

CITY PLAN COMMISSION**THURSDAY NOVEMBER 17, 2022****FILE NUMBER:** S223-021**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Witt Road, southwest of Lancaster-Hutchins Road**DATE FILED:** October 21, 2022**ZONING:** PD 761 (LI)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20761.pdf>**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 190.4458-acres **MAPSCO:** 77J-N**OWNER:** Prologis-Exchange Tx 2006, LLC

REQUEST: An application to create one 24.6269-acre lot, one 159.1473-acre lot, and to dedicate right-of-way from a 190.4458-acre tract of land in City Block 8273 and 8276 on property located on Witt Road, southwest of Lancaster-Hutchins Road.

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

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 761(LI); 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 2.

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 Conditions:

15. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or Street easement) at the intersection of Witt Road and Moreland Road. Section 51A 8.602(d)(1).
16. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances with the area of corner clip. Section 51A 8.602(d)(1), Section 51A-8.608(a)
17. Provide turn around per City of Dallas standards at the end of Morehead Road. Section 51A-8.506(b)
18. 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.
19. Approval from City of Hutchins is required regarding any paving/drainage/traffic issues.
20. Thoroughfare requirements must be coordinated with the Department of Transportation.
21. Coordinate with Traffic engineering regarding any proposed signal improvement for any ingress and egress to the property.

22. Construct full width of the Moreland Road thoroughfare requirements within the boundaries of the proposed plat per City of Dallas standards Section 51A-8.604(b)(1)
23. Construct one-half of the Witt Road thoroughfare requirements along the entire length of the plat per the City of Dallas standards. Section 51A-8.604(b)(3)

Flood Plain Conditions:

24. Determine the 100-year water surface elevation across this addition.
25. Dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. Section 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
26. Include additional paragraph in Owner's Certificate (pertaining to the floodplain). 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
27. Specify minimum fill and minimum finished floor elevations if Fill Permit exists.
28. Show natural channel set back from the crest of the natural channel.
29. Set floodway monument markers and provide documentation.
30. Provide information regarding Fill Permit or Floodplain Alteration Permit if applied for.

Survey (SPRG) Conditions:

31. On the final plat, show recording information on all existing easements within 150 feet of property.
32. On the final plat, show how all adjoining right-of-way was created.
33. On the final plat, reference board of "Professional Engineers and Land Surveyors" in Surveyor's statement.

Dallas Water Utilities Conditions:

34. 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.
35. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
36. 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.
37. 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:

38. Prior to the final plat, contact City of Dallas Addressing for help determining acceptable names for the new street.
39. On the final plat, identify the property as Lot 1 in City Block A/8273 and Lot 1 in City Block B/8273. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).











