CITY PLAN COMMISSION

THURSDAY, DECEMBER 07, 2023

FILE NUMBER: S234-017 SENIOR PLANNER: Hema Sharma

LOCATION: Dallas Fort Worth Turnpike at Colorado Boulevard, southwest corner

DATE FILED: November 09, 2023 **ZONING:** PD 811 (Subarea B)

PD LINK: https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20811.pdf

CITY COUNCIL DISTRICT: 1 SIZE OF REQUEST: 8.865-acres

APPLICANT/OWNER: LMC Canyon Holdings, LLC

REQUEST: An application to replat an 8.865-acre (386,149 square-foot) tract of land containing all of Lot 3 in City Block M/7212 to create five lots ranging in size from 1.202 acre (52,339 square feet) to 2.529 acre (110,182 square feet) on property located on Dallas Fort Worth Turnpike at Colorado Boulevard, southwest corner.

SUBDIVISION HISTORY:

- S223-252 was a request northwest of the present request to create one 1.112acre lot from a tract of land in City Block D/7218 on property located on Pipestone Road, west of Westmoreland Road. The request was approved on October 5, 2023 but has not been recorded.
- 2. S223-209 was a request southeast of the present request to replat a 10.504-acre tract of land containing all of Lot 2 in City Block P/7212 to create 71-residential lots ranging in size from 2,520 square feet to 4,492 square feet and 4 open spaces on property located on Westmoreland Road, south of Dallas Ft. Worth Turnpike. The request was withdrawn on August 2, 2023.

STAFF RECOMMENDATION: The request complies with the requirements of the PD 811 (Subarea B); 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 <u>after</u> 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 5.

Paving & Drainage Conditions:

- 12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marking/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 32 feet 40 feet of right-of-way (via fee simple) from the established center line of Colorado Boulevard. 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 Dallas-Fort Worth Turnpike & Colorado Boulevard. 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
- 20. Must comply with any escarpment requirement in place.

Survey (SPRG) Conditions:

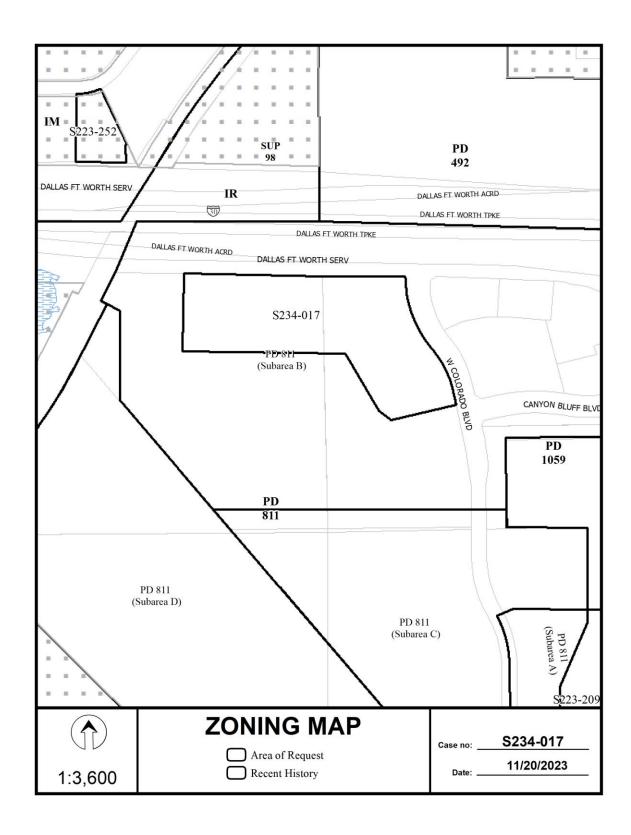
- 21. Prior to final plat, submit a completed final plat checklist and all supporting documents.
- 22. On the final plat, show recording information on all existing easements within 150 feet of the property.
- 23. On the final plat, show all additions or tracts of land within 150 feet of the property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

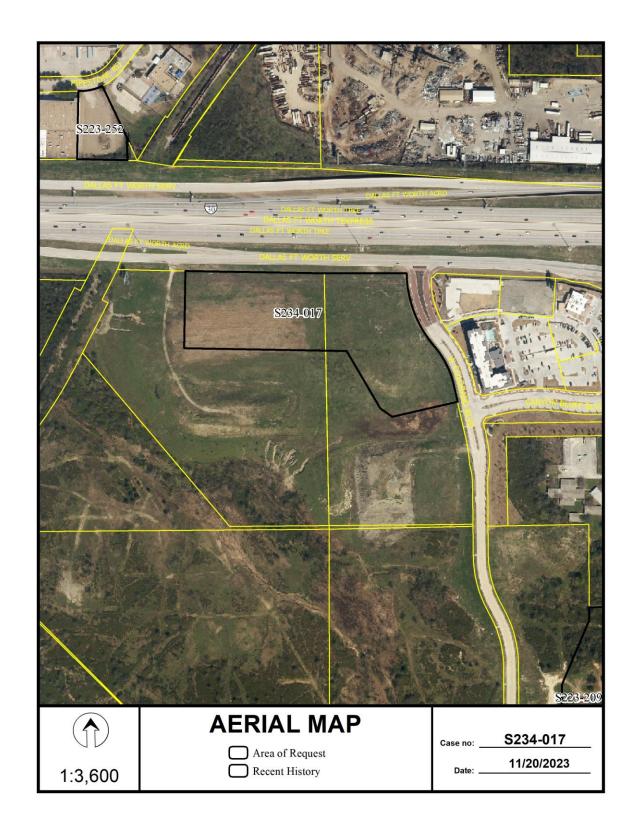
Dallas Water Utilities Conditions:

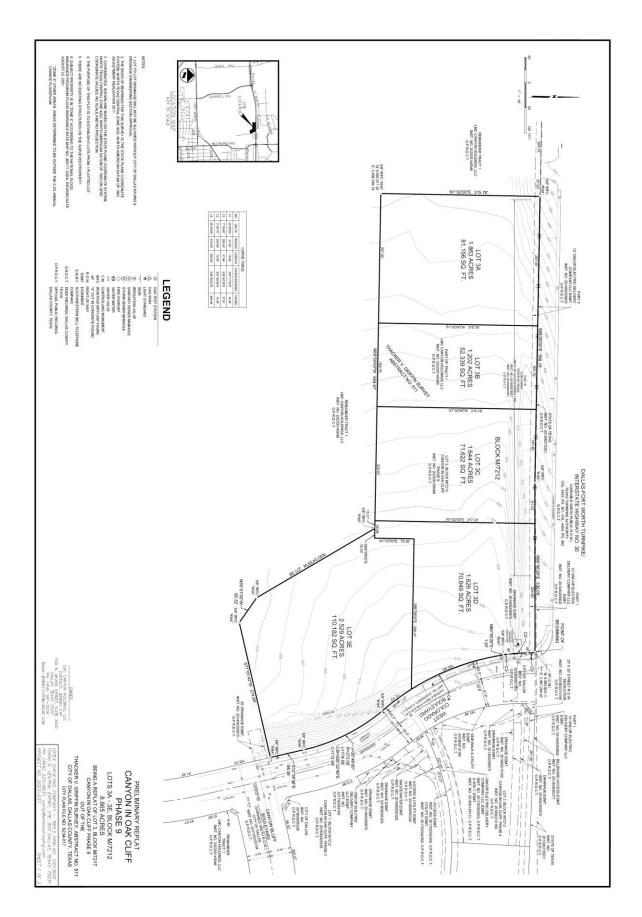
- 24. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
- 25. 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.

Street Name / GIS, Lot & Block Conditions:

- 26. Prior to the final plat, change "West Colorado Boulevard" to "Colorado Boulevard".
- 27. On the final plat, identify the property as Lots 3A-3E in City Block M/7212. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







	N 89°9578° E. a distance of 339.05 feet to the POSIT OF BECIMANO and containing 350, 149 square feet or 8.959 agree of lexit more or less.	S 85'55'00" E, a distance of 568.15 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;	THENCE with said south right-of-way line of intentiate Highway No. 30 and the north line of said Lot 3, the following courses and distances:	N 0110200° E, a distance of 315.78 seet to a 5/8-inch from not with red plastic cap stamped "KHA" found for corner in said south right-of-way line of Intersitate Highway No. 30 at the northwest corner of said Lot 3;	N 85°55'00" W, a distance of 664.67 feet to a 5/8-inch iron rod with red plastic cap starraged "KHA" found for corner;	N 30°24'35° W, a distance of 271.56 feet to a 564-inch iron rod with red plastic cap stamped "R-IA" found for corner;	N 55°01'100" W, a distance of 60.32 feet to a 58-inch iron rod with red plastic cap stamped "KHA" found for corner;	S 77"01"42" W. a distance of 274.65 feet to a 59-inch iron rod with red plastic cap stamped "NHA" found for corner:	THEINCE departing said west right-of-way line of West Colorado Boulevard, with south line of said Lot 3, the following courses and distances:	S 12*58*16* E, a distance of 68.39 feet to a 58-inch iron rod with red plastic cap stamped *194A* found for the southeast corner of said Lot 3;	in a southeasterly deviction with said curve to the right, having a central angle of 25°49'00", a radius of 31°3.00 feet, a closed that beans 5.50° 22' 49° E. a delawce of 17.29 feet and an an detainour of 17.406 feet to 8.09 each torout with the delace op bettinged "17.99" band for correct and the contract of 17.406 feet to 8.09 each torout ow the object-cop bettinged "17.9" band for correct.	in a somewhately discriber in the said come to the just be having a cometal angle of \$27,400°; as state of \$41,400 bet, a chard that bears \$2,475072° E. a destinos of \$26,45 feet and an air of destinos of \$26,40 feet to \$5,454ch term and with mid plastice cap learningford YM-Y round at the teachment of a some hately covered to the "gift; and with mid plastice cap learningford YM-Y round at the teachment of a some hately covered to the "gift;	N 89º56750° E, a distance of 1.20 feet to an "X" cut in concrete found at the beginning of a non-tangent curve to the left.	In a southeastery decision with said curve to the left, laving a contral angle of CPC2TV, a status of 283.94 text, a chord tells bears 50 17/25VFL is distanced of 10.64 text and an arc distance of 10.45 feet to a 504-inch iron rod with red plassic cap stamped "SHA" found for corner;	a chord that bears S 03*4278" E, a distance of \$7.51 feet and an air distance of \$7.54 feet to an "X" cut in concrete found at the beginning of a non-baggind curve to the left.	 chord that bears S (0°170°) E is delationed of 14.04 feet and an air delation of 15.04 feet to a row or in chord that bears S (0°170°) E is delationed of 14.04 feet to an air delation of 15.04 feet to a row or conceive bound at the beginning of a conclusion of the delation of the delation	COUNTS and distance: In a craft destination, with each critica to the right having a portral agold of 37% QUO's a radius of 37% Quo's factors.	Texas), same being the northeast corner of said Lot 3 and the beginning of a non-tangent curve to the right, THENCE with said west inthi-of-way line of West Colorado Boulevard and the east line of said Lot 3, the following	BEGINNING at an "Y cut in concrete found at the intersection of the south right-of-way lend interstate Highway No. 30 (Datas-Fort Worth Turripie, a warishte width right-of-way; Valume 445, Papa 307 and Volume 4454, Papa 482, Deed Records, Datas County; I caus and intersement the 2013/02/18201, official Public Records, Datas County.	Tract 1 to LMC Camyon Holdings, LLC by Special Warranly Deed recorded in Instrument No. 202200140046, Official Public Records, Dallas Courty, Texas, and being more particularly described as follows:	writectas A.Ex. Leayor instainagh, L.C., a tier owner of a track of and stated on the francer or Jennis Jovey, Astract No. 511, Cyd Oldaks, Oldaks Courly, Yeava, and being all of Lot, 3, Blook MVZ12, Caylon, in Oak Citt, Phase 9, an addition to the City of Dilata, Texas according to the just filtered recorded in instrument No. 2022010100906, Cited Joke Records, Dallas Courly, Yeava, sense being a portion of that fact of blad conveyed as	COUNTY OF DALLAS §	OWNER O CERTIFICATE	Owigha characy
			Notary Public, State of Texas	GIVEN UNDER MY HAND AND SEAL OF OFFICE, this day of 2022.	capacity therein stated.	Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Jenniny Cyr. Known to me to be the person and officer whose name is subscribed to the foreigning instrument, and activatelyaged to me that the executed the same for the suppose and consideration feetine and in the	STATE OF TEXAS § COUNTY OF DALLAS §	personal of the control of the contr	Internst Cyr. St. Vice Basisland of Dealformed - Toyat	a Letteman immed taisting company its Sole Mamber	ts Sole Member By: Quantom Multifamily Communities, LLC,	A unument mirror unionsy corruptivy By Columbras ME Holdings, LLCs By Deleases in Medicality concarv	By LING CANYON HOLDINGS, LLC.	WTNESS my hand this theday of2023.	line, and description of such additional some in the line and the such as the such as the such as the such additional some line and the such as the su	Water many materials are asserted that also include additional area of working space for continuition and maintenance of the options. Additional element area is also conveyed for installation and maintenance of	without the necessity at any time of prouning the permission of anyone. (Any public utility shall have the right of intgress and eggess to private properly for the purpose of reading meters and any maintenance or service required or originally and more than talk-in.)	construction, maritemence or ethicatry of the respective system on the externants, and all public differs shall at all times have the full right of ingress and express to or from the said exements for the purpose of constructing, responsivelying, inspecting, particular, maintaining and addition to or removing all or posts of its respective systems.	shown. Said deatements being hereby reserved for the mutaui lard and accommosation of all public utilities using or desiring to use asme. All and any public utility shall have the right to remove and keep removed all or parts of any building, lences, trees, shoulds, or other improvements or growths which it any way may prolating or or intelline with the	collection agencies, and all pubble and private utilities for each particular use. The maintenance of paving on the utility and fire lame estements is the responsibility of the property-swence. No buildings, shows, tees, shrubs, or other improvements or growth shall be constructed, reconstructed, or placed upon, over or across the exements us improvements or something shall be constructed, reconstructed, or placed upon, over or across the seasoned to an exemption of the property of the construction of the property of the	onexpansing see mension operatory are Lorent AV on AVAN CLEET PRIVACE, it an assumant on the Lory of Limins, and Libials Courty, Teams, and do harbely doclear, in the simple, to the public use between any steeds, alleys, and foodway management areas shown thereon. The assuments shown thereon are hereby respected for the purposes indicated. The utility and fee turns essentials statle to open to the public, the and policy units, participa, and ruteful and the court of the court of the turns essentially statle to open to the public, the rute of policy units, participa, and ruteful to the court of the court	That LMC Carryon Holdings, LLC, acting by and through its duly authorized agent, do hereby adopt this plat.	NAME AND A CHARLES AND	OWNETH BESTORTON
Linguistic Commission of the Property	RECORDING LABEL HERE	DI ACE COLINITY											Waley F Manny, General of Homan		But she executed the same for the purpose and consideration therein expressed and in the capacity therein statud. GMEN UNDER NY HAND AND SEAL OF OFFICE this the	COUNTY OF DALLAS § Delice me, the undextyped, a Mary Public in and for the County and State on this day presonally appeared Carely before me, the undextyped, a Mary Public in and for the County and State on this day presonally appeared Carely	Volux Surveying Company - Firm No. 10013600 - (469) 333-4831 STATE OF TEXAS 6	UPCH AS A PINUL SURVEY COCCUMENT Camby Hove, Posgistened Proteosional Land Surveyor, No. 5967	PRELIMINARY INITIALIZADO FOR INTERVINADORIS CHILV. THEID DOCUMENT SHALL NOT SIE RECORDO DOCUMENT PARAMON PAPAGO EN AND SALO DE SONO PROPECTOS RELEGIO RECORDO DOCUMENTA PAPAGO EN AND PARAMON PARAM	Called this the day of 2023.	1965, as amended and Treas Local Covernment Code, Orager 2(2). I there after that mounteration shown hereon was white found or placed in compliance with the Coff of class. Pervelopment Code, Soc. 64,4657 (a)(b)(c)(d), 6 (ii), and that the digital deswing the accompanying this plat as a precise representation of this Signed Final Plat.	request in the control of the contro	Camby Hone a Randsteed Professional Land Servenor licensed by the State of Texas, affirm that this plat was	SUPPLYOR'S STATEMENT