

CITY PLAN COMMISSION

THURSDAY, MAY 2, 2024

FILE NUMBER: S234-088

SENIOR PLANNER: Sharmila Shrestha

LOCATION: Campbell Road, east of Preston Road

DATE FILED: April 3, 2024

ZONING: CR

CITY COUNCIL DISTRICT: 12

SIZE OF REQUEST: 14.66-acres

APPLICANT/OWNER: EREP Preston Trail II, LLC, San Lorenzo Homes, LLC

REQUEST: An application to replat a 14.66-acre tract of land containing part of Lot 1A in City Block 8206 to create five lots ranging in size from 0.59 acre to 11.71 acre on property located on Campbell Road, east of Preston Road.

SUBDIVISION HISTORY:

1. S201-550 was a request north of the present request to replat a 1.607-acre tract of land containing all of Lot 2A in City Block A/8208 to create one 0.901-acre lot and one 0.706-acre lot on property located on McCallum Boulevard, east of Preston Road. The request was approved on January 7, 2021, and but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of 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 5.

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:

15. On the final plat, dedicate 50 feet of right-of-way (via fee simple) from the established center line of Preston Road. *Section 51A 8.602(c)*
16. On the final plat, dedicate 40 feet of right-of-way (via fee simple) from the established center line of McCallum Boulevard. *Section 51A 8.602(c)*
17. TxDOT approval may be required for any driveway modification or new access.
18. Existing drainage conveyance within the property is required to be sized in compliance with Section 51A-8.611(a)(1) of the City of Dallas Code.
19. 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) Section 51A-8.606, 51A-8.608

Survey (SPRG) Conditions:

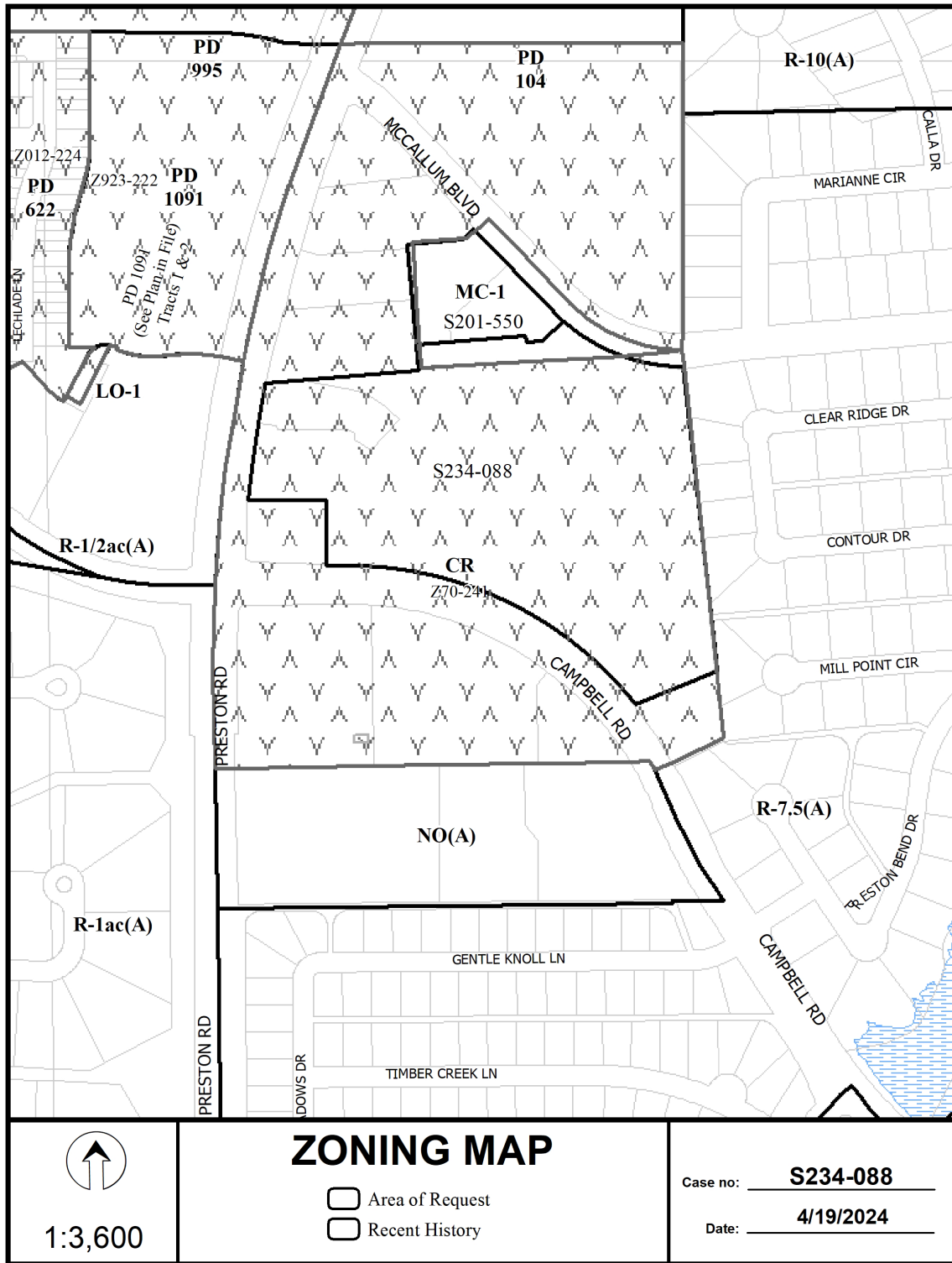
20. Prior to final plat, submit a completed final plat checklist and all supporting documents.
21. On the final plat, show the correct recording information for the subject property.
22. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
23. On the final plat, all access easement(s) must be recorded by separate instrument(s) and the recording information must be shown on the final plat.
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.
26. On the final plat, chose a new or different addition name. Remove "Phase 1" from the plat's title heading and dedication statement.

Dallas Water Utilities Conditions:

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 may be required by Private Development Contract. Submit water/wastewater Engineering Plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
29. 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:

30. On the final plat, change "Preston Road" to "Preston Road/ State Highway No. 289".
31. On the final plat, identify the property as Lots 1B, 1C, 1D, 1E, and 1F in City Block 8206.





1:3,600

AERIAL MAP

- Area of Request
- Recent History

Case no: **S234-088**

Date: **4/19/2024**



LEGEND

	Easement		Road Right of Way
	Centerline		Road
	No Parking		Utility
	Drive		Gas
	City Right of Way		Sewer
	Water		Storm Sewer
	Other Right of Way		Road Centerline
	Road Right of Way		Road Right of Way
	Road Right of Way		Road Right of Way

OWNER

EMERSON SURVEYING, LLC
 2222 Elm Street, Suite 200
 Dallas, TX 75201
 (972) 222-2000

ENGINEER

EMERSON SURVEYING, LLC
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OWNER

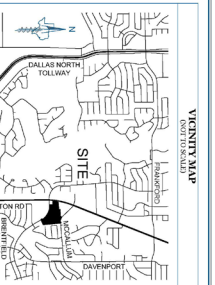
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 Dallas, TX 75201
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OWNER

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PRELIMINARY

This plan is preliminary and subject to change without notice. It is not to be used for construction purposes. The engineer's responsibility is limited to the information provided and does not extend to the accuracy of the data provided. The engineer's responsibility is limited to the information provided and does not extend to the accuracy of the data provided.



GENERAL NOTES

- The boundary of the site is shown by a solid line and is subject to change without notice.
- Adjacent property owners are shown.
- Adjacent easements are shown.
- Lot 1-5 are shown and are not to be shown without City of Dallas Survey & Exchange Engineering's approval.
- City of Dallas Survey & Exchange Engineering's approval is required for any changes to this plan.
- All lot areas are shown in square feet.
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PRELIMINARY PLAT
PTVA
 LOTS 1-5, BLOCK 8206

BEING A PORTION OF LOT 1A, BLOCK 8206,
 PRESTON TRAILS WILLAGE, COUNTY OF DALLAS, TEXAS,
 BEING ALL OF A TRACT OF 1.58 ACRES, TRACT OF LAND
 CONVEYED AS TRACT TO EMERSON TRACT II, LLC, BY DEED
 RECORDED IN PUBLIC RECORDS OF DALLAS COUNTY, TEXAS,
 AND ALL OF A TRACT OF LAND CONVEYED
 TO SAN LORENZO HOMES, LLC BY DEED RECORDED IN
 DOCUMENT BEING 1486 ACRES IN THE
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

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FOR MATTERS:
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 TX Firm # 10194177

