

CITY PLAN COMMISSION

THURSDAY, NOVEMBER 21, 2024

FILE NUMBER: S245-019

SENIOR PLANNER: Sharmila Shrestha

LOCATION: Scyene Road at Prichard Lane, southeast corner

DATE FILED: October 24, 2024

ZONING: MU-1

CITY COUNCIL DISTRICT: 5

SIZE OF REQUEST: 6.4658-acres

APPLICANT/OWNER: Marcer Construction Company, LLC

REQUEST: An application to create 68 residential lots ranging in size from 2,313 square feet to 7,509 square feet and to dedicate rights-of-way from a 6.4658-acre tract of land in City Block 6118 on property located on Scyene Road at Prichard Lane, southeast corner.

SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

STAFF RECOMMENDATION: The request complies with the requirements of the MU-1 Mixed-Used 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 68.

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 Conditions:

15. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Street A and Prichard Lane. Section 51A 8.602(d)(1)
16. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Scyene Road and Prichard Lane. Section 51A 8.602(d)(1)
17. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Scyene Road and Street C. Section 51A 8.602(d)(1)
18. 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:

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

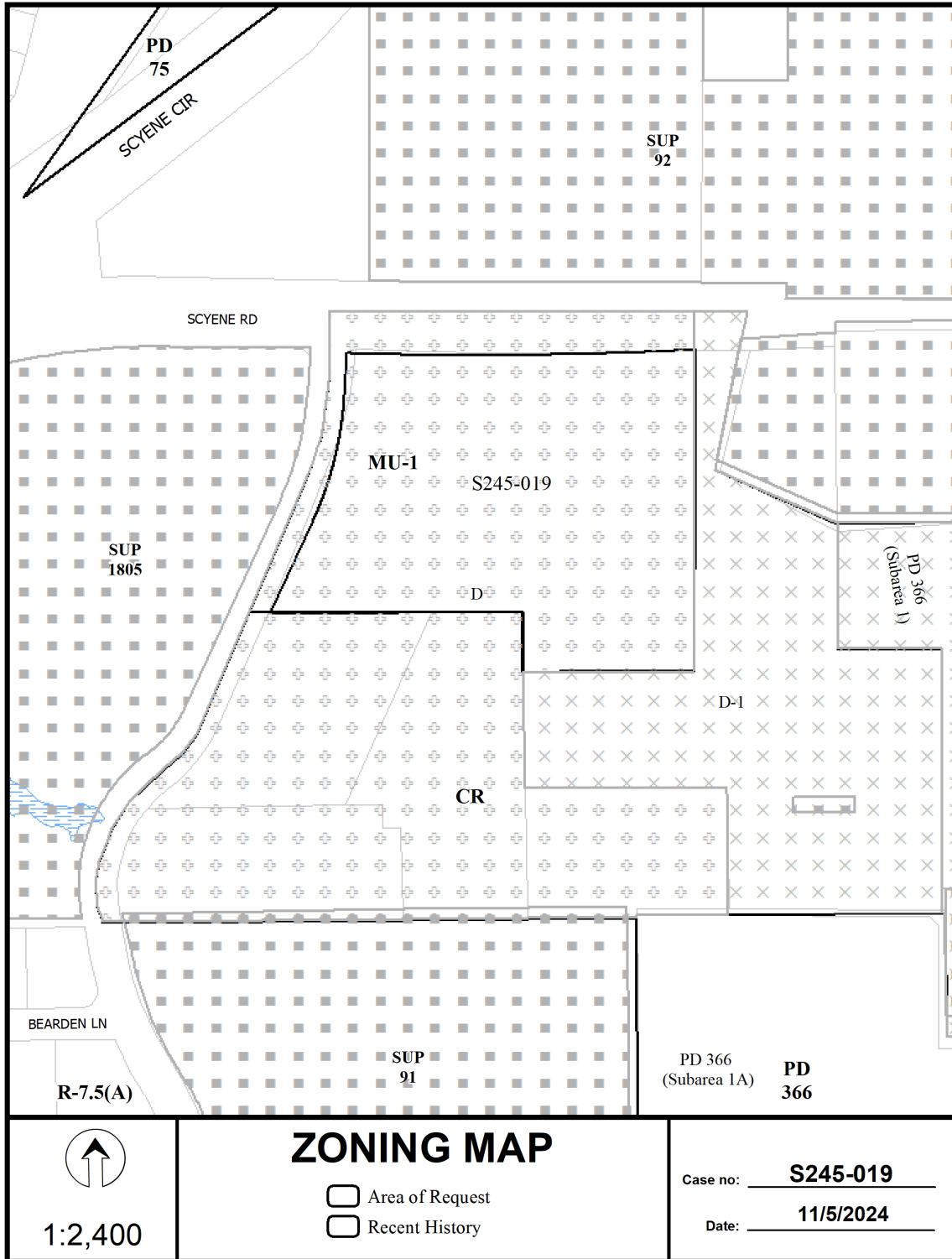
21. On the final plat, show recording information on all existing easements within 150 feet of the property.
22. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

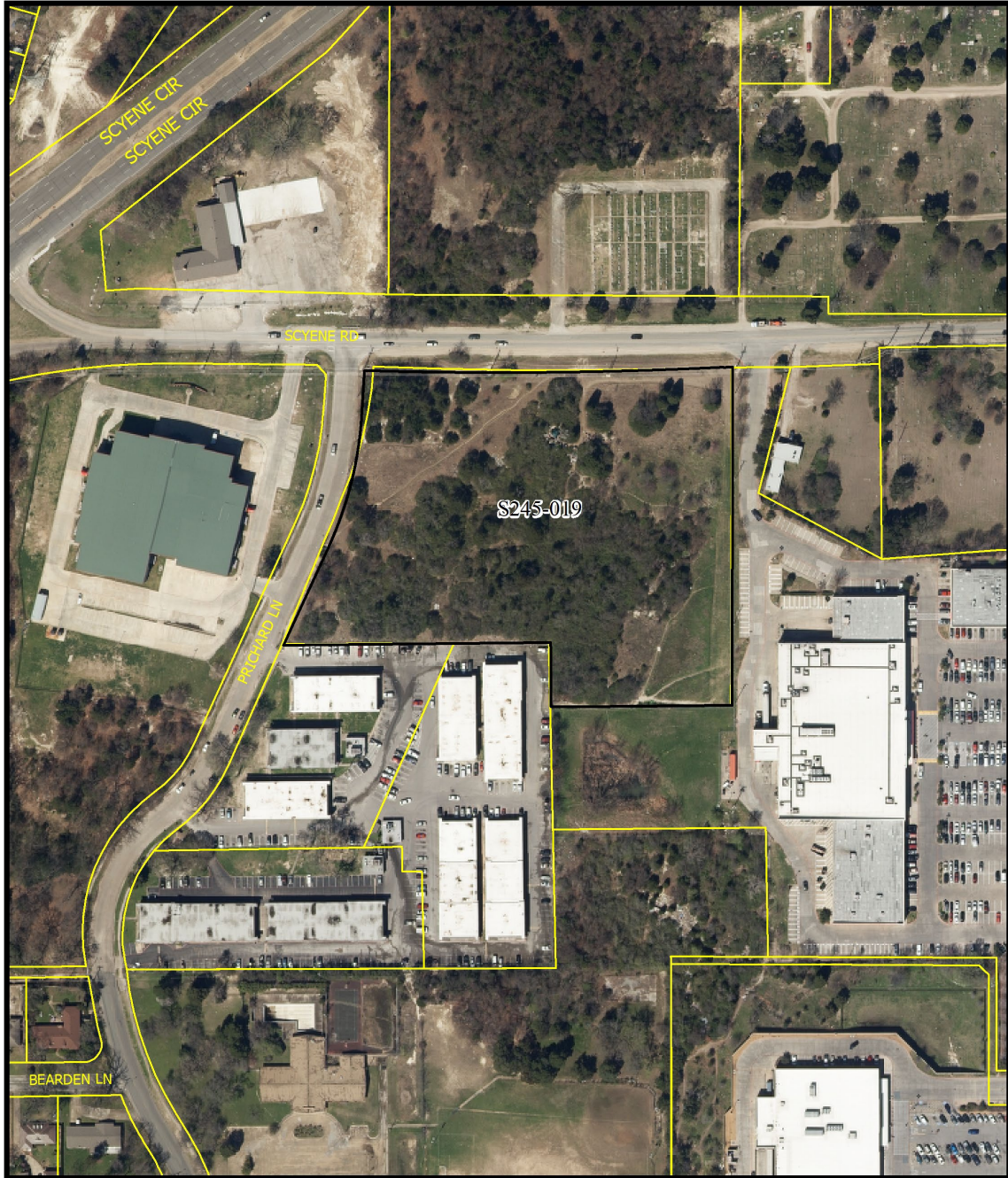
Dallas Water Utilities Conditions:

23. 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).
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 are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

Street Light/ Street Name/ GIS, Lot & Block Conditions:

26. Prior to final plat, compliance with City's Street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
27. Prior to the final plat, contact Addressing division with appropriate names for proposed rights-of-ways "Street A", "Street B", and "Street C".
28. On the final plat, identify the property as Lots 1 through 13 in City Block C/6118, Lots 1 through 35 in City Block D/6118, and Lots 1 through 20 in City Block E/6118.





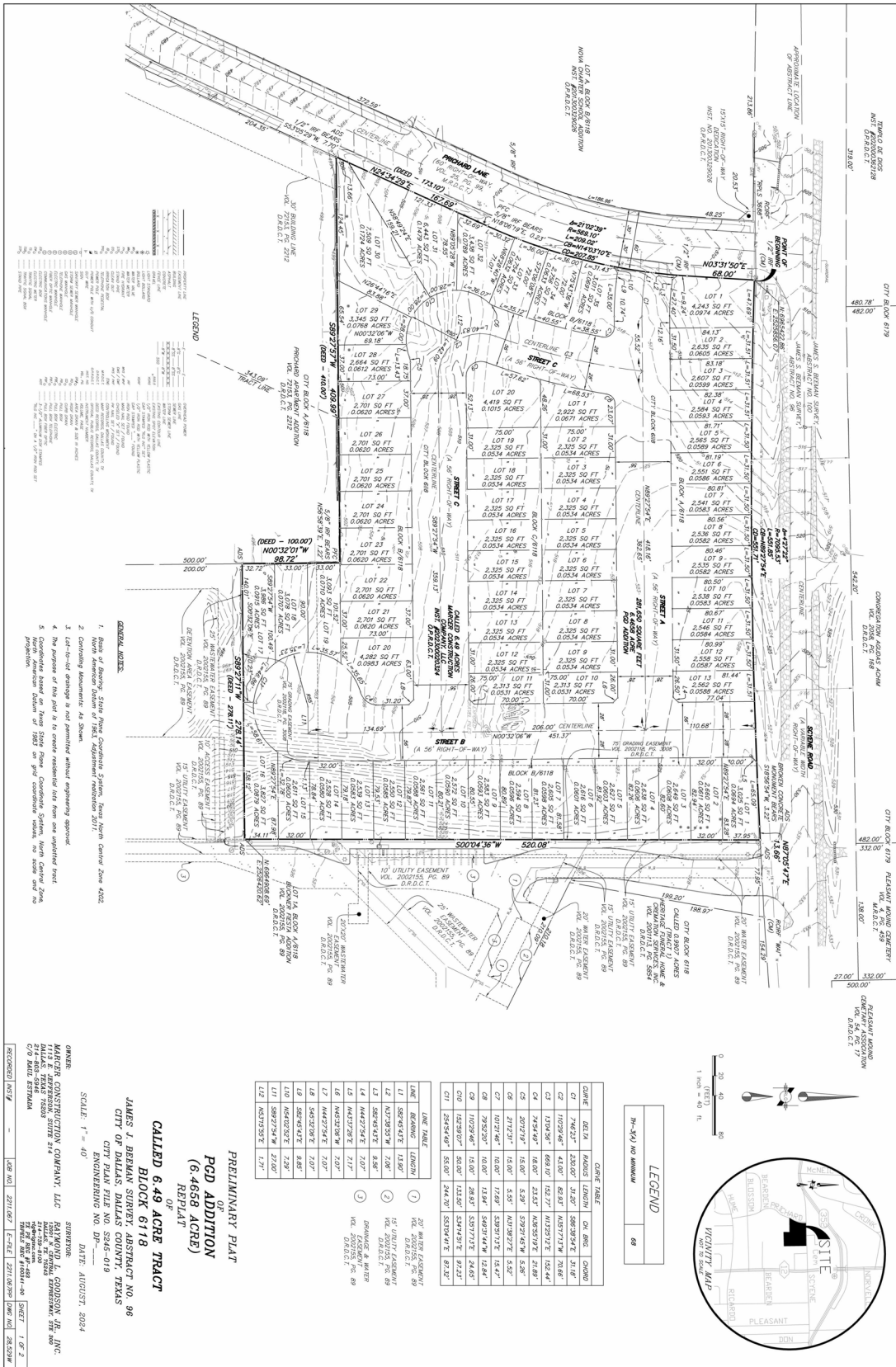
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AERIAL MAP

- Area of Request
- Recent History

Case no: **S245-019**

Date: **11/5/2024**



LEGEND

1. 20' WATER EASEMENT
 2. 10' UTILITY EASEMENT
 3. 15' UTILITY EASEMENT
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- GENERAL NOTES**
1. Based on Survey, State Plane Coordinate System, Texas North Central Zone 4202.
 2. Conform to American Standard of Professional Surveying, 2017.
 3. Lot-to-lot drainage is not permitted without engineering approval.
 4. The purpose of this plat is to create reduced size lots on unimproved lots.
 5. Survey American Standard of 1/2" = 1' on plat conditions, unless otherwise noted.

PRELIMINARY PLAT
OF
PCD ADDITION
(6.4658 ACRE)
REPLAT

OF
CALLED 6.49 ACRE TRACT
BLOCK 6118
JAMES J. BERMAN SURVEY, ABSTRACT NO. 96
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. 5545-019
 CITY OF DALLAS, TEXAS
 DATE: AUGUST 2024

SCALE: 1" = 40'

OWNER:
 HANER CONSTRUCTION COMPANY, LLC
 1117 E. JEFFERSON, SUITE 214
 DALLAS, TEXAS 75201
 214-863-9488
 079 KARD 2533400

SURVEYOR:
 RAYMOND J. GONSON, JR., INC.
 1117 E. JEFFERSON, SUITE 214
 DALLAS, TEXAS 75201
 214-863-9488
 079 KARD 2533400

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| LINE | DATE | REASON | BY |
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| L2 | 08/27/24 | 15' UTILITY EASEMENT | RAYMOND J. GONSON, JR., INC. |
| L3 | 08/27/24 | 15' UTILITY EASEMENT | RAYMOND J. GONSON, JR., INC. |
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| L12 | 08/27/24 | 15' UTILITY EASEMENT | RAYMOND J. GONSON, JR., INC. |

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