

CITY PLAN COMMISSION**THURSDAY, JUNE 1, 2023****FILE NUMBER:** S223-147**CHIEF PLANNER:** Mohammad H. Bordbar**LOCATION:** Victory Avenue and Interstate Highway 35E, east of Dallas Area Rapid Transit**DATE FILED:** May 3, 2023**ZONING:** PD 582**PD Link:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20582.pdf>**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 3.118-acres**MAPSCO:** 45J**APPLICANT/OWNER:** Victory Block M, LP, CLPF-One Victory, LP

REQUEST: An application to replat a 3.118-acre tract of land containing all of Lot 1B in City Block 7/409 to abandon existing easements and to create one lot on property located between Victory Avenue and Interstate Highway 35E, east of Dallas Area Rapid Transit.

SUBDIVISION HISTORY: Currently not available

STAFF RECOMMENDATION: The request complies with the requirements of PD 582; 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/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. 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.

Survey (SPRG) Conditions:

16. Prior to final plat, submit a completed final plat checklist and all supporting documents.
17. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
18. On the final plat, show recording information on all existing easements within 150 feet of the property.
19. On the final plat, all utility easement abandonments must be shown with the correct recording information. Platting Guidelines.
20. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

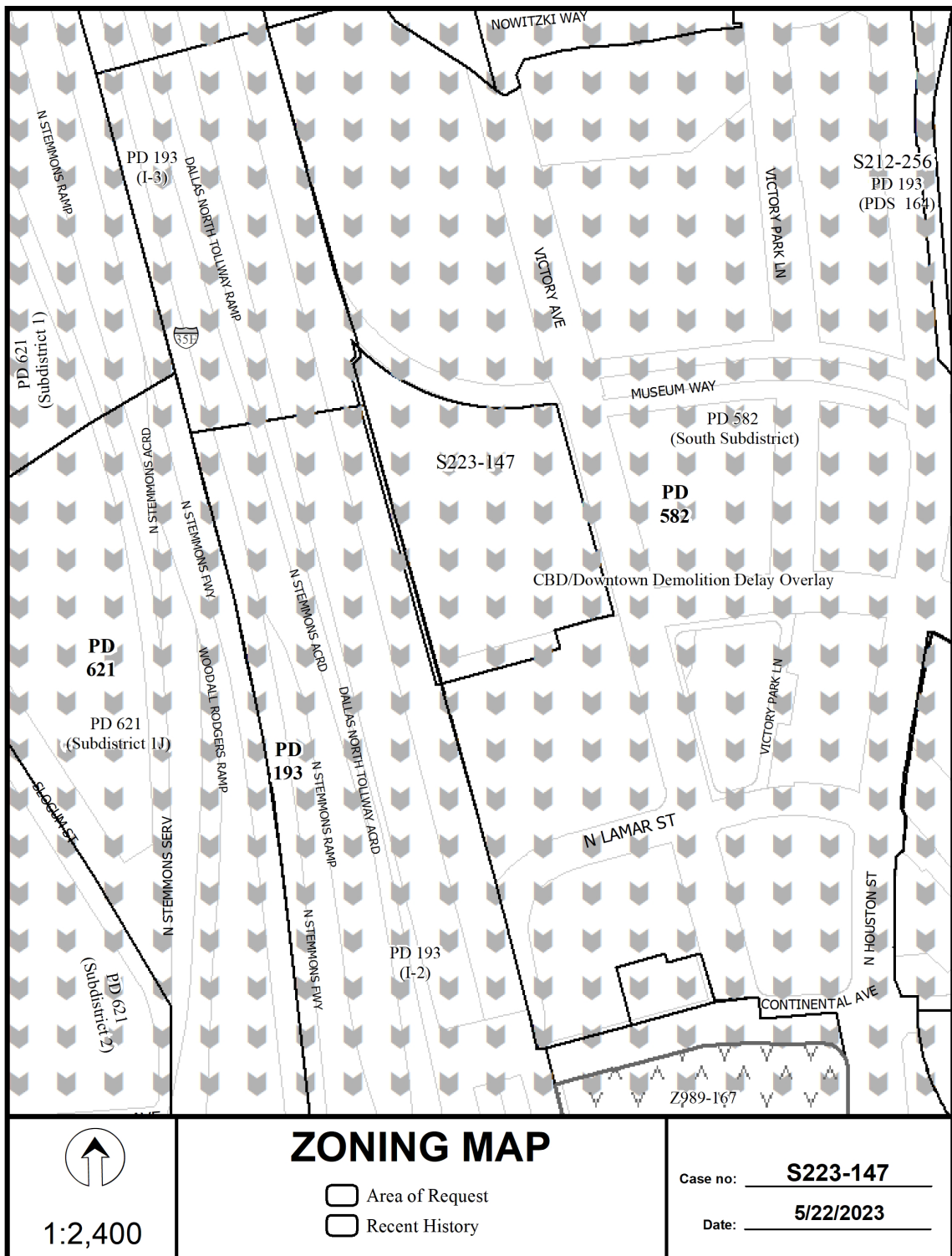
Dallas Water Utilities Conditions:

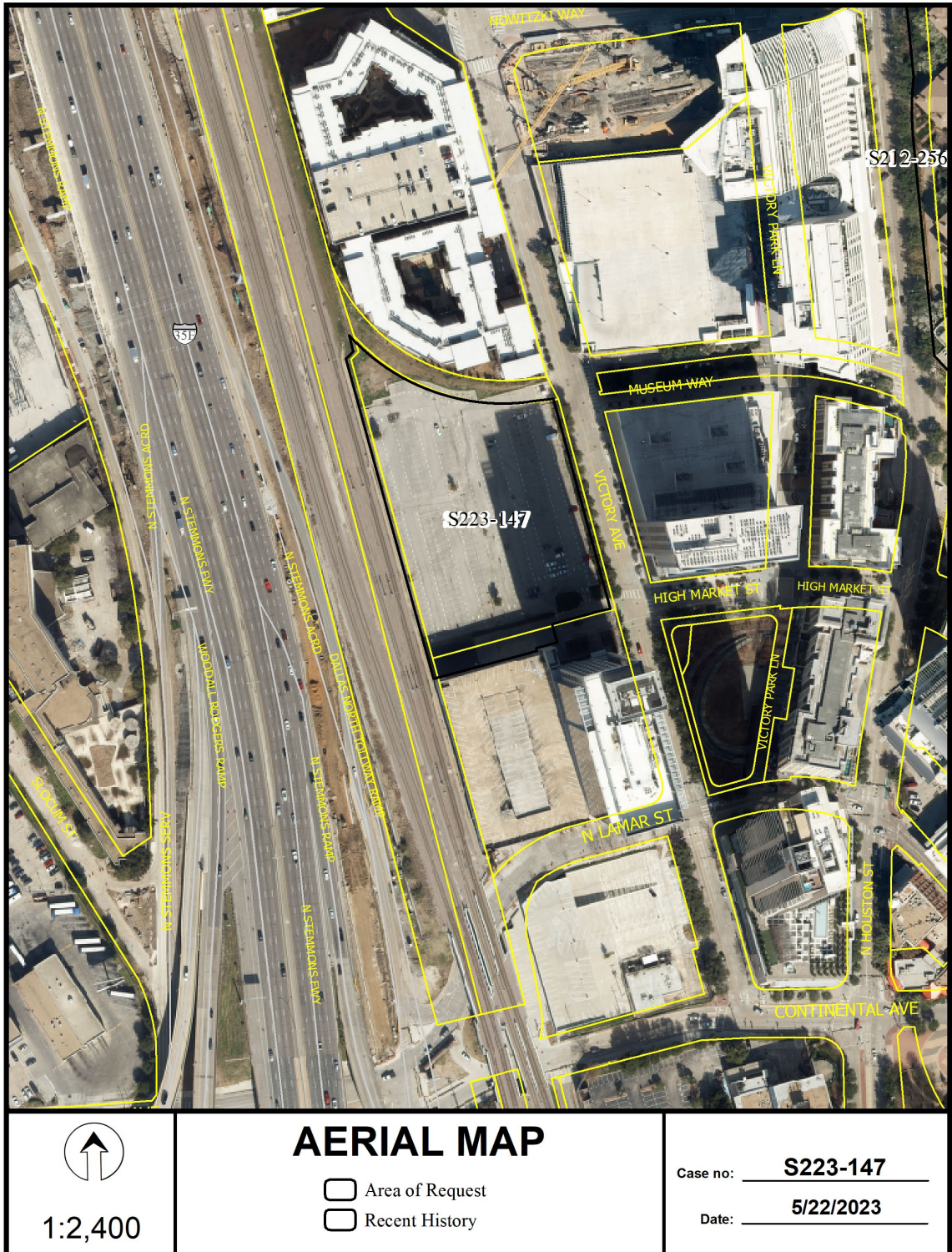
21. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed

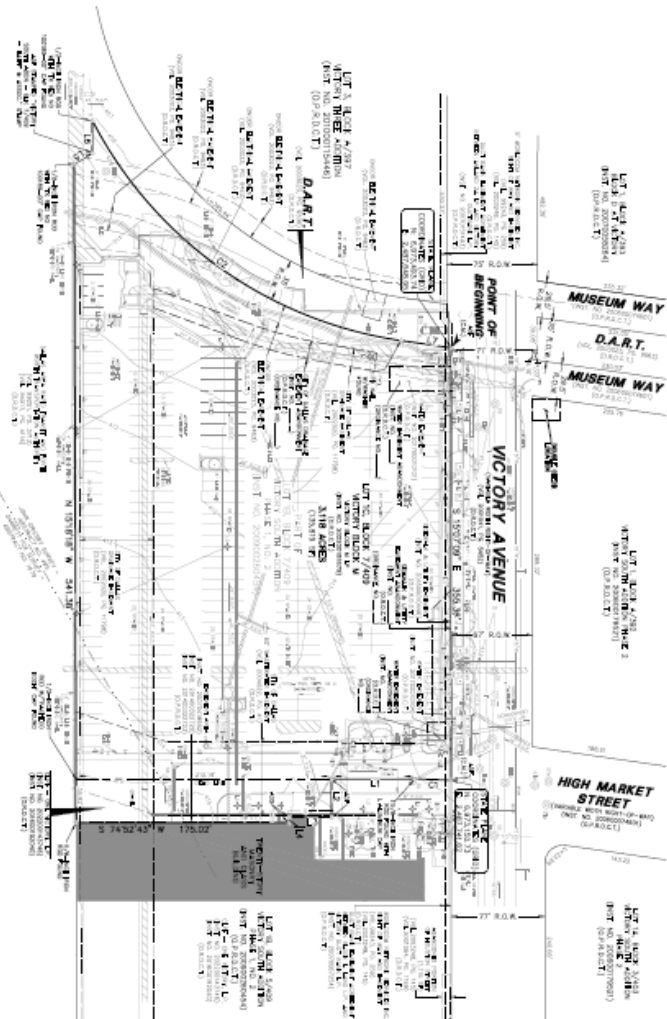
water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

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

22. Please relocate existing four-foot chain link fence along Stemmons Freeway into applicant's property line or remove. Please relocate existing six-foot chain link fence along Stemmons Freeway into applicant's property line or remove. Provide documentation of Real Estate of relocation or removal.
23. For abandonments shown on plat revise language to: Abandonment authorized by Ordinance No., recorded as Inst. No.
24. On the final plat, please contact Addressing Coordinator for release.
25. On the final plat, identify the property as Lot 1C in City Block 7/409. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872)







CURVE	DOE TA	RELATIVE	LENGTH	TRANSIENT	CHORD AROUND	CHORD
(1)	2.4730E	401.00	20.17	14.87	3.7942E-06	33.72
(2)	14.7540E	340.78	303.49	178.17	5.4690E-07	311.49

LINE TABLE		
LINE	BEARING	LENGTH
1	S 74°22'57" W	63.57'
2	S 10°21'00" E	21.26'
3	S 74°22'57" W	20.20'
4	S 10°21'00" E	4.38'
5	N 44°22'19" E	13.26'
6	S 9°58'00" W	20.79'
7	N 82°08'42" E	41.22'

STEMMONS FREEWAY
(INTERSTATE HIGHWAY 35E)
(Variable 60-70 MPH-75-80)

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[illegible]

LOT 1C, BLOCK 7/409
PRELIMINARY PLAT
VICTORY M
 ALL OF LOT 1B, BLOCK 7/409
 VICTORY SOUTH ADDITION PHASE 1, NO. 2
 LOCATED IN THE CITY OF DALLAS, TEXAS
 AND BEING OUT OF THE
 1. GRIFFITH SURVEY, A PART OF NO. 494
 2. OF FOX SUEVE CREST, NO. 1675
 CITY PLAT FILE NO. 3623-47
 ENEMER NO. 3623-47

PRELIMINARY PLAT - LOT 1C, BLOCK 1400, VICTORY BLOCK M