

CITY PLAN COMMISSION

THURSDAY, APRIL 04, 2024

FILE NUMBER: S223-075

SENIOR PLANNER: Hema Sharma

LOCATION: Sexton Lane at Midway Road, southeast Corner

DATE FILED: March 06, 2024

ZONING: LO-1

CITY COUNCIL DISTRICT: 13

SIZE OF REQUEST: 0.534-acres

APPLICANT/OWNER: Stephen Fuqua/ Farmer, Fuqua & Huff P.C

REQUEST: An application to replat a 0.534-acre tract of land containing all of Lots 1, 2 and 3 in City Block 6/5536 to create one lot on property located on Sexton Lane at Midway Road, 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 LO-1 Limited Office-1 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)

Right-of way Requirements Conditions:

15. On the final plat, dedicate 50 feet of right-of-way (via fee simple) from the established center line of Midway Road. *Section 51A 8.602(c)*
16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Sexton Lane. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
17. On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Midway Road & Sexton lane. Section 51A 8.602(d)(1)
18. 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)*

Survey (SPRG) Conditions:

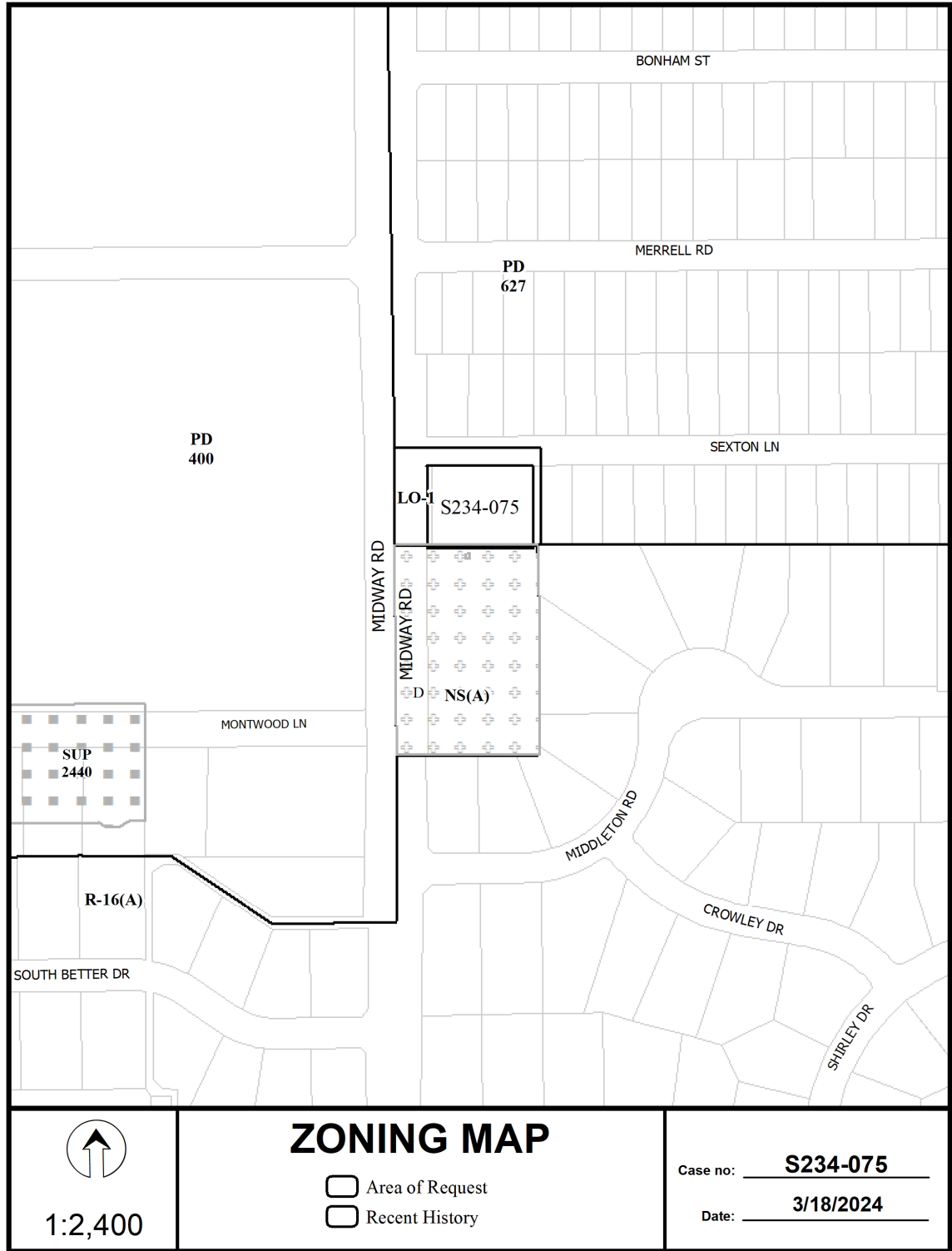
19. Prior to final plat, submit a completed final plat checklist and all supporting documents.
20. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
21. On the final plat, show distances/width across all adjoining right-of-way

Dallas Water Utilities Conditions:


22. 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).
23. 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.
24. 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.
25. Fire Hydrant Coverage is required.

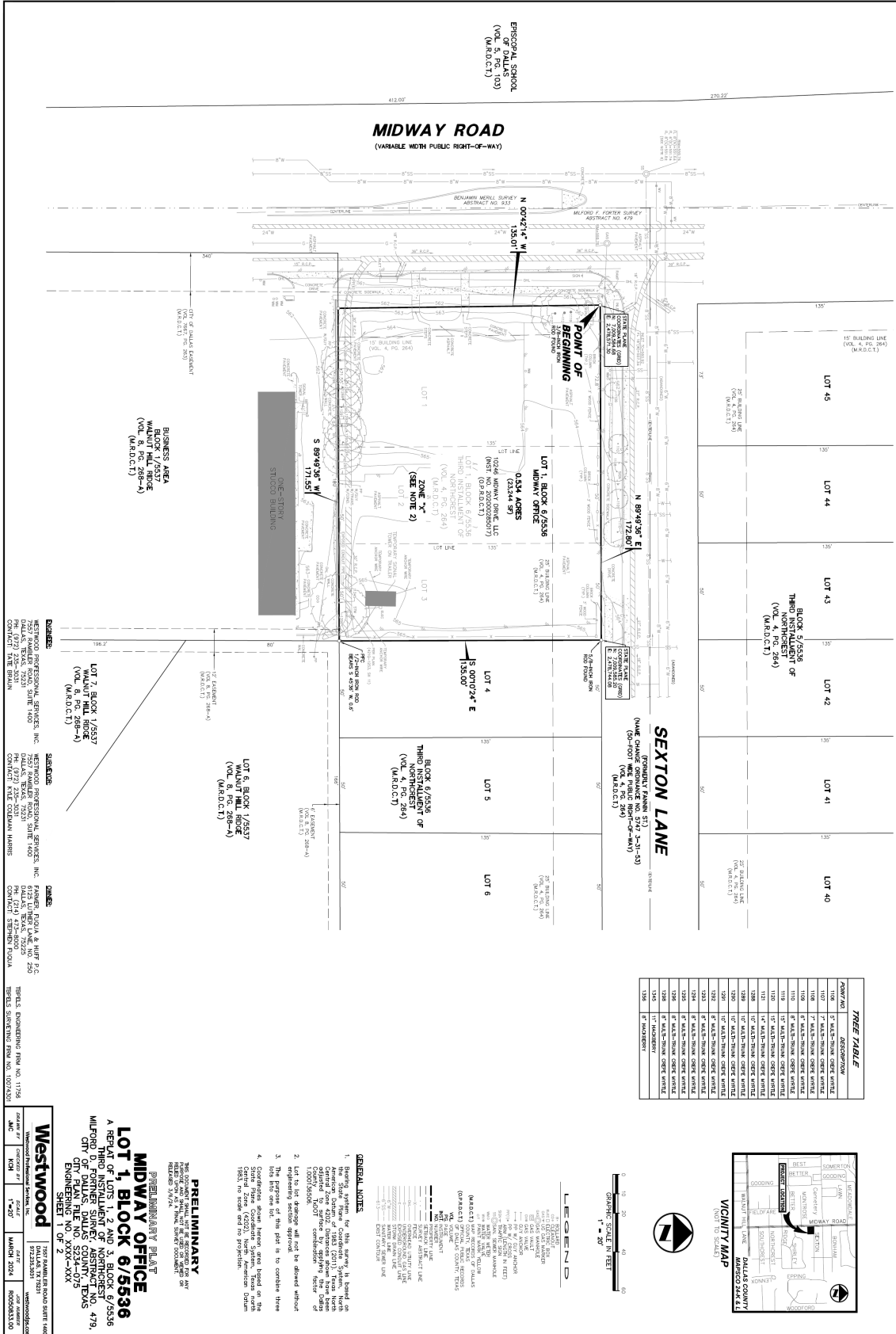
Real Estate/ GIS, Lot & Block Conditions:

26. Prior to the final plat, remove non-city signs in right-of-way such as the real estate sign near Midway and Sexton Lane area.
27. On the final plat, identify the property as Lot 1A in City Block 6/5536.





 <p>1:2,400</p>	<h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	<p>Case no: <u> S234-075 </u></p> <p>Date: <u> 3/18/2024 </u></p>
---	---	---



TRACT TABLE

TRACT NO.	DESCRIPTION
1150	8' MULT-THROW CREW WIDTH
1151	8' MULT-THROW CREW WIDTH
1152	8' MULT-THROW CREW WIDTH
1153	8' MULT-THROW CREW WIDTH
1154	8' MULT-THROW CREW WIDTH
1155	8' MULT-THROW CREW WIDTH
1156	8' MULT-THROW CREW WIDTH
1157	8' MULT-THROW CREW WIDTH
1158	8' MULT-THROW CREW WIDTH
1159	8' MULT-THROW CREW WIDTH
1160	8' MULT-THROW CREW WIDTH
1161	8' MULT-THROW CREW WIDTH
1162	8' MULT-THROW CREW WIDTH
1163	8' MULT-THROW CREW WIDTH
1164	8' MULT-THROW CREW WIDTH
1165	8' MULT-THROW CREW WIDTH
1166	8' MULT-THROW CREW WIDTH
1167	8' MULT-THROW CREW WIDTH
1168	8' MULT-THROW CREW WIDTH
1169	8' MULT-THROW CREW WIDTH
1170	8' MULT-THROW CREW WIDTH
1171	8' MULT-THROW CREW WIDTH
1172	8' MULT-THROW CREW WIDTH
1173	8' MULT-THROW CREW WIDTH
1174	8' MULT-THROW CREW WIDTH
1175	8' MULT-THROW CREW WIDTH
1176	8' MULT-THROW CREW WIDTH
1177	8' MULT-THROW CREW WIDTH
1178	8' MULT-THROW CREW WIDTH
1179	8' MULT-THROW CREW WIDTH
1180	8' MULT-THROW CREW WIDTH
1181	8' MULT-THROW CREW WIDTH
1182	8' MULT-THROW CREW WIDTH
1183	8' MULT-THROW CREW WIDTH
1184	8' MULT-THROW CREW WIDTH
1185	8' MULT-THROW CREW WIDTH
1186	8' MULT-THROW CREW WIDTH
1187	8' MULT-THROW CREW WIDTH
1188	8' MULT-THROW CREW WIDTH
1189	8' MULT-THROW CREW WIDTH
1190	8' MULT-THROW CREW WIDTH
1191	8' MULT-THROW CREW WIDTH
1192	8' MULT-THROW CREW WIDTH
1193	8' MULT-THROW CREW WIDTH
1194	8' MULT-THROW CREW WIDTH
1195	8' MULT-THROW CREW WIDTH
1196	8' MULT-THROW CREW WIDTH
1197	8' MULT-THROW CREW WIDTH
1198	8' MULT-THROW CREW WIDTH
1199	8' MULT-THROW CREW WIDTH
1200	8' MULT-THROW CREW WIDTH
1201	8' MULT-THROW CREW WIDTH
1202	8' MULT-THROW CREW WIDTH
1203	8' MULT-THROW CREW WIDTH
1204	8' MULT-THROW CREW WIDTH
1205	8' MULT-THROW CREW WIDTH
1206	8' MULT-THROW CREW WIDTH
1207	8' MULT-THROW CREW WIDTH
1208	8' MULT-THROW CREW WIDTH
1209	8' MULT-THROW CREW WIDTH
1210	8' MULT-THROW CREW WIDTH
1211	8' MULT-THROW CREW WIDTH
1212	8' MULT-THROW CREW WIDTH
1213	8' MULT-THROW CREW WIDTH
1214	8' MULT-THROW CREW WIDTH
1215	8' MULT-THROW CREW WIDTH
1216	8' MULT-THROW CREW WIDTH
1217	8' MULT-THROW CREW WIDTH
1218	8' MULT-THROW CREW WIDTH
1219	8' MULT-THROW CREW WIDTH
1220	8' MULT-THROW CREW WIDTH
1221	8' MULT-THROW CREW WIDTH
1222	8' MULT-THROW CREW WIDTH
1223	8' MULT-THROW CREW WIDTH
1224	8' MULT-THROW CREW WIDTH
1225	8' MULT-THROW CREW WIDTH
1226	8' MULT-THROW CREW WIDTH
1227	8' MULT-THROW CREW WIDTH
1228	8' MULT-THROW CREW WIDTH
1229	8' MULT-THROW CREW WIDTH
1230	8' MULT-THROW CREW WIDTH
1231	8' MULT-THROW CREW WIDTH
1232	8' MULT-THROW CREW WIDTH
1233	8' MULT-THROW CREW WIDTH
1234	8' MULT-THROW CREW WIDTH
1235	8' MULT-THROW CREW WIDTH
1236	8' MULT-THROW CREW WIDTH



GENERAL NOTES

- The Boundaries and Easements shown on this plan are based on the Survey of the Property and are not to be construed as a warranty of any kind. The Survey is subject to the provisions of the Texas Survey Act (Chapter 111, Texas Property Code).
- The Boundaries and Easements shown on this plan are based on the Survey of the Property and are not to be construed as a warranty of any kind. The Survey is subject to the provisions of the Texas Survey Act (Chapter 111, Texas Property Code).
- The Boundaries and Easements shown on this plan are based on the Survey of the Property and are not to be construed as a warranty of any kind. The Survey is subject to the provisions of the Texas Survey Act (Chapter 111, Texas Property Code).
- The Boundaries and Easements shown on this plan are based on the Survey of the Property and are not to be construed as a warranty of any kind. The Survey is subject to the provisions of the Texas Survey Act (Chapter 111, Texas Property Code).

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- BOUNDARY SURVEY
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- BOUNDARY SURVEY



PRELIMINARY

THIS DOCUMENT IS PRELIMINARY AND IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED. THE USER ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT.

Westwood PRELIMINARY SERVICE, INC.

MIDWAY OFFICE

LOT 1, BLOCK 6/5536

A REPORT OF LOTS 1, 2 AND 3, BLOCK 6/5536 THIRD INSTRUMENT OF NORTHWEST AND WALNUT HILL R.O.W. OF DALLAS COUNTY, TEXAS CIVIL FILE NO. S234-075 BRUSH SHEET 1 OF 2

DATE	DATE	DATE
MAR 2024	MAR 2024	MAR 2024

