

CITY PLAN COMMISSION**THURSDAY NOVEMBER 17, 2022****FILE NUMBER:** S201-536R**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** South Belt Line Road, west of Kleberg Road**DATE FILED:** October 19, 2022**ZONING:** IM, IR**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 29.699-acres **MAPSCO:** 69A-T**OWNER:** Anani, LLC

REQUEST: An application to revise a previously approved preliminary plat S201-156 to create one 7.005-acre lot, one 9.465-acre lot, and one 13.135-acre lot from 29.699-acres tract of land containing part of City Block 8787 and all of Lot 1 in City Block 8787 on property located on South Belt Line Road, west of Kleberg Road.

SUBDIVISION HISTORY:

1. S201-536 was a request located at the same location as the present request to replat a 29.71-acre tract of land containing all of Lot 1 in City Block 8787 and a tract of land in City Block 8787 to create one 7.045-acre lot and one 22.665-acre lot on property located on South Belt Line Road, north of Log Cabin Road. The request was approved on December 17, 2020 and has not been recorded.
2. S178-048 was a request northeast of the present request to create one 1.30-acre lot from a tract of land in City Block 8803 on property located on South Belt Line Road at Kleberg Road, west corner. The request was approved on January 4, 2018 and recorded on February 11, 2019.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of the IM Industrial Manufacturing District and IR Industrial/Research District; therefore, staff recommends approval 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 structure, new or existing, 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 submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is 3.

Paving & Drainage Conditions:

12. Submit a Full Set of Civil Engineering Plans 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. Section 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. Lot-to-Lot drainage will not be allowed without proper **City of Dallas Engineering Division** approval (Note must be on Plat). Section 51A 8.611(e)

Right-of way Requirements Conditions:

15. On the final plat, dedicate 53.5 feet of right-of-way (via fee simple) from the established center line of South Beltline Road. Section 51A 8.602(c).

Survey (SPRG) Conditions:

16. On the final plat, show recording information on all existing easements within 150 feet of property.

Dallas Water Utilities Conditions:

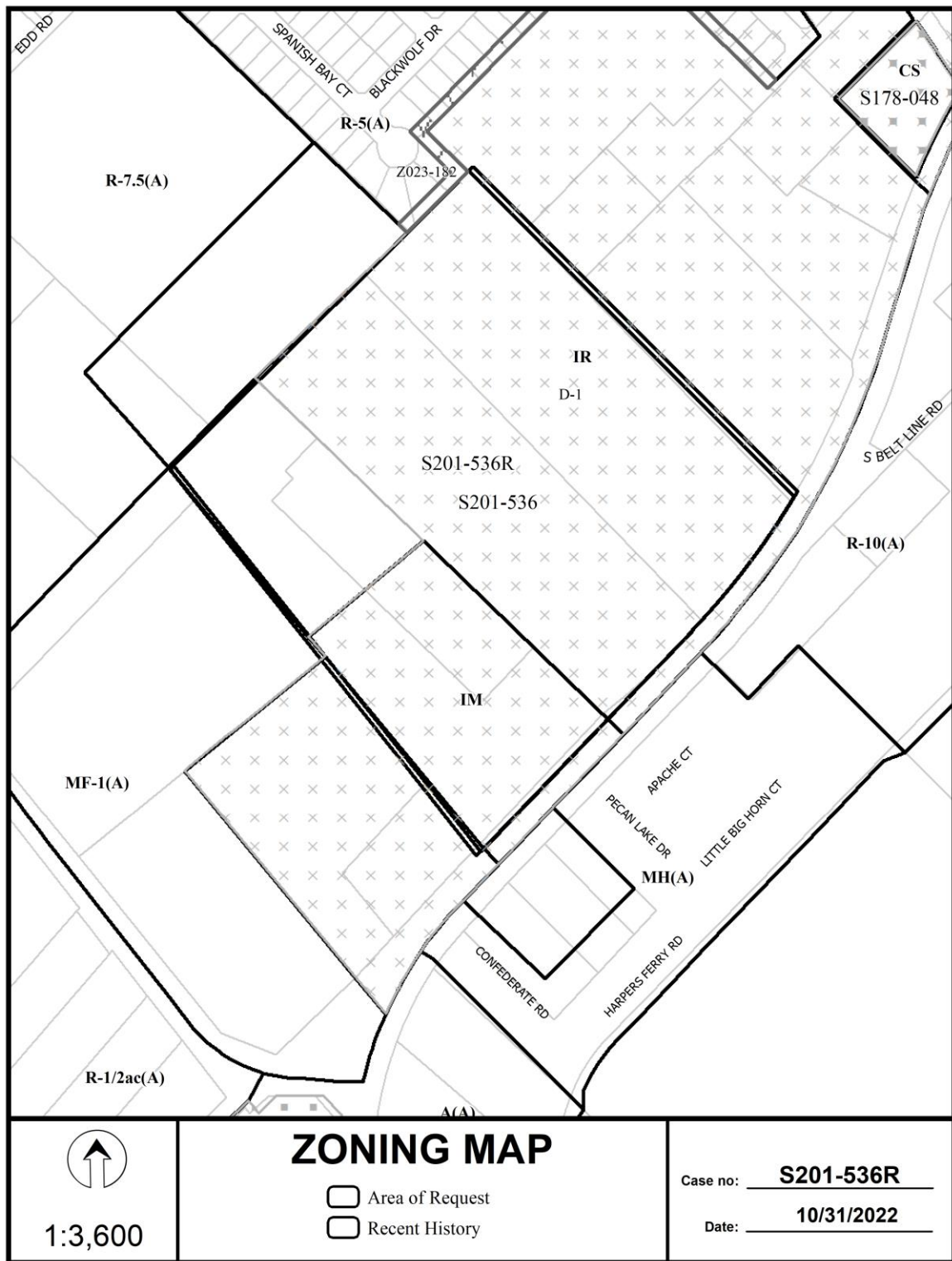
17. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering

plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

18. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
19. Water and wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
20. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum Dallas Water Utility easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

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

21. Prior to the final plat, provide more information regarding 8-inch sanitary sewer line. Contact Real Estate for abandonment process.
22. On the final plat, identify the property as Lots 1, 2, and 3 in City Block C/8787. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





1:3,600

AERIAL MAP

- ☐ Area of Request
- ☐ Recent History

Case no: **S201-536R**

Date: **10/31/2022**


OWNER'S DEDICATION

[illegible][illegible][illegible][illegible]

Date of representation to this subject in this case _____ 2022
 Filed this the _____ day of _____
 PRELIMINARY FOR REVIEW ONLY
 NOT TO BE RECORDED FOR ANY PURPOSE
 RELEASED 10/16/2022
 ROBERT C. WATERS
 Texas Registered Professional Land Surveyor No. 38003

STATE OF TEXAS
 COUNTY OF DALLAS

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I hereby certify that the above is a true and correct copy of the original as shown to me and that the enclosed fee, for the payment of which I enclose herewith, is for the purpose of obtaining a copy of the original as shown to me.

Dated this _____ day of _____ 19____

My commission expires _____

Date: 11/16/2020 Page: 10/16/2022 SHEET 2 / 2