

CITY PLAN COMMISSION

THURSDAY, MARCH 07, 2024

FILE NUMBER: S234-060

SENIOR PLANNER: Hema Sharma

LOCATION: Pemberton Hill Road, north of Lake June place

DATE FILED: February 08, 2024

ZONING: LI

CITY COUNCIL DISTRICT: 5

SIZE OF REQUEST: 1.963-acres

APPLICANT/OWNER: Luxury Construction, INC

REQUEST: An application to create one 1.936-acre (84,336 square foot) lot from a tract of land in City Block 6233 on property located on Pemberton Hill Road, north of Lake June Place.

SUBDIVISION HISTORY:

1. S189-279 was a request southeast of the present request to an application to create one 0.128-acre lot from a tract of land in City Block 6234 on property located on Lake June Place, east of Pemberton Hill Road. The request was approved on September 05, 2019 but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the LI Light Industrial 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)

Flood Plain Conditions:

15. On the final plat, determine the 100-year water surface elevation across this addition.
16. 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
17. 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
18. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
19. 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.*
20. 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)*

21. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

Survey (SPRG) Conditions:

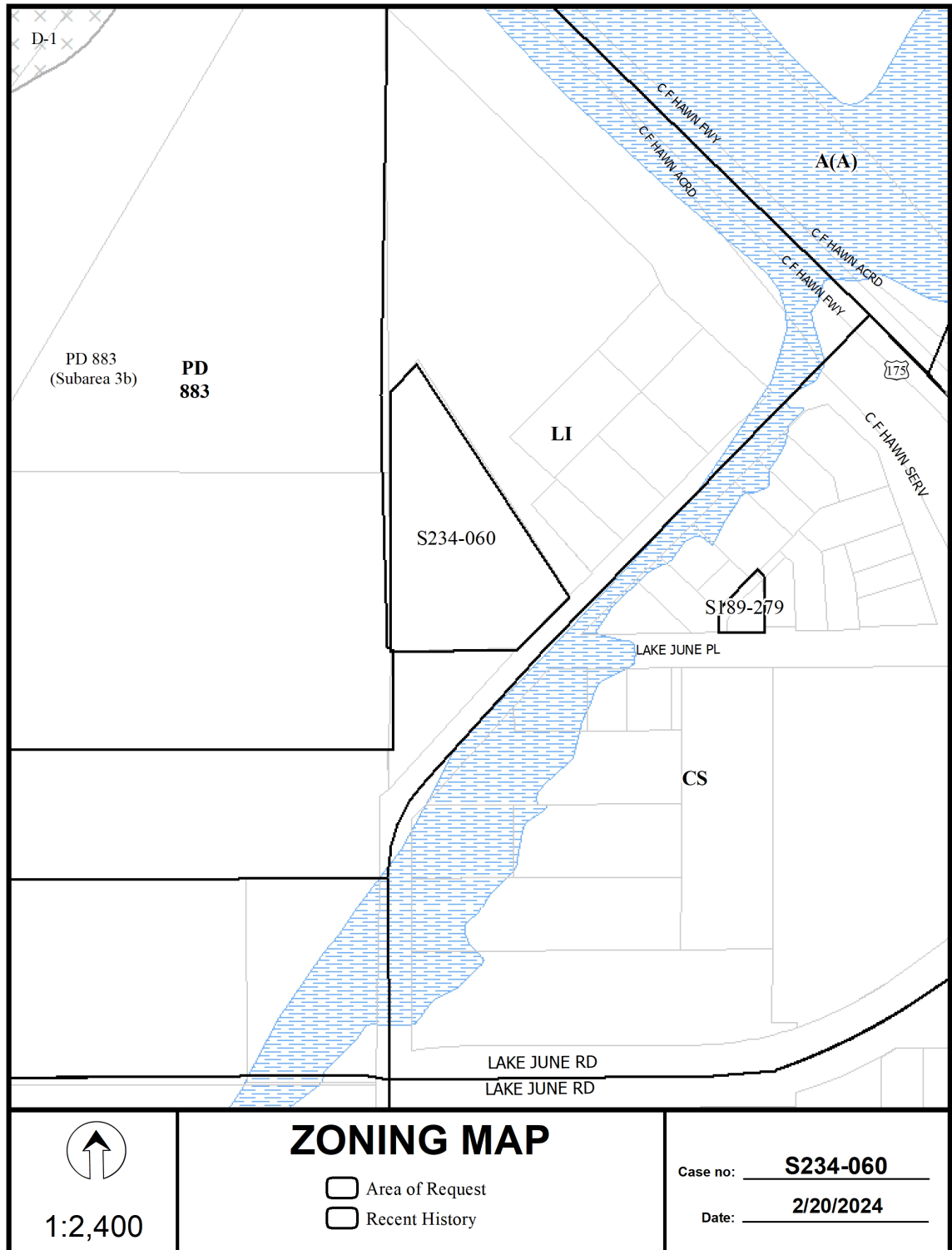
22. Prior to final plat, submit a completed final plat checklist and all supporting documents.
23. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
24. On the final plat, show recording information on all existing easements within 150 feet of the property.
25. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.

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.

Real Estate/ Street Name / GIS, Lot & Block Conditions:

29. On the final plat, please remove fence encroachment from City of Dallas property (Vol.84218, pg.5620)
30. On the final plat, change “Lake June Place (FKA (Old) Lake June Road)” to “Lake June Place (AKA Lake June Road FKA Old Dallas- Seagoville Road)”
31. On the final plat, change “C.F. Hawn Freeway (U.S. Highway 175) (FKA New State Highway 40 South FKA Second Avenue)” to “C.F. Hawn Freeway/ U.S. Highway No. 175 (FKA Second Avenue FKA New State Highway No. 40 South)”.
32. On the final plat, identify the property as Lot 1 in City Block A/6233.



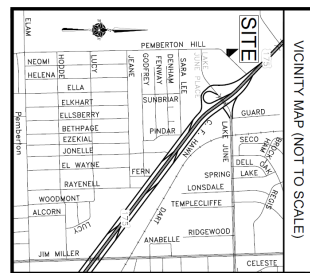



 1:2,400

AERIAL MAP

Area of Request
 Recent History

Case no: **S234-060**
 Date: **2/20/2024**



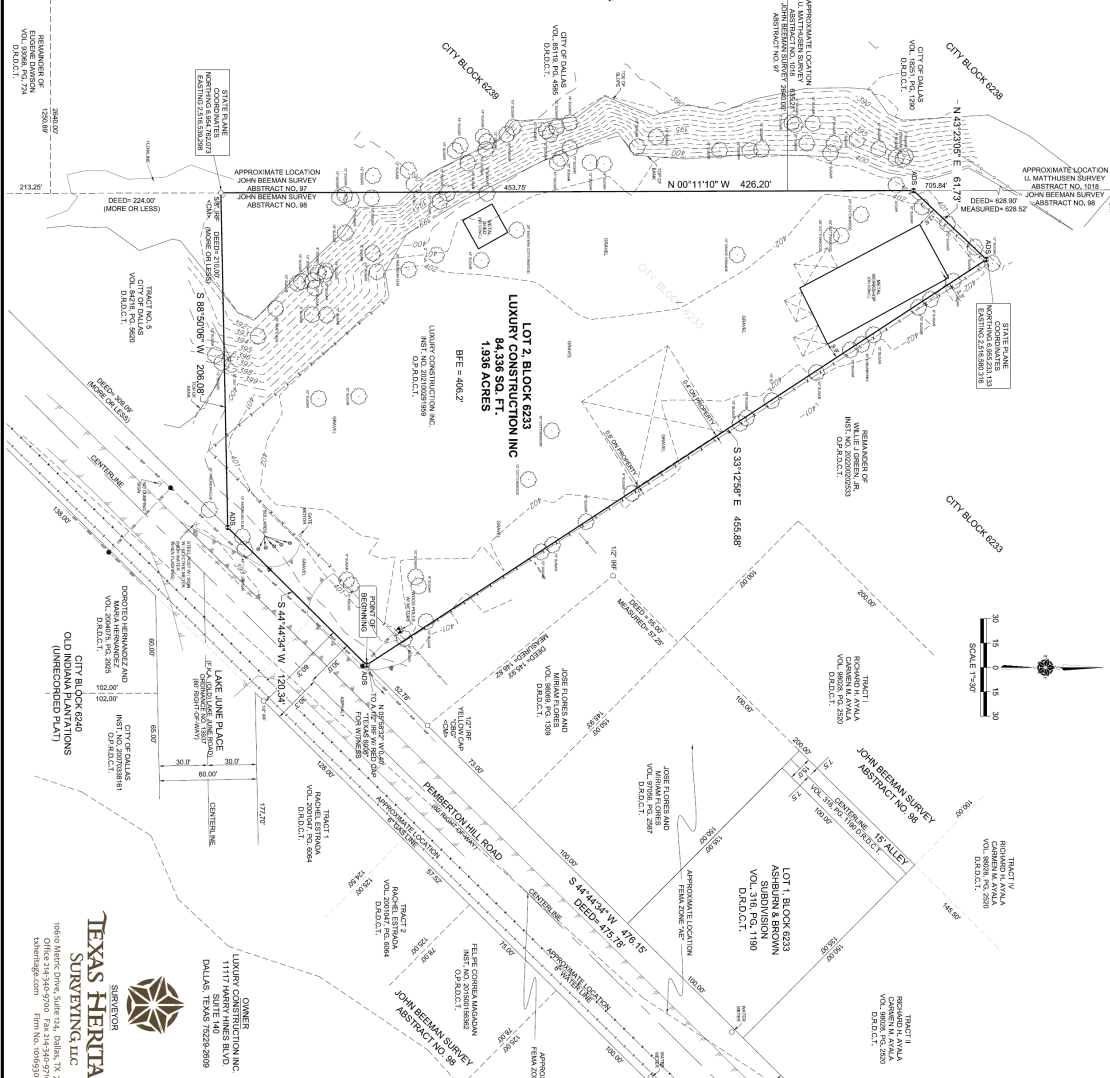
LEGEND

MAP REGION: DALLAS COUNTY, TEXAS
 PROJECT: OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 VOLUME: PG. 1180
 PLAN NO.: 311-1180

PROPOSED: LUXURY CONSTRUCTION INC. & JOHNSON SURVEY
 REFERENCE: JOHN BRIDGES AND WALTER GARDNER SURVEY, ABSTRACT NO. 98
 REFERENCE: CITY OF DALLAS VOLUME 20028 PG. 664

OWNER: LUXURY CONSTRUCTION INC.
 ADDRESS: 11117 HARRY WINES BLVD DALLAS, TEXAS 75229-2909

- GENERAL NOTES:**
- The purpose of this plan is to create one out of a part of a block.
 - The maximum number of lots permitted by this plan is one.
 - Lot to be damaged and not be allowed within City of Dallas Planning & Design.
 - Planning and Surveying: Texas State Flood Control System, North Central Zone 2021, North American Datum of 1983 (NAD83).
 - Coordinates shown herein are based on Texas State Plane Coordinate System, North Central Zone 2021, North American Datum of 1983.
 - Surveys to remain on subject property.
 - City of Dallas Water Dept. Technical Code.
 - City of Dallas Code, Chapter 21C, Article 13, Section 11.02.
 - City of Dallas Code, Chapter 21C, Article 13, Section 11.03.



PRELIMINARY PLAT

LUXURY CONSTRUCTION INC

LOT 2, BLOCK 623

BEING PART OF CITY BLOCK 623
 SITUATED IN THE JOHN BRIDGES SURVEY,
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S234-060
 ENGINEERING PLAN NO. 311-

DATE: 10/20/2023 09:47:23 AM DATE PLOTTED: 11/27/2023 09:14:21 AM
 PAGE 1 OF 2

TEXAS HERITAGE
 SURVEYING LLC
 10600 West Loop West, Suite 200
 Dallas, Texas 75241
 Phone: 972.264.9748
 Fax: 972.264.9749
 Website: texasheritagesurveying.com

OWNERS CERTIFICATE
STATE OF TEXAS

LUXURY CONSTRUCTION, INC., the owner of the land described in the plat, hereby certifies that the plat is a true and correct copy of the original plat as recorded in the Public Records of Dallas County, Texas, and that the plat is a true and correct copy of the original plat as recorded in the Public Records of Dallas County, Texas. The plat is a true and correct copy of the original plat as recorded in the Public Records of Dallas County, Texas, and that the plat is a true and correct copy of the original plat as recorded in the Public Records of Dallas County, Texas.

This plat is a true and correct copy of the original plat as recorded in the Public Records of Dallas County, Texas, and that the plat is a true and correct copy of the original plat as recorded in the Public Records of Dallas County, Texas. The plat is a true and correct copy of the original plat as recorded in the Public Records of Dallas County, Texas, and that the plat is a true and correct copy of the original plat as recorded in the Public Records of Dallas County, Texas.

OWNERS DECLARATION
NOW HEREBY KNOWN AND BY THESE PRESENTS,

LUXURY CONSTRUCTION, INC., being by and through the duly assigned agent, do hereby declare that the plat is a true and correct copy of the original plat as recorded in the Public Records of Dallas County, Texas, and that the plat is a true and correct copy of the original plat as recorded in the Public Records of Dallas County, Texas.

This plat is a true and correct copy of the original plat as recorded in the Public Records of Dallas County, Texas, and that the plat is a true and correct copy of the original plat as recorded in the Public Records of Dallas County, Texas.

SURVEYORS STATEMENT
STATE OF TEXAS
I, J.P. JAMES, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that the plat is a true and correct copy of the original plat as recorded in the Public Records of Dallas County, Texas, and that the plat is a true and correct copy of the original plat as recorded in the Public Records of Dallas County, Texas.

WITNESSES MY HAND THIS _____ **DAY OF** _____ **2024.**
LUXURY CONSTRUCTION, INC.
BY: _____
VANCE BREWER, HENNINGER COUNTY CLERK
STATE OF TEXAS
I, J.P. JAMES, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that the plat is a true and correct copy of the original plat as recorded in the Public Records of Dallas County, Texas, and that the plat is a true and correct copy of the original plat as recorded in the Public Records of Dallas County, Texas.

PLACE COUNTY
RECORDING LABEL HERE
CERTIFICATE OF APPROVAL
I, J.P. JAMES, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that the plat is a true and correct copy of the original plat as recorded in the Public Records of Dallas County, Texas, and that the plat is a true and correct copy of the original plat as recorded in the Public Records of Dallas County, Texas.

PRELIMINARY PLAT
LUXURY CONSTRUCTION INC
LOT 2, BLOCK 6233
BEING PART OF CITY BLOCK 6233
SITUATED IN WEST BEAUMONT SURVEY,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
ENGINEERING PLAN NO. 3111-
PAGE 2 OF 2

TEXAS HERITAGE
SURVEYING, LLC
1600 West Dent, Suite 124, Dallas, TX 75248
Office: 214-342-9700 Fax: 214-342-9710
dallas@thsurvey.com Firm No. 10109310