

CITY PLAN COMMISSION**THURSDAY, MAY 4, 2023****FILE NUMBER:** S223-128**CHIEF PLANNER:** Mohammad H. Bordbar**LOCATION:** Hampton Road, South of Lyndon B. Johnson Freeway / Interstate Highway No. 20**DATE FILED:** April 7, 2023**ZONING:** PD 240 (Tract 1B)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20240.pdf>**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 18.092-acres **MAPSCO:** 73H**APPLICANT/OWNER:** Lowe's Home Center, Inc.

REQUEST: An application to replat an 18.092-acre tract of land containing all of Lot 1A in City Block A/7558 to create one 0.4302-acre lot and one 17.662-acre lot on property located on Hampton Road, South of Lyndon B. Johnson Freeway / Interstate Highway No. 20.

SUBDIVISION HISTORY:

1. S201-582 was a request southeast of the present request to create one 16.3383-acre lot and one 12.4920-acre lot from a 28.8304-acre tract of land in City Block 7558 on property located on Beckleymeade Avenue, west of Penn Farm Road. The request was approved on March 4, 2021 but has not been recorded.
2. S190-230 was a request southeast of the present request to create one 28.83074-acre lot from a tract of land in City Block 7558 on property located on Beckleymeade Avenue, east of Hampton Road. The request was approved October 1, 2020 and withdrawn February 3, 2021.
3. S178-293 was a request north of the present request to replat a 4.6649-acre tract of land containing all of Lot 4 in City Block A/7558 into one 3.2192-acre, and one 1.4456-acre lot on property located on Lyndon B. Johnson Freeway (Interstate Highway 20), East of Hampton Road. The request was approved September 6, 2018 and recorded February 4, 2019.

STAFF RECOMMENDATION: The request complies with the requirements of the PD 240 (Tract 1B); 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 two.

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. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)." No citation.
16. 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.

17. 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). 51A-8.606, 51A-8.608
18. Comply with PD 240 (Tract 1B) City Code- per PD

Survey (SPRG) Conditions:

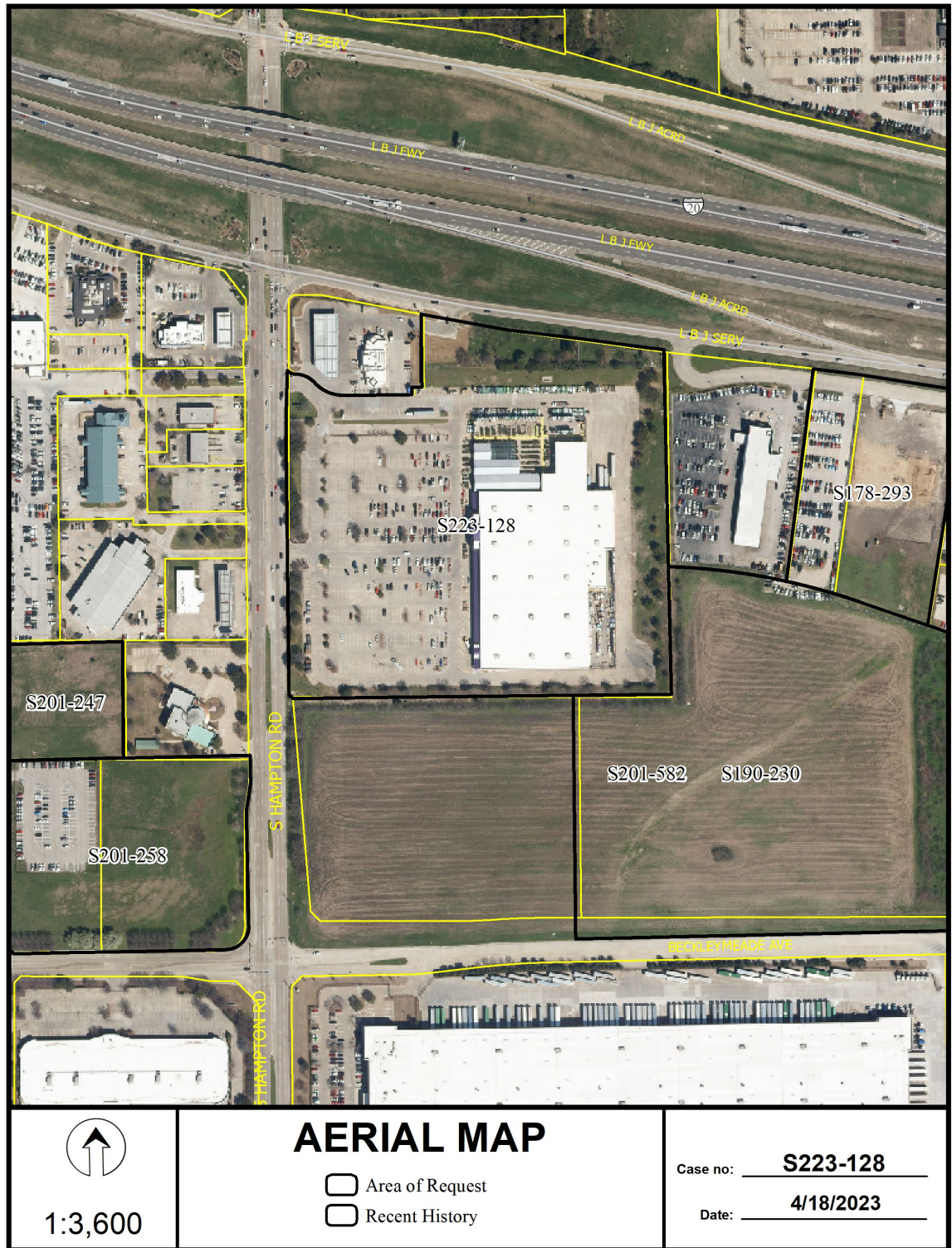
19. Prior to final plat, submit a completed final plat checklist and all supporting documents.
20. On the final plat, all access easement(s) must be recorded by separate instrument(s) and the recording information must be shown on the final plat. Platting Guidelines.

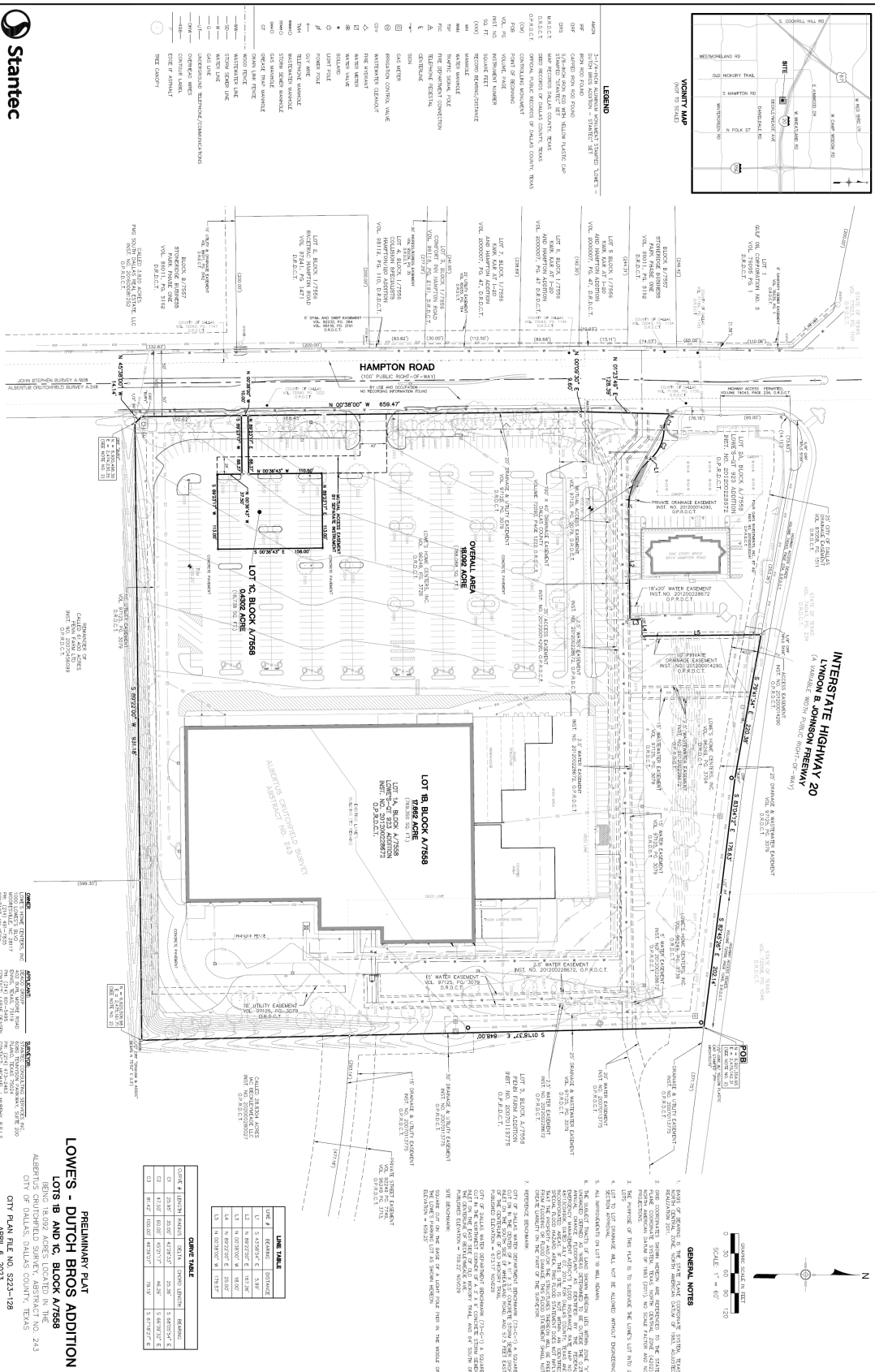
Dallas Water Utilities Conditions:

21. 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).
22. 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.
23. 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.

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

24. On the final plat, change “Interstate Highway 20 Lyndon B. Johnson Freeway” to “Lyndon B. Johnson Freeway / Interstate Highway No. 20” Section 51A-8.403(a)(1)(A)(xii)
25. On the final plat, identify the property as Lots 1B and 1C in City Block A/7558. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





TREE TABLE		TREE TABLE		TREE TABLE	
Tree No.	Tree Description & Unit	Tree No.	Tree Description & Unit	Tree No.	Tree Description & Unit
3344	Ulf oak 14' x 12"	3313	Waldy 14' x 12"	3385	Ulf oak 14' x 12"
3345	Ulf oak 14' x 12"	3314	Waldy 14' x 12"	3386	Ulf oak 14' x 12"
3346	Ulf oak 14' x 12"	3315	Waldy 14' x 12"	3387	Ulf oak 14' x 12"
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3351	Ulf oak 14' x 12"	3320	Waldy 14' x 12"	3392	Ulf oak 14' x 12"
3352	Ulf oak 14' x 12"	3321	Waldy 14' x 12"	3393	Ulf oak 14' x 12"
3353	Ulf oak 14' x 12"	3322	Waldy 14' x 12"	3394	Ulf oak 14' x 12"
3354	Ulf oak 14' x 12"	3323	Waldy 14' x 12"	3395	Ulf oak 14' x 12"
3355	Ulf oak 14' x 12"	3324	Waldy 14' x 12"	3396	Ulf oak 14' x 12"
3356	Ulf oak 14' x 12"	3325	Waldy 14' x 12"	3397	Ulf oak 14' x 12"
3357	Ulf oak 14' x 12"	3326	Waldy 14' x 12"	3398	Ulf oak 14' x 12"
3358	Ulf oak 14' x 12"	3327	Waldy 14' x 12"	3399	Ulf oak 14' x 12"
3359	Ulf oak 14' x 12"	3328	Waldy 14' x 12"	3400	Ulf oak 14' x 12"
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3367	Ulf oak 14' x 12"	3336	Waldy 14' x 12"	3408	Ulf oak 14' x 12"
3368	Ulf oak 14' x 12"	3337	Waldy 14' x 12"	3409	Ulf oak 14' x 12"
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3370	Ulf oak 14' x 12"	3339	Waldy 14' x 12"	3411	Ulf oak 14' x 12"
3371	Ulf oak 14' x 12"	3340	Waldy 14' x 12"	3412	Ulf oak 14' x 12"
3372	Ulf oak 14' x 12"	3341	Waldy 14' x 12"	3413	Ulf oak 14' x 12"
3373	Ulf oak 14' x 12"	3342	Waldy 14' x 12"	3414	Ulf oak 14' x 12"
3374	Ulf oak 14' x 12"	3343	Waldy 14' x 12"	3415	Ulf oak 14' x 12"
3375	Ulf oak 14' x 12"	3344	Waldy 14' x 12"	3416	Ulf oak 14' x 12"
3376	Ulf oak 14' x 12"	3345	Waldy 14' x 12"	3417	Ulf oak 14' x 12"
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3403	Ulf oak 14' x 12"	3372	Waldy 14' x 12"	3444	Ulf oak 14' x 12"
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3499	Ulf oak 14' x 12"	3468	Waldy 14'		

OWNER'S CERTIFICATE
STATE OF TEXAS

[illegible]

OWNERS' DEDICATION

[illegible]

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE _____, DAY OF _____, 2023.

LOWE'S HOME CENTERS, INC.

STATE OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KX (RETURN KNOW) TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FORGONE INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DAY OF , 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYORS STATEMENT

MADE, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AND THE TEXAS LOCAL GOVERNMENT CODE, CHAPTER 209, SUBCHAPTER C, SECTION 209.001, PROVIDES THAT THE CITY OF DALLAS MAY, BY RESOLUTION, ORDER, OR OTHER LEGAL DOCUMENTATION, REQUIRE THE SUBMITTAL OF PROFESSIONAL ENGINEERS' AND LAND SURVEYORS' CITY OF DALLAS DEVELOPMENT CODE, SECTION 20.04.010, TO THE CITY OF DALLAS FOR REVIEW AND APPROVAL. THE CITY OF DALLAS IS REQUESTING THAT THE CITY OF DALLAS ADOPT THE FOLLOWING RESOLUTION TO REQUIRE THAT THE CITY OF DALLAS FILE A DEVELOPING THIS PLAN IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAN.

DATED THIS 11 DAY OF NOVEMBER, 2023.

MICHAEL J. MURPHY, R.P.L.S.
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5722

STATE OF TEXAS

MICHAEL J. WURRY, P.L.S.
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5724

Preliminary

This document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document for Review Purposes Only

Michael J. Wurry, P.L.S.
Survey No. 2020-001
April 5, 2020-001

COUNTY OF COLLIN 69

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND ON
DAY PERSONALLY APPEARED MICHAEL J. MURPHY, KNOWN TO ME TO BE THE PERSON WHO
SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED
FOR THE PURPOSE THEREIN EXPRESSED AND UNDER OATH STATED THAT THE STATEMENT
FOREGOING CERTIFICATE ARE TRUE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNER	APPLICANT	SUB-CODE
LOWE'S HOME CENTERS, INC. 1000 LOWE'S BLVD MCKESSVILLE, NC 28117 PH (714) 491-7825 CONTACT: K. YOUNG	SEAB GROUP 402 BURL MOORE ROAD EVANS, TEXAS 75119 PH (214) 601-5665 CONTACT: LARAE DEGEN	STARTER CONSULTING SERVICES, INC. 6800 THOMPSON PARKWAY, SUITE 2 PLANO, TEXAS 75024 PH (214) 473-2463 CONTACT: MICHAEL J. WARDY, R.P. EFFECTS PLAN NO. 10194488

PRELIMINARY PLAT
OWES - DUTCH BROS ADDITION
LOTS 1B AND 1C, BLOCK A/7568
BEING 18,092 ACRES LOCATED IN THE
ALBERTUS CRUTHELD SURVEY, ABSTRACT NO. 243
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-128
APRIL 6, 2023