

**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. 12 of 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 **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 three.

**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)." 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 discuss 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). 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
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).











