

CITY PLAN COMMISSION

THURSDAY, JULY 11, 2024

FILE NUMBER: S234-134

SENIOR PLANNER: Hema Sharma

LOCATION: on Farm to Market Road No. 548, at the Terminus of Windmill Farms Boulevard

DATE FILED: June 12, 2024

ZONING: N/A

CITY COUNCIL DISTRICT: N/A

SIZE OF REQUEST: 8.779-acres

APPLICANT/OWNER: Faizur Rahman; Bengal Forney Plaza, LLC.

REQUEST: An application to replat a 8.779-acre tract of land containing all of Lots 2 through 4 in City Block 1 to create three lots ranging in size from 1.082 acre to 6.088 acre on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Farm to Market Road No. 548, at the Terminus of Windmill Farms Boulevard.

SUBDIVISION HISTORY:

1. S212-258 was a request at the same location as present request to create 4 lots ranging in size from 1.230-acres to 4.939-acres from 10.008-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on F.M. 548, at the terminus of Windmill Farms Boulevard.

STAFF RECOMMENDATION: The request complies with the requirements of the Dallas Extra Territorial Jurisdiction (ETJ); 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 3.

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:

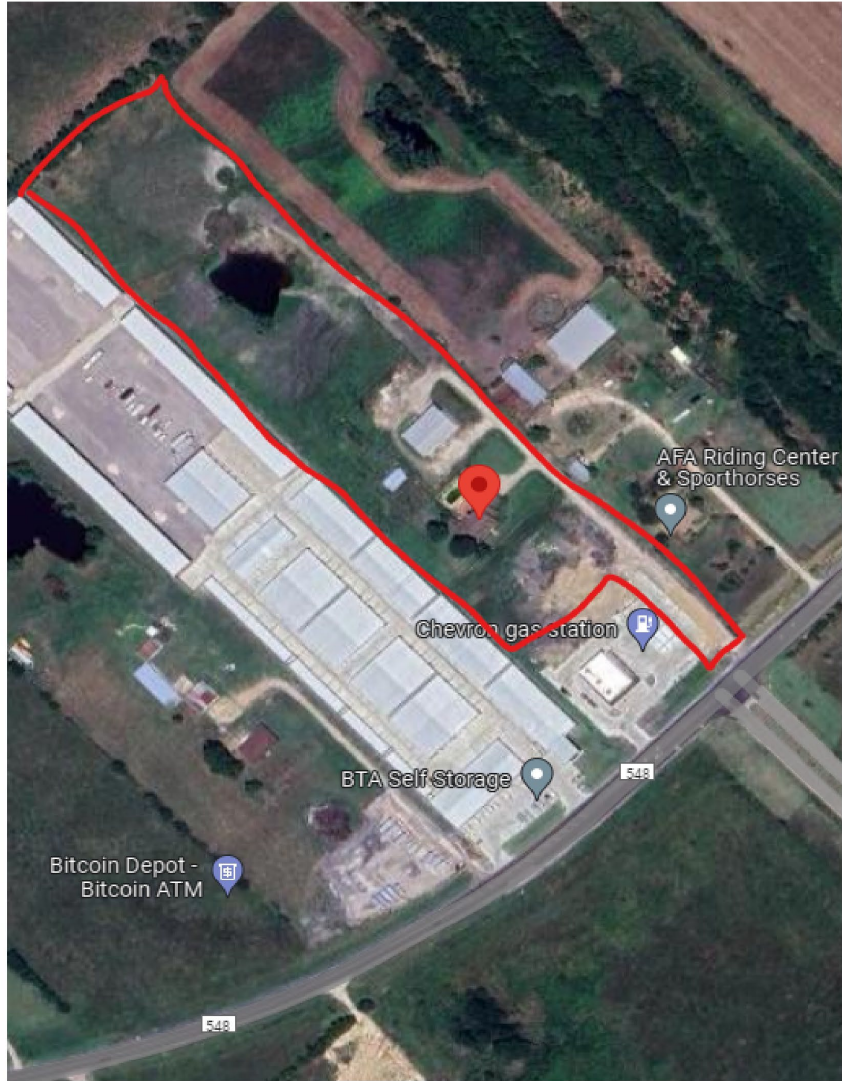
15. Provide approval from the City of Forney for any work within their jurisdiction.

Survey (SPRG) Conditions:

16. Prior to final plat, submit a completed final plat checklist and all supporting documents.
17. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
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. Platting Guidelines.

Street Name Conditions:

21. Prior to the final plat, change “FM 548” to “Farm to Market Road No. 548”.



1:3,600

AERIAL MAP

City of...
Planning Department

Case no: **S234-134**

Date: **6/18/2024**

