

**CITY PLAN COMMISSION****THURSDAY, NOVEMBER 21, 2024****FILE NUMBER:** S245-016**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** between Reeder Road and Harry Hines Boulevard, north of Royal Lane**DATE FILED:** October 23, 2024**ZONING:** MU-3, PD 498**PD LINK:** <https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=498>**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 2.4287-acres**APPLICANT/OWNER:** Federal Limo, Auburn-Camp, LLC

**REQUEST:** An application to replat a 2.4287-acre tract of land containing all of Lots 11 and 23 in City Block 6566 and abandoned right-of-way to create one 1.153-acre lot and one 1.2761-acre lot on property located between Reeder Road and Harry Hines Boulevard, north of Royal Lane.

**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 MU-3 Mixed -Use District and PD 498; 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 two.

**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)
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.

**Right-of way Requirements Conditions:**

16. On the final plat, dedicate 30 feet of right-of-way (via fee simple) from the established center line of Reeder Road. *Section 51A 8.602(c)*
17. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)."

**Survey (SPRG) Conditions:**

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

22. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
23. On the final plat, list utility easements as retained within street abandonments when stated in the abandonment ordinance or follow the City of Dallas standard affidavit requirements.

**Dallas Water Utilities Conditions:**

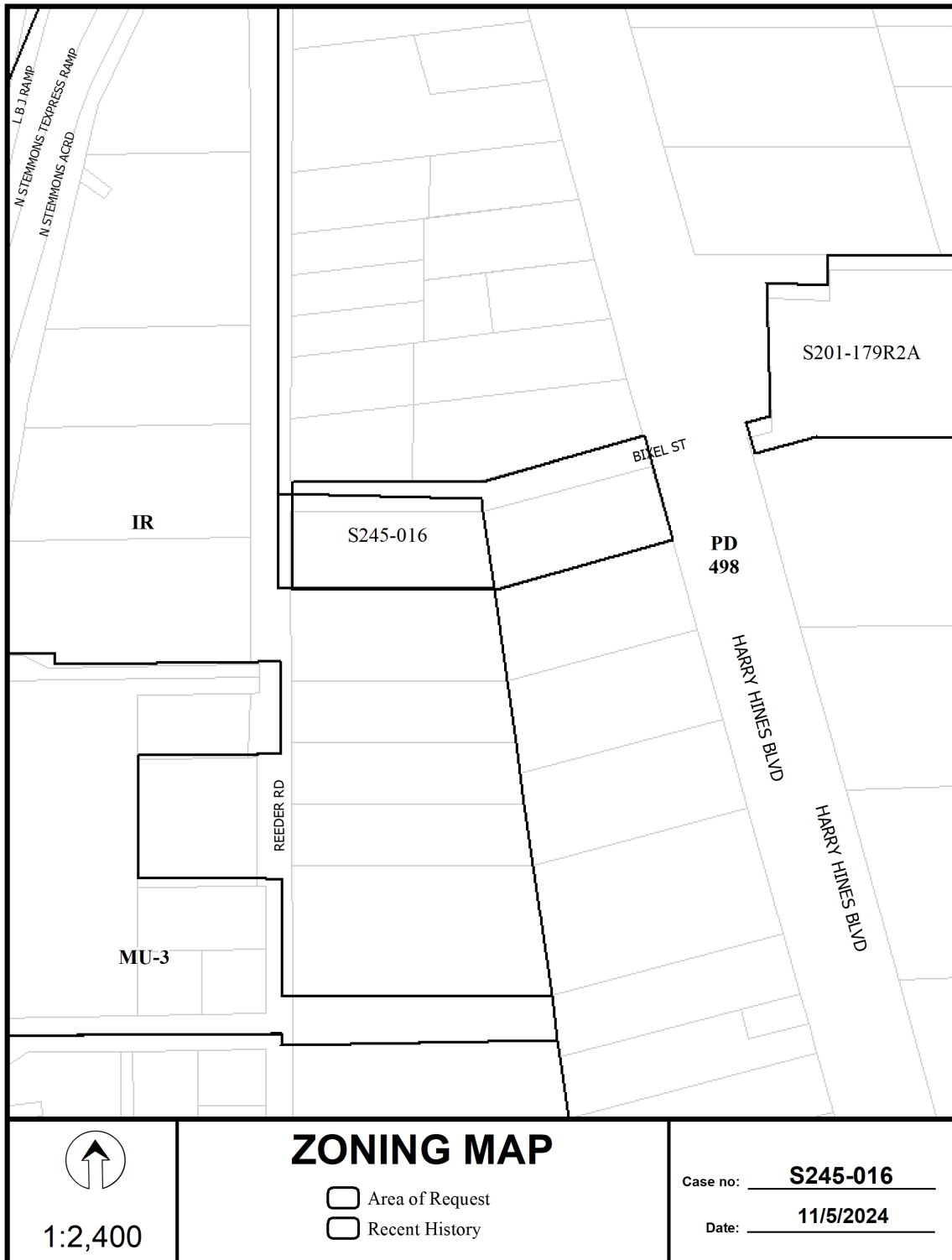
24. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

**Transportation Conditions:**


25. Per Section 51A-8.602(c)(1)(e), compliance with Street Design Manual Section 3.2.1 is needed. Per SDM 3.2.1, the maximum intersection spacing shall be 1600 feet. On Harry Hines on either side of this property, the nearest intersecting streets are Royal Lane and Forest Lane. The current distance between Forest Lane and Royal Lane on Harry Hines Boulevard is over 4000 feet. The lack of street grid connectivity may be an issue for public safety as this area continues to develop in the future. Provide an east-west connection between Reeder and Harry Hines to comply with SDM Section 3.2.1."

**Street Light/ Real Seate/ Street Name/ GIS, Lot & Block Conditions:**

26. Prior to final plat, compliance with City's Street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
27. The abandonment of Bixel Road was approved by Dallas City Council on September 25, 2024, in Ordinance No. 32868 (Log 52933). A wastewater easement dedication of not less than 9,708 square feet is required to be shown on the final plat and the final plat must be recorded by September 25, 2025, or the ordinance will be null and void.
28. On the final plat, change "Bixel Road" to "Bixel Street".
29. On the final plat, change "Harry Hines Boulevard State Highway 354" to "Harry Hines Boulevard".
30. On the final plat, identify the property as Lots 11A and 23A in City Block 6566.





 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History         </p>	<p>Case no: <u>    <b>S245-016</b>    </u></p> <p>Date: <u>    <b>11/5/2024</b>    </u></p>
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