

CITY PLAN COMMISSION**THURSDAY NOVEMBER 17, 2022****FILE NUMBER:** S223-019**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Duncanville Road, south of Ledbetter Drive**DATE FILED:** October 20, 2022**ZONING:** IR**CITY COUNCIL DISTRICT:** 3 **SIZE OF REQUEST:** 29.12-acres**MAPSCO:** 62F**OWNERS:** LB DR LLC/ 4307 DR LLC, Felix Bahena Solano, Dagoberto Guzman
Bahena, Umberto Guzman Bahena**REQUEST:** An application to replat a 29.12-acre tract of land containing part of City Block 8035 and all of Lot 66A in City Block 8035 to create one lot on property located on Duncanville Road, south of Ledbetter Drive.**SUBDIVISION HISTORY:**

1. S212-242 was a request located at the same location as the present request to replat a 24.103-acre tract of land containing all of Lots 65 through 68 and part of Lot 69 in City Block 6265 to create one lot on property located on West Ledbetter Avenue, west of Duncanville Road. The request was approved on July 7, 2022 and was withdrawn on October 20, 2022.
2. S212-161 was a request northwest of the present request to create one 8.681-acre lot and one 24.96-acre lot from a 33.64-acre tract of land in City Block 8032 on property located on West Ledbetter Drive, west of Duncanville Road. The request was approved on April 21, 2022 but has not been recorded.
3. S178-201 was a request north of the present request to create one 12.030-acre lot from a tract of land containing part of City Block 8032 on property located on Duncanville Road at Ledbetter Drive, south of Investment Drive. The request was approved on June 7, 2018 but has not been recorded.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of the 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 one.

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 Ledbetter Drive. Section 51A 8.602(c).
16. On the final plat, dedicate 50 feet of right-of-way (via fee simple) from the established center line of Duncanville Road. Section 51A 8.602(c).
17. Existing drainage conveyance within the property is required to be sized in compliance with Section 51A-8.611(a)(1) of the City of Dallas Code.

Survey (SPRG) Conditions:

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

19. On the final plat, reference board of “Professional Engineers and Land Surveyors” in Surveyor’s statement.

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. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
22. 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.

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

23. On the final plat, change “W Ledbetter Drive/ County Road 180” to “Ledbetter Drive”.
24. On the final plat, identify the property as Lot 64A in City Block 8035. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







