

LOCATION: Garden Grove Drive at South Belt line Road, north corner**DATE FILED:** December 21, 2023**ZONING:** CR**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 2.886-acres**APPLICANT/OWNER:** Golden Star Holdings, LLC

REQUEST: An application to create 3 lots ranging in size from 0.9114 acre to 1.194 acre from a 2.886-acre tract of land on property located on Garden Grove Drive at South Belt line Road, north corner.

SUBDIVISION HISTORY:

1. S234-016 was a request northwest of the present request to create 197-residential lots ranging in size from to 2,080 square feet to 5,128 square feet and 23-common areas from a 22.946-acre (999,511 square-foot) tract of land in City Block 8822 on property located on Edd Road at Garden Grove Drive, southeast corner. The request was approved on December 7, 2023, but has not been recorded.
2. S234-010 was a request southwest of the present request to create one 2.304-acre lot from a tract of land in City Block 8821 on property located on Garden Grove Road, northwest of Beltline Road. The request was approved on November 16, 2023, but has not been recorded.
3. S212-214 was a request northeast of the present request to create three lots ranging in size from 51,649 square feet to 328,216 square feet from an 11.753-acre tract of land in City Block 8822 on property located on South Belt Line Road, north of Garden Grove Road. The request was approved on June 2, 2022, but has not been recorded.
4. S190-099 was a request south of the present request to create one 0.8637-acre lot and one 1.4405-acre lot from a 2.304-acre tract of land in City Block 8821 on property located on South Beltline Road at Garden Grove Drive west corner. The request was approved on March 5, 2020, and was withdrawn on July 23, 2020.
5. S190-088 was a request south of the present request to create a 2.304-acre lot from a tract of land in City Block 8821 on property located on South Beltline Road at Garden Grove Drive west corner. The request was withdrawn on January 31, 2020.
6. S189-168 was a request south of the present request to replat a 0.901-acre tract of land containing part of Lot 1 in City Block A/8820, to create one 0.427-acre lot

and one 0.474-acre lot on property located at South Belt Line Road and Garden Grove Drive, east corner. The request was approved on April 18, 2019, but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements the CR Community 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 3.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marketing/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:

15. On the final plat, dedicate 30 feet of right-of-way (via fee simple) from the established center line of Garden Grove Drive. *Section 51A 8.602(c)*
16. 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*

Survey (SPRG) Conditions:

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

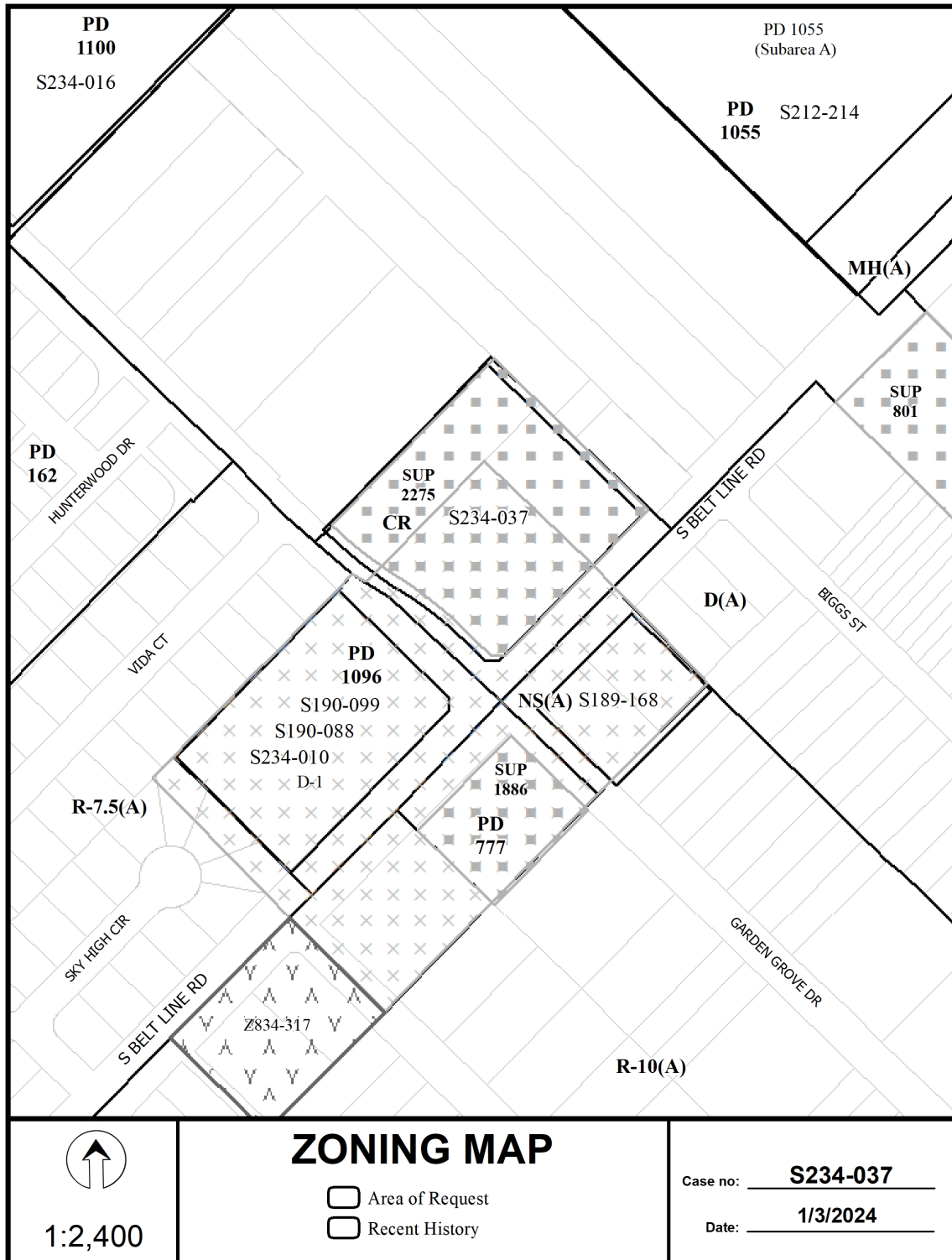
Dallas Water Utilities Conditions:

21. 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.
22. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
23. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater Engineering Plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

24. 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.

Street Name / GIS, Lot & Block Conditions:

25. On the final plat, change "South Beltline Road" to "South Belt Line Road".
26. On the final plat, change "Garden Grove Drive" to "Garden Grove Drive (FKA Crawford Road)".
27. Provide documentation for "Crumrine Road".
28. On the final plat, identify the property as Lots 2 through 4 in City Block A/8822.





1:2,400

AERIAL MAP

- Area of Request
- Recent History

Case no: **S234-037**

Date: **1/3/2024**

