

**CITY PLAN COMMISSION****THURSDAY, OCTOBER 10, 2024****FILE NUMBER:** S234-198**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Telephone Road, east of Dallas Avenue/ State Highway No.342**DATE FILED:** September 12, 2024**ZONING:** A(A)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 6.859-acres**APPLICANT/OWNER:** HSM HWY 342 & Telephone Road, LP

**REQUEST:** An application to replat a 6.859-acre tract of land containing all of Lots 1 through 4 in City Block A/8325 and part of City Block 8325 to create one 2.847-acre lot and one 4.013-acre lot on property located on Telephone Road, east of Dallas Avenue / State Highway No. 342.

**SUBDIVISION HISTORY:**

1. S212-044 was a request northeast of the present request to create a 7.18-acre lot from a tract of land in City Block 8325 on property located on Telephone Road, east of Dallas Avenue. The request was approved on December 16, 2021, but has not been recorded.
2. S190-092 was a request northwest of the present request to replat a 96.8-acre tract of land containing all of Lots 1 and 5R in City Block A/8300 to create one lot on property located on Telephone Road at Van Horn Drive, west corner. The request was withdrawn on March 3, 2020.
3. S189-094 was a request northeast of the present request to create one 4.7076-acre lot from a tract of land in City Block 8325 on property located on Telephone Road, east of Dallas City limit. The request was approved January 17, 2019, and was withdrawn November 30, 2021.

**STAFF RECOMMENDATION:** The request complies with the requirements of the A(A) Agriculture 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)
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.
16. Prior to the final plat, payment of rough proportionality determination of the cost to design and construct a traffic signal on Bonnie View at Telephone Rd.
17. Coordination of points of access with existing road features.

**Right-of way Requirements Conditions:**

18. On the final plat, dedicate 40 feet of right-of-way (via fee simple) from the established center line of Telephone Road. *Section 51A 8.602(c)*

19. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)."
20. Provide approval from the City of Lancaster for any work within their jurisdiction.
21. Need to clarify the status of the existing platted Right-of-Way (ROW).

**Flood Plain Conditions:**

22. On the final plat, determine the 100-year water surface elevation across this addition.

**Survey (SPRG) Conditions:**

23. Prior to final plat, submit a completed final plat checklist and all supporting documents.
24. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
25. On the final plat, show distances/width across all adjoining rights-of-way.
26. On the final plat, show recording information on all existing easements within 150 feet of the property.
27. 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.
28. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
29. On the final plat, show all existing platted streets and alley right-of-way dedicated by Horns Subdivision, Volume 498, page 1937. Otherwise reach out to City Real Estate Departments to process with abandonment process.

**Dallas Water Utilities Conditions:**

30. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
31. 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.
32. Water and Wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
33. No access to a wastewater main, it will need covenant agreement and septic tank.

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

34. Prior to final plat, compliance with City's Street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
35. Prior to the final plat, please contact Real Estate regarding the following comment on the plat as noted: "Alley and street shown on the Horn's Subdivision Plat were not accepted as right-of-way by the City of Dallas"
36. On the final plat, change "Telephone Road" to " Telephone Road (FKA Newton Creek Road)" Section 51A-8.403(a)(1)(A)(xii).
37. On the final plat, change "Dallas Avenue (State Highway 342)" to "Dallas Avenue/State Highway No. 342 (FKA Dallas & Lancaster Road)"
38. On the final plat, identify the property as Lots 1 & 2 in City Block B/8325.







