

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:

1. S223-252 was a request northwest of the present request to create one 1.112-acre 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 The request was withdrawn on August 2, 2023.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 **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 5.

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 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:

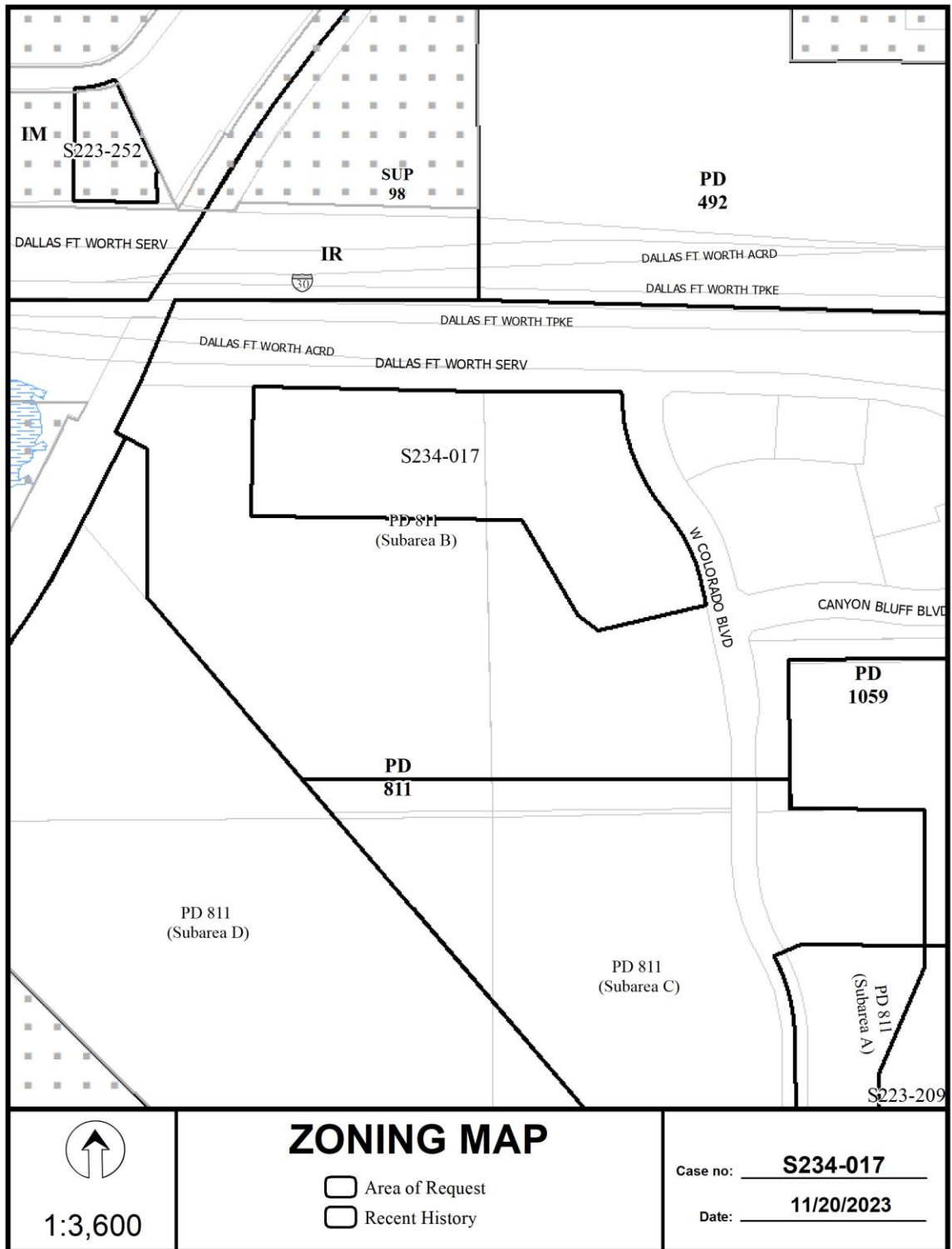
21. Prior to final plat, submit a completed final plat checklist and all supporting documents.
22. On the final plat, show recording information on all existing easements within 150 feet of the property.
23. On the final plat, show all additions or tracts of land within 150 feet of the property with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

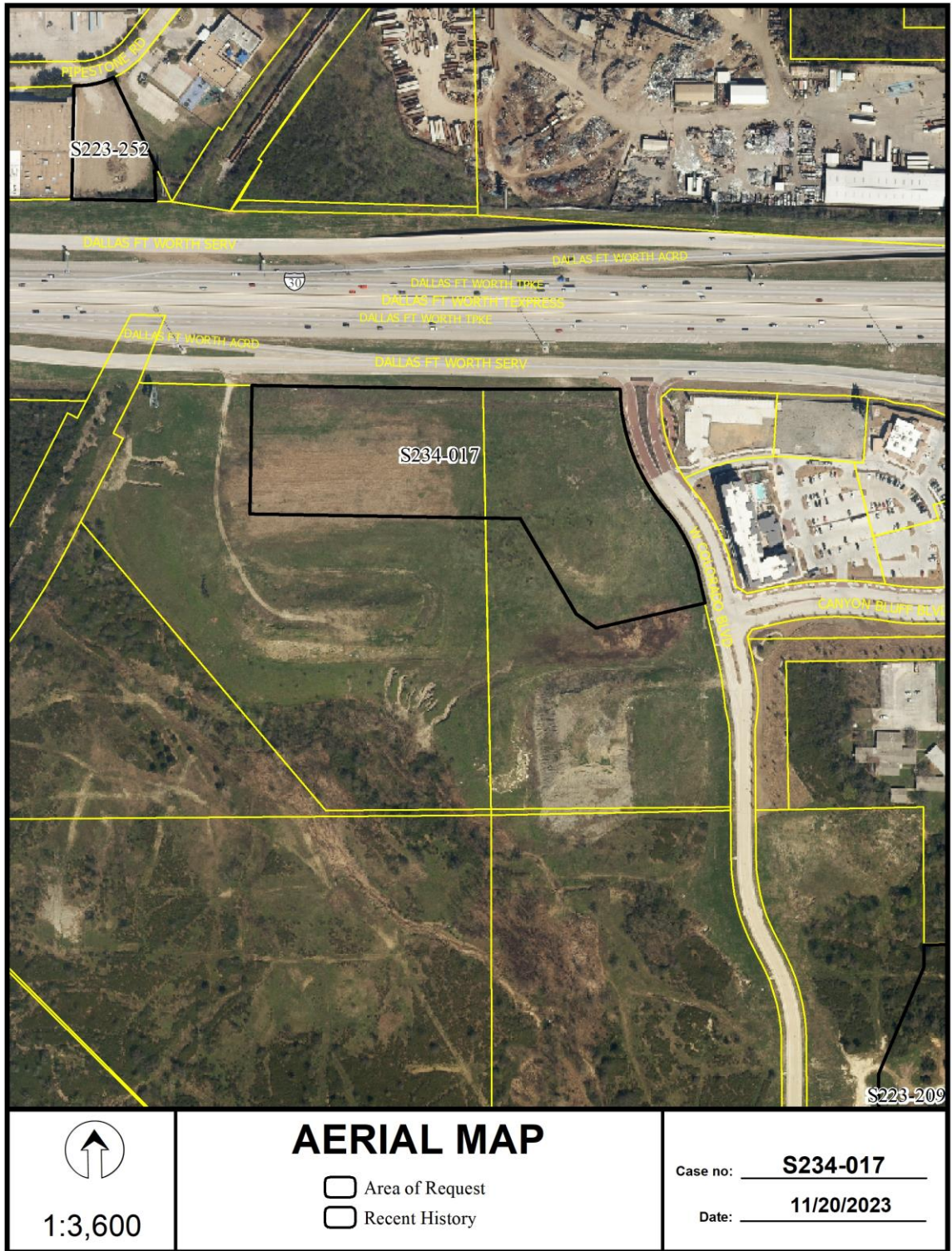
Dallas Water Utilities Conditions:

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).





OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DALLAS

WHEREAS LMC Canyon Holdings, LLC, is the owner of a tract of land situated in the Thacker V. Griffin Survey, Precinct No. 111, City of Dallas, Texas, more particularly described as follows: ...

IN WITNESS WHEREOF, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared, and acknowledged to me that he executed the foregoing instrument and that he is the duly authorized officer of the State of Texas.

Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF DALLAS

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OWNER'S DECLARATION

NOTWITHSTANDING ANYTHING IN THESE PRESENTS

The LMC Canyon Holdings, LLC, hereby certifies that the information provided in this declaration is true and correct to the best of its knowledge and belief, and that it has not been falsified, altered, or otherwise rendered untrue in any material respect.

Witness my hand and seal of office on this day of 2023.

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OWNER'S STATEMENT

I, the undersigned, hereby certify that the information provided in this statement is true and correct to the best of my knowledge and belief, and that it has not been falsified, altered, or otherwise rendered untrue in any material respect.

Witness my hand and seal of office on this day of 2023.

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