

**CITY PLAN COMMISSION**

**THURSDAY, MARCH 23, 2023**

**FILE NUMBER:** S223-080

**CHIEF PLANNER:** Mohammad H. Bordbar

**LOCATION:** Samuell Boulevard at Sibley Avenue, southwest corner

**DATE FILED:** February 22, 2023

**ZONING:** RR

**CITY COUNCIL DISTRICT:** 2    **SIZE OF REQUEST:** 0.595-acres

**MAPSCO:** 45E

**APPLICANT/OWNER:** One Samuell, LLC

**REQUEST:** An application to replat a 0.595-acre tract of land containing all of Lots 10, 11, and 12 in City Block B/2104 to create one lot on property located on Samuell Boulevard at Sibley Avenue, southwest corner.

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

**STAFF RECOMMENDATION:** The request complies with the requirements of 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 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 Sibley Avenue. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).
16. On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Sibley Avenue and Samuell Boulevard. Section 51A 8.602(d)(1)
17. Prior to final plat, 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, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Samuell Boulevard & the alley. *Section 51A-8.602(e)*

**Survey (SPRG) Conditions:**

19. Prior to final plat, submit a completed final plat checklist and all supporting documents.
20. On the final plat, show recording information on all existing easements within 150 feet of the property.
21. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

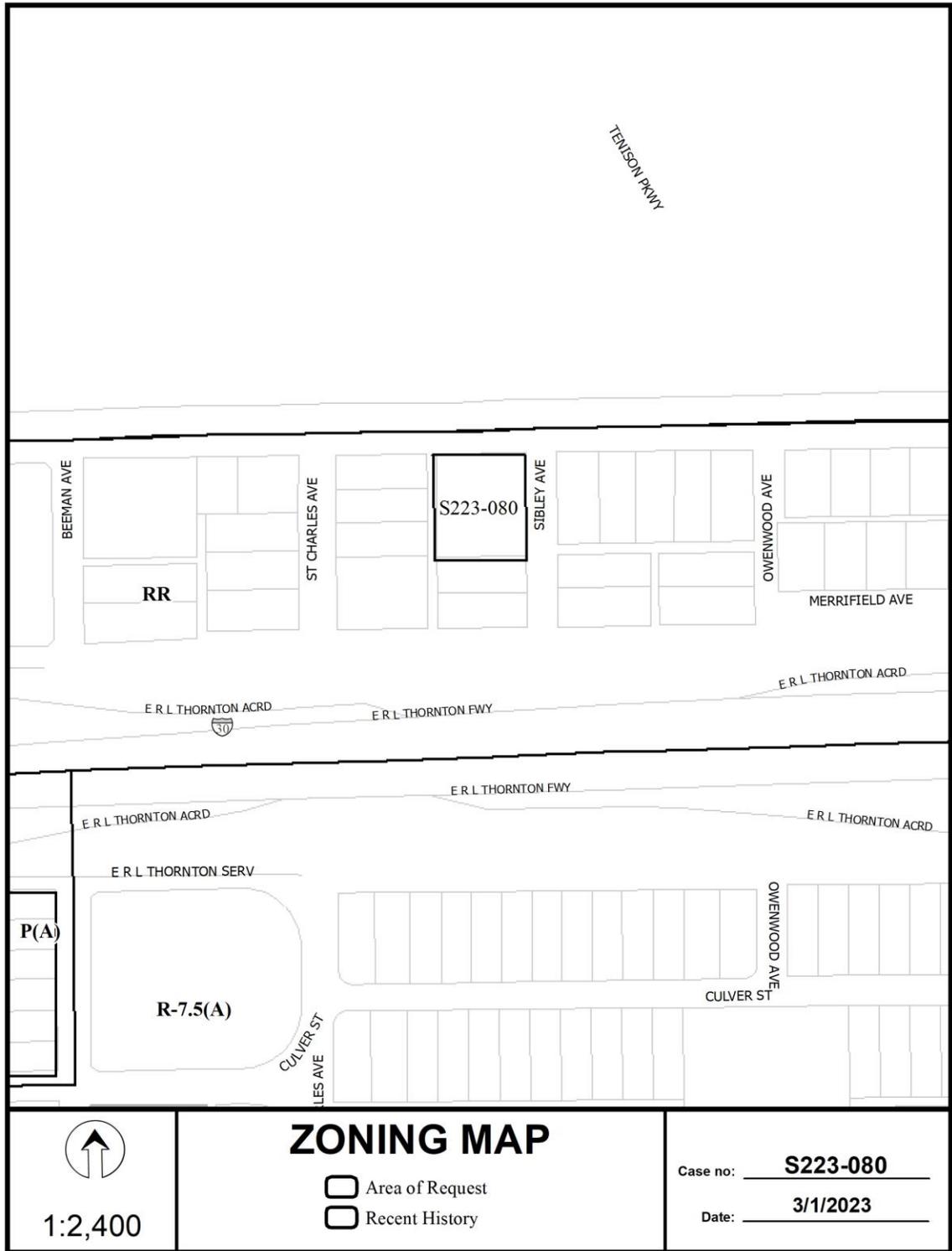
22. On the final plat, show or list the prior plat on the map, in the legal description, and/or title block. Platting Guidelines.

**Dallas Water Utilities Conditions:**

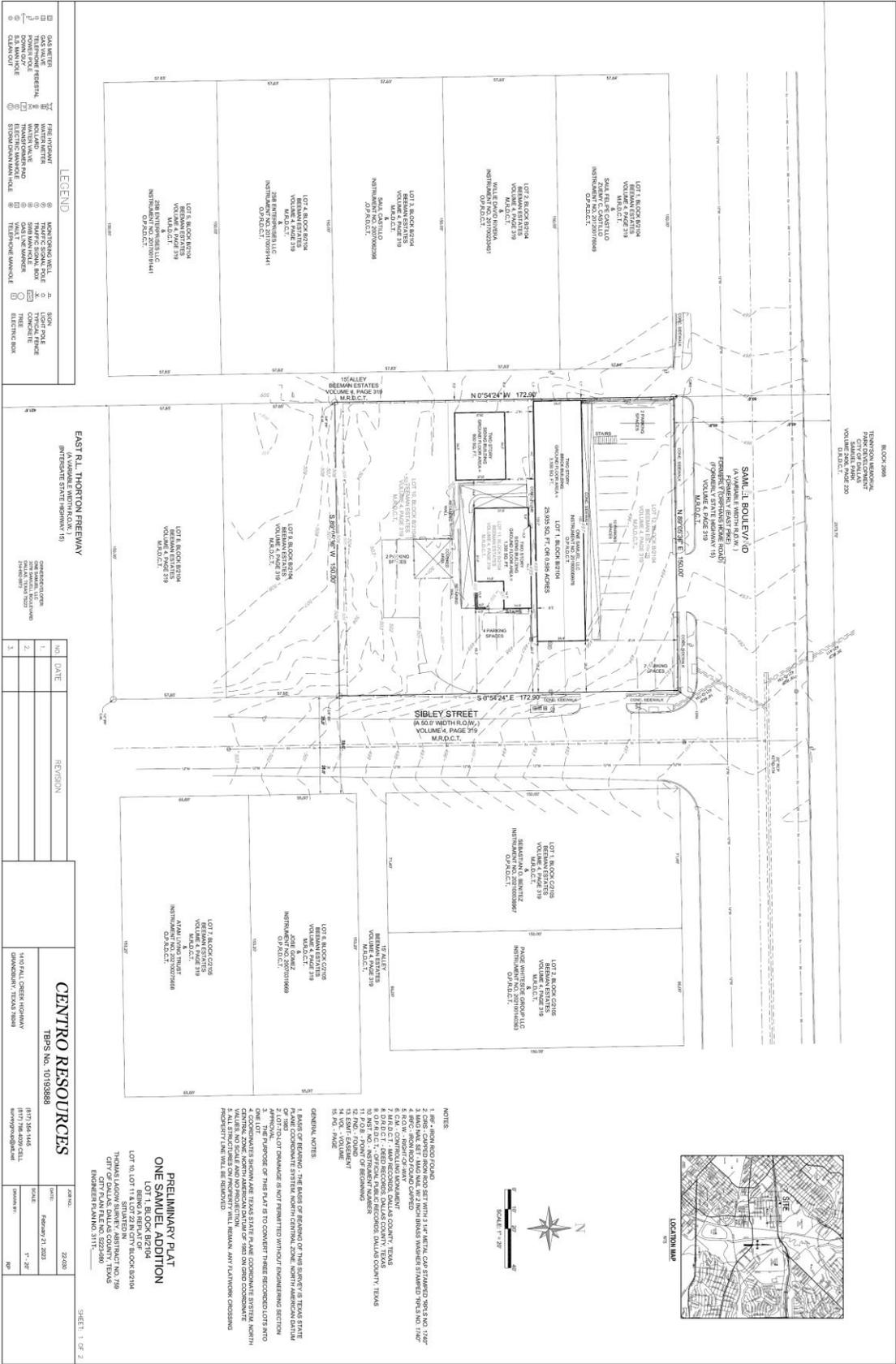
23. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

**Real Estate / Arborist / Street Name / GIS, Lot & Block Conditions:**

24. Prior to final plat, provide documentation to Real Estate Department to ensure fencing located in the right-of-way of Sibley Avenue is relocated into boundary of the property or removed.
25. On the final plat, change “Samuel Boulevard Formerly (East Pike) Formerly (Orphans Home Road)(Formerly State Highway 15)” to “Samuell Boulevard (F.K.A. East Pike)”. Section 51A-8.403(a)(1)(A)(xii)
26. On the final plat, change “East R.L. Thornton Freeway (Interstate State Highway 15)” to “R.L. Thornton Freeway / Interstate Highway No. 30 (A.K.A. U.S. Highway No. 67)” Section 51A-8.403(a)(1)(A)(xii)
27. On the final plat, change “Sibley Street” to “Sibley Avenue”. Section 51A-8.403(a)(1)(A)(xii)
28. On the final plat, identify the property as Lot 10A in City Block B/2104. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







**LEGEND**

☐	4" GAS WATER	☐	12" WATER MAIN						
☐	4" GAS WATER	☐	12" WATER MAIN						
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**EAST R.L. HORTON FREEWAY**  
(A VARIANCE WITHIN BLOCK 19)  
PRTS/STATE HIGHWAY 19

NO.	DATE	REVISION
1.		
2.		
3.		

**CENTRO RESOURCES**  
TBPS NO. 10189888

NO.	DATE	REVISION
1.		
2.		
3.		

**PRELIMINARY PLAT**  
**ONE SAMUEL ADDITION**  
LOT 1, BLOCK 82104

THOMAS L. MOON, SURVEYOR  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
ENGINEER PLAN NO. 3111

**NOTES:**

1. ALL LOTS ARE TO BE SET WITH 1/4" METAL CORNER STAKES AND 1/4" X 1/4" X 1/4" METAL CORNER STAKES.
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**GENERAL NOTES:**

1. BASIS OF RECORD - THE BASIS OF RECORD OF THIS SURVEY IS TEXAS STATE DEPARTMENT OF TRANSPORTATION NORTH CENTRAL ZONE NORTH AMERICAN DATUM.
2. THE LOT DIMENSIONS ARE NOT PERMITTED WITHOUT ENGINEERING SECTION.
3. THE PARAPHS OF THIS PLAT IS TO CONVERT THREE RECORDED LOTS INTO ONE LOT.
4. CONDUITS ARE SHOWN AS PER TEXAS STATE DEPARTMENT OF TRANSPORTATION NORTH CENTRAL ZONE NORTH AMERICAN DATUM.
5. ALL UTILITIES ARE SHOWN AS PER RECORDS AND FIELD SURVEY.
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