## CITY PLAN COMMISSION

**THURSDAY, NOVEMBER 3, 2022** 

FILE NUMBER: S223-007 SENIOR PLANNER: Mohammad H. Bordbar

LOCATION: Walton Walker Boulevard / State Highway Loop No. 12 south of Dallas

Fort Worth Turnpike / State Highway No. 30

**DATE FILED:** October 6, 2022 **ZONING:** IM, IR

CITY COUNCIL DISTRICT: 6 SIZE OF REQUEST: 53.0727-acres MAPSCO: 42X

APPLICANT/OWNER: TXI Operations, LP, Commerce 30 Building D, LLC

**REQUEST:** An application to create three lots ranging in size from 2.3330-acres to 40.9592-acres from a 53.0727-acre tract of land in City Block 8328 on property located on Walton Walker Boulevard / State Highway Loop No. 12of Dallas Fort Worth Turnpike / State Highway No. 30.

#### SUBDIVISION HISTORY:

1. S178-145 was a request south of the present request to replat a 0.483-acre tract of land containing all of Lot 3C in City Block 10/8331 to create two 10,520 square foot lots on property located on Bagley Avenue at Goodman Street, northeast corner. The request was approved April 5, 2018 but has not been recorded.

**STAFF RECOMMENDATION:** The request complies with the requirements of the IM Industrial Manufacturing District and 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 <u>after</u> 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 three.

## **Paving & Drainage Conditions:**

- 12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marking/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)." No citation.
- 16. Provide a turn-around per the City of Dallas Standards at the end of Tinsley Road. Section 51A-8.506(b).
- 17. Construct full width of the Tinsley Road thoroughfare requirements within the boundaries of the proposed plat per the City of Dallas standard. 51A 8.604(b)(1)
- 18. Prior to final plat, contact the Office of Environmental Quality to discus if any portion of the requested property was a cemetery.

## **Flood Plain Conditions:**

- 19. On the final plat, determine the 100-year water surface elevation across this addition.
- 20. On the final plat, dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement

- statement included on the face of the Plat. 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
- 21. On the final plat, include additional paragraph in Owner's Certificate (pertaining to the floodplain). <u>51A 8.611(d)</u>; <u>DWU Floodplain Management</u>; <u>Drainage Design Manual Addendum V</u>
- 22. On the final plat, specify minimum fill and minimum finished floor elevations. Section 51A-8.611(d), Trinity Watershed Management.
- 23. On the final plat, show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), Trinity Watershed Management.
- 24. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. Section 51A-8.617(d)(1), (2), (3), and (4)
- 25. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

# **Survey (SPRG) Conditions:**

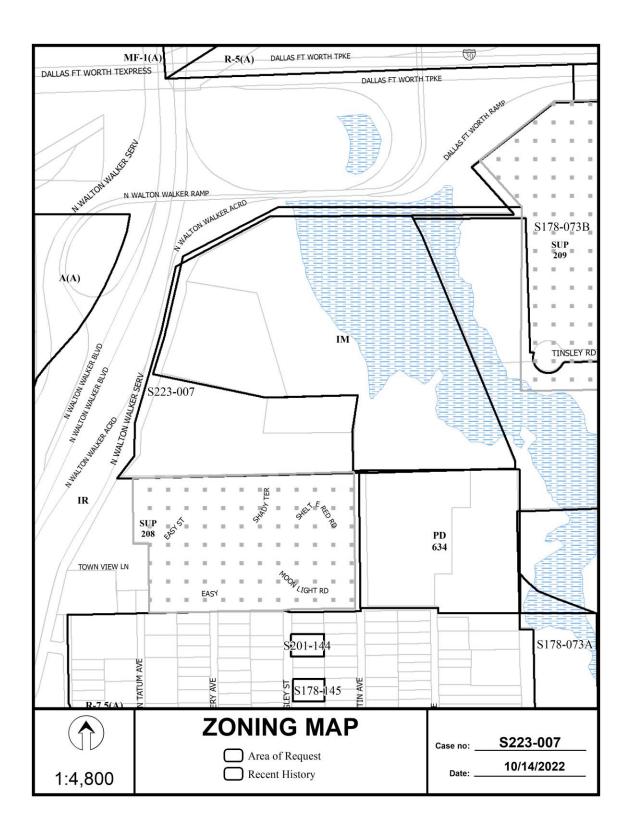
- 26. Prior to final plat, submit a completed final plat checklist and all supporting documents.
- 27. On the final plat, show recording information on all existing easements within 150 feet of the property.
- 28. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

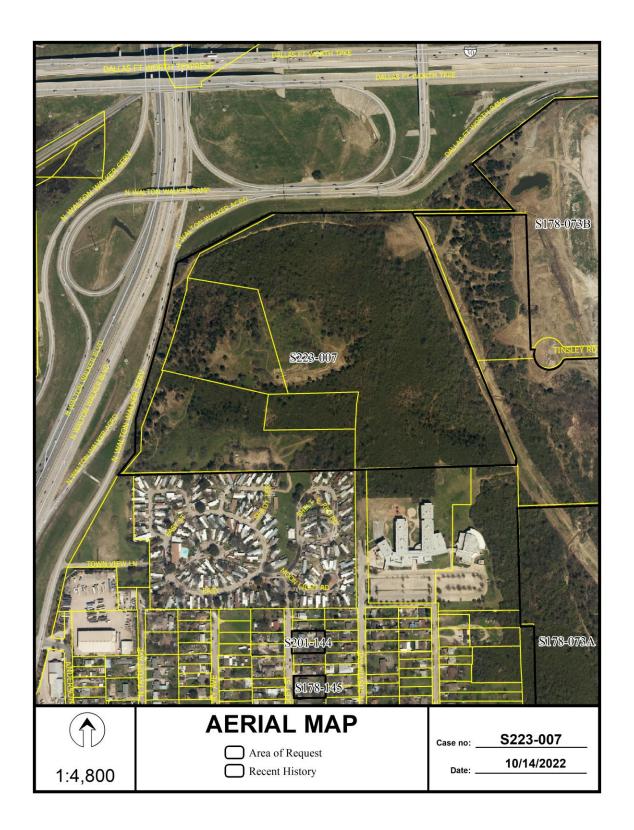
## **Dallas Water Utilities Conditions:**

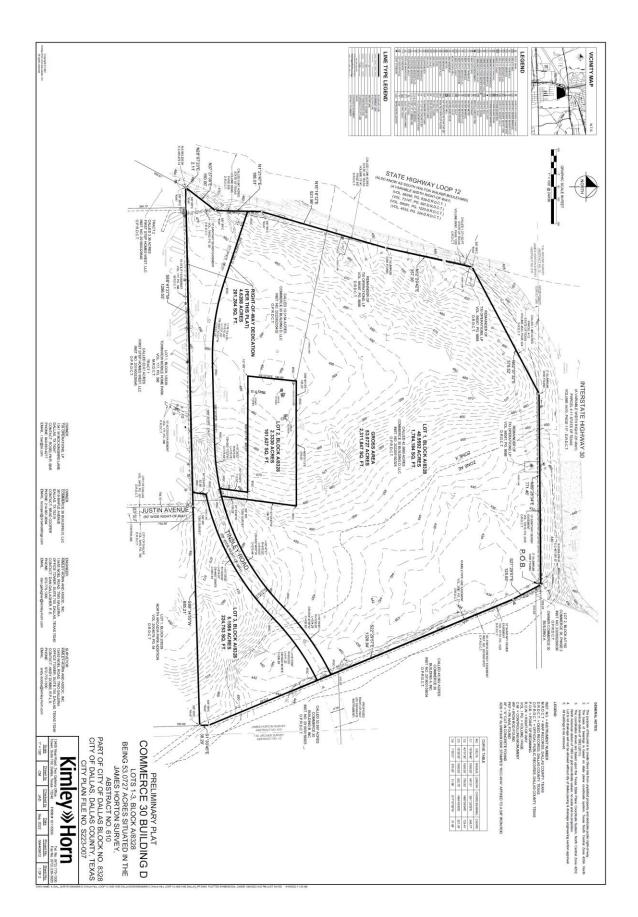
- 29. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
- 30. Additional design information is required for assessment. Site plan must be submitted showing proposed development, 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.
- 31. 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.
- 32. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

# Real Estate / Arborist / Street Name / GIS, Lot & Block Conditions:

- 33. On the final plat, change "State Highway Loop 12 (also known as South Walton Walker Boulevard" to "Walton Walker Boulevard / State Highway Loop No. 12". Section 51A-8.403(a)(1)(A)(xii)
- 34. On the final plat, identify the property as Lots 1 through 3 in City Block A/8328. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







Compression in Compre				THERICE with the said south right-d-way line of intentate Highway 30, North 897/293/F East, a distance of 771-46 feet the POINT OF BECIANNING and containing 53.0727 acres or 2.311,647 equare feet of land.	North 6270732" Esist, a distance of 578.52 that to a 3" abminism disk found at the intersection of the said south right of way line of interstate Highway 10 and the said east right of way line of Date Highway Loop 12;	North 1919 CTZ East, a distance of 521 90 feet to a 2 aurmount dat found for corner.  North 1919 CTZ East, a distance of 557 30 feet to a 50f vior not with red YGMV cap found for corner.	North 1'21'd" East, a distance of 186 01 feet to a 56° iron rod with red Y64V cap found for corner;	North at VLC at Least, a distance of a T1 text to a lost reint on with not YeVs; our bound of comes;  North 37:37:00" East, a distance of 150.00 Sect to a 58° tron red with red YeVs; our bound for corner;	Deed to first date thereis Week, LLC accordance in intercental to 2019/00/20045. Ordical Pacial Sections of Daties Court, Frant, South BERT 1277 Week, a Extensior of 1.2006 beth is self intercent from 1914 to only beth or a self-oper-level from 1914 to 1914 to the self-oper-level from 1914 to 1914 to the self-oper-level from 1914 to	Home Pask, an addition to the City of Dallas, Texas according to the plat recorded in Volume 177, Page 296 of the Map Records of Dallas County, Texas;  County, Texas;  THERCE with the north live of said Lot 1 flock 18329 and the north live of a called 3.38 are fined described as Tited 2 in Toucial Volument.	Prija ze result Apen Recope, romano a V. Emito Subatopam Recope o V. Are desso O Here;  THERCE and the survey fine of seals Lot 1, 100-05-20020 and the luminum of seals Avenue (a 60 Well right-d-way), 100-th 80° 14°55° Well, a distance of 80°5. There is no five more of him 100 04/RPCP op found for the northeast come of (Lot, 1) 80°4. 1002.00 of Townries Mobile distance of 80°5. There is no five more of him 100 04/RPCP op found for the northeast come of (Lot, 1) 80°4. 1002.00 of Townries Mobile distance of 80°5. The recope of the recope of the northeast come of (Lot, 1) 80°4. 1002.00 of Townries Mobile distance of 80°5. The recope of the recope of the northeast come of (Lot, 1) 80°4. 100°5.	South 27(2):FF past, a clissop of 15(3) felts to a 5(1" pan of seal and "Park" opplicated south.  South 27(2):FF past, a clissop of 15(3) felts to 2 (1" pan of seal and "Park" opplicated south.  South 27(2):FF past, a clissop of 3(3) felt et a 5(1" pan of seal and "Park" opplicated south.  Lot 1 (lisso 24(2)):FF past a clissop of 3(3) felt et a 5(1" pan of past) and "Park" opplicated on come, and spent shough the opplicated south of 15(4) felt et a 5(1" pan of past) and "Park" opplicated on come, and spent shough the opplications to the CPV of past, and a past and past past past past past and past past past past past past past past	THEFACE departing the seal such rejuded ways line of historizate information 20 and with the ordinate of cells (and, 20 liber). Fig. 15 are write for dis- called 450 colors than of build exclorated forced National Commence 30 feeting. A five, seconds in Instrument this 2010/03/0504 of a seal Clinial Notice Resonts and the way of sealed 25 fit years trace of series and fixed National National National National Commence 30 Building 10. The Commence of National	ECONNEC a 2 Turbum de four it nouth-golden les étembre lyanus 10 le saide with spécieur), sel pet berg en commande 2 d'utual de la charge d'en commande 2 d'en le la Coj d'Utual, four according le feu personnel de les moments 2000000000 d'en d'écul Pale Record d'Dian Comp, foux,	Heister Samery, Alexand His (1) C. Cop of Chilan, Challe (Team), Fram King a peritors of the Cop of Chilan Block His (125) keep of a classed 42,595 cere moder cold select developed selection with the Copy of Chilan Block His (125) keep of Chilan His (125) keep of Ch	SARE OF TEAMS  \$ COUNTY OF DALLAS  \$ WHERLAS, COUNTERCE TO DULDING D. LLC and TNO OPERATIONS. UP, are the coveres of a \$5,0772 ace text of land statuted in the James  WHERLAS, COUNTERCE TO DULDING D. LLC and TNO OPERATIONS. UP, are the coveres of a \$5,0772 ace text of land statuted in the James	OMMUSS CHTTPICATE STATE OF TRACE
OWARD TYTE/FRANCES LP TYTE/FRANCES LP T	Water Public in and for the State of	Formatin R law volume and storatory  STATE C	THE OFFICENCY IN. P.  a Chinese in Intelligence (Intelligence Intelligence Intellig	Natury Photos in and for the State of	CAYEN UNDER HY HAVE AND SEAL OF OFFICE PH	a Disawae Innitel liability company, the general partner of CH HXPRTH TEXAS, 19 COMMERCE SQ. L.P., a Dislawae limited patholy the managing member of COMMERCES SQ. L.P. of Bill LONG SQ. LLD, a Debarree innited liability company from the text be the grown whose name is substituted to the foreigning instrument and abstraint-light to me that the executed the same on behalf of said limited liability companies and liability companies and liability companies.	COUNTY OF DALLAS \$  BEFORE ME the undersigned authority, on this day prenovally appeared, John B. Cooper, a Vide President of CHI DEVELOPMENT OF L.L.C.,		by CHERRICEMENT OF LLC.  by CHERRICEMENT OF LLC.  hy pend better  by Annual Cooper  The Annual Cooper  The Annual Cooper	b Channel Hostel (1994 - 1994) To commission on A. C., of the Channel Hostel (1994) To Channel H	COMMERCE 26 BULDING D. LLC a Channel Held Halds (Organ) Bu - Channel Held Halds (Organ) Bu - Channel Held Halds (Organ) Bu - Channel Halds (Halds Halds (Organ)) Bu - Channel Halds (Halds Halds Halds) Bu - Channel Halds (Halds Halds) Bu - Channel Halds (Halds) Bu -	This pair approved indipect to all stating of deserces, risks, republishes, and resolution of the City of Delibes.  WHM 6.5s, the years is	Year risk and waterware executes but also include additional ease of working space for construction and manterwares of the systems. Advantages are as a final to the color or parement the, and description of such additional executes the even guarded that for determined by free forces as standard.	endo por or linear with the contribution, malmenture and efficiency of an inspection spatin in the estimation, and all public intensis and at an endough of minimum that of the contribution of the contributi	The control of the co	That COMMERCE 30 BUILDING D, LLC AND TEX OPERATIONS, LP, safing by and through the undestryeds their daily authorized against do have by depict is a spit, designably the verein described properly as COMMERCE 30 BUILDING D, an addition to the City of Dates, Dates have by depict is a spit, designably the verein described properly as COMMERCE 30 BUILDING D, an addition to the City of Dates, Dates have by depict for a spit, designably the verein described properly as COMMERCE 30 BUILDING D. an addition to the City of Dates, Dates have by depth of the designably the verein described properly as COMMERCE 30 BUILDING D.	COMMETS DEDICATION: NOTHERS COST AND ALL MEN BY THESE PRESENTS
PRELIMINARY PLAT  COMMERCE 30 BUILDING D  LOTS 1-3, BLOCK A8328  BEING 53.07Z AGRES SITUATEDIN THE  JAMES HORTON SURVEY,  ABSTRACT NO. 610  PART OF CITY OF DALLAS BLOCK NO. 8328  CITY OF DALLAS, DALLAS COUNTY, TEXAS  CITY OF DALLAS, DALLAS COUNTY, TEXAS  CITY PLAN FILE NO. 5223-007  Kimley)  Mail Front No. 100-100-100  ABSTRACT NO. 610  PART OF CITY OF DALLAS DALLAS COUNTY, TEXAS  CITY OF DALLAS DALLAS COUNTY, TEXA			1330		If his site in not within an identified special thool hazard area, this flood statement does not imply that the properly and/or the structures thereon wall be free from flooding or flood damage. On any occasion, greater floods can and will occur and flood heights may be increased by many-made or notable claused. Each into old statement shall not create heights on the part of the purpoy.	Zone AE defined as "Special flood hazard even (SFHAs) subject to inundation by the 1% annual chance flood (Base Flood Elevations determines)"	incorporated areas, dated August 23, 2011, this property is located within Zone X and Zone AE.  Zone X (unshades) defined as "Areas determined to be outside this 0.2% around chance foodplatin".	FLOOD STATEMENT:  According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48113003231, for Dallas County, Texas and	The particular for the first in the content that their underlied proof) and deficially paid office of paid only.  The particular first in the first interest to the first paid of paid office of paid office of the first paid of the content first paid of the first paid of the content first paid of the first paid office of the first order paid of the first order paid office office of the first paid of the fir	Notary Public in and for the State of Treas  alternate Actives	CANEN LINCOLEN MY HAND AND SEAL OF OFFICE IN h	SAME OF TRANS.  SOURT OF DIALACT.  ENDORTED THAN SET TO THAN SET T	Drifts, Tassa 7549 VIEWED OF RELED VIEWED OF VIEWED VIEWED OF VIEWED VIEWE	I Fright (1998)     Regulational Transford No. 0100     ANY TRANSPORE AND     ANY TRANSPORE AND     SERVICE OF TRANSPORE AND     REGULATION OF TRANSPORE AND TRANSP	desirements des meter douter puede l'occipiende entre 15°0,000 des Ludespoord.Com, etc. 3 viv. 40°1 (addicipie) et jul avairable de des Sopries representation des Sopries Royal Paul Pal.  Dest l'en le	a. Comply count is registed or reserved as an extensive state of print design of an extensive an extensive proper under all views as a complete country of views as a complete country of the country	SURVINOR'S STATUMENT.  L. AND TOOKS STATUMENT.