

**CITY PLAN COMMISSION****THURSDAY, JANUARY 5, 2023****FILE NUMBER:** S223-046**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Lyndon B. Johnson Freeway/Interstate Highway No. 635 at Preston Road/State Highway No. 289, northeast corner**DATE FILED:** December 8, 2022**ZONING:** RR**CITY COUNCIL DISTRICT:** 11**SIZE OF REQUEST:** 0.424-acre**MAPSCO:** 15P**OWNER:** CDA Investment, Inc.

**REQUEST:** An application to create one 0.424-acre lot from a tract of land in City Block A/7437 on property located on Lyndon B. Johnson Freeway/Interstate Highway No. 635 at Preston Road/State Highway No. 289, northeast corner.

**SUBDIVISION HISTORY:**

1. S178-305R was a request northwest of the present request to revise a previously approved plat (S178-305) to create 8 lots ranging in size from 0.929-acre to 3.444-acre from a 22.514-acre tract of land in City Block A/7409 on property located on Interstate Highway 635 (Lyndon B. Johnson Freeway), west of Preston Road. The request was approved on May 16, 2019 but has not been recorded.
2. S178-305 was a request on same property of the present request to replat a 22.514-acre tract of land containing all of Lot 2 in City Block A/7409 and part of City Block 7409 to create four lots ranging in size from 2.652-acre to 6.821-acre on property located on Interstate Highway 635 (Lyndon B. Johnson Freeway), west of Preston Road/State Highway No. 289. The request was approved on September 20, 2018 but has not been recorded.
3. S178-040 was a request northwest of the present request to replat a 22.514-acre tract of land containing part of Lot 2 in City Block A/7409 to create four lots ranging in size from 2.707-acre to 6.821-acre on property located on Interstate Highway 635 (Lyndon B. Johnson Freeway), west of Preston Road. The request was withdrawn on December 4, 2017.

**STAFF RECOMMENDATION:** Staff has determined that the request complies with the requirements of the RR Regional Retail 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 72.5 feet of right-of-way (via fee simple) from the established center line of Preston Road/State Highway No. 289. Section 51A 8.602(c).

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. TxDOT approval may be required for any driveway modifications or new access.
18. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development (contact Srinivasa Veeramallu with Traffic Signals). Section 51A-8.606, 51A-8.608.

**Survey (SPRG) Conditions:**

19. On the final plat, show recording information on all existing easements within 150 feet of property.
20. On the final plat, show how all adjoining right-of-way was created.
21. On the final plat, show distances/width across all adjoining right-of-way.
22. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.

**Dallas Water Utilities Conditions:**

23. 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.

**Street Name/GIS, Lot & Block Conditions:**

24. On the final plat, change “L.B.J. Freeway-Interstate 635” to “Lyndon B. Johnson Freeway/ Interstate Highway No. 635”.
25. On the final plat, change “Preston Road” to “Preston Road/State Highway No. 289”.
26. On the final plat, identify the property as Lot 8 in City Block A/7437. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).









