

**CITY PLAN COMMISSION****THURSDAY, FEBRUARY 2, 2023****FILE NUMBER:** S223-058**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Jefferson Boulevard, east of 14<sup>th</sup> Street**DATE FILED:** January 5, 2023**ZONING:** IR**CITY COUNCIL DISTRICT:** 3    **SIZE OF REQUEST:** 136.503-acres    **MAPSCO:** 51A**APPLICANT/OWNER:** DGIC, LLC, Duval Semi Trailers, Inc.

**REQUEST:** An application to replat a 136.503-acre tract of land containing all of Lots 3 and 4 in City Block 222/6113 to create 3 lots ranging in size from 6.193-acre to 63.468-acre on property located on Jefferson Boulevard, east of 14<sup>th</sup> Street.

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

**STAFF RECOMMENDATION:** The request complies with the requirements of the 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. 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.
16. Provide approval from the City of Grand Prairie for any work within their jurisdiction.

**Flood Plain Conditions:**

17. On the final plat, determine the 100-year water surface elevation across this addition.
18. 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.
19. 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.
20. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
21. 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.*

22. 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).*
23. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

**Survey (SPRG) Conditions:**

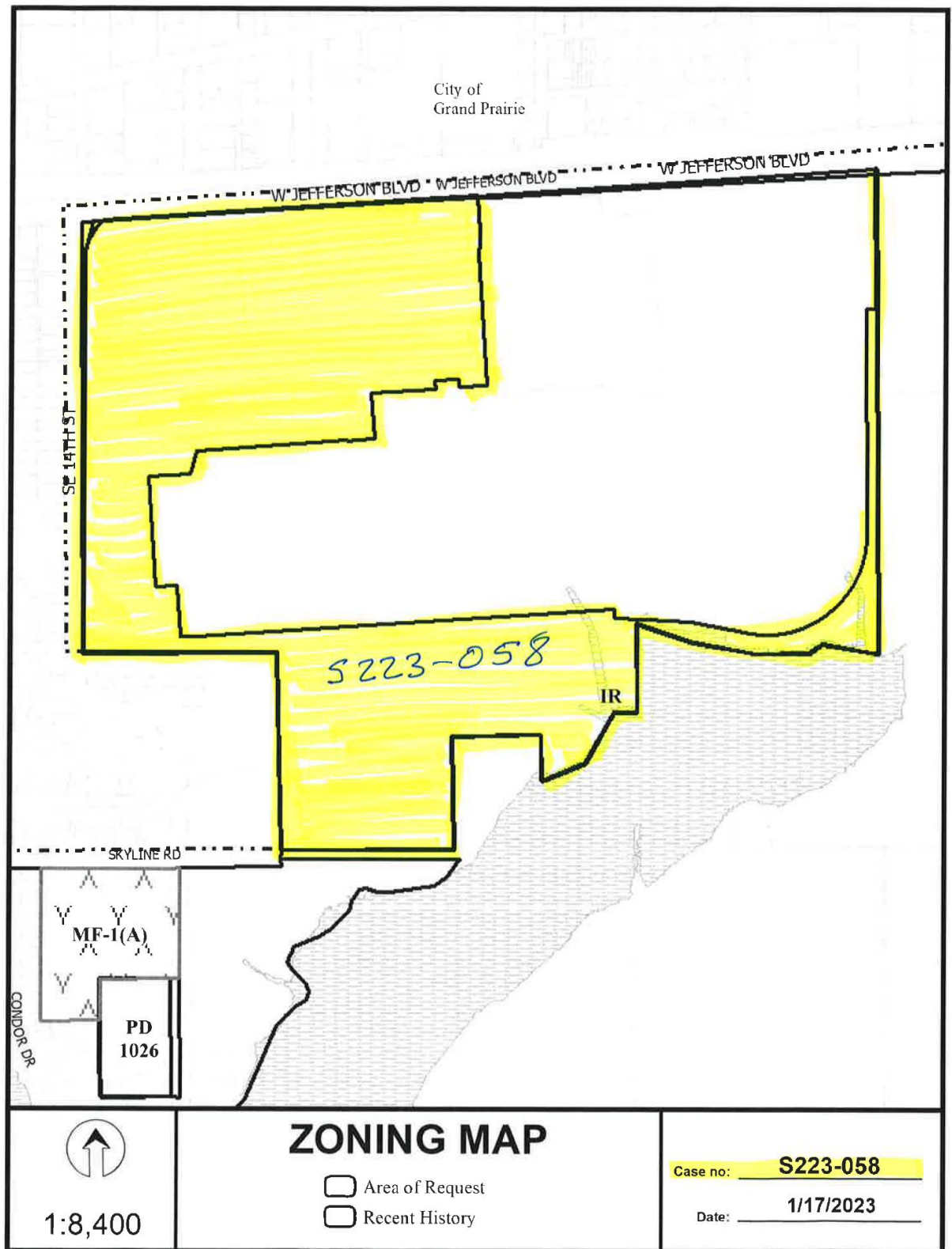
24. Prior to final plat, submit a completed final plat checklist and all supporting documents.
25. On the final plat, show recording information on all existing easements within 150 feet of the property.
26. On the final plat, chose a new or different addition name. Platting Guidelines.
27. On the final plat, comply with minimum text size per City Code 51A-8.403(a)(1)(ii).

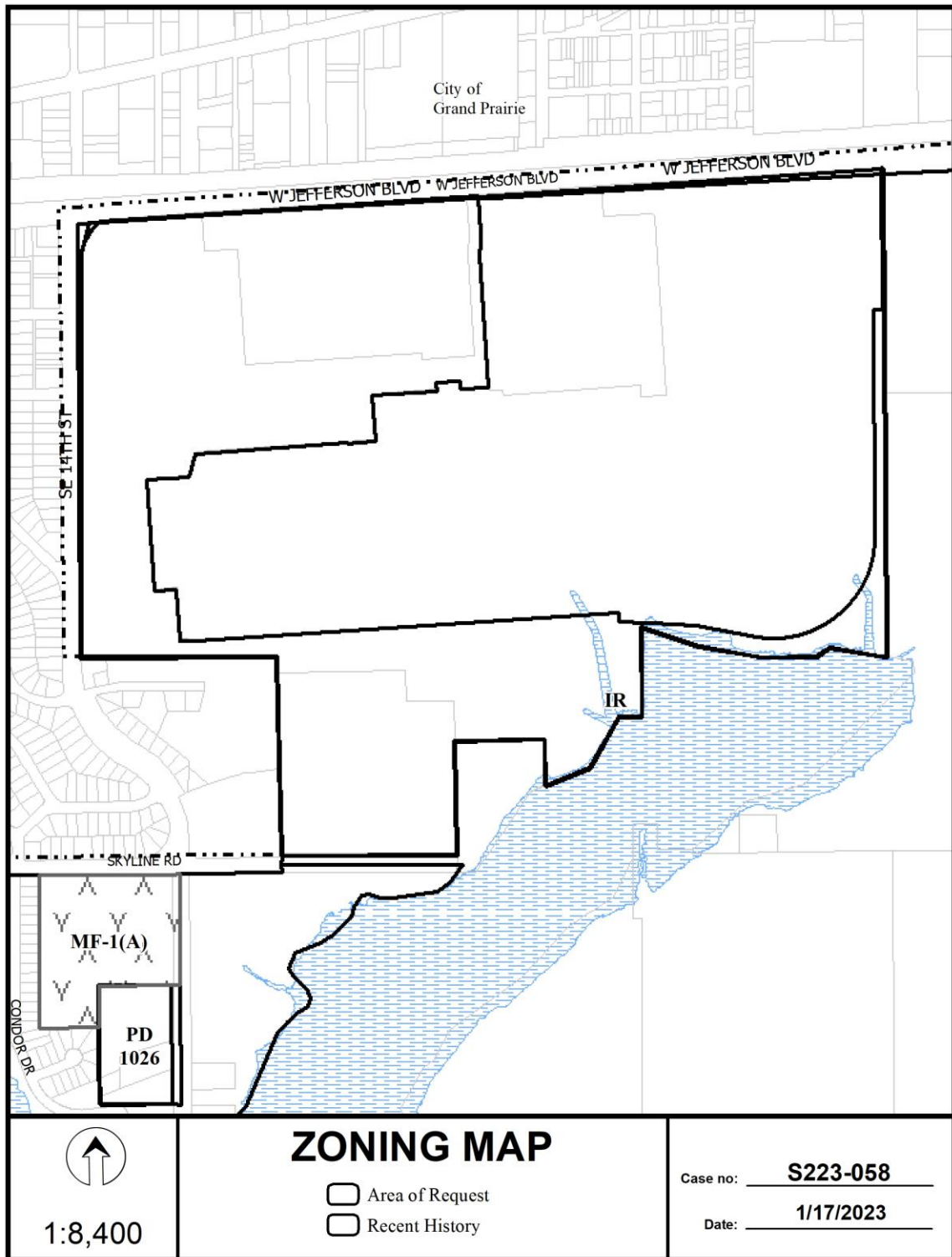
**Dallas Water Utilities Conditions:**

28. 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).
29. 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.
30. 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.
31. 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.

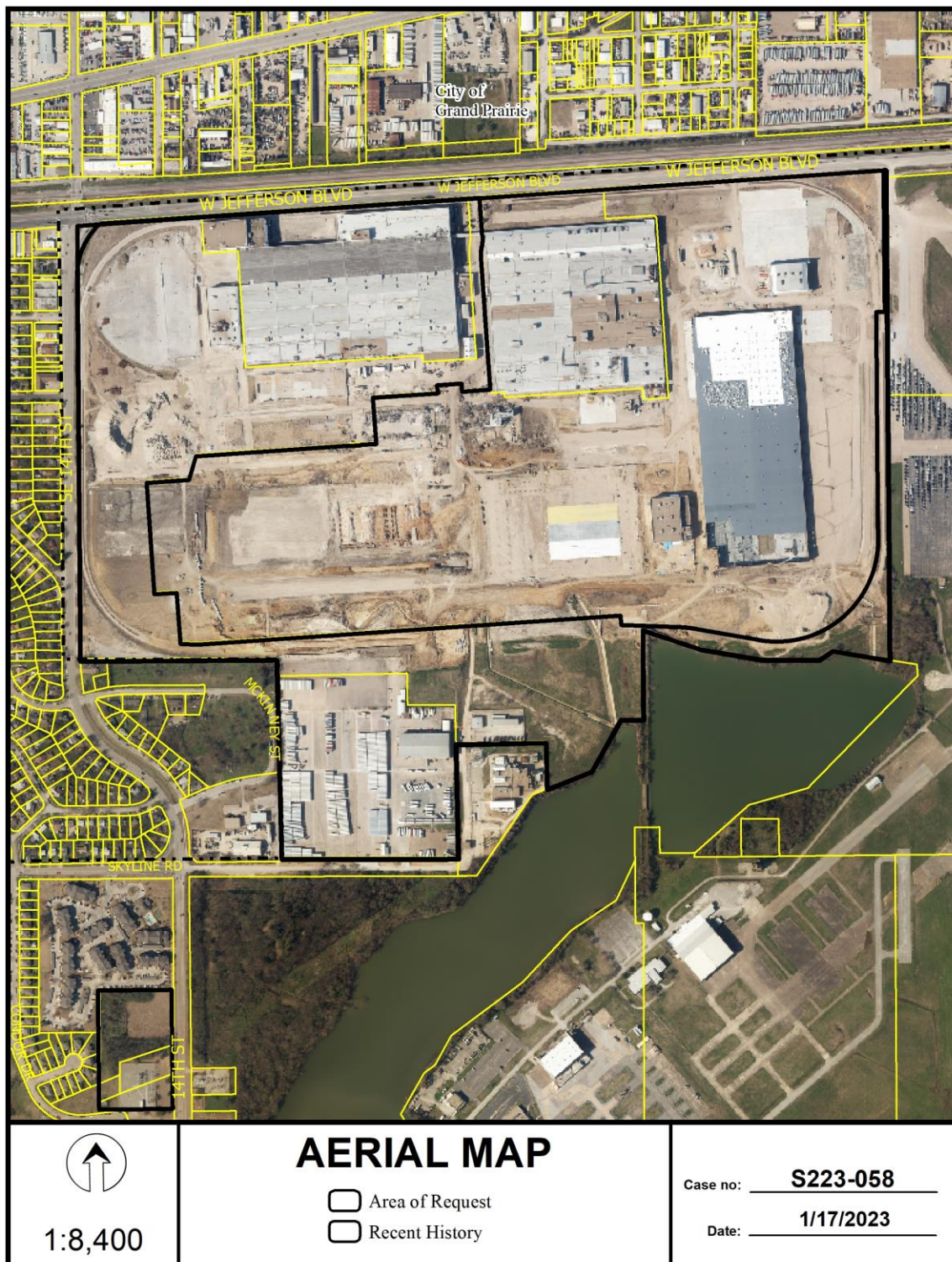
**Real Estate / Arborist / Street Name / GIS, Lot & Block Conditions:**

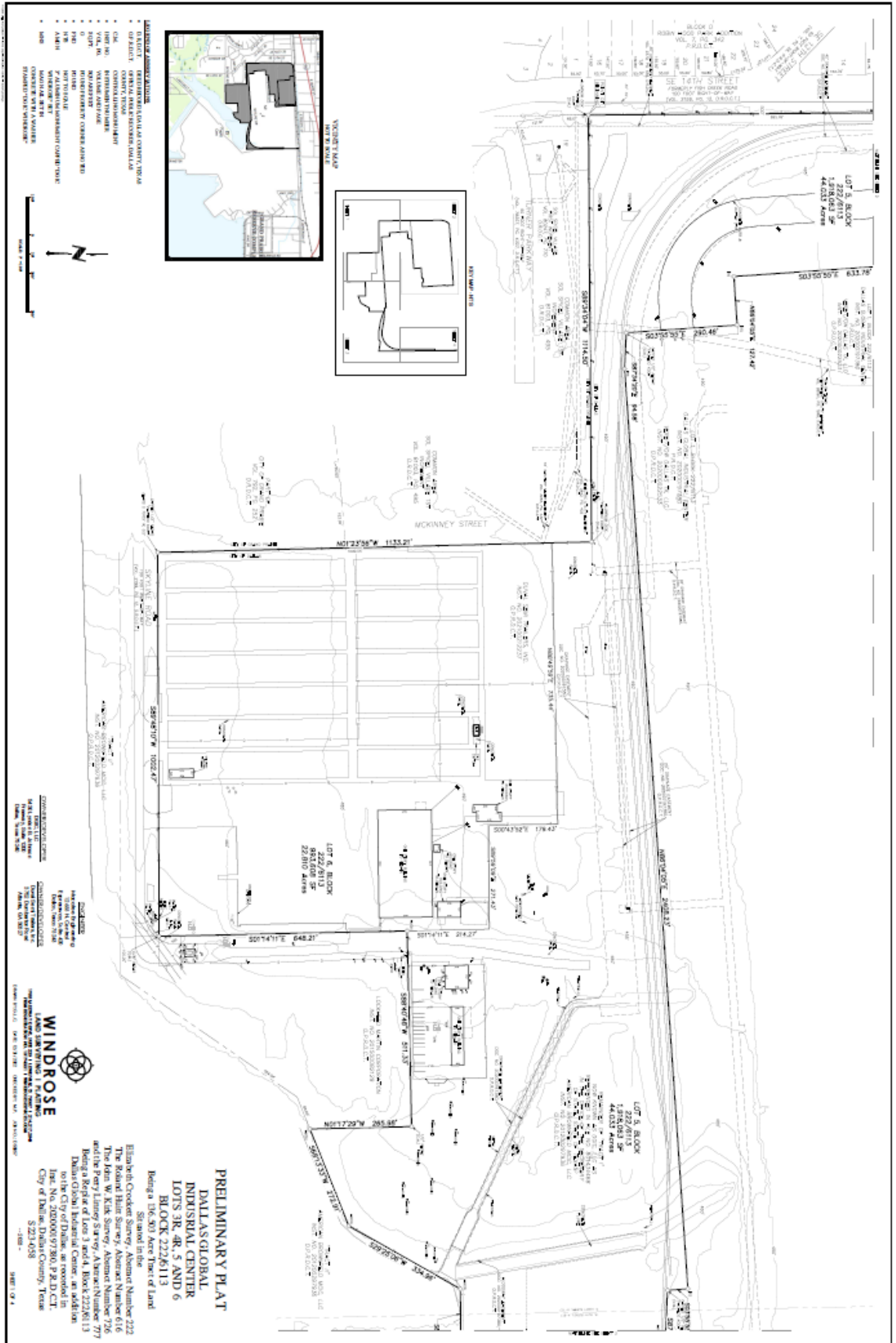
32. On the final plat, identify the property as Lots 3A, 4A-4C in City Block 222/6113. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).



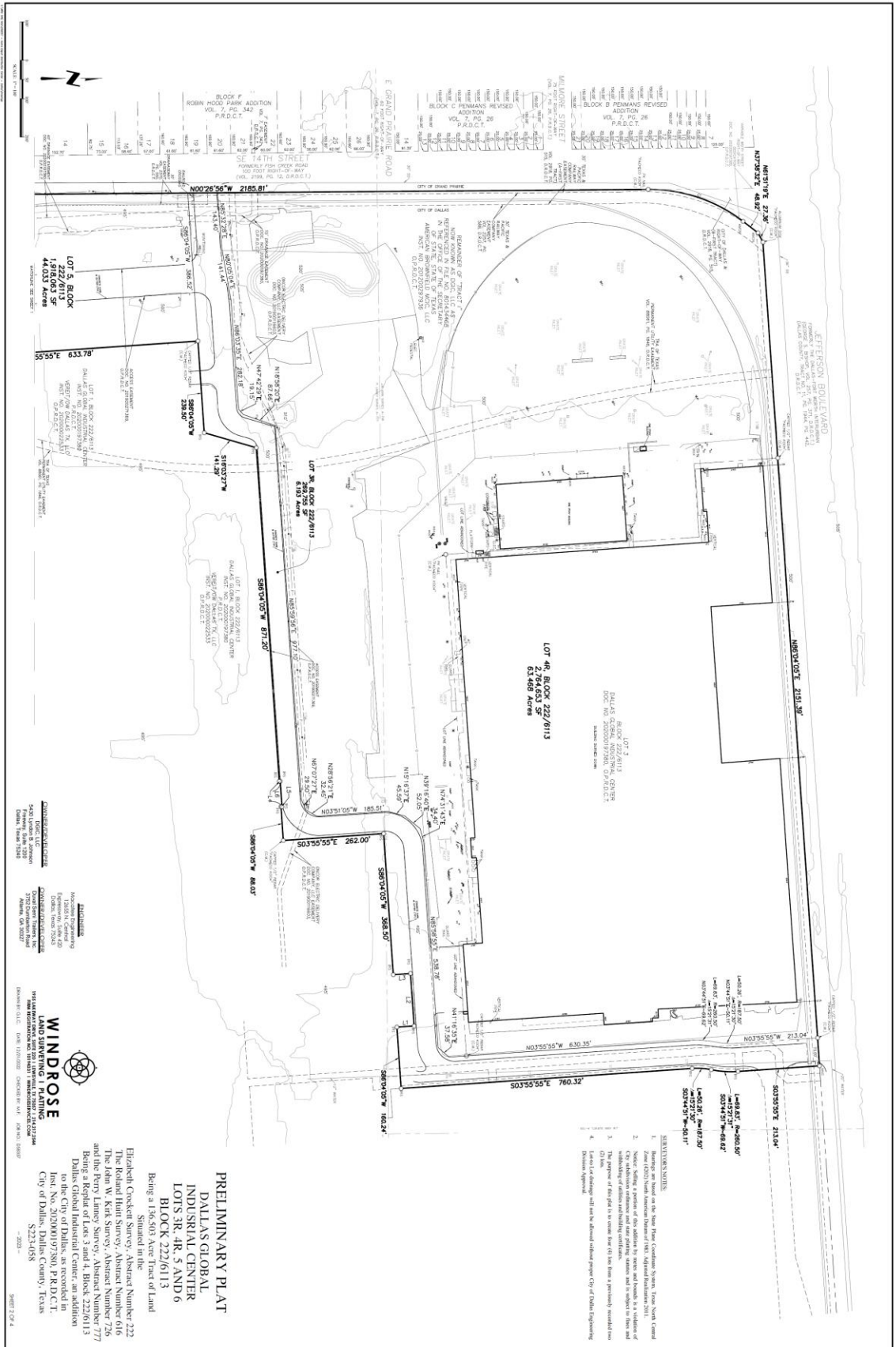
















[illegible]

SCALE: 1" = 10"

**SURVEYOR'S STATEMENT**

under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable

after a 2006/2007 season that left the city in constant emergency.  
Code (Ordinance no. 1935, in amended, and Town Local

(c) and that the digital drawing file accompanying this plan is a precise reproduction of this Standard Final Plan.

*The following information was obtained from the records of the Department of Health and Human Services, Office of the Assistant Secretary for Health Policy and Statistics, Division of Health Policy and Statistics, Bureau of Health Care Statistics, Washington, D.C.*

Mark N. Peoples  
Texas Registered Professional Land Surveyor No. 6443

COUNTY OF DENTON 155

overaging treatment and is known to yield the same for the purposes and consideration therein expressed.

\_\_\_\_ day of \_\_\_\_\_, 2008

PART OF CITY OF DALLAS  
 VOL 2274 PG 612

LOT 1, BLOCK 222/6111

VERET/OW DALLAS TX, LLC  
INSTR NO 702000072483

1

27

0°26'

DALLAS GLOBAL

LOT 15 286, 786, 2 AND 0  
BLOCK 222/6113

**Situated in the**  
**Richard Goodwin Sisson Abstract Number 333**

The John W. Kirk Survey, Abstract Number 726

**LAND SURVEYING | PLATTING**

Moccasin Engineering  
17845 N. Carroll  
19155 LAKEVIEW DRIVE, SUITE 220 | FARMVILLE, TX 75067 | 214.217.2344

Dallas Global Industrial Center, an addition

**OWNER/DEVELOPER**  
DQIC, LLC  
**OWNER/DEVELOPER**  
DQIC, LLC  
Point of Contact  
Grayson Ceballos  
City of Dallas, Dallas County, Texas  
75201-0000

TABLE 1

City Plan Commission Date: 02/02/2023

