

CITY PLAN COMMISSION**THURSDAY, OCTOBER 6, 2022****FILE NUMBER:** S212-338**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** Empire Central, southwest of Forest Park Road**DATE FILED:** September 9, 2022**ZONING:** IR**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 1.851-acres**MAPSCO:** 34N**APPLICANT/OWNER:** Slate Properties

REQUEST: An application to replat a 1.851-acre tract of land containing all of Lots 5 through 9 in City Block 6/8570 and a tract of land in City Block A/5760 to create one lot on property located on Empire Central, southwest of Forest Park Road.

SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

1. S212-227 was a request north of the present request to create one 0.9134-acre lot from a tract of land in City Block 2366 on property located on Empire Central, at the terminus of Forest Park Road. The request was approved on June 16, 2022 but has not been recorded.
2. S201-657 was a request northeast of the present request to create a 5.3810-acre lot from a tract of land in City Block E/2367 on property located on Forest Park Road at Hawes Avenue, north corner. The request was approved on March 20, 2021 but has not been recorded.
3. S198-308 was a request northeast of the present request to replat a 1.0629-acre lot containing all of Lots 23 through 29 in City Block B/5760 on property located on Empire Central Drive at Forest Park Road, south corner. The request was approved on October 3, 2019 but has not been recorded.
4. S178-292 was a request northwest of the present request to create a 0.336-acre lot from a tract of land in City Block 2/2366 on property located on Shea Road, east of Harry Hines Boulevard. The request was administratively approved on August 21, 2018 but has not been recorded.
5. S178-144 was a request northwest of the present request to replat a 0.669-acre tract of land containing all of Lot E in City Block 2/2366 to create one lot on property located at 2116 Shea Road, east of Harry Hines Boulevard. The request was denied on April 5, 2018.
6. S167-117 was a request northwest of the present request to replat a 1.18-acre tract of land containing all of Lot 84-C-1 and part of 84-C-2 in City Block 2366 to create one lot on property located on 2053 and 2103 Empire Central, northeast of Harry Hines Blvd. The request was approved on March 16, 2017 and was withdrawn on June 18, 2018.

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)

Survey (SPRG) Conditions:

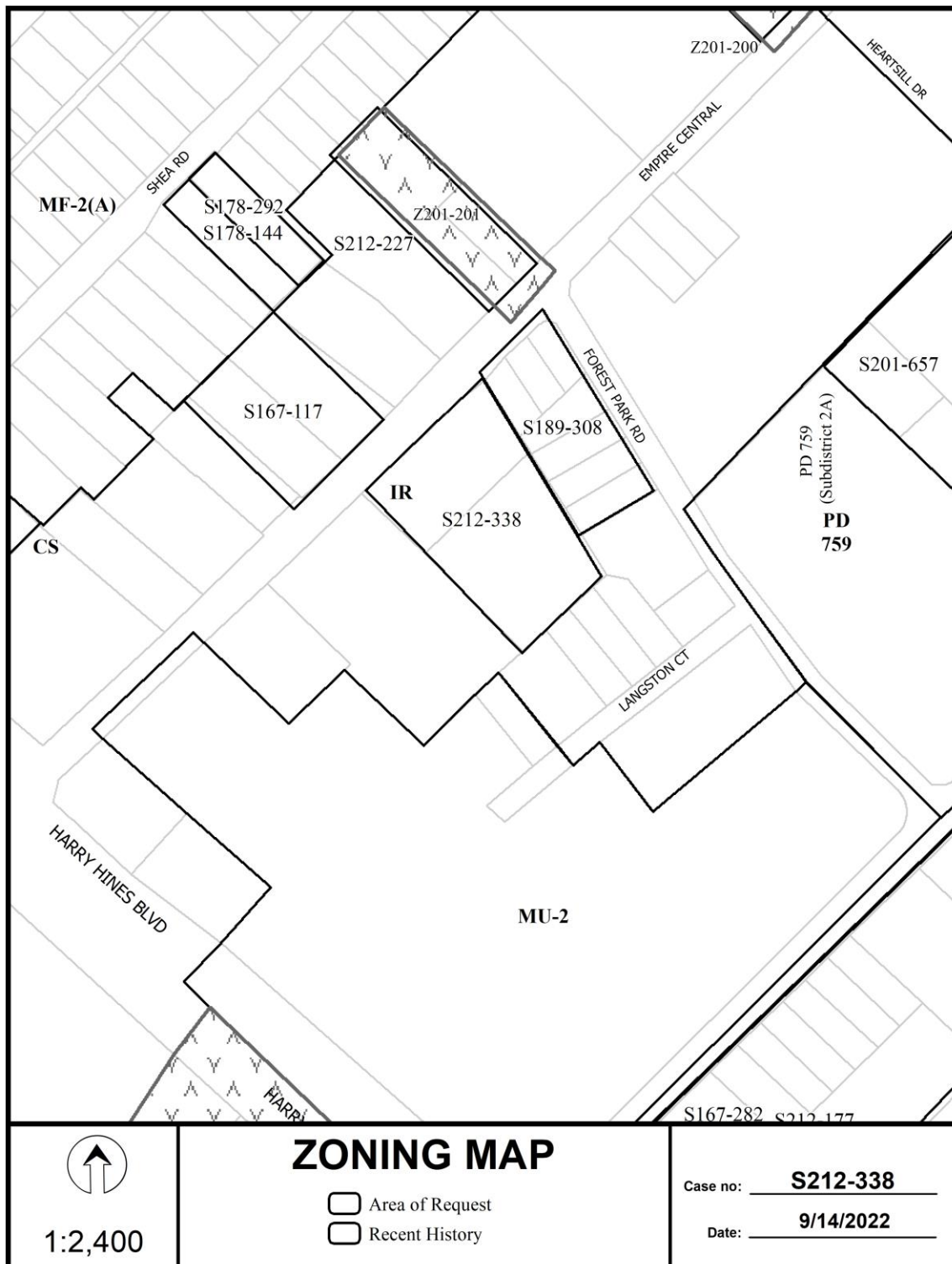
15. Prior to final plat, submit a completed final plat checklist and all supporting documents.
16. On the final plat, show the correct recording information for the subject property. Platting Guidelines.
17. On the final plat, dedicate street easement in fee simple.
18. On the final plat, clarify street easement.

Dallas Water Utilities Conditions:

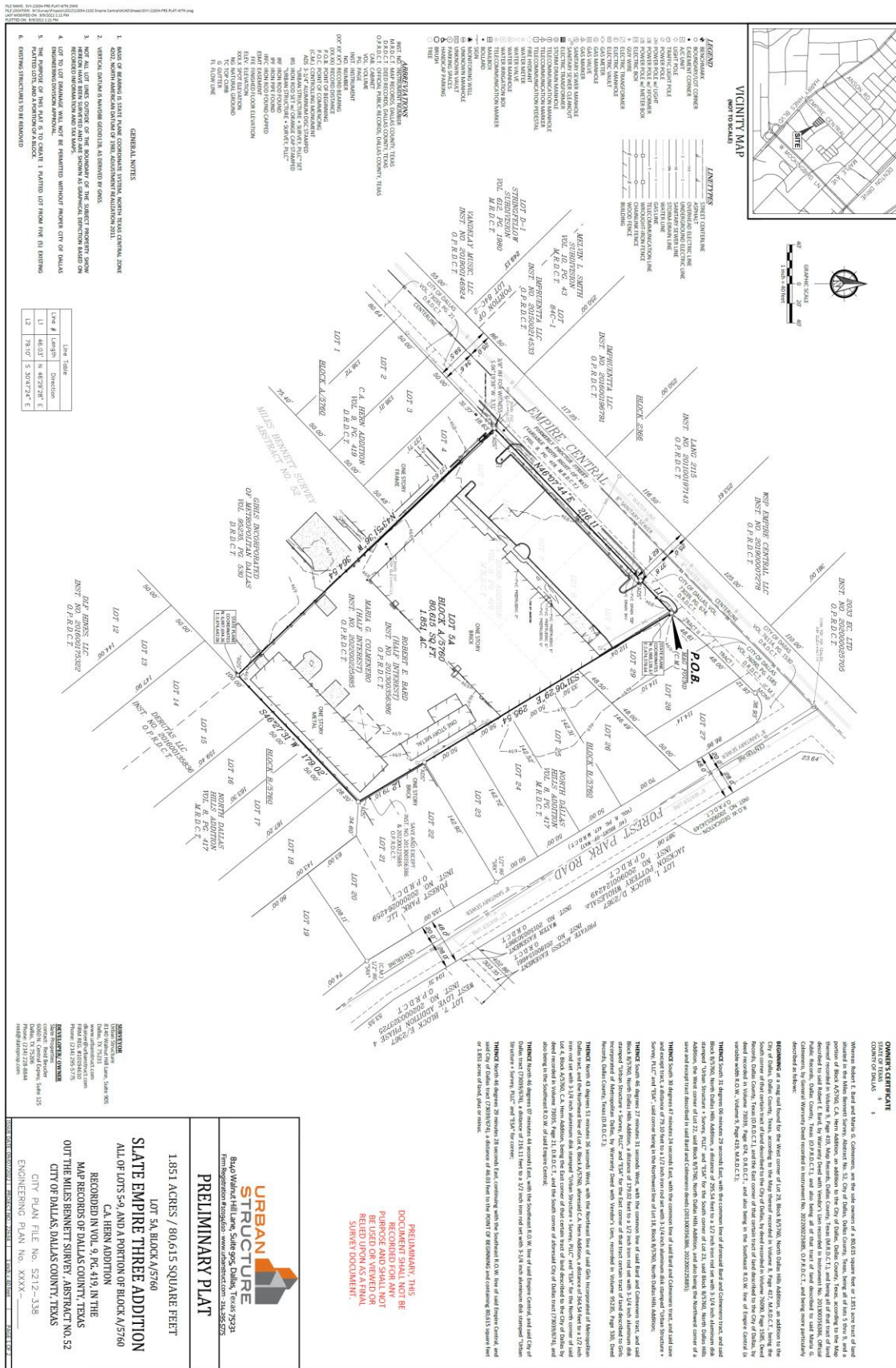
19. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
20. 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:

21. On the final plat, change "S. Corinth Street Road" to "Hutchens Road". Section 51A-8.403(a)(1)(A)(xii)
22. On the final plat, identify the property as Lot 5A in City Block A/5760. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







That, Robert E. Baird and Maria G. Colomero, does hereby adopt this plan, designating the herein described property as SALT EMPIRE THREE ADDITION to the City of Dallas, Dallas County, Texas, and do hereby dedicate it to the public use for sewer and stormwater management.

When a user is asked to estimate the data points belonging to a working space for construction and maintenance of the system, additional statements are provided to help the user. The statements are: "The working space is the space in which the system is used, and it is the space in which the system is installed." and "The working space is the space in which the system is used, and it is the space in which the system is installed." The statements are provided to help the user to understand the concept of working space and to avoid confusion. The statements are provided to help the user to understand the concept of working space and to avoid confusion.

This plan approved subject to all planning ordinances, rules, regulations, and resolutions of the City of Dallas.

of _____
Robert E. Bard _____
DATE: _____

COUNTY OF NAME 5

Given under my hand and seal of office this _____ day of _____, 2022.

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Maria G. Colmenero

COUNTY OF NAME _____

Given under my hand and seal of office, this _____ day of _____, 2022.

Notary Public in and for the State of Texas

GENERAL NOTES

1. BASIS OF MAP IS STATE LAND COORDINATE SYSTEM, NORTH TEXAS CRINAL ZONE 4302, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
2. VERTICAL DATUM IS NAVD83 (IGD01), AS DERIVED BY GRASS.
3. NOT ALL LOT LINES COINCIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY SHOW HEREON. BOUNDARY SURVEY DATA HAS BEEN SHOWN AS GRAPHICAL DETECTION BASED ON RECONSTRUCTION AND SURVEY DATA.
4. LOT TO LOT DRAINAGE WILL NOT BE PERMITTED WITHOUT PERMIT FROM CITY OF DALLAS DRAINAGE DIVISION APPROVAL.
5. THE PURPOSE OF THIS MAP IS TO CREATE 1 PLATTED LOT FROM ONE (5) EXISTING PLATTED LOTS, AND PERMITTING A ADDITION.
6. EXISTING STRUCTURES TO BE REMOVED

STATE OF TEXAS 9
SURVEYOR'S CERTIFICATE

Dustin C. Kasper, a registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, that I am duly qualified by education and experience to prepare and certify this plat, that I am duly licensed by the State of Texas, and that I am familiar with the rules and regulations of the Texas Board of Professional Land Surveying and the City of Dallas, Texas development codes and ordinances. I further affirm that the person named on this plat as the person who prepared this plat was either hired or set as shown herein under my direction and supervision.

_____ in _____, _____

TECHAS REGISTRATION NO. 6918

STATE OF TEXAS
COUNTY OF DALLAS

[illegible]

Attorney General, in and for the State of Texas

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Given under my hand and seal of office, this _____ day of _____, 2012.

Attorney General, in and for the State of Texas

SUMMARY

Urban Structure
15160 Wilshire Hill Lane, Suite 905
Dallas, TX 75231
www.urbanstruct.com
d.alster@urbanstruct.com
IRMA REG. #10139610
Phone: (214) 295-5775

COVELOPE/OWNER
State Properties
Contact: Reed Bender
660 N. Central Expy, Suite 125
Dallas, TX 75205
Phone: (214) 228-8844
reed@stateprop.com

**URBAN
STRUCTURE**

8440 Walnut Hill Lane, Suite 905, Dallas, Texas 75231
Firm Registration # 2013-0510 • www.urbanstructure.com • 214-368-5725

PRELIMINARY PLAT

1.851 ACRES / 80,615 SQUARE FEET
 LOT 5A, BLOCK A/5760
SLATE EMPIRE THREE ADDITION
 ALL OF LOTS 5A-9 AND A PORTION OF BLOCK A/5760
 C.A. HERR ADDITION
 RECORDED IN VOL. 9 PL. 419, IN THE
 MAP RECORDS OF DALLAS COUNTY, TEXAS
 OUT THE SITES BENNETT SURVEY, ABSTRACT NO. 52,
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

ATTORNEY: FILE NO. 207-1-109
 EXECUTED: 1-25-10, 2010