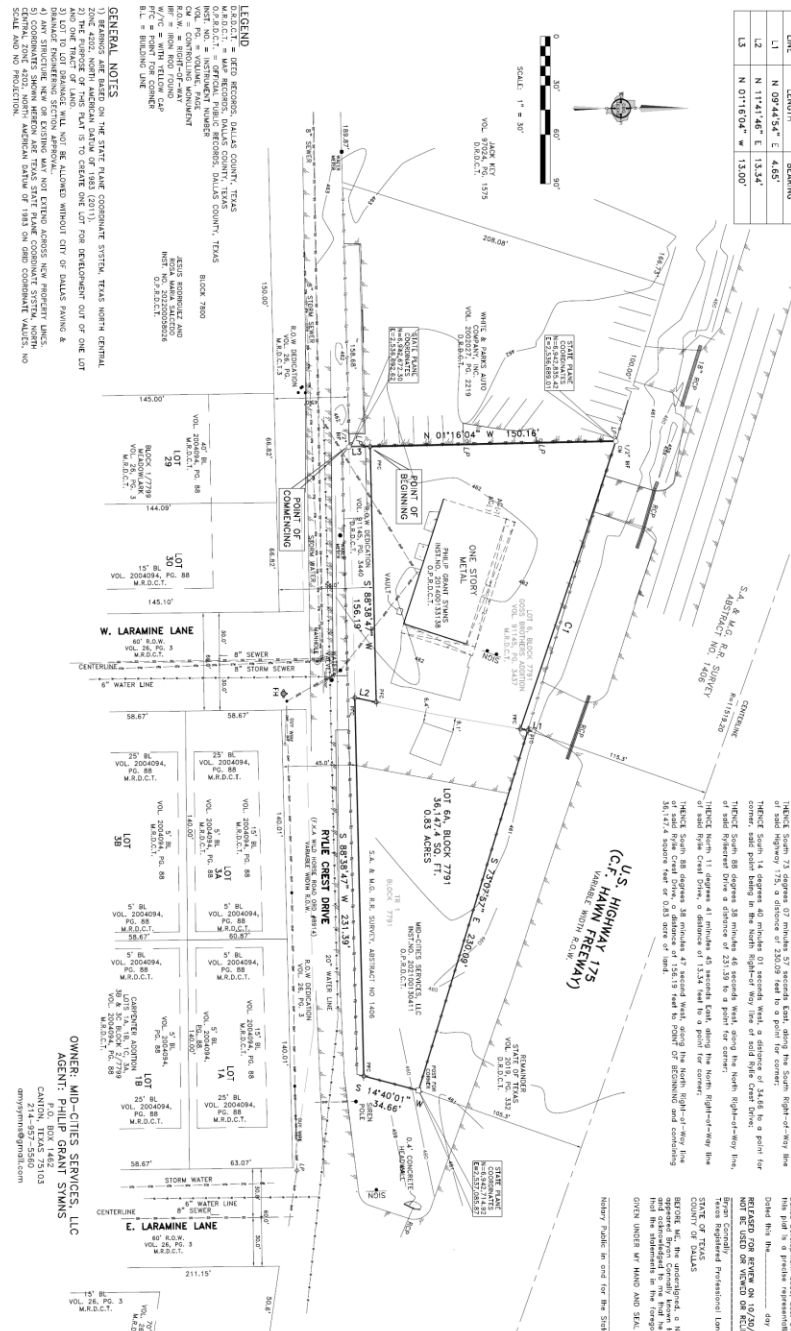


LINE TABLE

LINE	LENGTH	BEARING
L1	N 09°44'24" E	4.65'
L2	N 11°41'44" E	13.34'
L3	N 01°18'04" W	13.90'

CURVE TABLE

LINE	LENGTH	RADIUS	DELTA	CURVE BEARING	CURVE
C1	185.30'	11389.10'	0°55'53"	S 71°59'27" E	185.30'



LEGEND

D.O.B.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
 M.O.B.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
 I.N.S.T. NO. = INSTRUMENT NUMBER
 C.O. = CONVEYING DOCUMENT
 P.F.C. = PLAT FOOTING
 B.L. = BOUNDARY LINE

GENERAL NOTES

1. THIS PLAN IS THE STATE PLAT COMMISSION SYSTEM, TEXAS NORTH CENTRAL ZONE 422, NORTH AMERICAN DATUM OF 1983 (NAD 83).

2. THE ENTIRE TRACT OF LAND PART IS TO BE DIVIDED INTO ONE LOT FOR DEVELOPMENT OUT OF ONE LOT.

3. THE LOT BEING DIVIDED WILL NOT BE ALLOWED WITHOUT THE CITY OF DALLAS PLANNING & DEVELOPMENT DEPARTMENT APPROVING THE PROPOSED DIVISION.

4. ANY STRUCTURE NEW OR EXISTING MAY NOT EXCEED EXISTING NEW HEIGHT LIMITS.

5. THE CITY OF DALLAS PLANNING & DEVELOPMENT DEPARTMENT HAS REVIEWED THIS PLAN FOR CONFORMANCE WITH THE CITY OF DALLAS PLANNING & DEVELOPMENT DEPARTMENT ORDINANCES AND THE CITY OF DALLAS PLANNING & DEVELOPMENT DEPARTMENT HAS GRANTED A RECORDING LABEL FOR THIS PLAN.

OWNER: MID-CITIES SERVICES, LLC
AGENT: PHILIP GRANT SWIMS
 214-957-2550
 philip@midcities.com



SCALE: 1"=80' / DATE: 12-06-2023 / REV. NO. 1023234-01-REPLACEMENT PLAN / DRAWN BY: JLA

**PLACE COUNTY
RECORDING LABEL HERE**

CERTIFICATE OF APPROVAL

I, **PHILIP GRANT SWIMS**, a Registered Professional Land Surveyor, do hereby certify that the above described land is the property of **MID-CITIES SERVICES, LLC**, and that the same is being divided into lots as shown on this plan. I have examined the plan and find it to be in accordance with the laws of the State of Texas and the rules and regulations of the State Board of Land Surveyors. I have also examined the title records and find that the same are correct and that the same are in accordance with the laws of the State of Texas and the rules and regulations of the State Board of Land Surveyors. I have also examined the plan and find it to be in accordance with the laws of the State of Texas and the rules and regulations of the State Board of Land Surveyors. I have also examined the title records and find that the same are correct and that the same are in accordance with the laws of the State of Texas and the rules and regulations of the State Board of Land Surveyors.

Date: _____
 Signature: _____
 Title: _____

PRELIMINARY PLAT
GRANT SWIMS ADDITION
 35.1479 AC. BLOCK 639
 A REPEAT OF LOT 6,
 CITY BLOCK 4, WEST SIDE OF THE ADDITION
 CITY OF DALLAS, ASHBLANK NO. 1408, TEXAS
 CITY PLANNING FILE NO. 5234-023
 ENGINEERING PLAN NO. _____

OWNER'S REDUCTION

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OWNER'S CERTIFICATE

STATE OF TEXAS

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Date: _____
 Signature: _____
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The plat approved subject to all plating conditions, rules, regulations, and resolutions of the City of Dallas, Texas, my hand at Dallas, Texas, this _____ day of _____, 2023.

PHILIP GRANT SWIMS, LLC (Owner)
 Philip Grant Swims (Agent)

STATE OF TEXAS

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SURVEYOR'S STATEMENT:

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