

CITY PLAN COMMISSION

THURSDAY, JANUARY 18, 2024

FILE NUMBER: S234-031

SENIOR PLANNER: Sharmila Shrestha

LOCATION: Buckner Boulevard, south of R. L. Thornton Freeway/ Interstate Highway No. 30

DATE FILED: December 20, 2023

ZONING: RR

CITY COUNCIL DISTRICT: 7

SIZE OF REQUEST: 11.88-acres

APPLICANT/OWNER: 9334 LTD

REQUEST: An application to create one 0.924-acre lot and one 10.956-acre lot from a 11.88-acre tract of land in City Block A/8039 on property located on Buckner Boulevard, south of R. L. Thornton Freeway/ Interstate Highway No. 30.

SUBDIVISION HISTORY:

1. S189-296 was a request east of the present request to replat a 0.940-acre tract of land containing part of Lot 1C in City Block A/8476 within the Cities of Mesquite and Dallas to create one lot on property located on Buckner Boulevard, north of Samuel Boulevard. The request was approved on September 19, 2019, but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements the RR Regional 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 2.

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 53.5 feet of right-of-way (via fee simple) from the established center line of Buckner Boulevard /State Highway Loop No. 12. *Section 51A 8.602(c)*
16. TxDOT approval may be required for any driveway modification or new access point(s).
17. 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.
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) Section 51A-8.606, 51A-8.608

Survey (SPRG) Conditions:

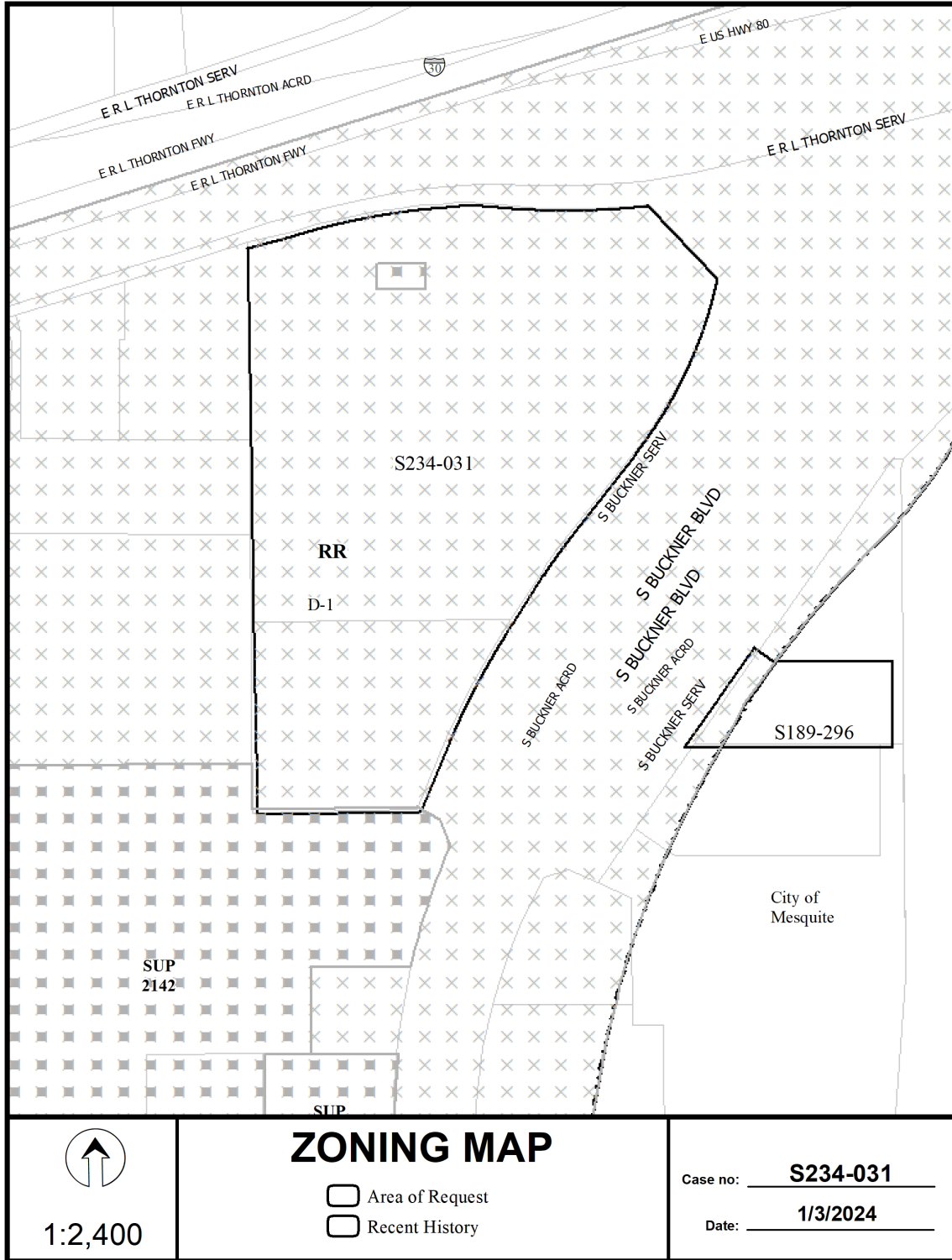
19. Prior to final plat, submit a completed final plat checklist and all supporting documents.
20. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
21. On the final plat, show distances/width across all adjoining rights-of-way.
22. On the final plat,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

Dallas Water Utilities Conditions:


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.

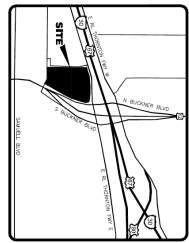
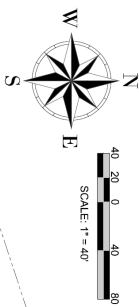
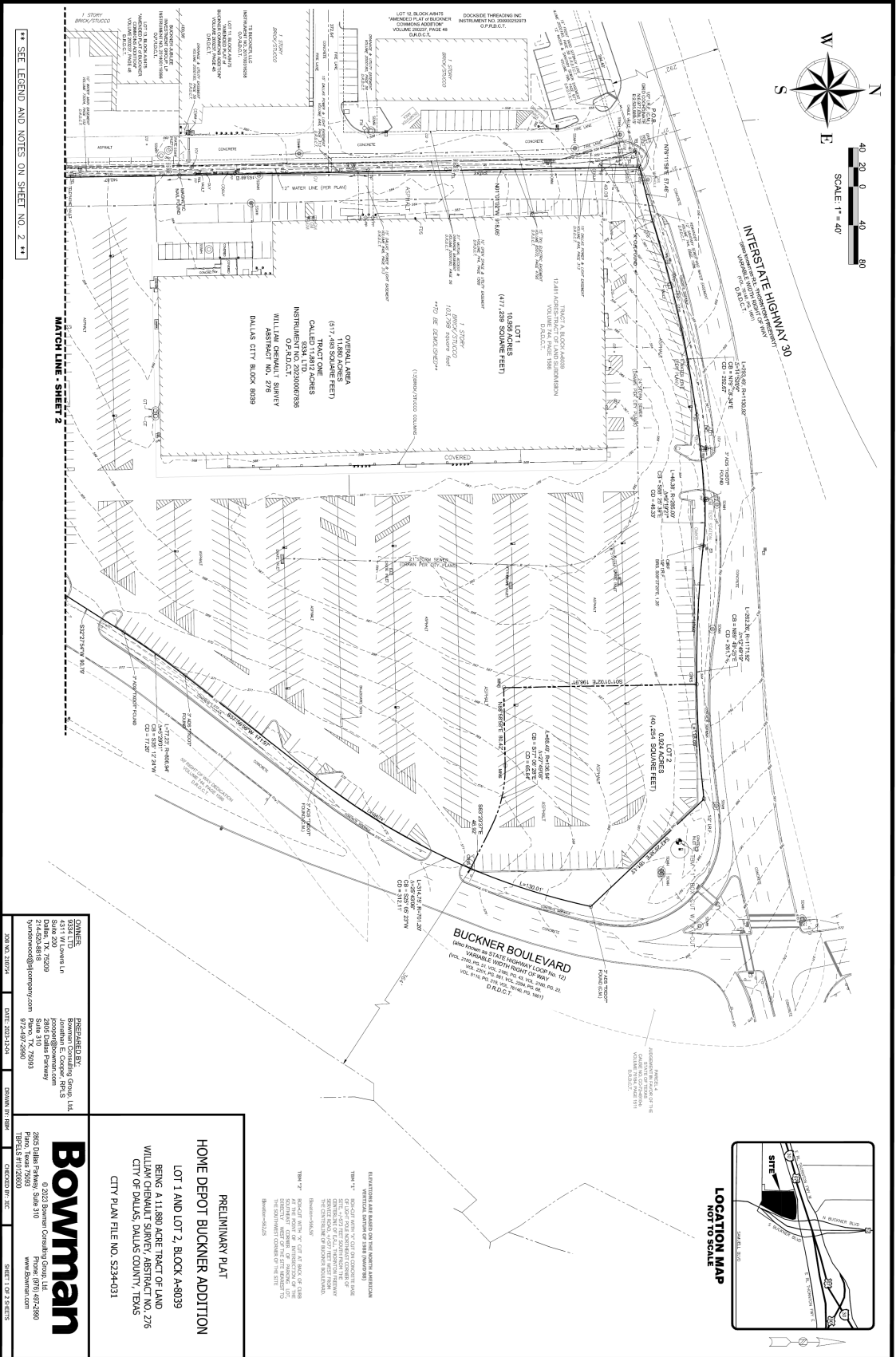
Street Name / GIS, Lot & Block Conditions:

25. On the final plat, change “Interstate Highway 30 (also known as R.L. Thornton Freeway)” to “R. L. Thornton Freeway/ Interstate Highway No. 30”.
26. On the final plat, change “Buckner Boulevard (also known as State Highway Loop No. 12)” to “Buckner Boulevard /State Highway Loop No. 12”.
27. On the final plat, identify the property as Lots 1A and 1B in City Block A/8475.





 <p>1:2,400</p>	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	<p>Case no: S234-031</p> <p>Date: 1/3/2024</p>
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SEE LEGEND AND NOTES ON SHEET NO. 2

MATCH LINE SHEET 2

OVERALL AREA
 (1,880 ACRES
 TRACT ONE (18.7)
 CALLED 11,880 ACRES
 INSTRUMENT NO. 202300067896
 OF PRODUCT
 WILLIAM CHENault SURVEY
 DALLAS CITY BLOCK 8039

LOT 1
 10.65 ACRES
 (47,239 SQUARE FEET)

BUCKNER BOULEVARD
 (PART OF THE STATE HIGHWAY LOOP NO. 30)
 VARIANCE FROM RIGHT OF WAY (R.O.W.)
 (R.O.W. 100' TO 120' WIDE)
 (188' SW CORNER OF THE
 SECTION 10, T.12N. R.10E. S.10E.
 D.A.C.T. 2)

OWNER:
 8234 LTD
 2800 Dallas Parkway
 Dallas, TX 75209
 972-481-2800
 tynderson@deloitte.com
 972-481-2800

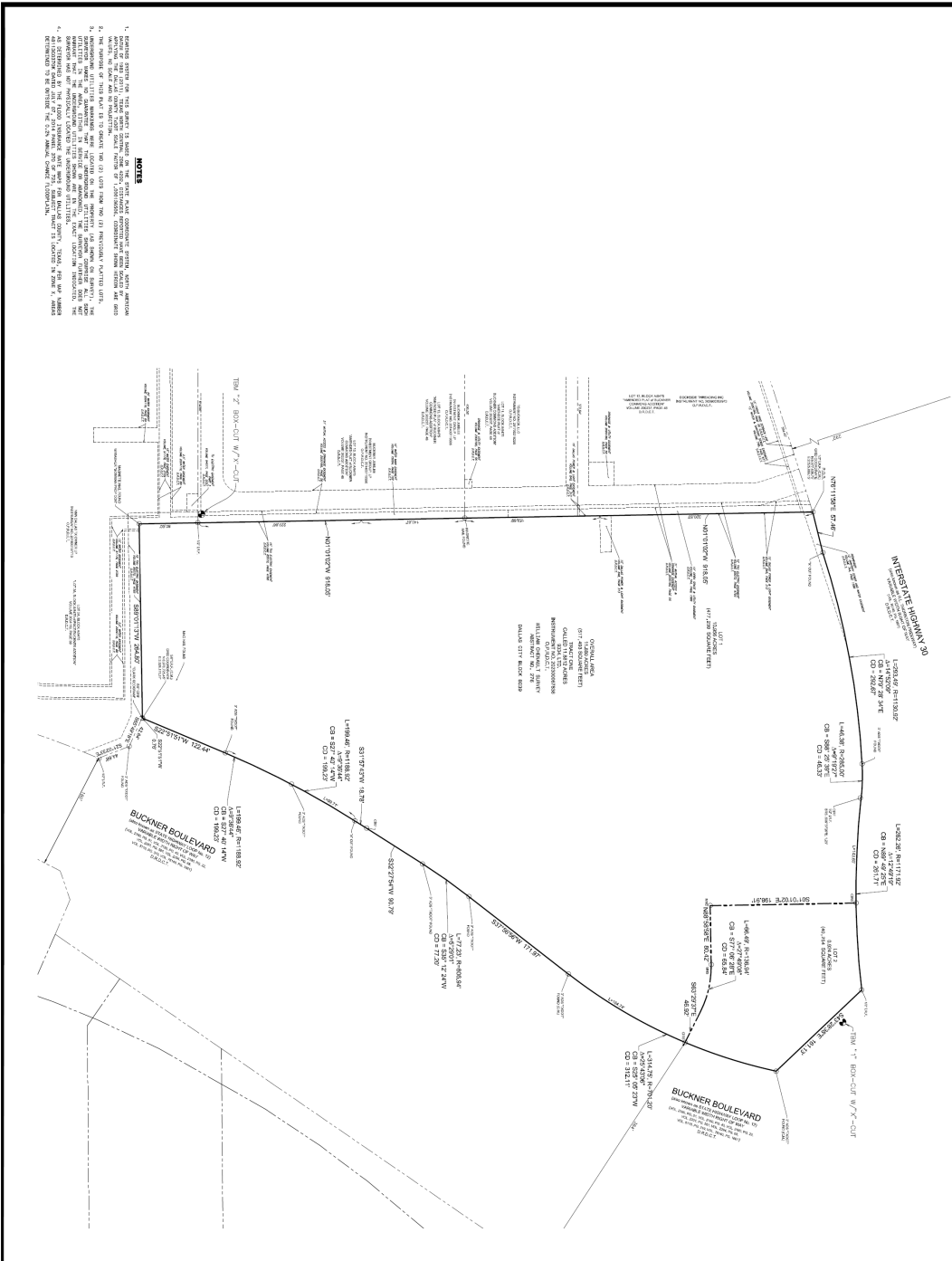
PREPARED BY:
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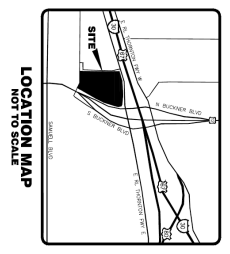
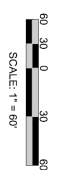
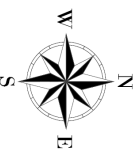
PRELIMINARY PLAN
HOME DEPOT BUCKNER ADDITION
 LOT 1 AND LOT 2, BLOCK A-8039
 BEING A 11,880 ACRE TRACT OF LAND
 WILLIAM CHENault SURVEY, ABSTRACT NO. 276
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S234031

EXEMPTIONS ARE BASED ON THE MEANS AND METHODS
 OF CONSTRUCTION AND THE CHARACTER OF THE
 PROPERTY INVOLVED. THIS PLAN IS NOT TO BE
 CONSIDERED A GUARANTEE OF THE ACCURACY OF THE
 INFORMATION HEREON. THE CLIENT IS RESPONSIBLE FOR
 THE CONTENTS OF ALL INFORMATION PROVIDED.
 (Bowman-00022)

OVERALL EXHIBIT



- NOTES**
1. PORTION OF THIS PLAN IS SUBJECT TO AN EXISTING EASEMENT, INTEREST, RIGHT, OR OPTION, THE LOCATION OF WHICH IS SHOWN BY A DOTTED LINE ON THIS PLAN.
 2. THE BOUNDARY OF THIS TRACT IS TO BE DETERMINED BY SURVEY AND THE BOUNDARY LINES THEREON SHALL BE SUBJECT TO THE BOUNDARY SURVEY TO BE CONDUCTED IN ACCORDANCE WITH THE CITY OF DALLAS, TEXAS, SUBDIVISION SURVEY ACT.
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 4. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE SPECIFIED.



OVERALL EXHIBIT
PRELIMINARY PLAT
HOME DEPOT BUCKNER ADDITION

LOT 1 AND LOT 2, BLOCK A-8039
 BEING A 11.880 ACRE TRACT OF LAND
 WILLIAM CHERWILL SURVEY, ABSTRACT NO. 276
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S234-031

Bowman
 Surveyors
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