

CITY PLAN COMMISSION**THURSDAY, OCTOBER 6, 2022****FILE NUMBER:** S212-326**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** Good Latimer Expressway at Swiss Avenue, north corner**DATE FILED:** September 7, 2022**ZONING:** PD 298 (Subarea 5)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20298.pdf>**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 0.642-acres **MAPSCO:** 45M**APPLICANT/OWNER:** 1031 solution, LTD**REQUEST:** An application to create one 0.642-acre lot from a tract of land in City Block 271 on property located on Good Latimer Expressway at Swiss Avenue, north corner.**SUBDIVISION HISTORY:**

1. S212-320 was a request south of the present request to replat a 3.0932-acre tract of land containing all of Lot 2 in City Block A/280 and part of an abandoned right-of-way to create one lot on property located between Pacific Avenue and Elm Street, southwest of Good Latimer Expressway. The request was approved on September 15, 2022 but has not been recorded.
2. S190-065 was a request southeast of the present request to create a 0.3274-acre lot from a tract of land in City Block 285 on property located on Good Latimer Expressway, between Floyd Street and Gaston Avenue. The request was approved on January 23, 2020 and recorded on January 12, 2021
3. S189-265 was a request south of the present request to replat 2.0696-acre tract of land containing all of Lot 1 in City Block A/280, part of City Blocks 270 ½ and 272, and all of an abandoned portion of Hawkins Street to create one lot on property located on Pacific Avenue and Elm Street, west of Jett Way. The request was approved on August 15, 2019 and recorded on July 23, 2020.
4. S189-254 was a request southwest of the present request to create one 0.92-acre lot from a tract of land in City Block 323 on property located on Swiss Avenue at Hawkins Street, north corner. The request was approved August 1, 2019 and withdrawn on October 8, 2019.
5. S178-051 was a request east of the present request to create one 0.852-acre lot from a tract of land containing part of City Block 7/284 on property located on Swiss Avenue at Centegra Street, south corner. The request was approved on January 4, 2018. S178-051APM was submitted and recorded on April 20, 2022.
6. S167-004 was a request southeast of the present request to create a 1.260-acre lot from a tract of land containing part of City Block G3/280 and a portion of an abandoned alley on property located on Elm Street between Hawkins Street and Good-Latimer Expressway. The request was approved on November 10, 2016 and recorded on August 6, 2019.

7. S167-003 was a request southeast of the present request to create one 1.244-acre lot, and one 3.485-acre lot from a 4.729-acre tract of land containing part of the abandoned portions of Hawkins Street and a variable width alley in City Blocks 270½, 280 and G3/280 on property located at 2505 Elm Street and fronting on Pacific Avenue, Good-Latimer Expressway, Elm Street, and Hawkins Street. The request was approved on November 10, 2016 and recorded on July 16, 2019.

STAFF RECOMMENDATION: The request complies with the requirements of PD 298 (Subarea 5); 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)
15. Comply with Mill Creek drainage requirements. Finish floor elevation must be 3' above nearest inlet, top of curb. 51A 8.611(d), C.9 of Mill Creek, Master Drainage Plan Study.

Right-of way Requirements Conditions:

16. On the final plat, dedicate 59 feet of right-of-way (via fee simple) from the established center line of Good Latimer Expressway. Section 51A 8.602(c)
17. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Good Latimer Expressway & the alley. Section 51A-8.602(e)
18. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)." No citation.

Survey (SPRG) Conditions:

19. Prior to final plat, submit a completed final plat checklist and all supporting documents.

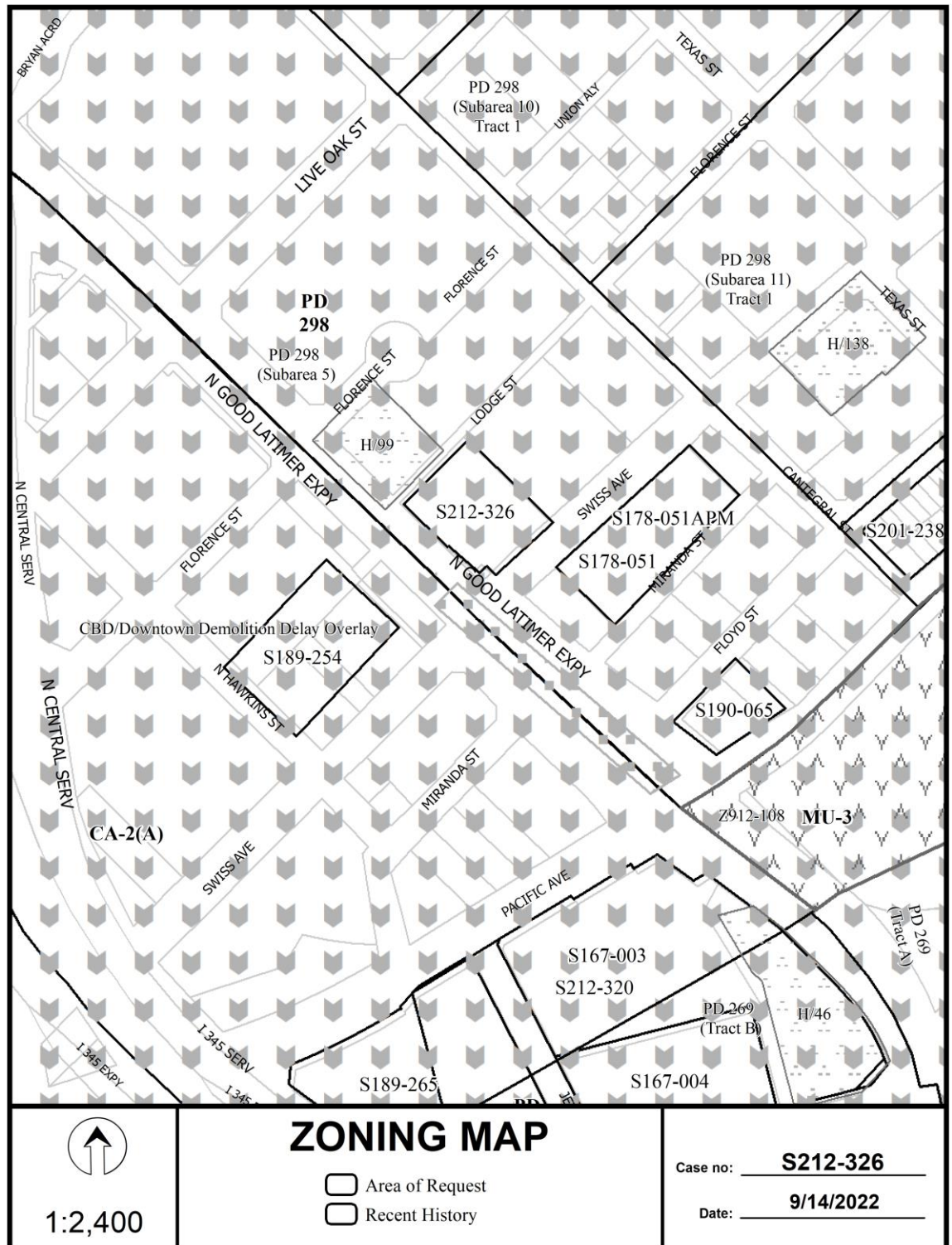
Dallas Water Utilities Conditions:

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 maybe required by Private Development Contract. 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. On the final plat, change "Lodge St." to "Lodge Street". Section 51A-8.403(a)(1)(A)(xii)

23. On the final plat, identify the property as Lot 1 in City Block A/271. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).



WHEREAS 1031 SOLUTIONS, LLC, is the sole owner of a tract of land situated in the John Grogby Survey, Abstract No. 496 Dallas County, Texas, and being a portion of Block G, Goods Homestead, an addition to the City of Dallas, according to the plat recorded in Volume 85, Page 546 of the Deed Records of Dallas County, Texas, and being all of it called O.369 acre and 0.3333 acre tract of land described in General Warranty Deed to 1031 Solutions, LLC, as recorded in Instrument No. 201700105204 and Instrument No. 20170018110 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINS at a 505-foot iron rod with red plastic cap stamped "446" found for the northeast corner of land 0.303 acre tract at the intersection of the northeast right-of-way line of Good-Lummer Easements (formerly Good Street) a variable-width right-of-way, as recorded in Volume 81, Page 440, of said David Easements; and the southeast right-of-way line of Lodge Street is 15' wide (right-of-way) as recorded by Good-Lummer, an unrecorded plat.

THENCE showing said northeast right-of-way line of Cloud-Lane Equestrian, with said southeasterly right-of-way line of Lodgepole Pine, and the northwest line of said S.039 acre tract and said S.033 acre tract, North of R17507 ECR, a distance of 148.82 feet to a 5/8" iron rod with said plastic cap, damaged 1944, found for the north corner of said S.033 acre tract, and the west corner of said S.039 acre tract, as described in German Warranty Deed to Business Property Company, as recorded in Volume 97023, Page 1410 of said Deed Records.

THENCE, departing said southeast right-of-way line of Lodge Street, with the northeast line of said 0.333 acre tract and the southeast line of said Bonanza Property Company, South 45°42'07" East, a distance of 195.74 feet to a mag nail found for the east corner of said 0.333 acre tract and the south corner of said Bonanza Property Company's tract, in the northwest right-of-way line of Swiss Avenue (a 60' right-of-way line) according to City Ordinance No. A, Page 131-146 of said Deed Records;

THENCE with said northeast right-of-way line and the southeast line of said 0.309 acre and 0.333 acre tracts, South 47°40'50" West, a distance of 126.70 feet to an "X" and a concrete band for the most southerly southwest corner of said 0.309 acre tract in said northeast right-of-way line of Goodall Drive Expressway;

North 48°54'38" West, a distance of 20.13 feet to a 5/8" iron rod with orange plastic cap stamped "WELLS TX 5607" located
by monument

South 49°30' West, a distance of 10.11 feet to an "X" cut in concrete found for corner; North 49°22' West, a distance of 67.14 feet to an "X" cut in concrete found for corner; South 49°29' West, a distance of 1.81 feet to an "X" cut in concrete found for corner; North 46°39' West, a distance of 100.20 feet to the POINT OF BEGINNING and containing 27.962 square feet or 0.64 % of the area.

Bearings are based State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983 (2011).

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THE ASSOCIATED PRESS is a SCAD affiliate. The company's headquarters are located in the City of Dallas, Texas, and its primary business is the production and distribution of news and information. The company's products and services are designed to provide the public with the most accurate and timely information possible. The company's products and services are designed to provide the public with the most accurate and timely information possible. The company's products and services are designed to provide the public with the most accurate and timely information possible.

Water main and wastewater easements shall also include additional time of working space for construction and maintenance of the easement. The City of Dallas shall have the right to use the easement for the purpose of providing water and sewer service and wastewater services from the easement to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as noted.

The easement is subject to all existing ordinances, rules, regulations, and resolutions of the City of Dallas.

WATER MAIN, my hand at Dallas, Texas, this ____ day of _____, 2022.

1801 Soldiers, LLC
a California limited liability company

By _____
Name _____

Title _____

DATE OF _____

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that he executed the same for the purposes therein expressed and under oath stated that the statements made by him were true.

STATE OF _____)
COUNTY OF _____)

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2022

Notary Public in and for the State of _____

[illegible]

Dated this _____ day of _____, 2022.

PRELIMINARY

J. Arvey Deaton (PWS) No. 6196
KIMBLEY-HORN AND ASSOC., INC.
13405 West Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75260
972-770-1300
972-770-1300
jrd@kimbley-horn.com

STATE OF TEXAS §

RECORD: ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. Arch Dodds known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2022.

Norway Pulpic in and for the State of Texas

OWNER:	SURVEYOR:
1031 SOLUTIONS, LLC	KIMLEY-HORN AND ASSOCIATES, INC.
825 SOUTH BARRINGTON AVE	13465 NOEL ROAD

LOS ANGELES, CA 90049
PHONE: (310) 447-7238

CONTACT: J. ANOT LODDS
PHONE: 0172-770-1300

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