

CITY PLAN COMMISSION

THURSDAY, OCTOBER 10, 2024

FILE NUMBER: S234-191

SENIOR PLANNER: Sharmila Shrestha

LOCATION: Harry Hines Boulevard at Southwell Road, southwest corner

DATE FILED: September 11, 2024

ZONING: IR

CITY COUNCIL DISTRICT: 6

SIZE OF REQUEST: 4.603-acres

APPLICANT/OWNER: Strait Enterprises, LLC

REQUEST: An application to create one 4.603-acre lot from a tract of land in City Block B/6519 on property located on Harry Hines Boulevard at Southwell Road, southwest corner.

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 IR Industrial/Research 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)

Right-of way Requirements Conditions:

15. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)."
16. 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). 51A-8.606, 51A-8.608

Survey (SPRG) Conditions:

17. Prior to final plat, submit a completed final plat checklist and all supporting documents.
18. On the final plat, show recording information on all existing easements within 150 feet of the property.
19. 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:

20. 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.

21. 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.

Street Light/ Street Name/ GIS, Lot & Block Conditions:

22. Prior to final plat, compliance with City's Street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
23. On the final plat, change "Southwell Road (FKA Cole)" to "Southwell Road (FKA Cole Road)". Section 51A-8.403(a)(1)(A)(xii).
24. On the final plat, change "Harry Hines Boulevard (AKA Highway No. 77-North)" to " Harry Hines Boulevard". Section 51A-8.403(a)(1)(A)(xii).
25. On the final plat, identify the property as Lot 2A in City Block B/6519.





1:2,400

AERIAL MAP

- Area of Request
- Recent History

Case no: S234-191

Date: 9/18/2024

GRAPHIC NOTES:
1. Dates of drawings - bearings of lines shown herein refer to 0:00 North of the Texas Coordinate System of Mean Sea Level.
2. All bearings and distances are given in feet and inches.
3. Bearings are given in degrees, minutes and seconds, measured clockwise from North.
4. Distances are given in feet and inches, rounded to the nearest 1/8 inch.

LEGEND
(Other Construction)
GRAVEL ASPHALT/CONCRETE
CONCRETE
BRICK

OWNER'S STATEMENT
1. I, the undersigned, being a duly qualified engineer or architect, hereby certify that I am the author of the foregoing plat, and that I am a duly licensed professional engineer or architect under the laws of the State of Texas.
2. I certify that the information furnished on this plat is true and correct to the best of my knowledge and belief, and that I am a duly qualified professional engineer or architect under the laws of the State of Texas.
3. I certify that I am not providing my professional services in violation of any applicable laws or regulations, and that my services are not being provided in violation of any applicable laws or regulations.
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LEGEND
--- EXISTING LOT LINE
--- EXISTING ADJACENT LOT LINE
--- EXISTING INTERIOR LOT LINE
--- EXISTING BOUNDARY LINE
--- EXISTING CONCRETE SLAB
--- EXISTING PAVEMENT
--- EXISTING DRIVE
--- EXISTING WALKWAY
--- EXISTING FENCE
--- EXISTING UTILITY LINE
--- EXISTING TREE
--- EXISTING STRUCTURE
--- EXISTING POOL
--- EXISTING SIGN
--- EXISTING LIGHT FIXTURE
--- EXISTING PAINT
--- EXISTING GRAVEL
--- EXISTING ASPHALT
--- EXISTING CONCRETE
--- EXISTING BRICK
--- EXISTING OTHER MATERIAL
--- EXISTING OTHER FINISH
--- EXISTING OTHER FEATURE
--- EXISTING OTHER NOTE

GRAPHIC SCALE
1" = 40'
0' 0" 10' 20' 30' 40'
0 10 20 30 40

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CITY OF DALLAS
1107 SOUTH AUSTIN AVE. SUITE 200
DALLAS, TEXAS 75215
(214) 670-2000

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PRELIMINARY PLAT
STRAIT ENTERPRISES ADDITION
LOT 2R, BLOCK B/5519
WALKWAY REPORT OF LOTS 2-A, BLOCK 6/6169
WALKWAY REPORT OF LOTS 2-B, BLOCK 6/6169
CITY OF DALLAS COUNTY, TEXAS
ENGINEERING PLAN NO. 225-141

PREISER & MANNING SURVEYING, LLC
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CITY OF TEXAS
COUNTY OF DALLAS
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