

CITY PLAN COMMISSION**THURSDAY, OCTOBER 10, 2024****FILE NUMBER:** S234-165R**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** terminus of Conveyor Lane, south of Irving Boulevard**DATE FILED:** September 11, 2024**ZONING:** A(A)**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 55.296-acres**APPLICANT/OWNER:** Dallas Water Utilities

REQUEST: An application to revise a previously approved preliminary plat (S234-165) to create one 55.296-acre lot from a tract of land in City Block A/8662 on property located at the terminus of Conveyor Lane, south of Irving Boulevard.

SUBDIVISION HISTORY:

1. S212-015 was a request north of the present request to create a 36.8012-acre lot from a tract of land in City Block A/7929 on property located at the terminus of Conveyor Lane, west of Inwood Road. The request was approved on November 18, 2021, but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the A(A) Agriculture 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)
15. Existing drainage conveyance within the property is required to be sized in compliance with Section 51A-8.611(a)(1) of the City of Dallas Code.

Flood Plain Conditions:

16. On the final plat, determine the 100-year water surface elevation across this addition.
17. On the final plat, dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
18. On the final plat, include additional paragraph in Owner's Certificate (pertaining to the floodplain). 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
19. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
20. On the final plat, show the natural channel set back from the crest of the natural channel. *Section 51A-8.611(d), Trinity Watershed Management.*

21. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. *Section 51A-8.617(d)(1), (2), (3), and (4)*
22. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

Survey (SPRG) Conditions:

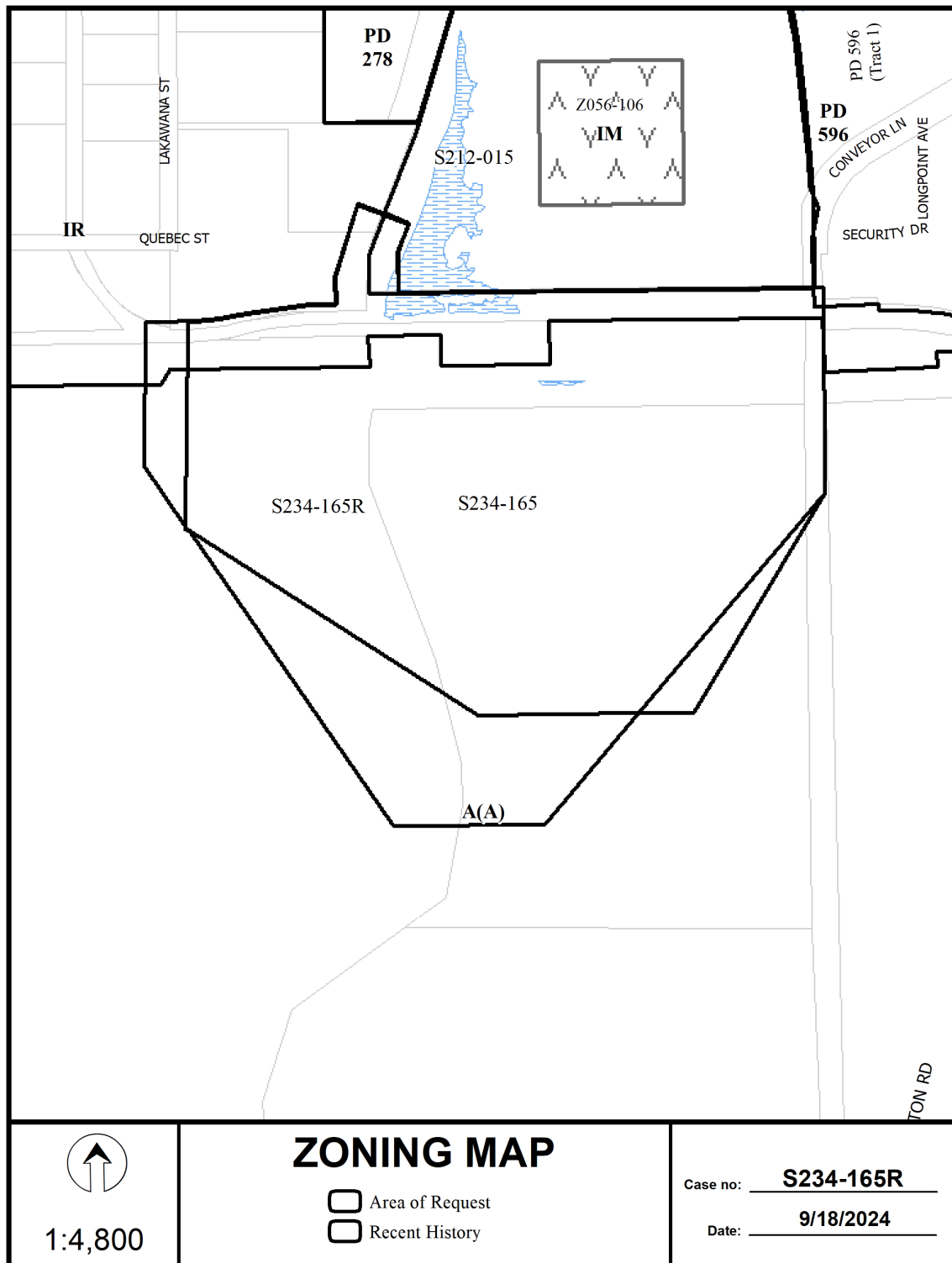
23. Prior to final plat, submit a completed final plat checklist and all supporting documents.
24. On the final plat, show recording information on all existing easements within 150 feet of the property.
25. On the final plat, show all additions or tracts of land within 150 feet of the property with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

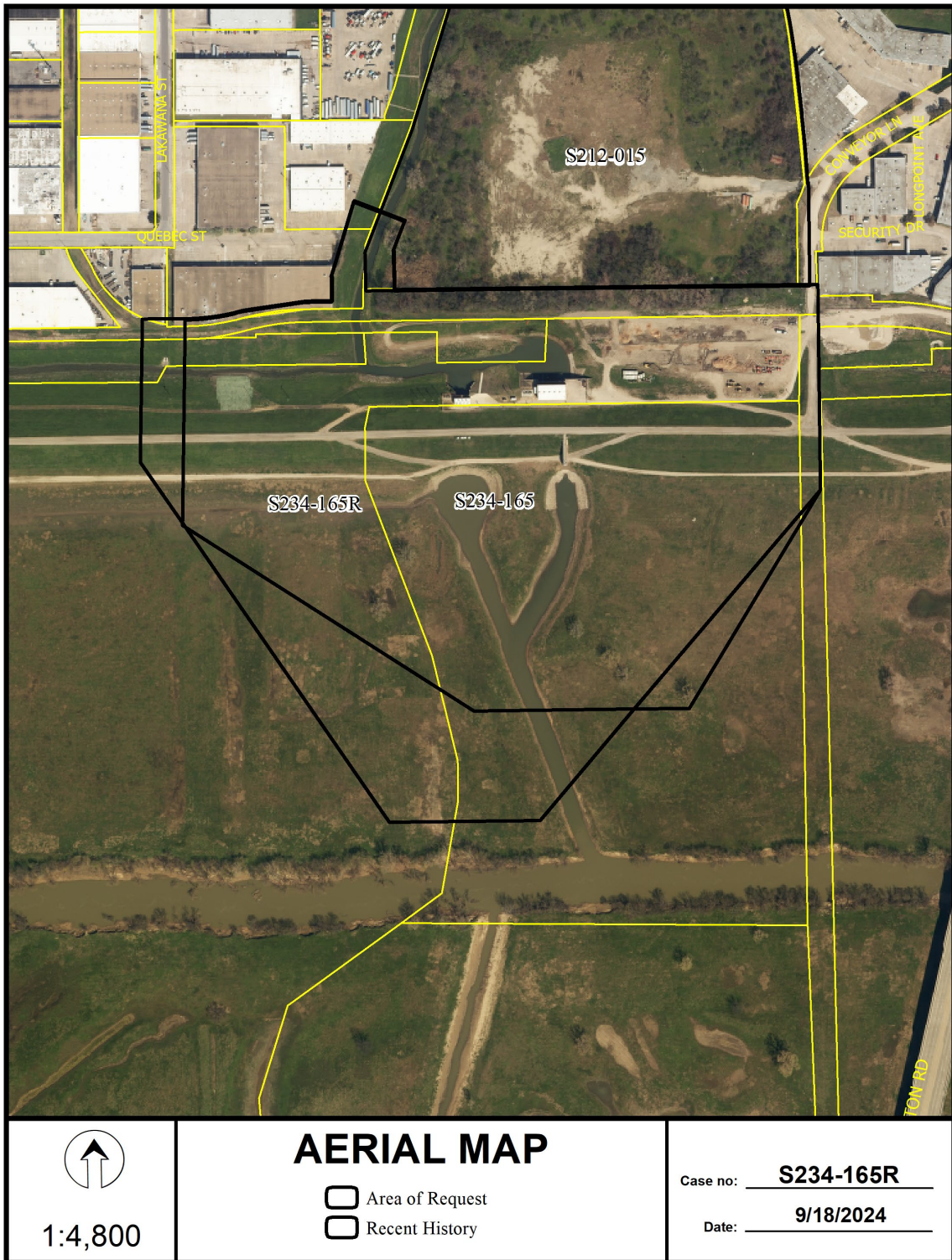
Dallas Water Utilities Conditions:

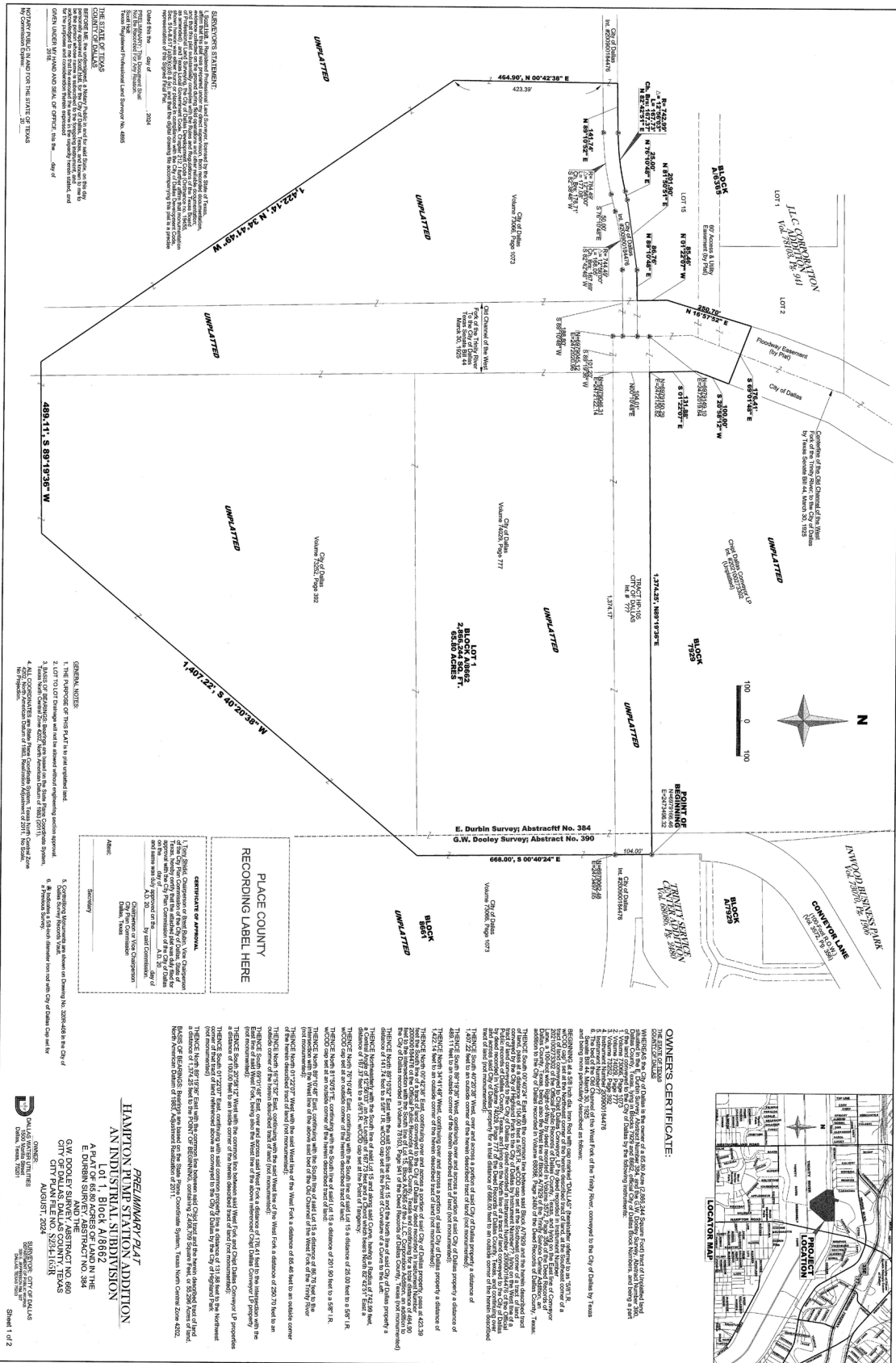
26. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
27. Additional design information is required for assessment. Site plan must be submitted showing proposed development,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

GIS, Lot & Block Conditions:

30. On the final plat, identify the property as Lot 1 in City Block A/8662.







[illegible]

Witness my hand at Dallas, Texas, this _____ day of _____, 2024.

WITNESS: my hand at Dallas, Texas, this _____ day of _____, 2024.

By _____

THE STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Altagracia Hestell, for the City of Dallas, Texas, and known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated, and for the purposes and consideration therein expressed

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
My Commission Expires: _____, 20____

PRELIMINARY PLAT
HAMPTON PLUMP STATION ADDITION
AN INDUSTRIAL SUBDIVISION

Lot 1, Block A16662

A PLAT OF 65.90 ACRES OF LAND IN THE
E. DUBURN SURVEY, ABSTRACT NO. 394
G.W. DOOLEY SURVEY, ABSTRACT NO. 660
CITY OF DALLAS, DALLAS COUNTY, TEXAS
ON PLAT NO. 5241-1-0A

APPROVED: 1/28/94

OWNER:
DALLAS COUNTY UTILITIES
DEPARTMENT OF PUBLIC UTILITIES
DALLAS, TEXAS 75201

RECORDING: CITY OF DALLAS
CLERK OF COUNTY RECORDS
1000 TEXAS STREET, SUITE 1000
DALLAS, TEXAS 75201

Sheet 2 of 2